

**ARTICLE 100  
ENACTMENT AND SCOPE OF ZONING ORDINANCE**

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**100.01 GENERAL**

This ordinance establishes zoning regulations for the area illustrated in the "Zoning Maps for Putnam County", which shall be a part of this ordinance. The ordinance provides for the administration, enforcement, and amendment thereof, in accordance with the provisions of WV Code, Chapter 8A.

**100.02 SHORT TITLE**

This ordinance shall be known and may be cited as the "Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia", or simply as the "Zoning Ordinance".

**100.03 STATEMENT OF LEGISLATIVE INTENT**

It is the intent of this ordinance to protect and promote the public health, safety, convenience, morals, and general welfare. More specifically, this ordinance is intended to assist in achieving the objectives of the Teays Valley Land Use Plan and the US 35 Corridor Management Plan.

**100.04 TERRITORIAL APPLICABILITY**

The regulations contained within this ordinance shall apply to the unincorporated areas that are subject to zoning as illustrated on the "Official Zoning Maps".

**100.05 INTERPRETATION**

The provisions of this ordinance shall be construed to achieve the purposes for which they are adopted. In interpreting and applying the provisions of this ordinance, these provisions shall be held to the minimum requirements for the promotion of the public health, safety, morals, convenience, comfort, prosperity and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants, building restrictions or other agreements between parties. However, where this ordinance imposes a greater restriction upon the use of buildings or premise or upon the height of buildings, or requires larger open spaces than are imposed or required by other laws, rules, regulations or permits, or by easements, covenants, building restrictions or agreements, the provisions of this ordinance shall govern.

**100.06 SEVERABILITY CLAUSE**

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

**100.07 EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after the earliest period allowed by law.

