

## TOWN OF BUXTON ZONING ORDINANCE

An ordinance to promote the health, safety and general welfare of the community by regulating the use of land and the use and construction of buildings and premises in the Town of Buxton, Maine.

### ARTICLE 1 - PREAMBLE

#### 1.1 Authority.

This ordinance has been prepared in accordance with the Revised Statutes of Maine, as amended.

#### 1.2 Title.

This ordinance and the accompanying land use regulation maps, including the report entitled "Flood Insurance Study-Town of Buxton in the County of York, Maine" and accompanying "Flood Insurance Rate Map" and "Flood Boundary and Floodway Map" dated July 5, 1982 shall be known as and may be cited as the "Zoning Ordinance of the Town of Buxton, Maine."

#### 1.3. Purpose.

The purpose of this ordinance is to promote the health, safety and general welfare of the residents of the Town; to encourage the most appropriate use of land throughout the Town; to promote traffic safety; to provide safety from fire and the elements; to prevent overcrowding of real estate; to prevent housing development in inappropriate areas; to conserve natural resources; to provide for adequate public services; to prevent water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land uses; to conserve shore cover and visual as well as actual points of access to waters; to conserve natural beauty and open space; to affirmatively further the purposes of the Federal Fair Housing Act, 42 U.S.C. ch. 45, as amended, and the Maine Human Rights Act to achieve the applicable statewide or regional housing production goal established by the Maine Department of Economic and Community Development; and to anticipate and respond to the impacts of development in shoreland areas, as an integral part of a comprehensive plan for municipal development.

#### 1.4 Jurisdiction.

The provisions of this ordinance shall govern all land and structures within the boundaries of the Town of Buxton, Maine.

### **1.5 Conflict with Other Ordinances.**

This Ordinance shall not in any way impair or remove the necessity of compliance with any other applicable rule, ordinance, regulation, bylaw, permit or provision of law. Where this Ordinance imposes a greater restriction upon the use of the land, buildings or structures, the provisions of this Ordinance shall control.

### **1.6 Separability.**

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this ordinance.

**1.7 Repeal of Existing Ordinances.:** All prior Land Use Ordinances are repealed.