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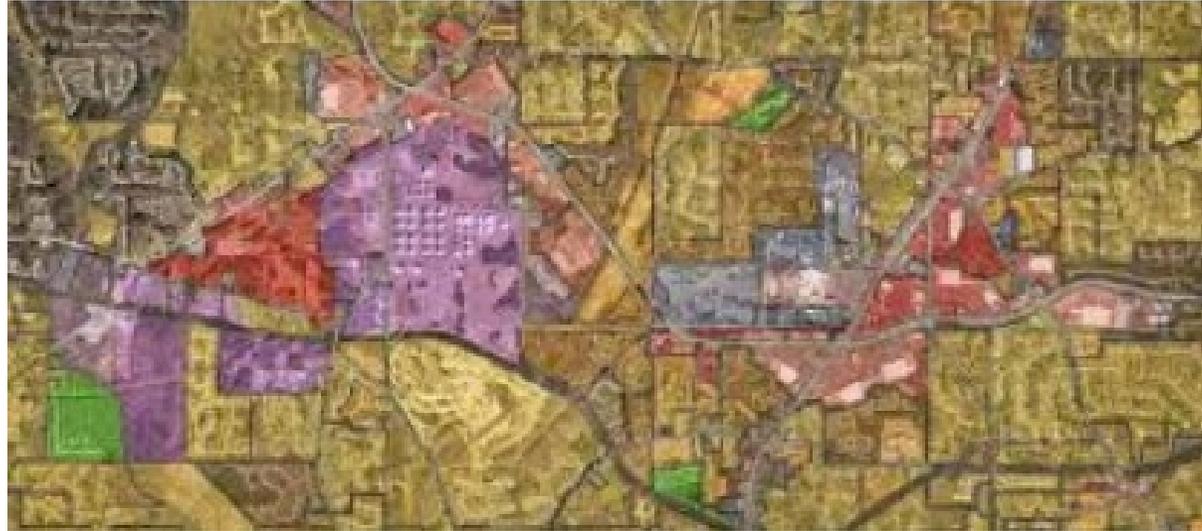
The Basics of Zoning

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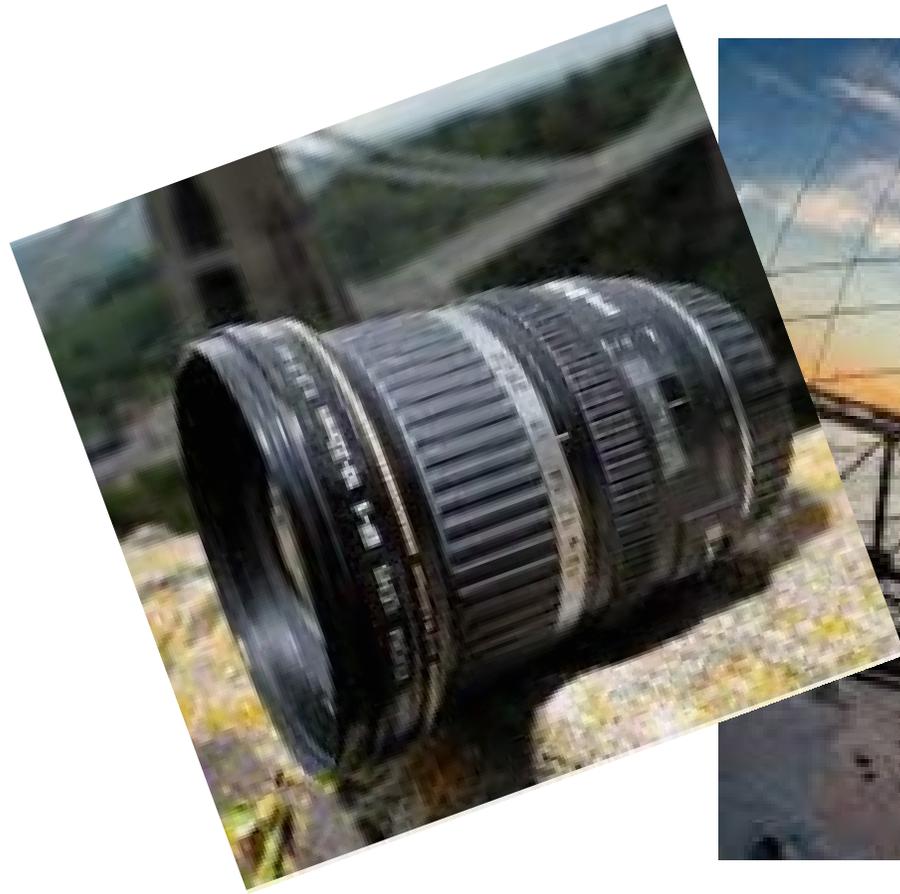
PROMOTING EXCELLENCE IN GOVERNMENT

Basic Basics



1. What are your biggest zoning frustrations?
2. What does your zoning code do well?
3. What does your zoning code not do well?

Basics with a Wide Lens



Land Use Planning & Zoning

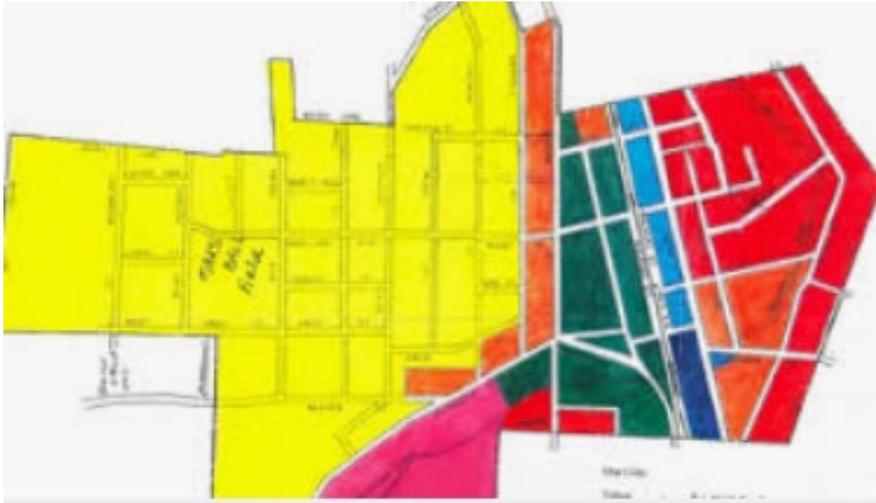
The rational and judicious approach of allocating available land resources to different land using activities, (e.g. agricultural, residential, industrial) and for different functions consistent with the overall development vision/goal of a locality.

Land Use Planning & Zoning

The detailed process of determining the location and area of land required for the implementation of social and economic development policies, plans, programs, and projects.



Land Use Planning & Zoning



Based on consideration of physical planning standards, vision, goals and objectives, analysis of actual and potential physical conditions of land and development constraints and opportunities.

Objectives of Land Use Planning

- To promote the efficient utilization, acquisition and disposition of land as a limited resources
- Make sure there is enough for future generations to use and enjoy while addressing the needs of the present times
- To influence, direct, and harmonize decisions and activities of the public and private sectors affecting the use, management, and disposition of lands
- Reconcile land use conflicts between and among individuals and government agencies relating to present needs and anticipated demands for land

Objectives of Land Use Planning

- Promote desirable and efficient patterns of land uses and prevent premature and wasteful development and minimize the cost of public facilities, services and infrastructure
- Protect and preserve valuable agricultural areas consistent with the need to promote industrialization
- Maintain ecological balance through control of development in critical areas such as flood plains and watershed areas
- Integrate programs and projects on land resources development among land development agencies

Objectives of Land Use Planning

- Conserve areas of ecological, aesthetic ,and historical values and maintain and protect natural open areas and areas of significant views
- Identification of sites suitable for housing
- Promote and implement a shelter plan
- Promote an efficient circulation system

Objectives of Zoning

- Main tool to achieve goal of comprehensive plan.
- Opportunities for designing the future growth & development of town.
- Affords proper coordination of various public amenities, such as transportation facilities, water supply, drainage, power, etc.
- Effective instrument in case of any review or modification in order to make community vision more effective & successful.

What Does Zoning Regulate?

- Use: Activities permitted within zone
- Bulk: envelope in which building must fit—specified through setbacks, building coverage, building heights, floor area ratio (ratio of building to lot square footage)
- Performance/impact: performance standards, or impacts a building is allowed to produce; biggest example is parking space.

Basics of Process

- Comprehensive planning
 - Vision, goals, policies
- Public engagement
 - Education, input, public hearings
- Procedures for calling and conducting of hearings
- Meeting management
- Decision-making
 - Legislative, administrative
- Considerations

Pros of Zoning

- Can allow potential nuisance uses to be located away from neighborhoods or other sensitive areas.
- Can protect and enhance property values.
- Can help to implement the community goals and objectives of a comprehensive plan.
- Can conserve existing neighborhoods.
- Can prevent the mixing of *incompatible* land uses.

Pros of Zoning

- Can provide for better lot arrangement and regulate lot size.
- Can protect recreational areas and open space.
- Can conserve environmentally sensitive areas.
- Can insure the availability of an adequate number of parking spaces.
- Can guarantee adequate light, air, and privacy to new houses.
- Can provide certainty to investors and the public.
- Gives the community some control over its land uses, appearance, and quality of life into the future.

Cons of Zoning

- Can discourage some development in some locations.
- Can increase the cost of building new structures.
- Can work against historic mixed-use neighborhoods in older communities.
- To a certain extent, zoning limits the development potential of previously existing land uses and structures that do not conform with the zoning's standards.

Cons of Zoning

- Properly enforcing a zoning ordinance involves a long-term commitment to a certain level of community spending.
- All individual property owners lose some rights in order for the community as a whole to be better served.
- Development costs can increase by complicating processes and mandating structure types in different areas.
- Zoning may decrease the value of or slow development in previously existing locations as they navigate more regulations and have fewer permissions for change.

Cons of Zoning

- Can contribute to gentrification if the regulations are such that they raise construction prices and, by necessity, the resulting sale prices, and property taxes.
- Residents in areas with pre-existing zoning ordinances may be less inclined to push for change or new development in the area.
- Produces mono-use, auto-centric areas.
- Zoning is a rigid and blunt instrument.

Impacts of Zoning

- Is the housing market producing enough additional housing to meet increased demand, as driven by population and job growth?
- Is new housing being built in the locations with highest demand (i.e., the neighborhoods where people most want to live)?
- Does the market provide a diverse range of housing choices that match household budgets, size, and other characteristics?

Impacts of Zoning

- Overly restrictive or exclusionary zoning makes it difficult to have equal access to opportunities and amenities.
- Zoning that separates all land uses has negative impact on public health.
- Encourages undesirable growth patterns
- *Does your code do what it is intended to do? Have you considered the unintended consequences?*

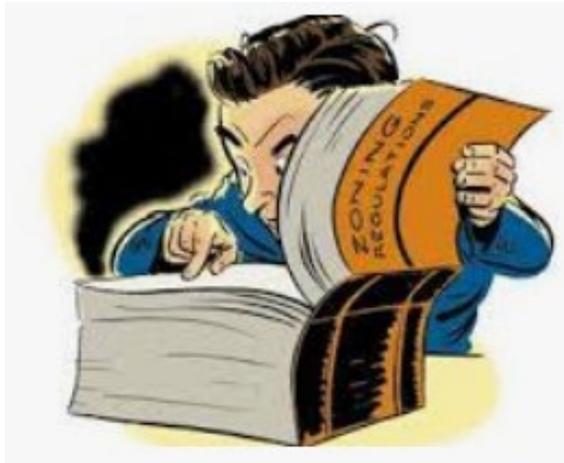
Considerations: American Planning Association

“Many local zoning codes are still based on an almost 100-year-old framework that prioritizes best practices from a previous generation. Practices like separating uses and encouraging more space for automobiles than people are still far too common.”



Considerations: Urban Institute

“Local governments are increasingly recognizing that restrictive zoning and outdated land-use regulations can suppress housing supply, drive up housing costs, and widen racial and economic disparities.”



Urban Institute

Solomon Greene, Jorge González-Hermoso

June 11, 2019

Basics to Consider

- Does your code allow for mixed-use zones?
- Have you reviewed parking requirements lately?
- Have you reviewed density requirements?
- What are your street standards?
- Does your code foster walkability?
- Does your plan (and subsequently your code) support preferred growth and development areas?
- Have you reviewed your code for negative impacts?

Basic Levels of Consideration

- Modest adjustments
- Major modifications
- Wholesale changes

How does your jurisdiction think about single-family housing & housing affordability?



Cities Start to Question an American Ideal: A House With a Yard on Every Lot

By EMILY BADGER and QUOCTRUNG BUI JUNE 18, 2019



Basics to Consider: Housing Affordability

- Density/compact development
- Reduced property line setbacks
- Lower parking requirements
- More commercial space
- More units in an area—apartments, multi-family townhouse
- Inclusionary zoning: incentivizing or requiring affordable units in market-rate developments



Basics to Consider: Housing Affordability

- Accessory dwelling units, duplexes, triplexes
- Elimination of single-family zones
- Minimum lot sizes
- Reduce # parking spaces per unit to one with option to rent/buy additional spaces as needed
- Sell/rent spaces under separate contract with additional costs
- Reduce rent for tenants who opt out of using parking spaces

Basics to Consider: Housing Affordability

- Building height caps
- Minimum lot sizes
- Let owners rent spaces from condo association
- Separate parking costs and housing costs
- Adopt maximum parking limits



Basics to Consider: Housing Affordability

- Build bigger: lifting height, density restrictions
- Build smaller: build on smaller parcels
- Cut the red tape: streamlining review/approval for infill housing, projects complying w/ comp plan, expediting review processes and waiving fees if project includes dedicated affordable housing
- Relaxing off-street parking requirements-increase building costs, inefficient use of space
- Housing variety

Basics of Zoning

- What should your jurisdiction consider about zoning?



Thank You!

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