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1 PURPOSE, TITLE AND GENERAL PROVISIONS

1-A PURPOSE

(6/10/97)

1-A-1 The purpose of this Ordinance is to establish subdivision standards and procedures for all the unincorporated areas of Clarke County, Virginia, except for that area which is under the extra-territorial jurisdiction of the Town of Berryville insofar as subdivision control is concerned.

1-A-2 These regulations are part of a long range plan to guide and facilitate the orderly, beneficial growth of the community and to promote the public health, safety, convenience, comfort, prosperity and general welfare. More specifically, but not in limitation, the purpose of these standards and procedures is as follows:

1-A-2-a To avoid undue water pollution, unreasonable depreciation of existing water supplies, unreasonable soil erosion, undue air pollution, unreasonable and unsafe highway conditions, and undue adverse effects on existing septic systems.

1-A-2-b To assure sufficient water supplies, adequate drainage, and adequate access to lots.

1-A-2-c To adequately provide for traffic, recreation, light, and air.

1-A-2-d To control subdivision or building in flood plain areas, in unsafe land areas, and in unsuitable and unsightly areas.

1-A-2-e To assure that consumers are purchasing property that is suitable for development and use.

1-B TITLE

This Ordinance is known and may be cited as the "Subdivision Ordinance of Clarke County, Virginia," and is authorized pursuant to the provisions of Title 15.2, Chapter 22, Article 6 of the Code of the Commonwealth of Virginia, as amended.

1-C GENERAL PROVISIONS

(11/16/12)

1-C-1 Private Contracts

This Ordinance bears no relation to any private easement or covenant, and the responsibility of enforcing such private easement, covenant, agreement, or restriction is not implied herein to any public official. When this Ordinance calls for more restrictive standards than those required by private contract, the provisions of this Ordinance shall control.

1-C-2 Interpretation

The provisions of this Ordinance shall be the minimum requirements for submission, preparation, and recordation of all plans and plats.