

ARTICLE 2. PURPOSE

The zoning regulations and districts as herein established have been made in accordance with the *North East Comprehensive Plan* for the following purposes:

- promote, in accordance with present and future needs, the safety, morals, order, convenience, prosperity, and general welfare of the citizens of North East, Maryland, and its environs;
- provide for efficiency and economy in the process of development;
- require appropriate and best use of land, for convenience of traffic and circulation of people and goods, for the use and occupancy of buildings, for healthful and convenient distribution of population;
- foster good civic design and arrangement; and
- ensure adequate public utilities and facilities by regulating the location and use of buildings, structures, and land for trade, industry, and residence and regulating and limiting or determining the height and bulk of buildings and structures, the area of yards and other spaces, and the density of use.

The zoning regulations and districts as herein established have also been made in accordance with the North East Critical Area Program, to minimize impacts on water quality and to conserve aquatic life, wildlife, and plant habitats. These regulations have been made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the incorporated territory of the Town of North East, Maryland.

This Ordinance is enacted pursuant to the authority granted by the General Assembly of Maryland and as set forth in Article 66B of the Annotated Code of Maryland.

ARTICLE 2. PURPOSE..... 1