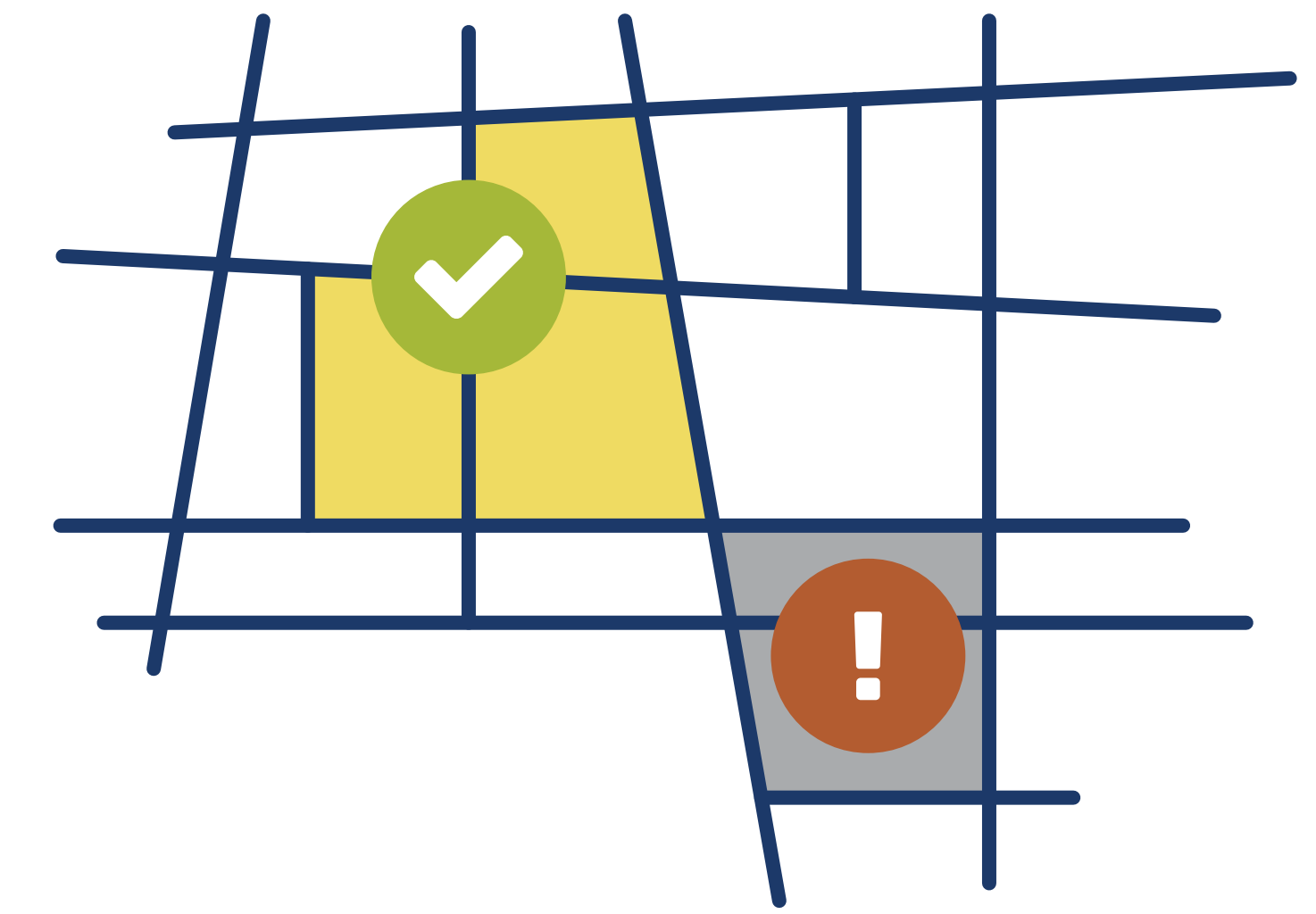
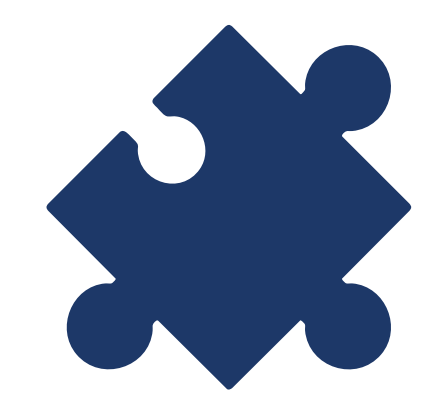


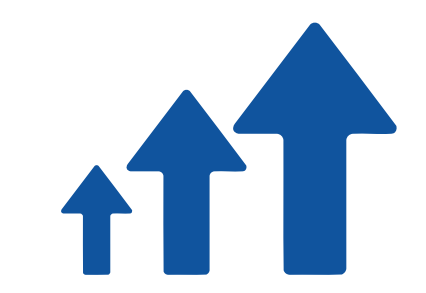


WHAT IS ZONING? Zoning is a set of rules that divides land into different areas (zones) to control what can be built and how it can be used. It helps communities grow in an organized way, ensuring safety, managing traffic, and protecting property values.

WHY DO WE HAVE ZONING?



Seperate Incompatable Uses. Prevents noisy factories from being built next to a quiet school or neighborhood.



Protect Property Value. Provides clear rules on what can be built. Vacant lot next door won't become a commercial parking lot.



Creates Walkable, Mixed-Use Neighborhoods. Encourages the use of areas where one can live, work, and shop all in one place.



Maintains Neighborhood Character. Regulates building heights, size, and location on lots. Ensures consistent style and feel.



Ensure Enough Space for Everyone. Rules on building size and density prevents communities from becoming too crowded.

COMMON ZONING DESIGNATIONS

Residential (R)



For homes – single-family, multi-family (apartments). Focuses on living spaces.



Commercial (C)



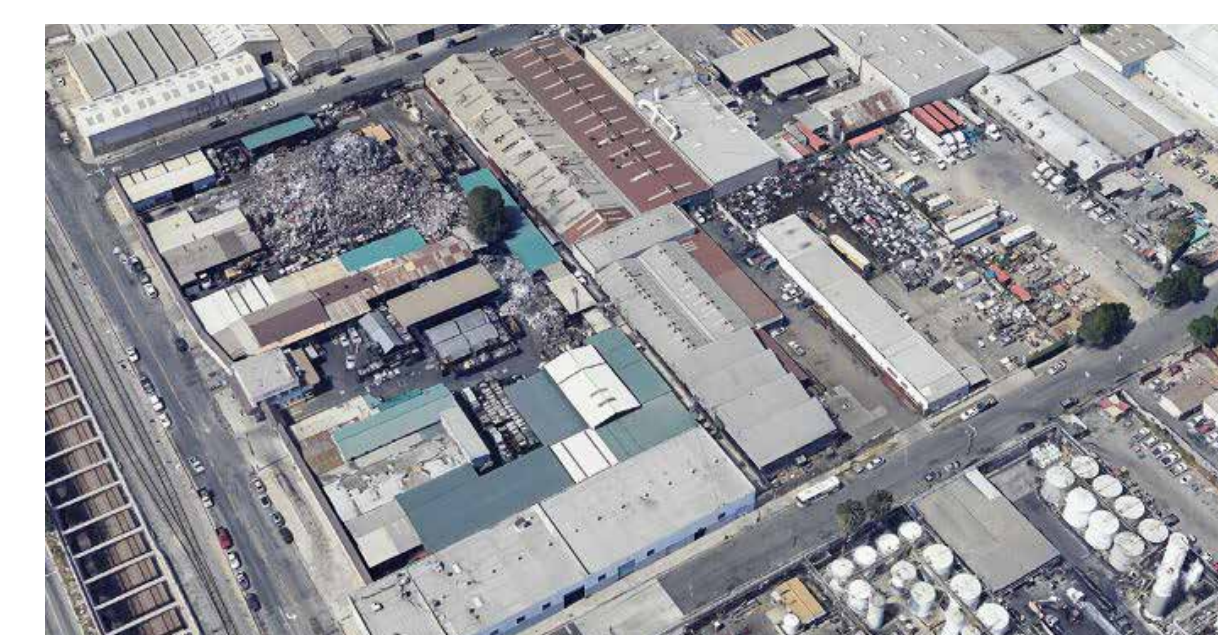
For businesses – shops, offices, restaurants. Focuses on commerce/local economy.



Industrial (I)



For factories, warehouses, manufacturing. Focuses on production.



Mixed-Use (MU)

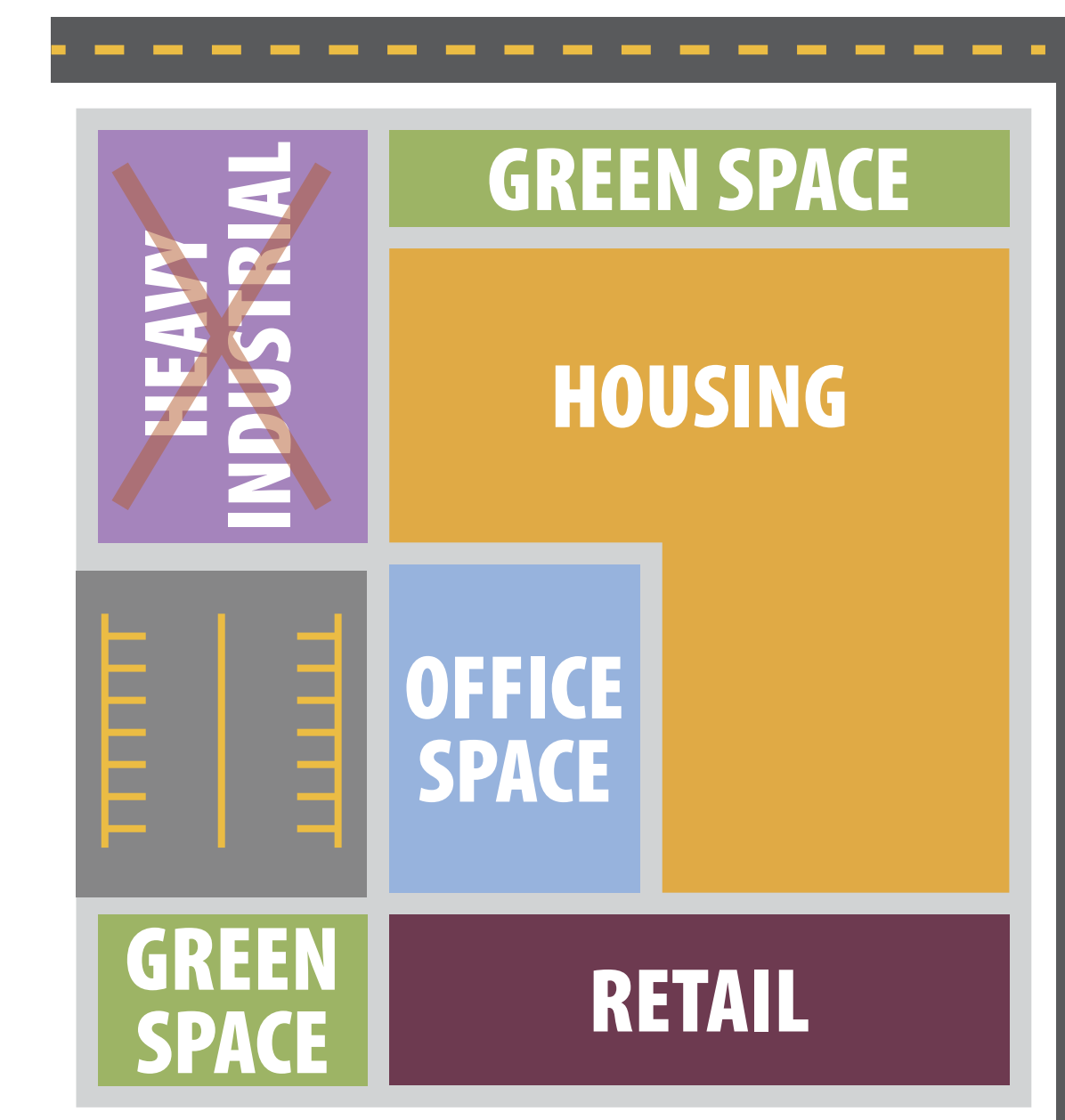


Combines residential, commercial, and sometimes light industrial in one area. Places to live, work, and play.

WHAT DOES ZONING REGULATE?

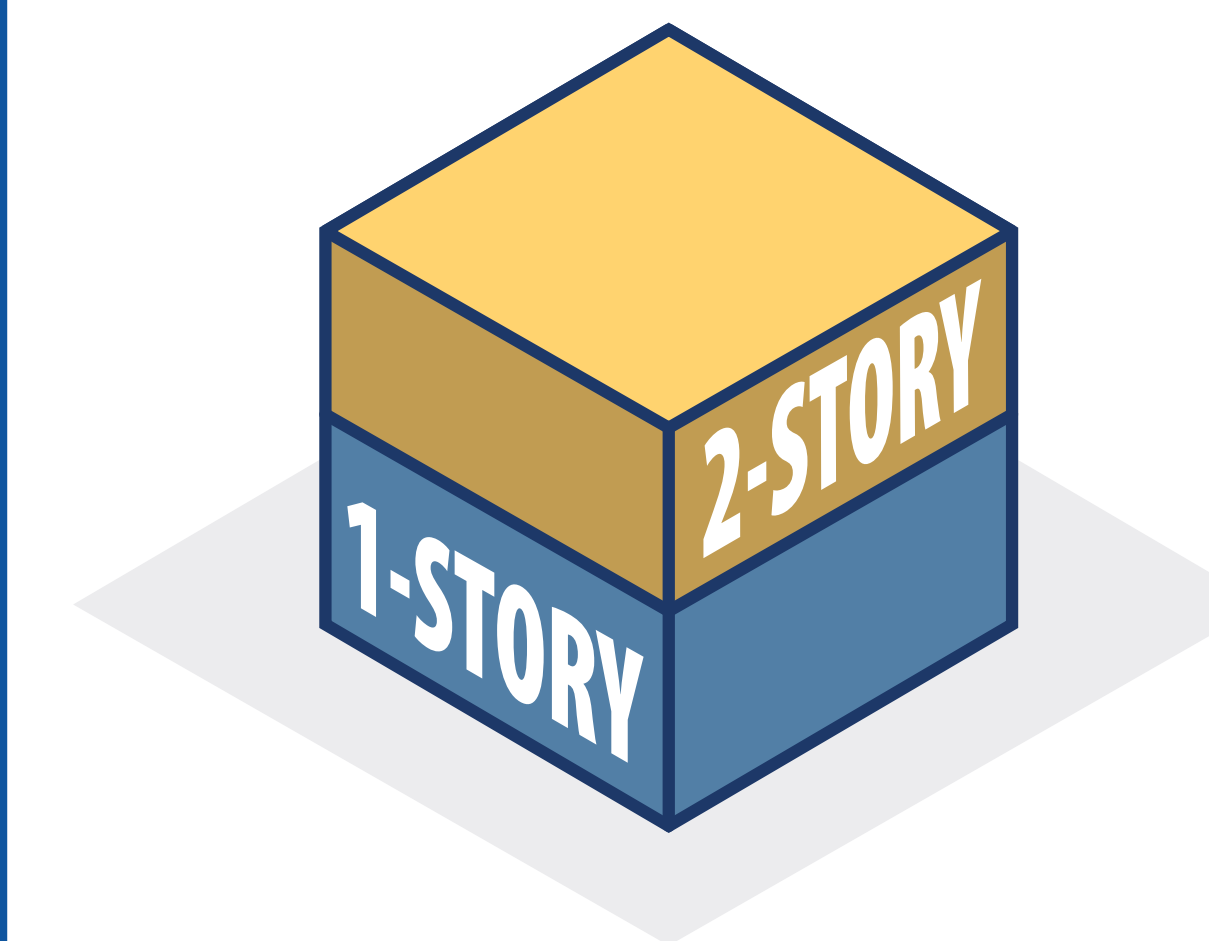
USE

- Allowed and prohibited uses
- Incentive to promote preferred uses
- Ground floor requirements



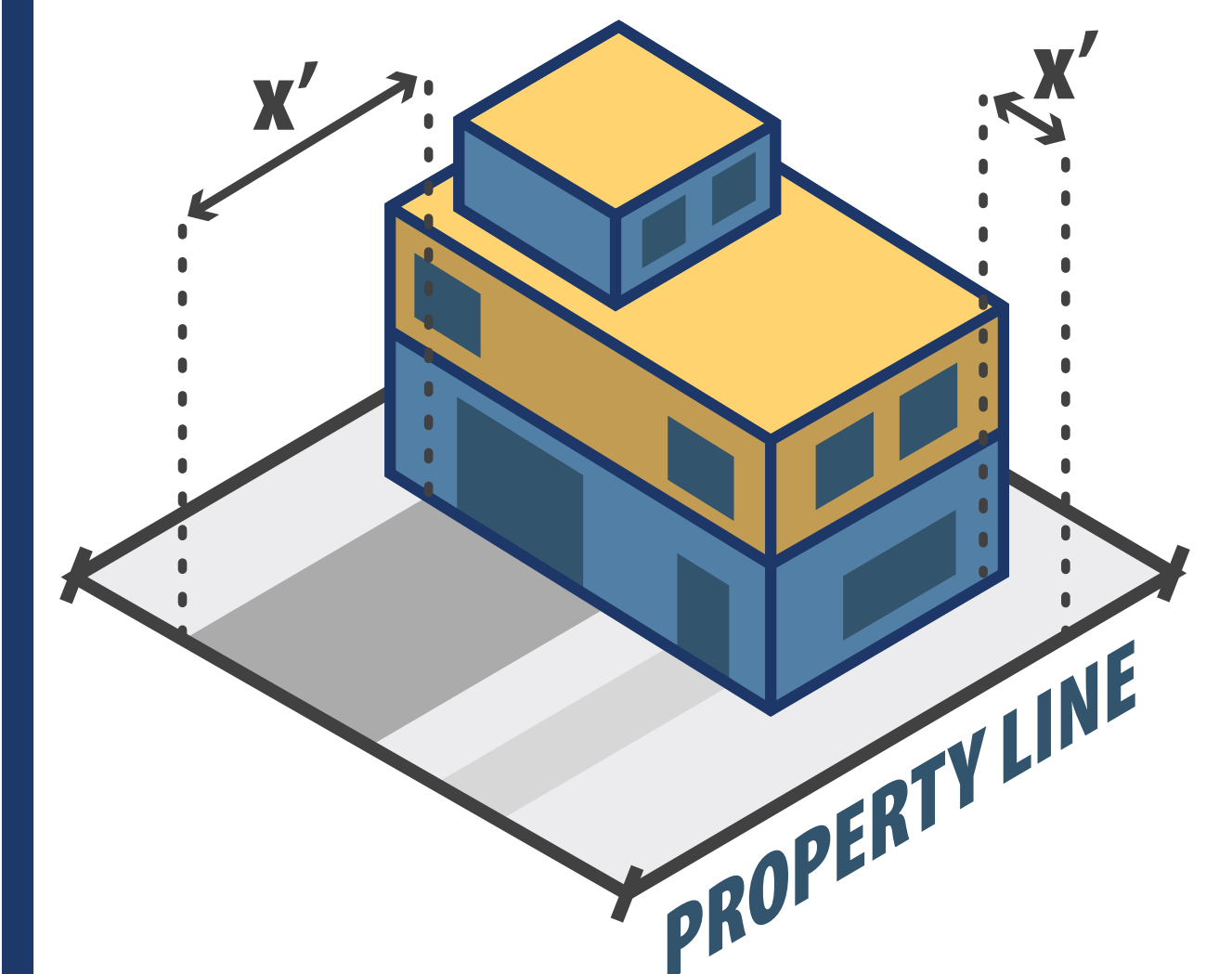
HEIGHT

- Number of stories/floors
- Maximum building heights
- Minimum ground floor heights
- Transitional height zone to neighborhoods



SHAPE

- Street and property line setbacks
- Building shape setbacks
- Open Space Requirements



ZONING CAN...

- ✓ Protect Neighborhood Character
- ✓ Encourage Thoughtful Growth
- ✓ Incentivize Compatible Uses
- ✓ Encourage Housing Affordability
- ✓ Provide a Predictable Future

ZONING CAN'T...

- ✗ Address All Community Needs
- ✗ Determine the Kind of Development
- ✗ Eliminate Traffic Congestion
- ✗ Prevent All Changes
- ✗ Dictate Your Personal Property Use