

ARTICLE 1. GENERAL PROVISIONS

Sec. 1. The purpose of the Zoning Code of the Town of Magnolia, Delaware.

A code classifying, regulating and restricting the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of populations, and the location, use and extent of use of buildings, structures and land for residence, trade, industry and other purposes; creating districts for said purposes and establishing a board of adjustment, and imposing penalties for violations; so as to lessen congestion in the streets, secure safety from fire, panic and other dangers, provide adequate light and air, prevent undue concentration of population and overcrowding of land, facilitate the adequate provision of transportation, water, sewerage, school, park and other public requirements, conserve the value of buildings and encourage the most appropriate use of land and promote the health, safety, morals, and general welfare of the Town of Magnolia.

Sec. 2. Titles, General Intent, Establishing of Controls.

(a) Long Title. A code to establish zoning regulations for the use of land and structures, area of lots, bulk of buildings and other structures, the density of populations, the provision of off-street parking spaces and similar accessory regulations for the Town of Magnolia, Delaware, and for such purposes to divide the Town into districts; and further, to provide for the administrative enforcement and amendment thereof, in accordance with the provisions of the Laws of the State of Delaware.

(b) Short Title. This Code shall be known and may be cited by the title as the "Zoning Code of the Town of Magnolia, Delaware".

Sec. 3. Zoning Map.

The Zoning Map of the Town of Magnolia is not set forth in this Code, but has been saved from repeal and may be found on file in the Town Office, where it may be examined during normal business hours.