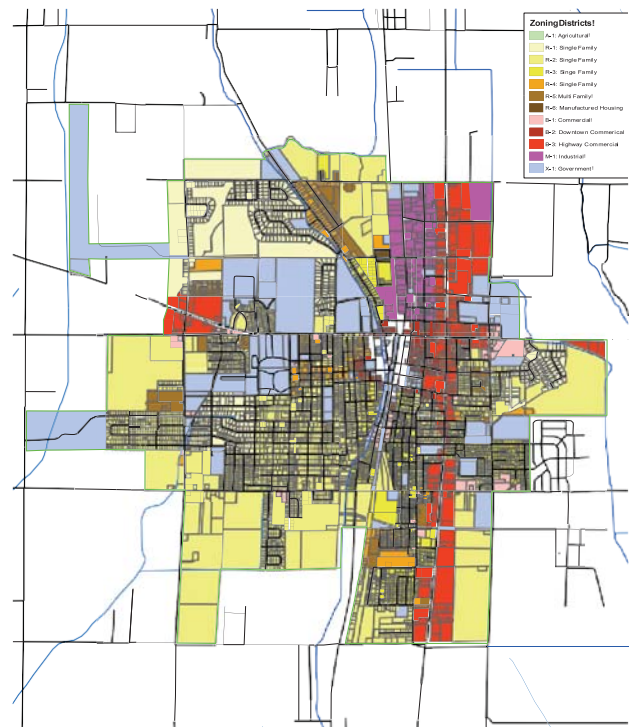


Development regulations direct the pattern of future growth by improving and protecting the use and improvement of public and private lands. Zoning ordinances and subdivision regulations are two of the most common policies for implementing a community's vision, as outlined in the comprehensive plan. Other regulations and ordinances can also further a community's goals, such as sign ordinances, landscape ordinances, architectural design ordinances, historic preservation ordinances, etc. These types of development regulations directly impact the future.

Zoning ordinances enhance your community by:

- Protecting property values
- Ensuring property is developed for the highest and best use
- Separating incompatible land uses
- Providing adequate areas for residential, commercial, and industrial development
- Avoiding undue concentrations of population
- Preventing overcrowding of land and buildings
- Minimizing congestion on traffic corridors

There is an important distinction between land use and zoning. Land use is the type (what) and density (how much) of development on a parcel of land, while zoning is a tool to designate the land use of a parcel. While land use designations are usually general and include residential, commercial, or industrial designations, zoning contains guidelines on what specific land uses are allowed, and its designations are narrower, such as R-1 Single-Family or NC-3 Neighborhood Commercial.



Communities develop **subdivision regulations** to:

- Ensure adequate services to developments, such as water, sewer, streets, and drainage
- Help maintain economic value and tax base
- Prevent the premature subdivision of land where infrastructure and need do not exist

The subdivision of land is not just a transaction between the buyer and seller – it impacts the whole community. Subdivision regulations are a tool to help balance private property rights with the public interest while **protecting the health, safety, and welfare of the community.**