

SLIDE 22 - **Zoning, Land Use Restrictions, and Building Codes (Cover Page)**

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Types of Zones

One of the primary applications of zoning power is the separation of residential properties from commercial and industrial uses. Proper design of land use in this manner preserves the aesthetics and value of neighborhoods and promotes the success of commercial enterprises through intelligently located zones. Six common types of zone are:

- residential
- commercial
- industrial
- agricultural
- public
- planned unit development (PUD)

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Residential

Residential zoning restricts land use to private, non-commercial dwellings. Sub-zones in this category further stipulate the types of residences allowed, whether single-family, multi-unit complexes, condominiums, publicly subsidized housing, or other form of housing.

Residential zoning regulates:

Density - by limiting the number and size of dwelling units and lots in an area

Values and aesthetics - by limiting the type of residences allowed. Some areas adopt buffer zones to separate residential areas from commercial and industrial zones.

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Commercial

Commercial zoning regulates the location of office and retail land usage. Some commercial zones allow combinations of office and retail uses on a single site. Sub-zones in this category may limit the type of retail or office activity permitted, for example, a department store versus a strip center.

Commercial zoning regulates:

Intensity of usage, by limiting the area of store or office per site area. Intensity regulation is further achieved by minimum parking requirements, setbacks, and building height restrictions.

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Industrial

Industrial zoning regulates:

- intensity of usage
- type of industrial activity
- environmental consequences

A municipality may not allow some industrial zones, such as heavy industrial, at all. The industrial park is a relatively recent concept in industrial zoning.

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Agricultural

Agricultural zoning restricts land use to farming, ranching, and other agricultural enterprises.

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Public

Public zoning restricts land use to public services and recreation. Parks, post offices, government buildings, schools, and libraries are examples of uses allowed in a public zone.

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Special Use

Special Use Property that has unique usage requirements, such as a church or a museum, and is determined on a case by case basis

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Building Codes

Building codes allow the county and municipality to protect the public against the hazards of unregulated construction. Building codes establish standards for virtually every aspect of a construction project, including offsite improvements such as streets, curbs, gutters, drainage systems, and onsite improvements.

- Architectural and engineering standards
- Construction materials standards
- Building support systems such as life safety, electrical, mechanical, and utility

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Building Permits

Local governments enforce zoning ordinances by issuing building permits to those who want to improve, repair, or refurbish a property. To receive a permit, the project must comply with all relevant ordinances and codes. Further zoning enforcement is achieved through periodic inspections.

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Building Inspections & Certificate of Occupancy

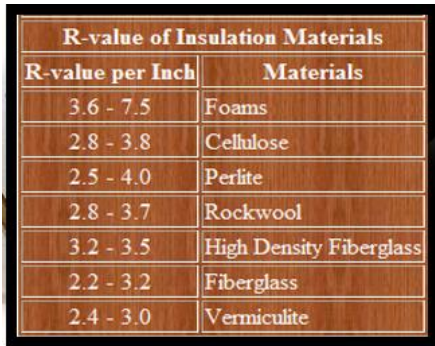
Building inspectors inspect a new development or improvement for code compliance. If the work complies, the municipality or county issues a certificate of occupancy which officially clears the property for occupation and use.

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R-Value

R-Value is a measurement of building insulation for temperature and moisture protection. The ability of an insulation material to resist the flow of heat is measured in R values. The higher the R value, the better the insulation. The insulation types vary and each type has a specific rating. The insulation types come in batts, rolls, foams, and loose fill products.

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R-value of Insulation Materials	
R-value per Inch	Materials
3.6 - 7.5	Foams
2.8 - 3.8	Cellulose
2.5 - 4.0	Perlite
2.8 - 3.7	Rockwool
3.2 - 3.5	High Density Fiberglass
2.2 - 3.2	Fiberglass
2.4 - 3.0	Vermiculite

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Health Ordinances

In addition to building codes, structures are also regulated by **health ordinances**. These regulations control whether the building is fit for humans, the maximum number of people that may safely live in the space, as well as other minimum living conditions