

## **ARTICLE I**

### **PURPOSES**

It is hereby declared to be the policy of the Town of Peru that the subdivision and development of land for residential, commercial and individual purposes shall be guided and regulated in such a manner as to meet the following requirements for orderly and harmonious growth: Land to be subdivided or developed shall be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or smoke, or other menace. Proper provision shall be made for drainage, water supply, sewerage and other appropriate utility services. The proposed streets shall provide a safe, convenient, and functional system for vehicular circulation, and shall be properly related to the Master Plan of the area. Streets shall be of such width, grade, and location as to accommodate prospective traffic as determined by existing and probable future land and building uses. Buildings, lots, blocks, and streets shall be arranged as to afford adequate light, view, and air to facilitate fire protection, and to provide ample access for fire-fighting equipment to buildings. Land shall be subdivided or developed with due regards to topography so that the natural beauty of the land and vegetation shall be protected and enhanced. Adequate sites for school, parks, playgrounds, and other community services shall be located so that residents of all neighborhoods shall have convenient access to such facilities.

