

## **CHAPTER 18**

### **TITLE, PURPOSE, SCOPE, AND LEGAL BASIS**

#### **SECTION 18.10      TITLE**

This Ordinance shall be known and may be cited as the Croton Township Zoning Ordinance.

#### **SECTION 18.20      PURPOSE**

- A. This Ordinance is based upon the Croton Township Land Use Plan and is designed to promote the public health, safety and general welfare: to encourage the use of land and bodies of water in accordance with its character and adaptability and limit the improper use of land and bodies of water, to conserve natural resources and energy, to meet the needs of the State's citizens for food, fiber and other natural resources, places of residence, recreation, industry, trade, service and other uses of land; to ensure that uses of land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and aid, to lessen congestion on waterways and public roads and streets; to reduce hazards to life and property; to facilitate the adequate provision of a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve the expenditure of funds for public improvements and services so as to obtain the most advantageous uses of land, resources and properties.
- B. This Ordinance is adopted with reasonable consideration, among other things, of the character of each Zoning District, its peculiar suitability for particular uses, the conservation of property values and natural resources and the general and appropriate trend and character of land, building, and population development.

#### **SECTION 18.30      SCOPE**

- A. This Ordinance shall not repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws, ordinances or regulations, except those repealed herein by specific reference of with private restrictions placed upon property by covenant, deed or other private agreements or with restrictive covenants running with the land to which the Township is a party.
- B. Where this Ordinance imposes greater restrictions, limitations or requirements upon the use of buildings, structures or land; the height of buildings or structures; lot coverage; lot areas; yards or other open spaces; or any other use or utilization of land than are imposed or required by such existing laws, ordinance, regulations, private restrictions or restrictive covenants, the provisions of this Ordinance shall control.

- C. Except as herein specified, no building, structure, lot or premises shall be used, created, or occupied and no building or part thereof or other structure shall be erected, raised, moved, placed reconstructed, extended, enlarged or altered, except in conformity with the regulations herein specified for the District in which it is located.

**SECTION 18.40      LEGAL BASIS**

This Ordinance is enacted pursuant to the Zoning Act, as amended, which is hereby referenced and made a part of this Ordinance.

**SECTION 18.50      REPEAL**

Any Ordinance or any provisions of any Ordinance inconsistent with the terms hereof shall be and is hereby repealed. This Ordinance repeals the Croton Township Ordinances, adopted October 29, 1973, as amended.

**SECTION 18.60      SEVERABILITY**

If any provision of this Ordinance or the application thereof to any person or circumstance shall be found to be invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance which shall remain in full force and effect.

**SECTION 18.70      EFFECTIVE DATE**

This Ordinance shall take effect seven (7) days after the date of publication as specified by law.