

## **Division 3-I-1 Enabling Provisions**

3-100 Statutory Authority

3-101 Adoption; Purpose

### **3-100 Statutory Authority**

1. Whereas, by act of the General Assembly of Virginia as provided in Chapter 22, § 15.2-2280 through § 15.2-2327, Code of Virginia 1950, as amended, the governing body of any municipality may, by ordinance, classify the territory under its jurisdiction into districts of such number, shape and size as it may deem best suited to carry out the purposes of this article, and, in each district, it may regulate, restrict, permit, prohibit and determine the following:
  1. The use of land, buildings, structures and other premises for agricultural, business, industrial, residential, floodplain and other specific uses.
  2. The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing or removal of structures.
  3. The areas and dimensions of land, water and air space to be occupied by buildings, structures and uses and of courts, yards and other open spaces to be left unoccupied by uses and structures, including variations in the sizes of lots based on whether a public or community water supply or sewer system is available and used.
  4. The excavation or mining of soils or other natural resources.

### **3-101 Adoption; Purpose**

1. Therefore, be it ordained by the Town Council of Bowling Green, Virginia, for the purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2280, Code of Virginia 1950, as amended, that the following be adopted as the Zoning Ordinance of Bowling Green, Virginia, together with the accompanying map. This article has been designed:
  1. To provide for adequate light, air, convenience of access and safety from fire, flood and other dangers.
  2. To reduce or prevent congestion in the public streets.
  3. To facilitate the creation of a convenient, attractive and harmonious community.
  4. To facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements.
  5. To protect against destruction of or encroachment upon historic areas.
  6. To protect against one or more of the following:

1. Overcrowding of land.
  2. Undue density of population in relation to the community facilities existing or available.
  3. Obstruction of light and air.
  4. Danger and congestion in travel and transportation.
  5. Loss of life, health or property from fire, flood, panic or other dangers.
7. To encourage economic development activities that provide desirable employment and enlarges the tax base.