



# **American Planning Association**

*Creating Great Communities for All*

# What is APA?

The American Planning Association (APA) elevates and unites a diverse planning profession as it helps communities, their leaders and residents anticipate and meet the needs of a changing world.

APA's Vision is to lead the way to equitable, thriving communities by creating unique insights, as well as innovative and practical approaches that enable the planning community to anticipate and successfully adapt to the needs of a rapidly changing world.

APA's 40,000+ members are planners, commissioners, public officials, educators, students, and engaged citizens who are committed to creating vital communities. Four in 10 APA members have obtained required education, professional experience and passed a rigorous exam to become certified by the American Institute of Certified Planners (AICP).

The Planning Officials Program provides fundamental onboarding and training materials for those who serve as appointed planning and zoning officials for their communities.

The program provides essential information, insights, and sound practices applicable to zoning entitlement for most every community. However, it is essential to know that each state has unique and specific requirements for planning and zoning.

Throughout the videos we use terms to describe these officials and their actions that differ from what is used in your state. Though the terms may differ, the lessons are universal.

There is no “one size fits all” training for planning officials, check local state codes or state enabling legislation for relevancy to your community.

If there are any questions about what is appropriate or legal in your community or state, please contact your local staff or municipal officials.

# Zoning & Ordinances



***Ann C. Bagley, FAICP***

*Principal, Bagley Associates*

*Dallas, Texas*

*Professional planner with over 35 years of experience with small and medium sized cities*

*Planning Official Development Officer for APA Texas*

*Member of APA Planning Officials Committee*



**APA**

American Planning Association  
Creating Great Communities for All

The purpose of zoning is to promote the public health, safety, morals, or general welfare and protecting and implementing tools of the Comprehensive Plan. Preserving places and areas of historical, cultural, or architectural importance and significance.

## **What is the Purpose of Zoning?**

# Zoning

- Division of a city/area into districts
- Land use regulations applied in each district
- Police power of cities to regulate for the good of the community.

*(Village of Euclid, OH v. Amber Realty Co.- 1926)*

- The Standard Zoning Enabling Act of 1926
- All property subject to police power

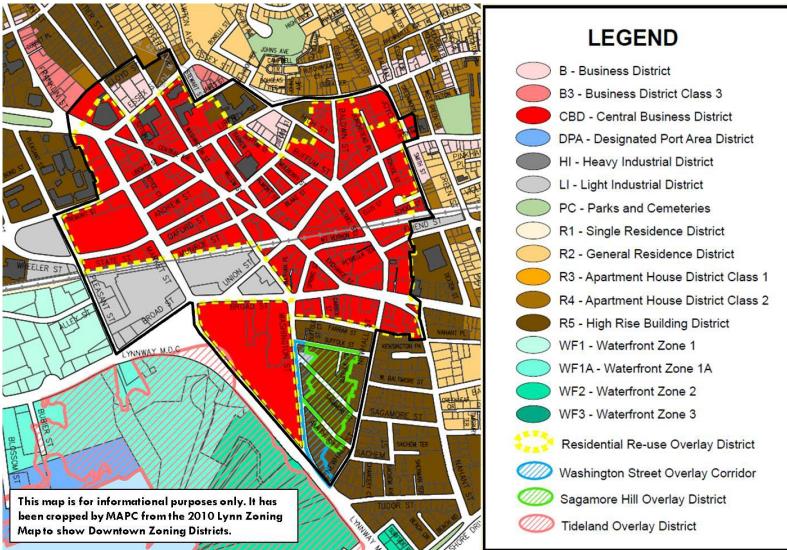


# Zoning Puts Police Powers into Practice

- Lessen congestion
- Safety
- General welfare
- Provide adequate light and air
- Prevent overcrowding
- Avoid concentration of population
  - *Facilitate adequate provision of transportation, water, sewers, schools, parks, and other public requirements*



# Parts of the Zoning Ordinance



- **TEXT** - regulations & requirements for each district
- **MAP** - where the districts are

# What Zoning Can Regulate

- The usage and size of buildings and other structures
- The percentage of a lot that may be occupied
- The size of open spaces
- Density
- The location and use of buildings and land
  - Residential
  - Business
  - Industrial
  - Other purposes



*Cities may divide a municipality into districts.  
Regulations should be consistent across districts.*

# Commission's Role in Zoning

*The Commission makes the recommendation*

*The City Council makes final approval*

Considerations for evaluating the proposed zoning:

- Effects on the area, traffic, environment, utilities, schools, etc.
- Must allow owner reasonable use of their property



# Zoning Process

Before the Commission Meeting:

- Pre-application meeting with staff
- Filing of the application
- Staff analysis for conformance with the zoning ordinance
- Public notices of meeting
  - Newspaper
  - Online
  - City Hall



# Zoning Process Continued

## Commission holds public hearing

- Presentations from staff, applicants, supporters, and opposition
- Motion followed by discussion/deliberation
- Vote to recommend approval or denial



## Recommendation goes to the City Council for final approval

- Notice of City Council hearing
- City Council hearing
- Vote on the adoption



**American Planning Association**

*Creating Great Communities for All*