

TITLE 10

CHAPTER 1

GENERAL PROVISIONS

SECTION:

- 10-1-1: Title, Intent and Purpose
- 10-1-2: Declaration
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10-1-1: TITLE, INTENT AND PURPOSE

This title shall be known as THE ZONING ORDINANCE OF RIVER HEIGHTS CITY, UTAH, and may be so cited and pleaded. It is the intent and purpose to promote the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development in accordance with the general plan. (Ord., 1-22-2002)

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 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, encouraging the most appropriate use of land throughout the city and enhancing the natural environment. (Ord., 1-22-2002)

10-1-3: INTERPRETATION

The provisions of this title are in addition to all other city ordinances, the laws of the state, the laws of the United States, and applicable common law. The ordinances shall not supersede any private land use regulations in deeds or covenants which are more restrictive. Whenever a conflict exists, the more restrictive provision shall apply to the extent allowed by law. The city does not enforce private restrictive covenants, nor shall any such covenant have the effect of modifying the regulations herein. (Ord., 1-22-2002)