

**Town of Payson  
Unified Development Code  
Section 15-01**

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**Adopted**  
**By Ordinance #466**  
**February 22, 1996**  
**Updated June 1, 2011**

*This Unified Development Code and/or any other documents that appear in this version of the UDC may not reflect the most current legislation adopted by the Municipality. Any updates or revisions can be found on the Town's website as they become available.*

## **15-01 TITLE, PURPOSE, AND GENERAL PROVISIONS**

This ordinance shall be referred to as the “Town of Payson Unified Development Code” (Code). Relating to municipal planning, zoning and subdivision, this Code provides for a Community Development Director, Zoning Administrator, Public Works Director, Planning and Zoning Commission, and Board of Adjustment; prescribes their powers and duties; establishes official regulations, and provides for enforcement and appeals.

The purpose of this Code is to protect public health, safety and general welfare by establishing guidelines to promote and maintain a coordinated and harmonious environment for future growth, and to implement the “Town of Payson Master Plan.”

The provisions of this Code, unless otherwise specified, shall be applied at a minimum to prevent public nuisances; assure public safety from fire, panic, and other dangers; provide adequate light and air; prevent overcrowding of land; prevent undue congestion; preserve community character; conserve existing landscape and native vegetation and minimize scarring of hillsides; minimize adverse impacts from soil erosion & rock falls; facilitate adequate transportation, water, sewage, drainage, schools, parks, air quality, and other public services; and maintain stable values of property, and to conserve local water resources.

### **15-01-001 Authority**

The Unified Development Code is adopted pursuant to the authority granted to local jurisdictions in Section 9 - 400 et. seq. of the Arizona Revised Statutes. This Code is designed to treat in one unified text those areas of regulation more typically dealt with in separate zoning and subdivision ordinances and related chapters of the Town Municipal Code.

### **15-01-002 Relationship to Master Plan**

The Unified Development Code is a primary tool for the implementation of the Town of Payson Master Plan and Land Use Plan, and the planning policies adopted by the Council.

### **15-01-003 Applicability**

All buildings, structures, uses of land and appurtenant structures, subdivisions, and minor land divisions within the incorporated limits of the Town shall be subject to the provisions of this Code.

### **15-01-004 Severability**

If any article, section, subsection, sentence, phrase or word is, for any reason, held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Code.