

**Zoning Ordinance
Caroline County, Virginia
Adopted March 27, 1980**

**Article I
Purposes and Intent**

Section 1 - Title

This ordinance shall be known as the Zoning Ordinance for Caroline County.

Section 2 - Statement of Purpose

For the purpose of promoting the health, safety and general welfare of the public and of further accomplishing the objectives of Section 15.1-427 of the Code of Virginia, this zoning ordinance is hereby adopted by the Board of Supervisors of Caroline County. This ordinance has been designed (1) to provide for adequate light, air, convenience of access, and safety from fire, flood and other dangers; (2) to reduce or prevent congestion in the public streets; (3) to facilitate the creation of a convenient, attractive and harmonious community; (4) to expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports, and other public requirements; (5) to protect against destruction of or encroachment upon historic areas; (6) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation or loss of life, health or property from fire, flood, panic or other dangers; and (7) to encourage economic development activities that provide desirable employment and enlarge the tax base. (8) To provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; and (9) to protect approach slopes and other safety areas of licensed airports; and (10) to promote affordable housing; and (11) to protect the quality of surface and groundwater resources. (Amended 10/24/90)

Section 3 - Application

This Ordinance shall apply to the unincorporated territory of Caroline County, Virginia. It is the intent of this ordinance that the extent of its applicability be automatically changed in accordance with the provisions hereof or provision of State law, which may affect the applicability of this Ordinance.