CHAPTER 1

TITLE, PURPOSE, DECLARATION, INTENT

SECTION:

9-1-1: Title

9-1-2: Purpose

9-1-3: Declaration

9-1-4: Interpretation And Intent

9-1-5: Conflict

9-1-1: **TITLE**: This title shall be known as and entitled THE CASSIA COUNTY ZONING ORDINANCE, and may be so cited and pleaded.

9-1-2: **PURPOSE**: The zone boundaries and regulations which apply within each of the zones have been made in accordance with a comprehensive plan designed:

A. To promote the health, morals, convenience, order, prosperity, and general welfare of the inhabitants of Cassia County.

B. To encourage and facilitate the orderly growth and development of the county.

C. To secure safety from fire, floods, traffic hazards and other dangers.

D. To secure economy in the cost of fire and police protection and other governmental services.

E. To enhance traffic flow in the streets, to provide adequate light and air, and to prevent the overcrowding of the land.

F. To protect the tax base, and property rights.

G. To foster agriculture and industry, together with uses related thereto.

H. To stabilize and improve property values and to facilitate adequate provision for transportation, water, sewage, schools, and other public requirements.

I. To promote beauty along the highways and in the landscape.

J. To protect both urban and nonurban development, and

K. To protect historically significant landmarks, areas and resources.

9-1-3: **DECLARATION**: In establishing the zones, the boundaries thereof, and the regulations applying within each of the zones, due and careful consideration was given among other things to the suitability of land for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. The location and boundaries of cities, villages, reserves, and other areas not subject to zoning regulations by the board of county commissioners of Cassia County, together with the regulations applying within each city, village, or reserve, were also considered in the preparation of this title.

9-1-4: **INTERPRETATION AND INTENT**: It is the intent of the board of county commissioners of Cassia County that the regulations and restrictions as set forth in this title shall be so interpreted and construed as to further the purpose of this title and the objectives and characteristics of the respective zones.

9-1-5: **CONFLICT**: This title shall not nullify the more restrictive provisions of covenants, agreements or other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.