

## SECTION 1

### ZONING REGULATIONS AND PROVISIONS GENERAL PROVISIONS, VALIDITY, EMERGENCY CLAUSE

**SHORT TITLE:** THIS ORDINANCE SHALL BE KNOWN AS THE “ZONING ORDINANCE OF ELSINORE TOWN, UTAH” AND MAY BE SO CITED AND PLEADED.

**PURPOSE:** THE PURPOSE OF THIS ORDINANCE IS TO PROMOTE THE GENERAL WELFARE OF ELSINORE TOWN, TO PROTECT THE HEALTH OF ITS INHABITANTS, TO ENCOURAGE THE MOST APPROPRIATE USE OF LAND WITHIN THE TOWN, TO INSURE THE VALUE OF PROPERTY, TO LESSEN THE CONGESTION IN THE STREETS AND WAYS, TO AVOID UNDUE CONCENTRATION OF POPULATIONS, TO PROVIDE AN ADEQUATE SUPPLY OF LIGHT AND AIR REGULATING THE LOCATION, USE, AND HEIGHT OF BUILDINGS AND THE AREA OF OPEN SPACES ABOUT THEM, TO SECURE SAFETY FROM FIRE AND OTHER DANGERS, TO SECURE ECONOMY IN GOVERNMENTAL EXPENDITURES, AND TO FOSTER THE TOWN’S INDUSTRIAL, BUSINESS AND RESIDENTIAL DEVELOPMENT.

**VALIDITY:** IF ANY SECTION, SUB-SECTION, SENTENCE, CLAUSE, OR PHRASE OF THIS ORDINANCE IS FOR ANY REASON HELD BY A COURT OF COMPETENT JURISDICTION TO BE INVALID, SUCH A DECISION SHALL NOT AFFECT THE VALIDITY OF THE REMAINING PORTIONS OF THIS ORDINANCE.

**EMERGENCY CLAUSE:** IN THE OPINION OF THE TOWN COUNCIL OF ELSINORE, A PUBLIC EMERGENCY EXISTS IN CONNECTION WITH THE MATTERS HEREIN CONTAINED AND IT IS NECESSARY TO THE PEACE, SAFETY, AND GENERAL WELFARE OF THE INHABITANTS OF ELSINORE TOWN, THAT THIS ORDINANCE BECOME EFFECTIVE IMMEDIATELY.