SEPTEMBER 19TH 2017
Meeting No. 4

An Introduction to Zoning
Creating a Future Land Use Map
The Future Land Use Map Exercise
The Future Land Use Plan
AN INTRODUCTION TO ZONING
All land is divided into pieces, with each piece owned by a particular party. These pieces are called **Parcels.**
A Zoning Map is one in which each parcel is assigned a color. Each color on the Zoning Map represents one of the zoning categories that is described in the County’s Zoning Ordinance.
AN INTRODUCTION TO ZONING

A **Zoning Ordinance** is a written description about each of the zoning categories on the Zoning Map. The Zoning Ordinance describes what kind of uses can be performed on the property (residential, commercial, etc.) and how much of the property can be utilized (density, setbacks, etc.).

![Zoning Map](image-url)
There are 72 different zoning classifications. That’s a lot to keep straight, even for a planner.
LAND USE CATEGORIES

For our present discussion and exercise, I simplified the zoning categories to eight general Land Use Categories: Single-family Residential, Multi-family Residential, Commercial, Office, Mixed-Use, Service, Industrial, and Recreational.
Land Use Categories

Single-family Residential: this is one house in which one family lives.
**Multi-family Residential**: this could include multiple homes on one parcel, or multiple families in one unit.
**COMMERCIAL**: this zoning category includes any kind of typical business (retail, entertainment, dining, etc.).
Office: these parcels traditionally provide high skill services (such as an office for doctors, attorneys, accountants, architects, etc.), but no goods are produced.
**Service**: this zoning category provides space for service commercial facilities. It’s commonly used to permit heavy equipment and outdoor storage (such as with a vehicle terminal or an auto repair shop).
**LAND USE CATEGORIES**

**Industrial**: this category is usually used for manufacturing plants and storage facilities.
**Land Use Categories**

**Mixed-Use**: this is any blend of the other zoning categories, but is most often residential plus one other use (commercial being the most common).
**Land Use Categories**

**Recreational:** this land use category doesn’t actually represent a particular zoning classification, but it’s still something that we want you to consider when you work on the exercise. Recreation can represent anything from walking trails and benches to playgrounds, open spaces, and sports fields or courts.
CURRENT ZONING
BASIC LAND USE CATEGORIES
SO, WHAT'S YOUR PLAN?
THE FUTURE LAND USE PLAN

CITY VIEW