

## DEVELOPMENT CODE

### SECTION 151.01 TITLE, PURPOSE, INTENT AND CONSISTENCY

151.01.001	Short Title
151.01.002	Purpose
151.01.003	Intent
151.01.004	Consistency

#### Section 151.01.001 Short Title

This Ordinance shall be known and cited as the "Sierra Vista Development Code", and shall be referred to herein as "this Code".

#### Section 151.01.002 Purpose

These regulations are adopted for the following purposes:

1. To protect and provide for the public health, safety, and general welfare of the City.
2. To guide the future growth and development of the municipality, in accordance with VISTA 2010, the City of Sierra Vista General Development Plan.
3. To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
4. To protect the character and the social and economic stability of all parts of the City.
5. To encourage the orderly and beneficial development of all parts of the City.
6. To protect and conserve both the value of land and the improvements thereon throughout the City.
7. To guide public and private policy and action in order to ensure adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation and other public requirements and facilities.
8. To provide the most beneficial relationship between the uses of land and buildings.
9. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions.
10. To prevent the pollution of air and water; and to encourage the wise use and management of natural resources throughout the City.
11. To preserve the natural beauty and topography of the City and to ensure appropriate development with regard to these natural features.
12. To provide for open spaces through the most efficient design and layout of the land.

#### Section 151.01.003 Intent

## DEVELOPMENT CODE

It is the intent of this Code not to interfere with, abrogate, or annul any easement, covenant or other agreement between parties; provided, however, that where this Code imposes a greater restriction upon the use of buildings, structures or land, the provisions of this Code shall prevail.

### Section 151.01.004 Consistency

Actions initiated under this Code shall be consistent with the General Plan and with all applicable state and federal laws and regulations as these plans, laws and regulations may provide.