

Article 7.1 General Provisions

7.1.1 TITLE, AUTHORITY, AND GENERAL PROVISIONS

7.1.101 Title

Chapter 7 of the City Code of Colorado Springs shall officially be known as the Unified Development Code of the City of Colorado Springs and is referred to within this document as the "UDC" or the "Zoning Code."

7.1.102 Authority

- A. This UDC is adopted pursuant to the Home Rule powers granted to the City by Article XX of the Colorado Constitution, the Charter of the City of Colorado Springs, and the powers and authority conferred by the laws of the State of Colorado upon all municipal corporations.
- B. Authority is granted to the Manager of the Planning Department, the Planning Commission established in section 7.5.202 (Planning Commission), and other officials and bodies named in Part 7.5.2 (~~Review and Decision-Making Bodies~~Review and Decision-Making Bodies) for the interpretation and administration of the UDC pursuant to the authority granted to the City by the Charter of the City of Colorado Springs.
- C. It is the intent of the City to have available all powers of a home rule municipality under Colorado law to control land uses, land development, and the impacts of land use and development.
- D. It is the intent of the City to interpret and administer this UDC in compliance with all applicable state and federal law, and that if any provision of this UDC is later held by a court of competent jurisdiction to violate state or federal law the effect of that decision be interpreted narrowly, so that all other provisions of this UDC remain in full force and effect and that the invalidation affect as few parcels as possible.
- E. If a court of competent jurisdiction declares any section, part, clause, or phrase of this UDC to be unconstitutional or invalid for any reason, that ruling shall not affect the validity of the remaining portion of this UDC. More specifically, if any development standard, sign regulation, procedure, or other requirement of this UDC is declared to be unconstitutional or invalid, this UDC shall be interpreted to produce a result as close as possible to that which would have occurred if the development standard, sign regulation, procedure or other requirement had not been ruled unconstitutional or invalid.

7.1.103 Purpose

The purpose of this UDC is to:

- A. Promote health, safety, and general welfare of the public;
- B. Protect private property from adjacent nuisances such as incompatible uses and noise;
- C. Implement the Colorado Springs Comprehensive Plan;
- D. Establish the orderly subdivision of land;
- E. Ensure the logical growth of the City's physical elements;
- F. Encourage adequate multi-modal transportation facilities;
- G. Promote opportunities for affordable and attainable housing throughout the City; and
- H. Facilitate adequate provision of utilities, schools, parks, and other public infrastructure services.
- H.I. Enhance the quality, diversity, and safety of neighborhoods by encouraging pride and investment.

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