

Purpose

To encourage the appropriate use of land in accordance with the Master Plan

To promote health and general welfare

To regulate and limit the density of population	To conserve and stabilize the value of property	To avoid undue concentration of population
To regulate the percentage of the area of the lot that may be occupied	To regulate and determine the size of yards and other open spaces	To facilitate adequate provisions for utilities, water, sewage, schools, parks, and other public requirements
Lessen congestion in the streets	To provide adequate open spaces	To prevent overcrowding of land
To regulate the height, number of stories and size of buildings and other structures	To regulate and restrict the location and use of buildings, structures and land for agriculture, residence, commerce, trade, industry or other purposes	To divide the city into districts to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land.
To secure safety from fire, panic, flood and other dangers	To divide the city into zoning districts of such number, shape and area as may be deemed best suited to carry out the purpose of these regulations	Regulations shall be made with consideration as to the character of the district and its particular suitability for particular uses
To provide adequate light and air	All regulations shall be uniform for each class or kind of building or structures throughout each district	Regulations in one district may differ from those in another district