

Chapter 1

TITLE, INTERPRETATION

10-1-1: TITLE, INTENT AND PURPOSE:

A. This title shall be known as, and shall be entitled *THE ZONING ORDINANCE OF THE CITY OF GREEN RIVER, UTAH*, and may be so cited and pleaded. It is the intent and purpose of the city council to promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within said city in accordance with a comprehensive plan, which plan has been designed to:

1. Encourage and facilitate orderly growth and development in the area.
2. Promote safety from fires, floods, traffic hazards and other dangers.
3. Promote sanitation and health of the inhabitants.
4. Discourage undue scattering of population and unnecessary expenditures of the monies for excessive streets, water and sewer lines and other public requirements.
5. Stabilize and improve property values.
6. Protect the residents from objectionable noise, odor, dust, fumes and other deleterious substances or conditions.
7. Promote a more attractive and wholesome environment.

B. It is also the intent and purpose of the city council that the regulations and restrictions as set forth in this title shall be so interpreted and construed as to further the purposes of this title. (Ord. 6-18-81A, 6-18-1981)

10-1-2: DECLARATION:

In establishing the zones, the boundaries thereof, and regulations and restrictions applying within each of the zones, due and careful consideration was given, among other things, to the suitability of the land for particular uses, and to the character of the zone, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city. (Ord. 6-18-81A, 6-18-1981)

10-1-3: INTERPRETATION:

In interpreting and applying this title, the provisions hereof shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically herein provided, it is not intended by the adoption of this title to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement; nor is it intended by this title to interfere with or abrogate or annul any easement, covenant or other agreement between parties; provided, however, that in cases in which this title imposes a greater restriction than is imposed or required by other existing provisions of law or ordinance, then in such case the provisions of this title shall control. (Ord. 6-18-81A, 6-18-1981)