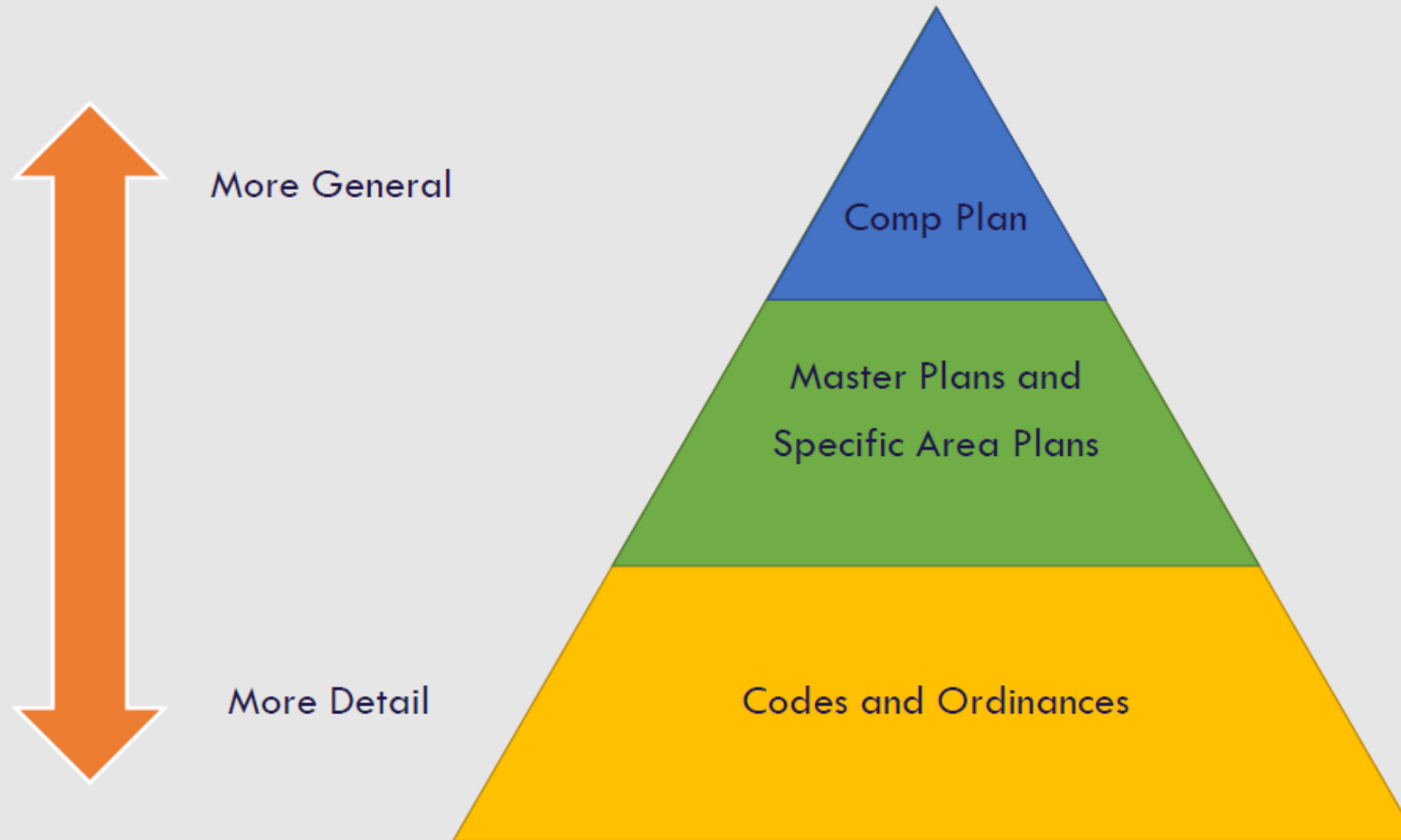




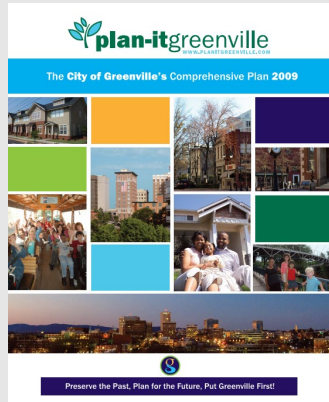
ZONING 101

The Basics

Planning Pyramid

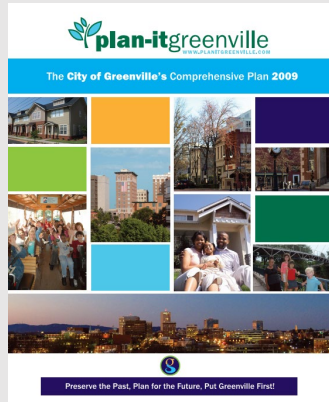
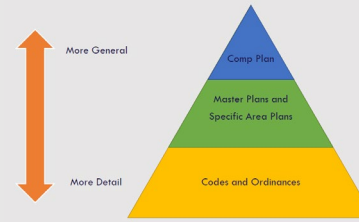


ZONING TOOLS

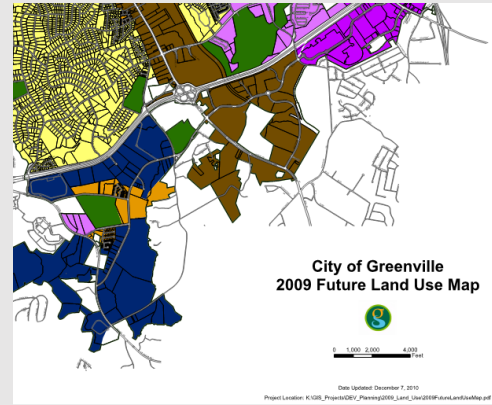


Comprehensive Plan

ZONING TOOLS

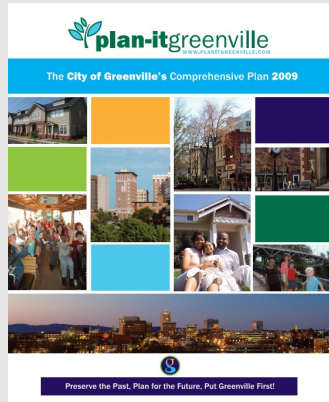
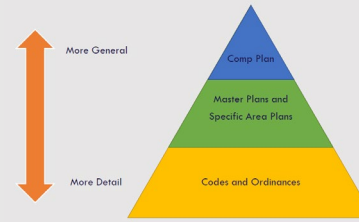


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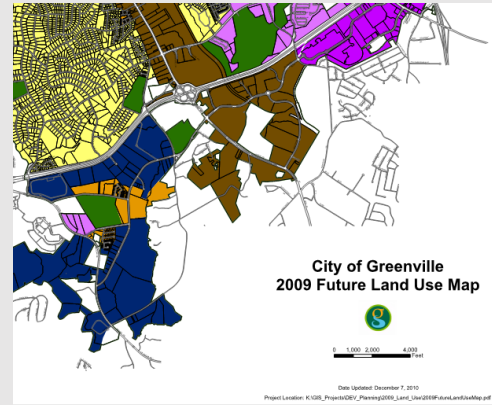


Future Land Use Map (FLUM)

ZONING TOOLS



Comprehensive Plan

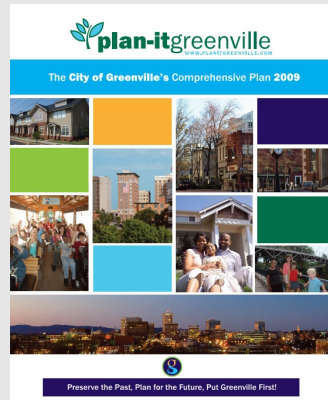
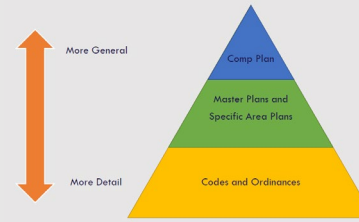


Future Land Use Map (FLUM)

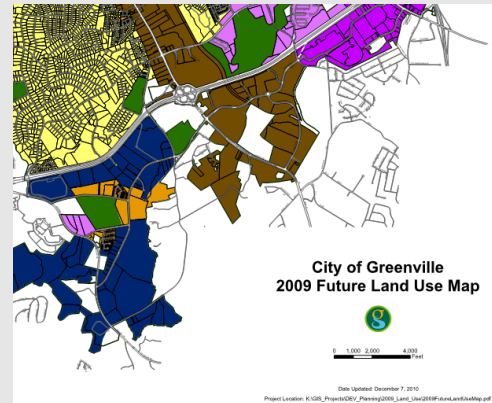


Master Plans

ZONING TOOLS



Comprehensive Plan



Future Land Use Map (FLUM)

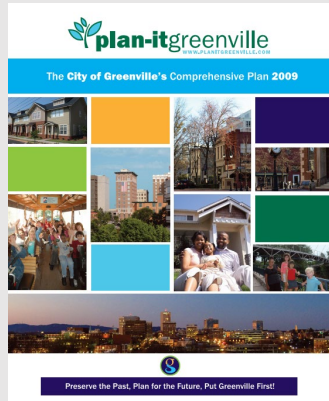
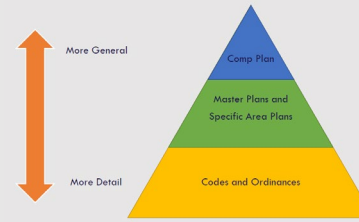


Master Plans

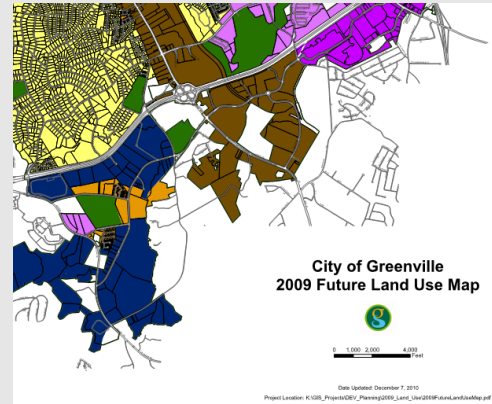


Strategic Plans

ZONING TOOLS



Comprehensive Plan



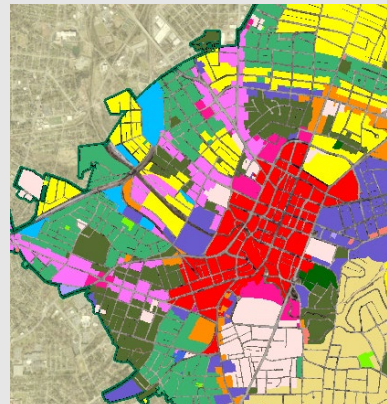
Future Land Use Map (FLUM)



Master Plans



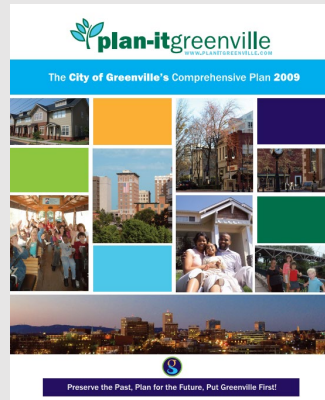
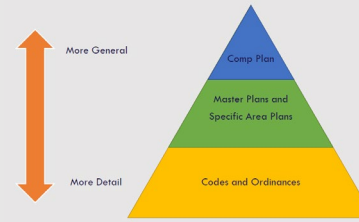
Strategic Plans



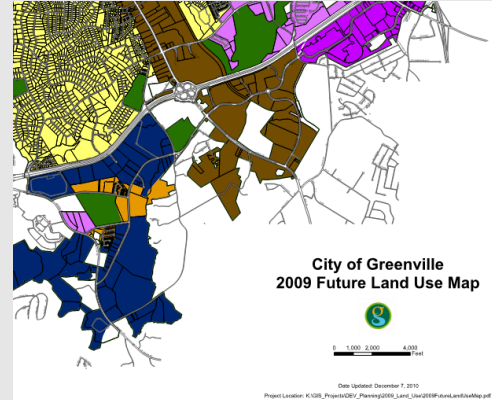
Zoning Map

Planning & Development

ZONING TOOLS



Comprehensive Plan



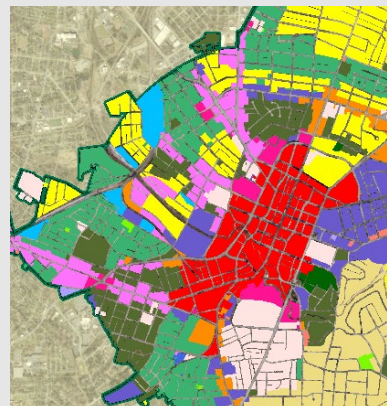
Future Land Use Map (FLUM)



Master Plans

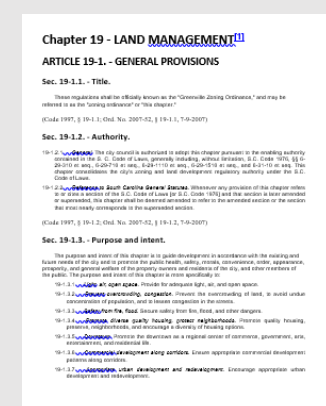


Strategic Plans



Zoning Map

Planning & Development



Zoning Ordinance

Common Zoning Elements - Districts

Residential Districts

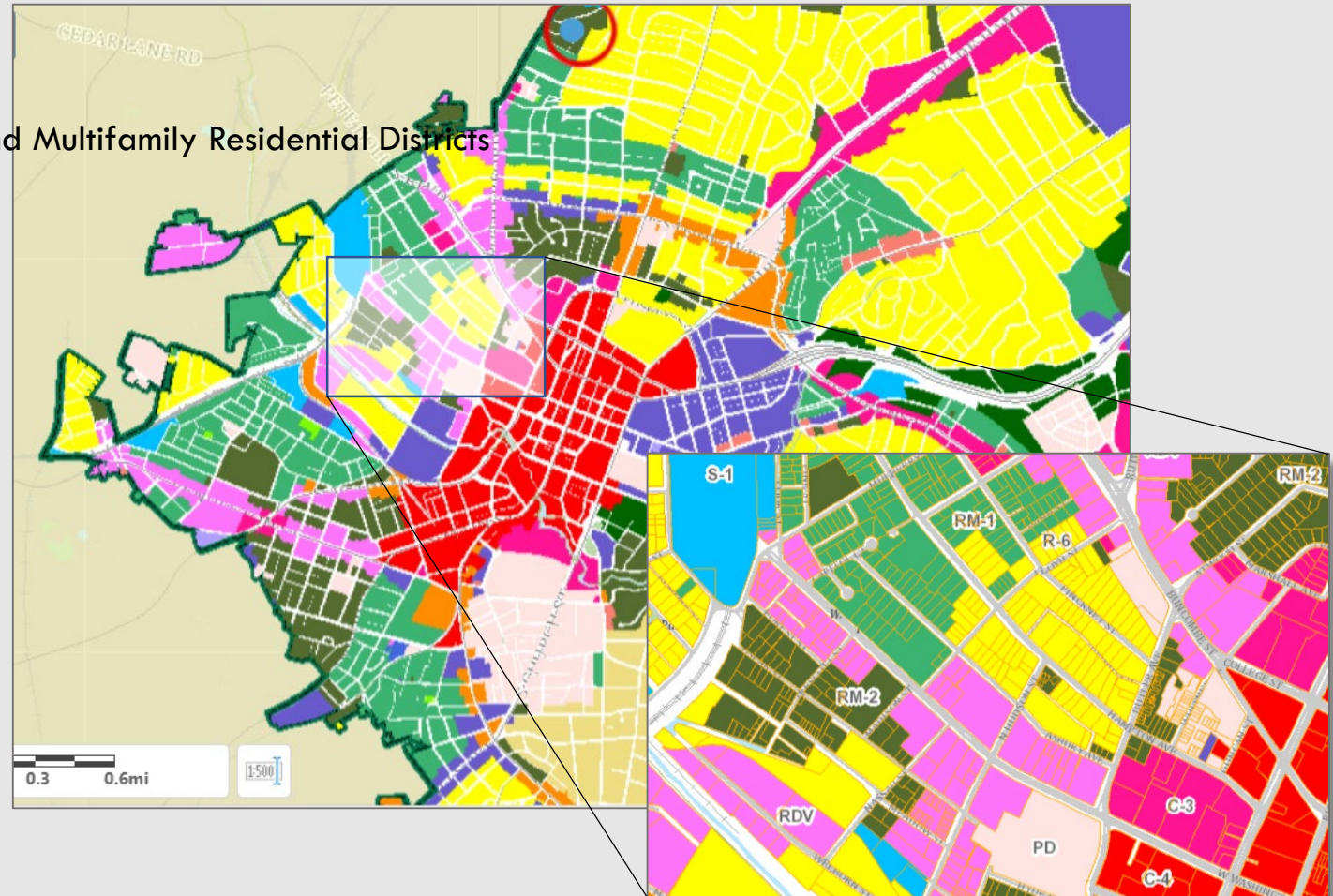
- **R-6, R-9** Single-Family Residential District
- **RM-1, RM-1.5, RM-2, RM-3** Single-Family and Multifamily Residential Districts

Commercial and Industrial Districts

- **OD** Office and Institutional District
- **C-1** Neighborhood Commercial District
- **C-2** Local Commercial District
- **C-3** Regional Commercial District
- **C-4** Central Business District
- **S-1** Service District
- **I-1** Industrial District
- **RDV** Redevelopment District

Special Districts

- **PD** Planned Development District
- **FRD** Flexible Review District
- **UP** Unity Park Neighborhood Code



Common Zoning Elements

- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses

Table 19-4.1-2: Table of Uses																
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use																
Use Category	Use Type	Residential						Nonresidential						Additional Regulation s		
		R 6	R 9	R M 1	R M 1.5	RM 2	RM 3	O D	C 1	C 2	C 3	C 4	S 1		I 1	RD V
RESIDENTIAL USES																
Household living	Manufactured home subdivision					S										19-4.3.1(A)(1)
	Manufactured home					P										19-4.3.1(A)(1)
	Multiple-family dwelling ¹			P	P	P	P	P	P	P	P	P	P	P		19-6.8
	High-rise multiple-family dwelling ¹						P	P		P	P	P	P			19-4.3.1(A)(2)
	Single-family dwelling, attached ¹			P	P	P	P	P	P	P	P	P	P	P		19-6.8
	Single-family dwelling, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19-6.9
	Duplex dwelling			P	P	P	P	P	P	P	P	P	P	P	P	19-6.9
	Cottage subdivision ¹	P	P	P	P	P	P	P	P	P	P		P	P		19-4.3.1(A)(4)
	Upper-story dwelling							P	P	P	P	P	P	P		
Group living	Boardinghouse					S	S	S		S	S					19-4.3.1(B)

Common Zoning Elements

- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses
- Dimensional standards: height, setbacks, density

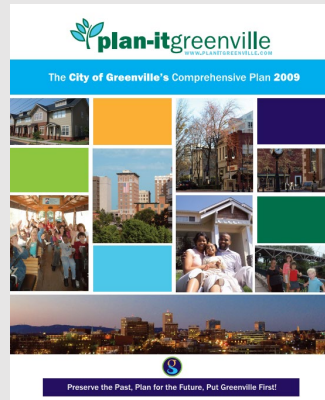
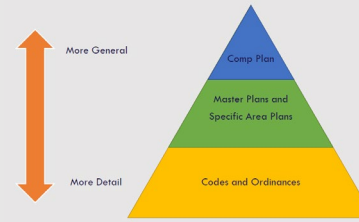
Table 19-5.1-1: Table of Dimensional Standards							
District or Use	Lots			Setbacks Minimum (feet)			Height Maximum (feet) ⁸
	Max. Density and Min. Lot Area (sq. ft.)	Min. Width (feet)	Max. Coverage (percent) ¹¹	Front ¹	Side	Rear	
RESIDENTIAL DISTRICTS							
R-6	6,000	40	40	20	5	15	35
R-9	9,000	60					
RM-1	10 units/acre	40 for single-family detached; None for all other	40	20	5 for single-family detached and duplex; 15 for other uses	15	40 ^{2, 12}
RM-1.5	15 units/acre						
RM-2 and RM-3	20 units/acre						
High-rise apartments in RM-3 and OD	1 acre	150	25 ³	25	25	25	None ⁴
Nonresidential uses in all residential districts	None	None	40	25	15	15	40 ^{2, 12}
Accessory structures			50% of principal structure	NP	5	5	20 ⁹
NONRESIDENTIAL DISTRICTS							
OD	See ¹⁰ below	None	50	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-1	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-2	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-3	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	10	40 ^{2, 12}
C-4	None	None	100	0	0	0	None ^{7, 12}

Common Zoning Elements

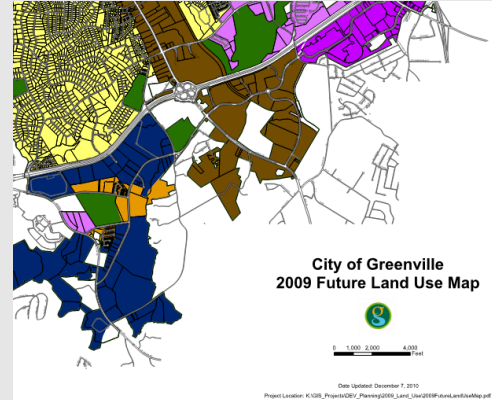
- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses
- Dimensional standards: height, setbacks, density
- Parking requirements
- Lot layout and building orientation
- Landscaping requirements
- Architectural and design requirements
- Sign regulations
- Open space
- Use-specific standards

Table 19-6.1-1: Off-street Parking Requirements Schedule A			
Use Category	Use Type	Minimum Spaces Required	Maximum Spaces Allowed
		Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated	
RESIDENTIAL USES			
	Multiple-family dwelling	1.5 per dwelling unit	See Schedule B
	Household living uses specifically for elderly or handicapped residents	0.5 per dwelling unit	See Schedule B
	Cottage subdivision	1 plus 0.25 per dwelling unit	2 per dwelling unit, not including guest parking
	All other household living uses	2 per dwelling unit	See Schedule B
Group living	Boarding house	2 plus 1 for each bedroom rented	See Schedule B
	All other group living uses	1 per each 2 beds	1 per each bed
PUBLIC AND INSTITUTIONAL USES			
Community service	Library, museum	1 per 1,000 square feet	See Schedule B
	All other community service uses	1 per 500 square feet	1 per 250 square feet
Day care	Day care center (13+ people)	1 per 375 square feet	1 per 250 square feet
	Group day care home (7 to 12 people)	2 plus requirement for principal use	See Schedule B
	Preschool	1 per 375 square feet	1 per 250 square feet

ZONING TOOLS



Comprehensive Plan



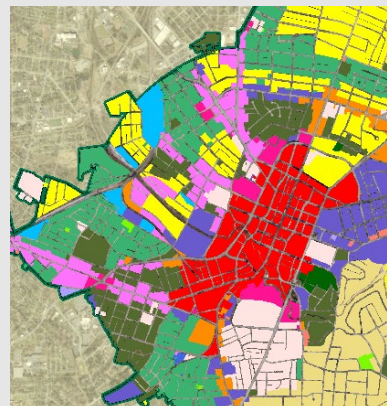
Future Land Use Map (FLUM)



Master Plans

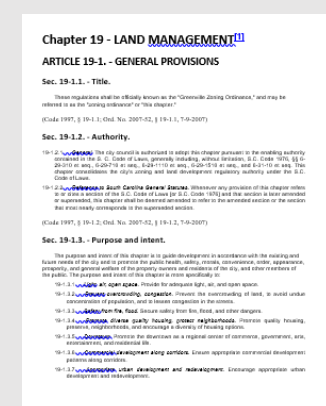


Strategic Plans



Zoning Map

Planning & Development



Zoning Ordinance



Discussion