

ARTICLE 1
TITLE, PURPOSE, SCOPE, INTERPRETATION,
VESTED RIGHT AND SEVERABILITY CLAUSE

Section 1.01 Title

This Ordinance shall be known as the "Blair Township Zoning Ordinance."

Section 1.02 Repeal of Ordinance

The Blair Township Zoning Ordinance, Ordinance No. 104-96, as amended, is hereby repealed effective coincident with the effective date of this Ordinance.

Section 1.03 Purpose

The primary purpose of this Ordinance shall be:

To promote the use and conservation of the lands and resources of the Township in conformity with their character and adaptability;

To ensure that use of the land shall be situated in appropriate locations and relationships;

To create safe and desirable conditions for living, economic progress, recreation, and other activities in the Township;

To limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities;

To facilitate the provision of adequate systems of transportation, fire protection, energy, waste disposal, water supplies, education, recreation, and other public service and facility requirements; and

To promote public health, safety, and welfare.

Section 1.04 Scope

No structure, or part thereof, shall hereafter be erected, constructed, renovated, or altered and maintained, and no new use or change of use shall be made or maintained of any structure or land, or part thereof, except in conformity with the provisions of this Ordinance.

Section 1.05 Interpretation

The interpretation and application of the provisions of this Ordinance shall be held to be minimum requirements necessary for the promotion of the public health, morals, safety,

comfort, convenience, or general welfare. This Ordinance is not intended to repeal, abrogate, annul, or in any way impair or interfere with any existing provision of law or ordinance or with any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of structures or premises except as specifically provided by Section 1.02; provided, however, that where this Ordinance imposes a greater restriction than is required by existing Ordinance or by rules, regulations or permits, the provisions of this Ordinance shall control.

Section 1.06 Vested Right

Nothing in this Ordinance shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, such are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety, and welfare.

Section 1.07 Severance Clause

Sections of this Ordinance shall be deemed to be severable. Should any section, paragraph, or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Ordinance as a whole or in part, other than the part so declared to be unconstitutional or invalid.

Section 1.08 Savings Clause

Nothing in this Ordinance shall be construed to affect any suit or proceedings impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or Ordinance hereby repealed pursuant to Section 1.02 of this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.