

§ 1.3 PURPOSE AND INTENT

The regulations of this Code are intended to implement the 1996 Estes Valley Comprehensive Plan, as amended, and more specifically are intended to:

- A. Provide for coordinated, harmonious development of the Estes Valley and the Town of Estes Park, which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development;
- B. Protect residents from fire, floodwaters, geologic hazards and other dangers;
- C. Preserve and protect existing trees and vegetation, agricultural lands, floodplains, riparian corridors, wildlife habitat and other sensitive environmental areas from adverse impacts of development;
- D. Facilitate the economic provision of adequate public facilities such as transportation, water supply, sewage disposal, drainage, electricity, public schools, parks and other public services and requirements;
- E. Coordinate transportation and land use planning to provide a safe and efficient transportation system in the Estes Valley;
- F. Work to improve the aesthetics and design of all primary gateways to the Town of Estes Park, including but not limited to Highways 7, 34 and 36;
- G. Encourage innovative residential development so that growing demand for housing may be met by greater variety in type, design and layout of dwellings, and by conservation and more efficient use of open areas ancillary to such dwellings;
- H. Encourage nonresidential development that preserves and protects the character of the community, including its natural and cultural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic downtown core;
- I. Preserve and protect the architecture, history and small-town character of Estes Park's historic downtown;
- J. Strengthen and improve the downtown Estes Park as the primary government, cultural, office, financial, tourist, specialty shopping and pedestrian district of the Estes Valley;
- K. Provide adequate building setbacks and height limitations;
- L. Encourage orderly and efficient distribution of the Estes Valley's population through land use regulations;
- M. Promote good civic design and arrangement; and
- N. Promote higher quality in site and land planning, conservation of open areas, and more efficient and attractive use of open areas.