

ZONING BASICS

What is a Zoning Code?

Zoning regulations are a tool to implement the vision and goals for a community. The Zoning Code is a collection of laws that regulates what and where a particular use may be built.

What is included in a Zoning Code?

Zones

- A city will be divided into zones often based on use (residential, commercial, etc.)
- Zones listed and described in the Code and mapped on a Zoning Map

Land Uses

- Specific land uses are allowed or prohibited in each zone
- Specific standards may be included for certain uses (e.g. accessory dwelling units, etc.)

Administration and Procedures

- Procedures for development approvals and permits
- Definitions of terms and uses

Development Standards

Standards for each zone including building height, setbacks, lot coverage, etc.

Citywide Standards

Standards that apply citywide topics such as landscaping, parking, signs, etc.