

100 Scope and Application

A. Purpose and Intent

The purpose of this Zoning Ordinance and the intent of the legislative authority in its adoption is to promote and protect, to the fullest extent permissible under Ohio Laws, the public health, safety, convenience, comfort, prosperity, and the general welfare of the Village of Metamora, Ohio; by regulating the use of buildings, other structures, and land for residences, public facilities, business, services, industry, or other purposes; by regulating and restricting the bulk, height, design, percent of lot coverage and location of buildings; by regulating and limiting population density; and, for the aforesaid purposes, to divide the land within the corporation limits of the Village of Metamora into districts of such number and dimension in accordance with the objectives of the Zoning Ordinance; and to provide procedures for the administration and amendment of said for Zoning Ordinance.

This Zoning Ordinance is intended to achieve, among others, the following objectives:

1. To protect character and values of residential, institutional, and public uses, business, commercial and manufacturing uses; and to insure their orderly and beneficial development;
2. To provide adequate open spaces for light, air and outdoor uses;
3. To prevent overcrowding of land;
4. To prevent excessive concentration of population; and, on the other hand, to prevent sparse and uncoordinated development;
5. To regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property so as to maintain the public health and the Village of Metamora.
6. To regulate the location of building and intensity of uses in relation to streets according to plans so as to cause the least interference with, and be damaged least by traffic movement to lessen street congestion and improve safety;
7. To establish zoning patterns that insure efficient and economical extensions for sewers, water supply, waste disposal and other public utilities, as well as development of recreation, school and other public facilities;
8. To accomplish the specific intent and goals set forth in the introduction of the respective sections.

B. Relation to Other Laws

The provision of this Zoning Ordinance will supplement any and all laws of the State of Ohio, Ordinance of this Village, or any and all rules and regulations promulgated by authority of such law or Ordinance relating to the purpose and scope of such Zoning Ordinance.

The provisions of this Ordinance shall not annul nor in any way interfere with existing deed or plat restrictions, easements or other agreements between persons, codes, laws, rules, regulations, or permits previously adopted or issued except those Ordinances or Sections thereof which are contrary to and in conflict with this Ordinance.

Whenever this Ordinance imposes greater restrictions upon the use of buildings or land, the heights or bulk of buildings, or requires larger land or building areas, yards, or other open spaces than are otherwise required or imposed by other deed or plat restrictions, codes, laws, ordinances, rules or regulations, this Zoning Ordinance shall control; and conversely, other regulations shall control where they impose greater restrictions of this Ordinance.

C. Interpretation

In interpreting and applying the provisions of this Zoning Ordinance, such provisions shall be held to be the minimum requirements for the promotion of public health, safety, convenience, comfort, prosperity and general welfare and to accomplish the objectives set forth through this Ordinance. Except as specifically provided herein, it is not intended by the Zoning Ordinance to repeal, abrogate or annul any existing provision of any law or Ordinance or any rules of structure of land, the design, erection, alteration or maintenance of structure thereon.

D. Validity

Should any Section or provision of this Zoning Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance, as a whole, or any part thereof, other than the Section of provision so declared to be invalid. Nor shall the decision affect its application to different facts or circumstances.