

17.4 INTENT AND PURPOSES IN VIEW. The general intent and purposes in view of this Chapter are to regulate and restrict the use of all structures, lands and waters to:

- (a) Promote and protect the comfort, public health, safety, morals, prosperity, aesthetics and general welfare of the people;
- (b) Divide the Village into zones or districts restricting and regulating therein the location, erection, construction, alteration and use of buildings;
- (c) Protect the character and the stability of the residential, business, manufacturing and other districts within the Village and to promote the orderly and beneficial development thereof;
- (d) Regulate lot coverage, the intensity of use of lot areas and the size and location of all structures so as to prevent overcrowding and to provide adequate sunlight, air, sanitation and drainage;
- (e) Regulate population density and distribution so as to avoid sprawl or undue concentration and to facilitate the provision of adequate public services, utilities and other public requirements;
- (f) regulate parking, loading and access so as to lessen congestion is and promote the safety and efficiency of streets and highways;
- (g) Secure safety from fire, panic, flooding, pollution, contamination and other dangers;
- (h) Stabilize and protect existing and potential property values and encourage the most appropriate use of and throughout the Village;
- (i) Preserve and protect the beauty of the Village of Biron;
- (j) To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;
- (k) To prohibit uses within specified zoning districts;
- (l) To provide for the elimination of nonconforming uses of and, building and

structures which are adversely affecting the character and value of desirable development in each district;

- (m) Prevent and control erosion, sedimentation and other pollution of the surface and subsurface waters;
- (n) Further the maintenance of safe and healthy water conditions;
- (o) Prevent flood damage to persons and property and minimize expenditures for flood relief and flood control projects;
- (p) Provide for and protect a variety of suitable commercial and industrial sites;
- (q) Protect the traffic-carrying capacity of existing and proposed arterial streets and highways;
- (r) Implement those municipal, county, watershed and regional comprehensive plans or components of such plans adopted by the Village of Biron;
- (s) Provide for the administration and enforcement of this Chapter; and to provide penalties for the violation of this Chapter.