

100. **TITLE, PURPOSE & INTENT**

101. **Title.** These regulations shall be know as “The City of Emerson Development Regulations”, and may be referred to generally as “The Development Regulations”, or as used herein, “these Regulations”.

102. **Purpose.** These Regulations are intended to serve the following purposes:

- A. To protect and promote the public health, safety, and general welfare.
- B. To provide a system for the subdividing of land and the accurate recording of land titles.
- C. To encourage economically sound and orderly land development in accordance with the policies and objectives of the comprehensive plan of the City of Emerson.
- D. To assure the provision of required streets, utilities, and other facilities and services to new land developments in the City of Emerson.
- E. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments in the City of Emerson.
- F. To assure the provision of needed public open spaces and building sites in new land developments in the City of Emerson through the dedication or reservation of land for recreational, educational, and other public purposes.
- G. To assure protection of streams, waterways, and wetlands within the City of Emerson.
- H. To assure equitable review and approval of all subdivision and site plans by providing uniform procedures and standards for the developer.

103. **Intent.** The intent and purpose of these Regulations is to provide for the harmonious development of the City of Emerson and to insure a coordinated layout with adequate provisions for traffic, recreation, drainage, water, sewers, and other technical elements of land development. This control is necessary to assure the maximum return on the local and government investments and at the same time to assure the homeowner protection and the developer full consideration of his interests and responsibilities.