

# TITLE 15 - Land Use Regulations

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## Huntsville Town Ordinance – Title 15.1 General Provisions

### **15.1 GENERAL PROVISIONS**

- 15.1.1 Purpose
- 15.1.2 Interpretation
- 15.1.3 Conflict
- 15.1.4 Effect on Previous Ordinances and Maps
- 15.1.5 Disposal of Significant Amount of Property

#### **15.1.1 Purpose**

This Title of the Huntsville Town Ordinances is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Huntsville Town including, among other things, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and distribution of land development and utilization, and fostering permitted industries.

#### **15.1.2 Interpretation**

In interpreting and applying the provisions of this Title, the requirements contained herein are declared to be the minimum requirements for the purposes set forth. Specific uses listed as Permitted are approved by the Huntsville Town Council in a zone are allowed; uses not specifically listed are allowed under conditional use only. Conditional uses require a Conditional Use Permit.

#### **15.1.3 Conflict**

This ordinance shall not nullify the more restrictive provisions of covenants, agreements, other ordinance or laws, but shall prevail notwithstanding such provisions which are less restrictive. Where a conflict exists between various provisions of this ordinance, the Huntsville Town Council shall rule on which provision applies.

#### **15.1.4 Effect on Previous Ordinances and Maps**

The existing ordinances of Huntsville Town covering the zoning of areas and districts in Huntsville Town, in their entirety, and including any maps heretofore adopted and made a part of said ordinances are hereby superseded and amended to read as set forth herein and in the Huntsville Town zoning map contained in the Appendix. This shall be, provided, that this ordinance is a continuation of previous ordinances, and does not change anything already done by previous ordinance, whether in the same or in different language. This ordinance will be interpreted upon all of the following: questions of construction, and questions including, but not limited to construction; questions relating to the tenure of officers; questions relating to the boards established by previous ordinances; questions of conforming and nonconforming use, buildings, and structures; and questions as to the dates upon which such uses, buildings, or structures became conforming or nonconforming.

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### **15.1.5 Disposal of a Significant Amount of Property<sup>1</sup>**

Before disposing of a significant amount of real property, Huntsville town shall provide at least fourteen (14) days advance notice to allow for public comment on the intent to make said disposal. A significant amount of property is defined as any real property in the ownership of Huntsville Town. Huntsville Town shall follow a procedure of disposal to obtain the greatest value for the Town. First rights for acquisition of said property will be given to adjacent property owners.

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<sup>1</sup> Amended 5-17-2012: 15.1.5 was added.