

PART 3

JURISDICTION

Section 3.1 Jurisdiction

The provisions of this Ordinance shall apply within the corporate limits of the City of Lincolnton and within the territory beyond such corporate limits as now or hereafter fixed, said territory being more particularly described on the City's Official Zoning Map as certified by the City Clerk. Said area shall also be referred to as the "Planning Jurisdiction" of the City of Lincolnton. The planning jurisdiction boundary lines shown on said map shall be incorporated and made a part of this Ordinance as if fully set out herein.

Section 3.2 Purpose

- 3.2.1 The purpose of the zoning regulations contained in the UDO shall be to regulate the height, number of stories, and size of buildings and other structures; the size of yards, and other spaces; the density of population; the location and use of buildings, structures and land for trade and residence, and other purposes, so as to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote desirable living conditions and the sustained stability of neighborhoods; to discourage blight; to conserve the value of buildings and land; to facilitate the adequate and economic provision of transportation, water, sewerage, schools, parks and other public facilities and services; and to encourage the most appropriate use of land, buildings, and other structures within the planning jurisdiction of this Ordinance.
- 3.2.2 The zoning districts as depicted on the City's Official Zoning Map have been made with due consideration of future growth, development, and change in land development according to objectives expressed in the general plan for the development of the community, as well as with due consideration of existing development and uses of land in the City of Lincolnton and its planning jurisdiction and uses of land in adjacent areas.
- 3.2.3 These regulations and districts represent reasonable consideration of the character of the districts and their peculiar suitability for particular uses of land and have been made with a view to preserving the existing environment and/or assuring the development of a future environment that realizes the greatest possible use and enjoyment of land on individual properties. This is balanced against the necessary protection of the values of buildings and land and the use and enjoyment of land on adjacent properties and with the objective of promoting and protecting the public welfare through the regulation of land use and the process of land development.
- 3.2.4 The purpose of the Ordinance's subdivision regulations is to establish procedures and standards for the development and subdivision of land within the planning jurisdiction area of the City of Lincolnton. It is further designed to provide for the orderly growth and development of the City and its planning jurisdiction; for the coordination of streets and highways within proposed subdivisions with existing or planned streets and highways and with other public facilities; for the dedication or reservation of rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create

conditions essential to the public's health, safety and general welfare. This Ordinance is designed to further facilitate adequate provision of water, sewerage, parks, schools, and playgrounds, and also to facilitate the further re-subdivision of larger tracts into smaller parcels of land.