

SECTION 1 TITLE, PURPOSE, AND EFFECT

1.1 TITLE

These regulations shall hereafter be known and cited as the Zoning Ordinance of Cloverdale, Indiana.

1.2 INTENT AND PURPOSE

The purpose of this Zoning Ordinance is to regulate the use and development of land within the jurisdiction of the Town of Cloverdale. It is intended to promote the public health, safety and general welfare, and more specifically to:

- A. Guide future growth and development in accordance with the Cloverdale Comprehensive Plan;
- B. Reduce traffic congestion in public streets;
- C. Secure safety from fire, flood and other dangers;
- D. Provide adequate light and air;
- E. Prevent the overcrowding of land and avoid undue concentration of population;
- F. Facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements;
- G. Restrict development in areas prone to flooding
- H. Avoid scattered and uncontrolled development of land that would result in excessive expenditure of public funds for the supply of community services;
- I. Protect the historic and architectural heritage of the town;
- J. Provide for performance standards for the emission of pollutants into the air, water, and ground; and
- K. Protect the natural resources of the Town of Cloverdale.