

ARTICLE 1 – GENERAL PROVISIONS

101 Title:

The official titles of these Ordinances are the “Wayne Township Zoning Ordinance” and the “Wayne Township Zoning Ordinance Amendment of 1999.”

102 Effective Date:

These regulations shall become effective on January 1, 1991, as amended on June 1, 1999, and shall remain in effect until modified or rescinded by the governing body.

103 Objectives:

This Ordinance and Zoning Map are intended to promote, protect and facilitate the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population; emergency management preparedness and operations, airports, and national defense facilities; the provisions of adequate light and air; access to incident solar energy; police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds and other public requirements, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements, preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers, and floodplains, as well as preventing the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life, or property from fire, flood, panic or other dangers; to preserve prime agricultural and farmland considering topography, soil type, and classification, and present use; to provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing. More specifically, these broad purposes are designed to clearly achieve the objectives of the Wayne Township Comprehensive Plan as incorporated in the “Comprehensive Plan of Erie County”, completed in 1962, as amended. The specific objectives upon which the Comprehensive Plan and this Ordinance have been based include the following:

- (a) To support and encourage order and beauty in the development of Wayne Township’s environment for the convenience and pleasure of present citizens and future residents through sound land development practices and the provision of adequate public utilities and facilities.
- (b) To encourage future land development to complete a logical, and harmonious and efficient pattern of future Township growth.
- (c) To encourage future residential use to occur in a harmonious arrangement within compact neighborhood units.
- (d) To preserve strategic properties suitable for development for the establishment of suitable diversified industry throughout the Township.
- (e) To guide commercial development in such a way as to minimize adverse influences on adjacent roads or land values; to maintain and protect existing commercial uses, and to encourage new commercial facilities to locate in functionally designed centers with safe and adequate highway access.

- (f) To protect property values to insure a suitable, attractive and efficient community environment
- (g) To encourage integrated and cohesive suburban development.
- (h) To encourage developers to incorporate adequate public facilities and open spaces in neighborhood design.
- (i) To protect prime agricultural lands from over development and to encourage proper development of other agrarian areas in the Township.

104 Compliance:

No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, or enlarged, nor shall any structure or land be used or be designed to be used except in full compliance with all the provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

105 Severability:

If any provision of this Ordinance or the application of any provision to particular circumstances is held invalid, the remainder of the Ordinance or the application of such provisions to other circumstances shall not be affected.

106 Conflict:

Whenever there is a difference between minimum standards or dimensions or provisions specified herein and those contained in other regulations, resolutions or ordinances of the Township, the highest standards shall govern.