

200 Development Regulations

201 Purpose and Intent

201.010 Purpose and Intent. The City's Development Regulations are adopted to protect and promote the public health, safety and welfare of its residents and are intended to implement the policies of the City's Comprehensive Guide Plan and are intended to help achieve the following objectives:

- (A) To maintain the high quality of life within the community by promoting investment and re-investment in the community.
- (B) To provide opportunities for reuse, reinvestment and redevelopment that increases the City's employment and service base.
- (C) To preserve and protect the City's natural resources through standards that promote sustainable land use and development.
- (D) To stabilize and improve existing land uses, commercial and business centers, neighborhoods, and property values by minimizing conflicts, harmonious influences and harmful intrusion.
- (E) To ensure that public and private lands ultimately are used for the purposes, which are most appropriate and most beneficial for the City as a whole.
- (F) To balance the demand for support services with the ability of the City to efficiently utilize and/or expand the existing utilities, streets, etc.
- (G) To establish development patterns which encourage suitable density transitions from the less intense areas to those of higher intensity and prevent undue concentrations of population.
- (H) To protect all districts from excessive noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences.
- (I) To provide a mechanism to safeguard a property owner's desire for and investment in, alternative energy sources, be they active or passive.
- (J) To stage development and redevelopment in a manner that coincides with the availability of public services.
- (K) To provide housing choice by permitting a variety of housing types, costs and ownership options.

(L) To provide for adequate light, pure air, safety, from fire and other danger.