

# Zoning 101

## What is a Zoning Ordinance?

A **legal, regulatory tool** that implements the goals and vision of a City's adopted Comprehensive Plan through **controls** on the built environment. State law authorizes the creation of a zoning code.

## What Does Zoning Control?

- It established **districts** for specific use types like residential or commercial
- It defines how the **process** works to change zoning
- It defines how land may be **used**, with limits on special uses
- It protects property owner's **rights to use property** according to the zoning district

## How Does It Impact the Built Environment?

- Defining Lots – creating standards for each district that define size and setbacks (yards)
- Managing Massing & Scale – producing architectural and building form standards
- Establishing Landscape, Buffer and Open Space Standards

### **Considerations for how the zoning ordinance should be formatted:**

As we update the zoning code, we start by asking, "Who are the users of the zoning code?"

Different user groups rely on the ordinance including elected officials, staff, developers and builders, community members, and business owners, so it is important to take each into consideration.

How can the Zoning Ordinance be user friendly for all groups?

- Increase usability by adding graphics, charts and tables to illustrate the regulations; making sure to cross reference other possible applicable sections; re-organizing and rewriting with clearer text.
- Provide user guides, instructions for common uses, and "FAQs" for applicants