

ARTICLE 23-1
PURPOSE

SECTION 1.1

The purpose of this ordinance is to promote the health, safety, convenience and welfare of the inhabitants of the City of Pittsfield. In the furtherance of this purpose, regulations and restrictions are designed to lessen congestion in the streets; to prevent overcrowding of the land; to secure safety from fire, panic, and other dangers; to avoid undue concentration of population; to provide adequate light and air; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the city; to preserve and increase its amenities and to provide reasonable consideration for the existing character of the various areas of Pittsfield.

SECTION 1.2

This ordinance recognizes the public interest in:

- A. Promoting the stability of existing areas which reflect a healthful and safe environment.
- B. The eventual elimination of incompatible and nonconforming uses pursuant to law;
- C. Providing regulations for new development which will assure the establishment of uses which reflect the purpose of this ordinance.

SECTION 1.3

Toward these ends this ordinance:

- A. Divides the City of Pittsfield into zoning districts within which are regulated the use of land and water areas, and the location, erection, structural alteration, bulk, and use of buildings and structures for industrial, business, commercial, residential and other purposes;
- B. Limits the density of population and established setback requirements, thus providing a basis for planning the public services the district will require, and establishing appropriate standards and development;
- C. Provides a measure of protection against fire, explosion, noise and pollution of air and water;
- D. Provides for the proper administration of these regulations.