

ARTICLE 2 PURPOSES OF THE REGULATIONS

201.00 PURPOSES

The Planning Commission of the Town of Broadway, Virginia and the Town Council of the Town of Broadway, Virginia have undertaken to achieve the delicate balance between the individual property rights of its citizens and the health, safety, and general welfare of the public and accomplish the objectives of Section 15.2-2200 by reasonable restrictions on those property rights. The purposes of these regulations are: (a) to provide for adequate light, air, convenience of access, and safety from fire, flood, and other dangers; (b) to reduce or prevent congestion in the public streets; (c) to facilitate the creation of a convenient, attractive, and harmonious community; (d) to expedite 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; (e) to protect against destruction of, or encroachment upon, historic areas; (f) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic, or other dangers; (g) to encourage economic development activities that provide desirable employment and enlarge the tax base; and (h) to establish certain subdivision standards and procedures to assure the orderly subdivision of the land and its development for the Town of Broadway, Virginia.

202.00 INTERPRETATION OF ORDINANCE

The Town Council finds and declares that the standards and procedures of this Ordinance are part of a long-range plan to guide and facilitate the orderly and beneficial growth of the Town, and to promote the public health, safety, convenience, comfort, prosperity, and general welfare. More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs where land and acreage become urban in character as a result of development for residential, business, or industrial purposes, to provide assurance that the purchasers of lots are buying a commodity that is suitable for development and use; and to make possible the provision of public services in a safe, adequate, and efficient manner. This Ordinance shall be liberally construed to effectuate the purposes expressed herein.

203.00 NON-EXCLUSIONARY INTENT

It is not the intent of these regulations to exclude any economic, racial, religious, or ethnic group from enjoyment of residence, land ownership, or tenancy within the Town of Broadway. Further, it is not the intent of this ordinance to use public powers in any way to promote the

separation of economic, racial, religious, or ethnic groups within the Town of Broadway, except as may be an incidental result of meeting the other purposes outlined herein.