

## **What is zoning?**

Divides municipalities into districts  
Regulates the use of land  
Regulates placement, spacing and size of buildings  
Goal is to avoid incompatible land uses

## **Who drafts zoning?**

Governing board  
Municipal attorney  
Appointed advisory group (planning board, citizens, or combination)  
Consultant  
Number of members is a local option

## **Zoning and comprehensive plan**

Zoning must be in accordance with a comprehensive plan.  
Comprehensive plan provides the factual and legal basis for land use regulations

## **What is a zoning ordinance?**

General provisions  
Definitions  
Zoning districts  
Accessory uses  
Lot sizes- adequate space for wells & septic  
Side and rear yard requirements  
Setback lines  
Zoning map  
Non-conformances  
Accessory buildings  
Special sections (for rural areas these could be previously approved lots in approved subdivisions, cluster subdivisions, preservation overlay zones, hamlet zoning allowing mixed uses, design standards, planned for pedestrians/recreation)  
Board of zoning appeals  
Enforcement and fines

## **Necessary features**

Statutory source of power  
Saving clause  
Uses not listed are prohibited  
Reference to official zoning map  
Regulation in addition to others, i.e. building codes  
Establishment of boundary lines  
Illustrations or diagrams