

## **SECTION 1.0**

## **PURPOSE AND AUTHORITY**

**1.1 PURPOSE.** These regulations are enacted to promote the general welfare of the Town of Becket, to protect the health and safety of its inhabitants, to encourage the most appropriate use of land throughout the town, to preserve the cultural, historical and agricultural heritage of the community, to increase the amenities of the town and to reduce the hazard from fire by regulating the location and use of buildings and the area of open space around them.

**1.2 AUTHORITY.** This Zoning By-Law is enacted in accordance with the provisions of the Zoning Act, Massachusetts General Laws, chapter 40A (G. L., c. 40A), as amended, Section (§) 2A of 1975 Mass. Acts 808 and any and all amendments thereto, and by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts.

**1.3 SCOPE.** For these purposes, the construction, repair, alteration, reconstruction, height, number of stories, and size of buildings and structures, the size and width of lots, the percentage of lot area that may be occupied, the size of yards and other open spaces, the density of population, and the location and use of buildings, structures, and land in the Town are regulated as hereinafter provided.

**1.4 APPLICABILITY.** All buildings or structures hereafter erected, reconstructed, altered, enlarged, or moved, and the use of all premises in the Town, shall be in conformity with the provisions of the Zoning By-Law. No building, structure or land shall be used for any purpose or in any manner other than is expressly permitted within the district in which such building, structure or land is located. Where the application of this Zoning By-Law imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Zoning By-Law shall control.

**1.5 AMENDMENTS.** This Zoning By-Law may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided in G.L. c. 40A, §5, and any amendments thereto.

**1.6 SEPARABILITY.** The invalidity of any Section or provision of this Zoning By-Law shall not invalidate any other Section or provision herein.