

ARTICLE 1 TITLE, PURPOSE, AUTHORITY

Sec. 1.0. Short title.

This law shall be known and may be cited as the "zoning law of the City of Olean, NY." **Sec. 1.1.**

Authority.

Pursuant to the authority and power granted under Section 20(24) of the General City Law and Section 10 of the Municipal Home Rule Law of the State of New York, and all amendments thereto, the Common Council of the City of Olean, County of Cattaraugus, State of New York, hereby ordains, enacts and publishes as follows.

Sec. 1.2. Long title.

A law establishing a comprehensive zoning plan for the City of Olean by dividing the territory thereof into certain zoning use districts and prescribing regulations and standards for buildings and other structures and the use of land therein.

Sec. 1.3. Purpose.

The zoning regulations and districts herein set forth and as identified upon the Zoning Map of the City of Olean are made for the purpose of promoting public health, safety, and general welfare and prescribing the most desirable use for which the land in each district may be adapted and those uses to be subjected to special regulations, while conserving the value of land throughout the city. The height, bulk and location of buildings and other structures, the area of yards, courts, setbacks and other open spaces, the density of population and intensity of use of buildings and land, the use, conservation and development of unique water front areas, and the use of structures and land for residential, industrial, commercial, institutional or other purposes, are hereby restricted and regulated as hereinafter provided.

Such regulations have been designed to preserve open space; lessen congestion in the streets; secure safety from fire, flood, and other dangers; provide adequate light, air, and convenience of access; and facilitate the adequate provision of transportation, water, sewage, schools, parks and other public services. They have been made with reasonable regard, among other things, to the character of each district and its suitability for particular uses as well as the value of buildings, land, and uses to promote the most appropriate use of land throughout the city.

The regulations contained in this law have been made in accordance with the City of Olean Comprehensive Development Plan 1990 — 2010 as adopted by the planning board of the city by resolution dated August 30, 1990 and certified as being the Official Comprehensive Development Plan of the City of Olean on December 10, 1990.