

ARTICLE 1.

GENERAL PROVISIONS

Section 1.1 Short Title

This ordinance shall be known and may be cited as the Land Development Ordinance of the Town of New London, North Carolina and shall be known as the Land Development Ordinance. The maps referred to herein titled Official Zoning Map, New London, North Carolina may be cited as the “Zoning Map”.

Section 1.2 Authority

These regulations are adopted pursuant to the authority vested in the Town of New London by its Charter, the Session laws, and the General Statutes of North Carolina, particularly Chapter 160D, Article 2, and any special local legislation enacted by the General Assembly for the Town of New London.

Section 1.3 Purpose

The purposes of these regulations are to: promote the health, safety, morals, and general welfare of the community; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate and economic provision of public facilities and infrastructure; to conserve the value of buildings; and to encourage the most appropriate use of land throughout the corporate area and extraterritorial zoning jurisdiction, in accordance with adopted plans and policies.

The subdivision provisions enacted herein are under the authority conferred by Section 160D 801 through Section 160-D 808 of the General Statutes of North Carolina for the purpose of providing for the orderly development of the Town of New London, North Carolina, and its environs by regulating the subdivision of land. The regulations contained herein are intended to coordinate proposed development with existing development and with officially adopted plans for future development of the town; to coordinate streets within subdivisions with existing or planned streets or with public facilities; to secure or protect adequate rights-of-way and easements for street or utility purposes including the dedication of rights-of-way pursuant to G.S. 136-66.10 or 136-66.11; to secure adequate spaces for recreation areas; to provide for the distribution of population and traffic in a manner which shall avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare; and to insure the proper legal description, monumentation, and recording of subdivided land.

Section 1.4 Jurisdiction

These regulations govern the development of land and structures within the corporate limits and the extraterritorial zoning jurisdiction of the Town of New London.

Section 1.5 Zoning Map

The Board of Commissioners has adopted a Zoning Map entitled “Official Zoning Map, Town of New London, NC” which is retained in the office of the Town Clerk. The Zoning Map sets out and delineates the zoning districts established in Article 4. The Zoning Map and notations thereon are hereby designated, established, and incorporated as a part of these regulations and shall be as much a part of these regulations as if they were fully described herein. The current zoning map will be authenticated by the Town Clerk and maintained either in digital form or paper copy. The physical copy will be held on file at Town Hall for public inspection alongside any state or federal agency maps incorporated into the zoning map in

accordance with G.S. 160D-105. Prior zoning maps will be maintained for public inspection in digital or paper format.

Copies of the zoning district map reproduced by any method of reproduction that gives legible and permanent copies, when certified by the local government/town clerk in accordance with G.S. § 160A-79 or 153A-50, shall be admissible in evidence and shall have the same force and effect as would the original map

Section 1.6 Severability

If any section, specific provision, or standard of these regulations, including any zoning district boundary that now exists or may exist in the future, is found by a court of competent jurisdiction to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard, or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.

Section 1.7 Relation to Other Ordinances

If the provisions of this ordinance conflict with the provisions of any other validly enforceable ordinance(s), the most stringent provisions shall control.

Section 1.8 Re-Enactment and Repeal of Existing Zoning Ordinance

This ordinance in part carries forward by re-enactment some of the provisions of the Zoning Ordinance of the Town of New London (adopted by the Town Board in August 1975, as amended) and it is not the intention to repeal but rather to re-enact and continue in force such existing provisions so that all rights and liabilities that have accrued hereunder are preserved and may be enforced. All provisions of the Zoning Ordinance of the Town of New London enacted in 1975, as amended, which are not re-enacted herein, are hereby repealed. All suits at law or in equity and/or all prosecutions resulting from the violation of any zoning ordinance heretofore in effect, which are now pending in any of the courts of this state or of the United States, shall not be abated or abandoned by reason of the adoption of this ordinance but shall be prosecuted to their finality, the same as if this ordinance had not been adopted, and any and all violations of the existing zoning ordinance, prosecutions for which have not yet been instituted, may be here after filed and prosecuted; and nothing in this ordinance shall be construed as to abandon, abate or dismiss any litigation or prosecution now pending, and/or which may theretofore have been instituted or prosecuted.

Section 1.9 Effective Date.

These regulations shall become effective upon the date of their adoption by the Board of Commissioners of the Town of New London.