

DRAFTER'S NOTE: Former subsection (d)(1) through (4) of this section has been renumbered as subsection (a) of this section.

In subsection (d) of this section, the defined term "local jurisdiction" is substituted for the former reference to "county".

4.02. Districts.

(A) [For any or all of said purposes the] A local legislative body may divide the [county or municipal corporation] LOCAL JURISDICTION into districts of [such] ANY number, shape, and area [as may be deemed] THAT THE LOCAL LEGISLATIVE BODY CONSIDERS best suited to execute the purposes of this [article, and within such] ARTICLE.

(B) (1) WITHIN THE districts [it] CREATED, THE LOCAL LEGISLATIVE BODY may regulate and restrict the erection, construction, reconstruction, alteration, [repair] REPAIR, or use of buildings, [structures] STRUCTURES, or land.

(2) All [such] regulations shall be uniform for each class or kind of development throughout each district, but the regulations in one district may differ from those in other districts.

DRAFTER'S NOTE: In subsection (a) of this section, the defined term "local jurisdiction" is substituted for the former reference to "county or municipal corporation".

4.03. Purposes.

(A) [Such] THE regulations ADOPTED BY A LOCAL LEGISLATIVE BODY shall be [made in] ADOPTED:

(1) IN accordance with the [plan] PLAN;

(2) WITH REASONABLE CONSIDERATION FOR, AMONG OTHER THINGS, THE CHARACTER OF THE DISTRICT AND ITS SUITABILITY FOR PARTICULAR USES; AND

(3) WITH A VIEW TO CONSERVING THE VALUE OF BUILDINGS AND ENCOURAGING ORDERLY DEVELOPMENT AND THE MOST APPROPRIATE USE OF LAND.

(B) THE REGULATIONS SHALL BE [and] designed TO:

(1) [to control] CONTROL congestion in the streets;

(2) [to secure] SECURE the public safety;

(3) [to promote] PROMOTE health[,] and the general welfare;

(4) [to provide] PROVIDE adequate light and air;

(5) [to promote] PROMOTE the conservation of natural resources;

(6) [to prevent] PREVENT environmental pollution[, to] AND avoid undue concentration of population; AND