

ARTICLE II

PURPOSE AND INTENT

SECTION 1. These provisions of these Regulations are adopted for the purposes and intent of providing for the health and welfare of the citizens of the Phillipsburg Zoning Jurisdiction through promotion of appropriate patterns and practices of urban development. Within this general purpose, the Zoning Regulations are intended to:

1. Incorporate the Comprehensive Plan for the City of Phillipsburg as the formal guide for continued community development decisions with respect to current and future zoning patterns.
2. Implement the goals, policies, and proposals of the comprehensive plan for the zoning jurisdiction.
3. Promote the health and general welfare of the citizens.
4. Provide for adequate light, air and acceptable noise levels.
5. Encourage the most productive use of urban land resources through promotion of compatible land use patterns.
6. Prevent the overcrowding of land and undue concentration of population.
7. Facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.
8. Protect property values and conserve energy resources.
9. Regulate and restrict the location and use of buildings and the uses of land within each district for residential, commercial, industrial, and other purposes.
10. Regulate and restrict the height, number of stories, and size of buildings; the percentage of the lot that may be occupied by buildings and other structures; and the size of yards and other open spaces.
11. Guard against loss of life and damage to property due to flooding through protection of natural drainage features.
12. Preserve features of historical significance and the conservation of natural resources.