

# Zoning vs Development

## ZONING

### Applicable Code: Zoning

The Zoning Code establishes the regulations for the use of land as well as the bulk and area regulations for a lot. When a request is made for a rezoning, the Zoning Code is all that applies and are the only regulations to be reviewed as it pertains to that rezoning request.

Rezoning is typically the first step in a development project, if the existing zoning is not a good fit for the proposed development.

### Zoning Code Regulations

The Zoning Code regulates the following items:

- Land use
- Lot size
- Lot width
- Lot coverage
- Setbacks
- Height
- Parking
- Signs

## LAND DEVELOPMENT

### Applicable Code: Land Development

The Land Development Code establishes the regulations for how land is to be subdivided and developed to ensure coordination of streets, drainage, and public utility improvements. The Land Development Code is used to review large scale developments, lots splits, and plats.

It is not to be used to review a rezoning request. Development review occurs after a rezoning request has been approved.

### Land Development Code Regulations

The Land Development Code regulates the following items:

- Access management
- Architectural design standards
- Block standards
- Driveway standards
- Fence and walls
- Floodplain
- Grading and drainage
- Landscaping and screening
- Open space
- Outdoor lighting
- Retaining walls
- Sidewalks
- Streets
- Street lights
- Trails
- Trash receptacle and refuse areas
- Utilities

## Zoning Resources

- [Zoning Code, Art. 401 Zoning District Regulations](#)

## Land Development Resources

- [Development Code, Art. 1100 Design Standards](#)