

**2.0 INTENT AND PURPOSE****2.1 Intent and Purpose**

2.1.1 This Ordinance is adopted for the following purposes:

- (A) To promote and protect the public health, safety, comfort, convenience, and general welfare of the people;
- (B) To divide the unincorporated areas of the county into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and the use of structures and land;
- (C) To promote the orderly development of residential, business, industrial, recreational and public areas;
- (D) To provide for adequate light, air and convenience of access to property by regulating the use of land, buildings and the bulk of structure;
- (E) To prohibit uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts;
- (F) To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed hereunder;
- (G) To limit congestion in the public right-of-way by providing for the off-street parking and loading of motor vehicles;
- (H) To provide for the gradual elimination of those uses of land, buildings and structures, which do not conform to the standards of the district in which they are located;
- (I) To preserve a maximum amount of the prime agricultural land for the assurance of adequate, healthful and nutritious food for future residents of the state and nation;
- (J) To discourage the premature and unnecessary conversion of prime agricultural land to urban uses;

- (K) To discourage noncontiguous urban development patterns which unnecessarily increase the costs of community services;
- (L) To further the appropriate use of land, and conserve and protect the natural resources of the county for present and future generations;
- (M) To avoid the creation of substandard lots whereby uniform setback requirements cannot be complied with.