

ARTICLE 1

TITLE AND PURPOSE

1.100 APPLICATION OF ORDINANCE

No building, structure, or land shall be used or occupied, nor shall any building or structure of part thereof be constructed, erected, moved, enlarged or structurally altered unless in conformity with the regulations of this ordinance.

The interpretation of the regulations of this ordinance is intended to be such that, whenever its requirements are at variance with any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants which refer particularly the area and bulk regulations, and which impose higher standards, the most restrictive requirements shall govern.

In no case shall any land use be permitted unless it provides for the protection of the health, general welfare and property of any person and the protection of the environment in which it is located by the control, abatement, reduction and prevention of excessive noises and/or vibrations, the pollution of the air by smokes, dusts, fumes, gases, odors, mists, vapors, pollens and similar matter, or any combination thereof, as finally determined by the Department of Environmental Resources of the Commonwealth of Pennsylvania.

1.200 PURPOSE OF ORDINANCE AND STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

This ordinance is designed to accomplish the following objectives:

- 1.201 To promote, protect and facilitate the public health, safety and general welfare and to make provisions for adequate community facilities and utilities.
- 1.202 To prevent loss of life, health or property from fire, panic, floods and other dangers;
- 1.203 To provide adequate light and air;
- 1.204 To prevent the overcrowding of land;
- 1.205 To avoid undue concentration of population;
- 1.206 To lessen congestion in the streets and to determine the proper location and function of streets.

- 1.207 To facilitate the adequate provision of vehicle parking and loading, transportation, water, sewerage, schools, parks, and other public requirements.
  - 1.208 To attain the community developments objectives as outlined by the municipality's comprehensive plan.
  - 1.209 To encourage the development of land in an energy efficient manner including particularly the use of solar energy;
  - 1.210 To encourage the conservation of our natural resources including particularly our cverall water supply through minimal disturbance of our aquifers;
- 1.300 SHORT TITLE

This ordinance shall be known and cited as the "Parryville Borough Zoning Ordinance."