SECTION 101. These regulations, including the zoning district maps made a part hereof,

shall be known, and may be cited and referred to as the Sutherland Zoning Ordinance.

ARTICLE 2

PURPOSE AND INTENT

SECTION 201. This zoning ordinance, adopted pursuant to the provision of Chapter 19 of

the Nebraska State Statutes, is intended to serve the following purposes.

A. To promote the health, safety, morals, comforts and general welfare of the Village;

and

B. To preserve and protect property values throughout the Village; and

C. To restrict and regulate the height, number of stories, and size of buildings; the

percentage of lot coverage; the size of yards, courts and other open spaces; the

density of population; and

D. To divide the Village and its extraterritorial jurisdiction into zones and districts; and

E. To regulate and restrict the location and use of buildings and land within each

district or zone.