

## **ZONING**

Regulations that define appropriate land uses, minimum lot sizes, and acceptable building height and setback.

### **ZONING PROCESS**

- Data Gathering
- Public Notification (Public Notification means that neighbors and other interested parties must be advised that an application for development has been lodged and that they have the opportunity to comment on the application. Public Notification is an important part of the Planning system as it gives the public an opportunity to influence outcomes on development that may impact them or the community and environment more generally.)
- Commission Review (Review by the group of people, responsible people or stakeholders.)
- Commission Vote (Vote by the group of people)
- Public Comment (Public Comment is an opportunity for all stakeholders to provide input and feedback on the documents/plans)
- Review for Compatibility with Plan

Zoning regulate the overall structure of settlements.

“Zoning are generally a set of permissive rules about the use of land and plot ratios (controlling bulk heights and coverages of structures) with each zone.”

### **LAND USE**

- Exploitation of land for agricultural, industrial, residential, recreational, or other purposes.
- Land use is the human use of land.
- Land use is the function of land.

### **Steps in Land-Use Element (Plan) Preparation**

1. Complete land use survey and other supporting analysis
2. Establish proposed locational goals, policies, and guidelines
3. Account for state and federal land use goals, policies, and guidelines

4. Establish guideline densities and intensities
5. Project land uses by category
6. Identify on a map factors influencing or limiting develop ability.
7. Develop alternatives; allocate future land uses on map; account for constraints
8. Evaluate alternatives
9. Select optimal alternative