

ARTICLE I

AUTHORITY AND INTENT

Section 100 - Authority

These regulations are adopted in pursuance of the authority granted to the Borough of Danielson by Chapter 124 of the General Statutes, 1958 revision, of the State of Connecticut and shall be known as Borough of Danielson Zoning Regulations.

Section 110 - Intent

It is the intent of these regulations to guide the growth and development of the Borough of Danielson in accordance with a comprehensive plan to promote beneficial and convenient relationships among residential, commercial, industrial and public areas within the Borough, considering the suitability of each area for such uses, as indicated by existing conditions, trends in population and mode of living, and future needs for various types of development, and to achieve the purposes more particularly described as follows:

1. To provide adequate light and air.
2. To prevent the overcrowding of land and undue concentration of population.
3. To provide for the beneficial circulation of traffic throughout the Borough, having particular regard to the avoidance or lessening of congestion in the streets.
4. To secure safety from fire, panic, flood and other dangers.
5. To protect and conserve the existing or planned character of all parts of the borough, and thereby aid in maintaining their stability and value, and to encourage the orderly and beneficial development of all parts of the Borough.
6. To provide a guide for public policy and action that will facilitate economical provisions of public facilities and services, and for private enterprise in building~ development, investment and other economic activity relating to uses of land and buildings throughout the Borough.
7. To minimize conflicts among uses of land and buildings, and to bring about the gradual conformity of uses of land and buildings throughout the Borough through these regulations and official zoning map as herein set forth.
8. To protect inland wetlands, flood prone areas and other natural resource areas in the Borough.
9. To promote the health, safety and general welfare of all residents of the Borough.