

ARTICLE VII. GENERAL PROVISIONS

SECTION 400.010: TITLE

This Chapter shall be known and cited as the "Zoning Code of the Village of Wardsville, Missouri," hereinafter referred to as "this Chapter."

SECTION 400.020: COMPREHENSIVE ZONING PLAN

A comprehensive Zoning Code, including the Zoning District Map which is incorporated by reference as if fully set forth in this Chapter, is hereby adopted. A copy of the Zoning District Map shall be retained on file in the administrative offices of the Village and shall be available for public inspection.

SECTION 400.030: PURPOSE

A. This Chapter is enacted to promote the health, safety and general welfare of the citizens of the Village and to avoid street congestion, achieve appropriate population distribution, provide necessary spaces for light, air and recreation, protect the natural environment and existing property values, and secure the proper future development of the Village in accordance with the long-range goals of the Village by regulating the use, bulk and density of land and structures and providing standards and procedures.

B. This Chapter is not intended to abrogate, annul or void any easement, covenant, indenture or other private agreement or legal relationship. This Chapter and amendments shall be separate from any such private agreement or relationship.

SECTION 400.040: INTERPRETATION

A. In interpreting and applying this Chapter, the provisions contained herein are minimum requirements for the purposes set forth. Whenever the requirements of this Chapter are at variance with the requirements of any easement, covenant, agreement or other lawfully adopted rules, regulations or ordinances, the most restrictive, or that imposing the higher standards shall govern.

B. When not inconsistent with the context, words used in the present tense include the future; words used in the singular include the plural, and words used in the plural include the singular; the words "*shall*", "*will*", or "*must*" are mandatory, not merely directory.

SECTION 400.050: EFFECT ON PREVIOUS ORDINANCES

Ordinances relating to the zoning of land existing on January 4, 1984, are superseded and amended as herein set forth; provided however, that this Chapter shall be construed as a continuation of previous ordinances and not a new enactment insofar as the substance of revisions of previous ordinances is included herein. Furthermore, this Chapter shall be so interpreted with regard to tenure of officers and boards established by previous ordinances.

SECTION 400.060: VALIDITY AND SEVERABILITY

A. If any court of competent jurisdiction shall declare any Article, Section, Subsection, sentence, clause, phrase or portion of this Chapter to be invalid or unconstitutional, or unlawful for any reason, such portion shall be deemed and is hereby declared to be a separate, distinct and independent provision of this Chapter and such ruling shall not affect the validity of any other provisions of this Chapter not specifically included in said ruling.

B. If any court of competent jurisdiction shall declare any Article, Section, Subsection, sentence, clause, phrase or portion of this Chapter to be invalid or unconstitutional, or unlawful for any reason as applied to a particular land, parcel, lot, district, use, building or structure, such ruling shall not affect the application of such portion to any other land, parcel, lot, district, use, building or structure not specifically included in said ruling.