

Zoning Basics

September, 18 2013

A decorative graphic consisting of several horizontal lines of varying lengths and colors (dark red, light red, and white) extending from the right side of the slide.

Zoning Ordinance

- A zoning ordinance divides a community into districts, or zones, and regulates land use activity in each district, specifying the permitted uses of land and buildings, the intensity or density of such uses, and the bulk (size) of buildings on the land. *

*The Practice of Local Government Planning, 2008.

Zoning History

- 1916
 - 1st zoning code adopted by New York City
- 1923
 - State of Iowa adopts zoning for Cities
- 1955
 - State of Iowa adopts zoning for Counties

Entities Involved in Zoning

- **State Legislature**
 - Local governments have the authority to undertake zoning only as permitted or required by their own state.
- **Local Governing Body**
 - **City Council.** Have the most power and responsibility for zoning, but may delegate non-legislative functions to administrative boards.

Entities Involved in Zoning

- **Planning Commission**
 - Appointed by the Governing Body. Reviews changes to zoning ordinances and maps, site plans, conditional uses and makes a recommendation to the Governing Body.
- **Board of Adjustment**
 - The purpose of the board of adjustment is to alleviate cases of hardship that are created by a literal enforcement of the law and to provide a method for citizens to be heard when they disagree with the interpretation and application of zoning.

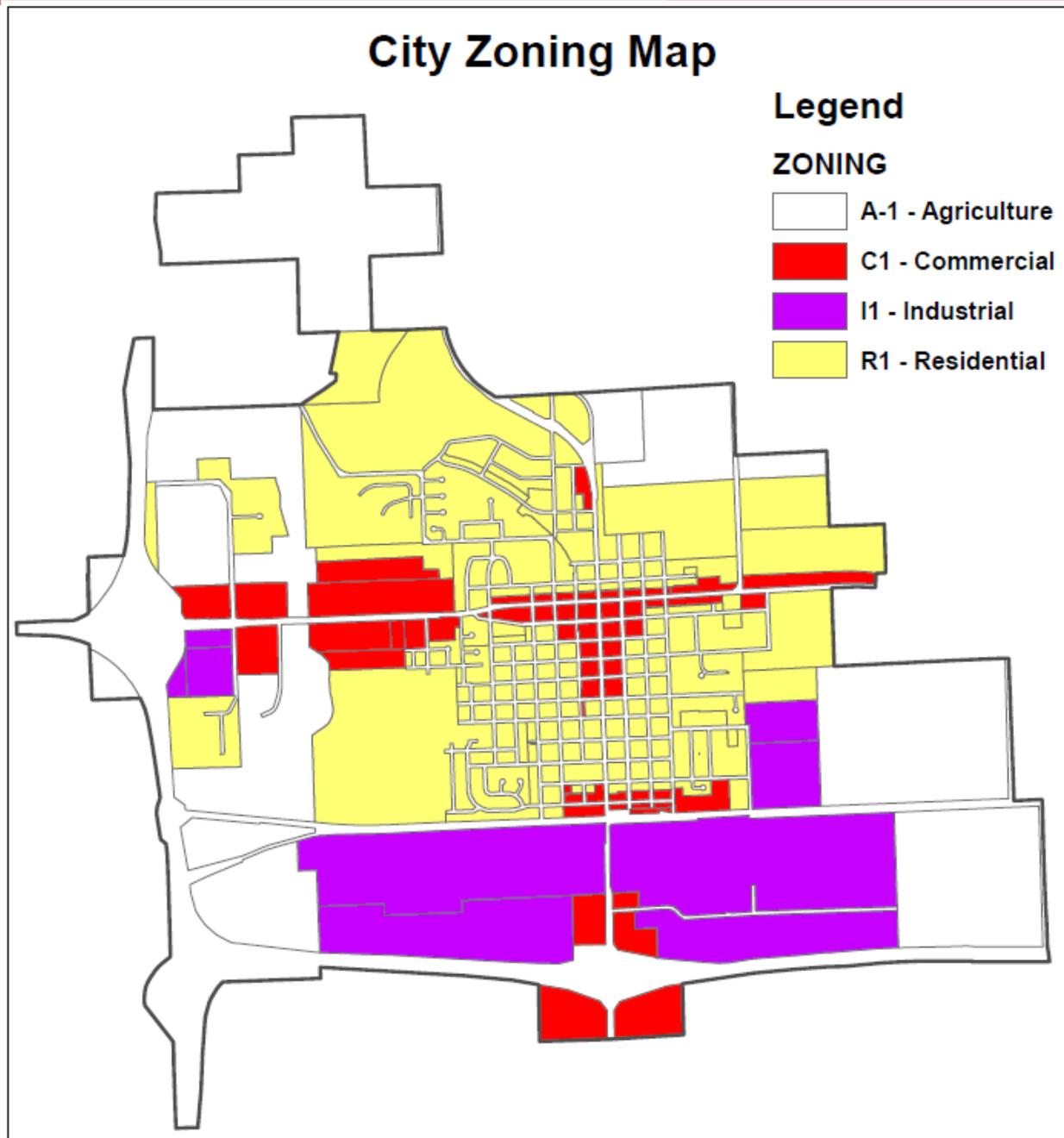
Entities Involved in Zoning

- Zoning Administrator and Staff
 - Support the Governing Body, the Planning Commission, and the Board of Adjustment. Prepare reports on proposed zoning actions, draft amendments to the zoning ordinance, enforce the zoning ordinance, and provide information and application to the public.

Parts of a Typical Zoning Ordinance

- Map
- Text

Map



Residential District - R-1

Permitted Uses

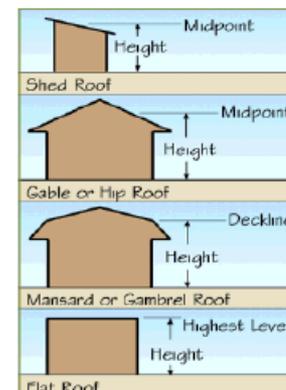
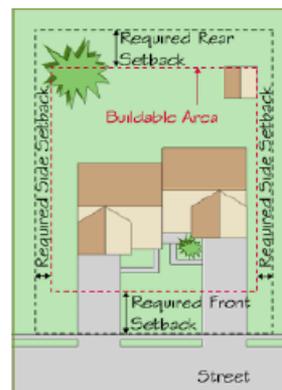
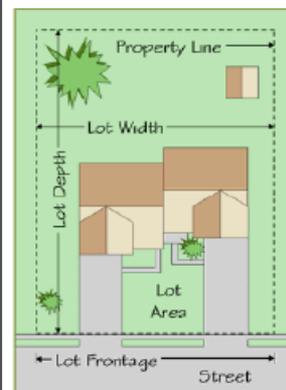
Single-family detached dwelling
 Two-family dwelling
 Place of religious assembly
 School

Conditional Uses

Bed and breakfast
 Child care center
 Funeral home

Bulk Regulations

Residential R-1	Min Lot Area (sq ft)	Min Lot Frontage (ft)	Max Lot Coverage (% area)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Max Height (feet)
<i>Permitted Uses</i>							
Place of Religious Assembly, School	20,000	100	40	20	20	20	75
Single family dwelling	5,000	50	40	20	6	20	30
Two-family dwelling	6,000	50	40	20	6	20	30
<i>Conditional Uses</i>							
Bed and breakfast	5,000	50	40	20	6	20	30
Child care center	5000	50	40	20	6	20	30
Funeral home	20,000	100	40	20	6	20	30



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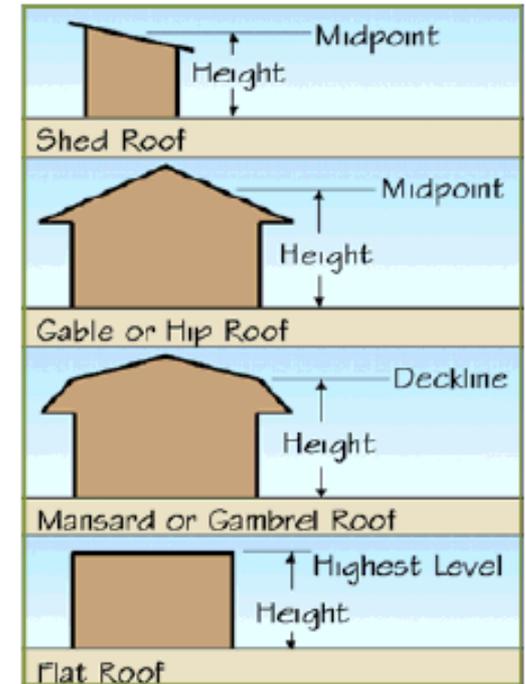
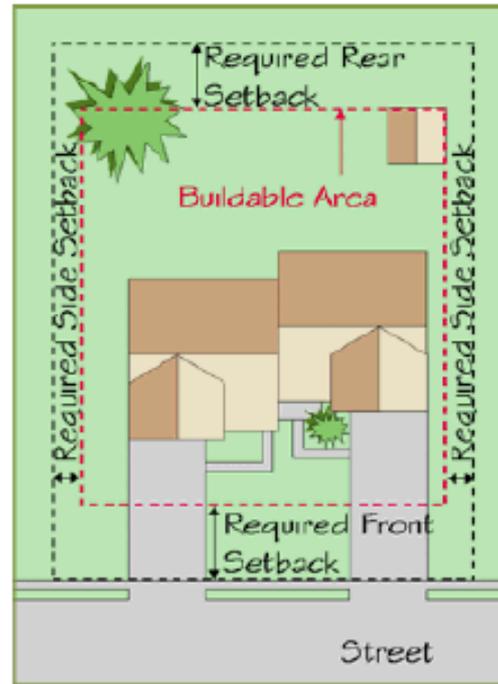
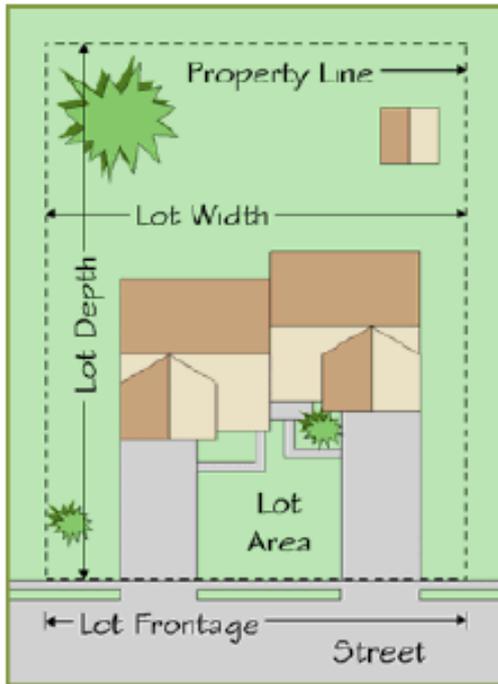
- Permitted uses are allowed by right. If the use meets the standards of the ordinance approval is automatic.
- Conditional uses may cause additional impacts. Require special approval.

- Development standards are the physical requirements for development within the district.

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- Illustrations may be used to better explain the development standards.



Types of Zoning

Use-Based Zoning	Performance-Based Zoning	Form-Based Zoning
Origin: Industrial Movement, 1900s	Origin: Environmental Movement, 1960s	Origin: New Urbanist Movement, 1990's
Use-based	Impact-based	Design and intensity-based
Segregated districts	No districting	Neighborhoods and corridors
Emphasis on individual uses of property, rigid use, lot, and building requirements	Emphasis on the quantitative output of uses	Emphasis on building context and compatibility, regardless of use.
Uniformity	Diversity	Diversity
Limited ability to affect change; variances; conditional uses	Limited ability to affect change; variances ; conditional uses	Ability to adapt and preserve; use flexibility

Discussion