

## Planning and Zoning Terms

**Comprehensive Plan:** A plan for development of an area which recognizes the physical, economic, social, political, aesthetic, and related factors of the community involved.

**Zoning:** Zoning regulations establish, in advance of applications for development, groups of permitted uses that vary from district to district. They also control the placement, height, bulk, and coverage of structures.

**Zoning District:** A section of a city designated in the zoning ordinance text and delineated on the zoning map, in which requirements for the use of land and building and development standards are prescribed.

**Planned Unit Development (PUD):** A self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots, as is the case in most subdivisions, to provide more flexibility than conventional zoning. A combination of diverse land uses, such as housing, recreation and shopping may be accommodated within a single development, and buildings may be clustered on smaller lots, permitting the preservation of natural features in common areas or open park-like areas.

**Subdivision:** The process of laying out a parcel of raw land into lots, blocks, streets, and public areas. Its purpose is the transformation of raw land into building sites.

**Preliminary Plat:** The first formal submission by a subdivider in the form of a map with accompanying documents providing the information about the proposed subdivision. Generally the following information is contained in the preliminary plat:  
*name of subdivision; its location, acreage, owner, and engineer or surveyor; the location of property lines; roads, existing utilities and their bearings and dimensions; names of adjoining properties; zoning classification of the property; proposed water, sewer, drainage, and public utility systems to be employed; names of new streets; lot numbers, setback lines, and lot dimensions; and the location of any easements, culverts, storm drains, creeks, ponds, or other significant natural features, including contours and adjacent structures.*

**Final Plat:** A map of an approved subdivision filed with the County Register of Deeds. It shows surveyed lot lines, street rights of way, easements, monuments, and distances, angles, and bearings, pertaining to the exact dimensions of all parcels, street lines, and so forth.

**Site Plan:** A plan, to scale, showing uses and structures proposed for a parcel of land. It includes lot lines, streets, building sites, preserved open space, buildings, major landscape features, and locations of proposed utility lines.

**Conditional Use:** A use that may locate in certain zoning districts provided it will not be detrimental to the public health, morals, welfare and will not impair the integrity and character of the zoned district.

**Variance/Exception:** A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel.

Sources:

“The Job of the Planning Commissioner”, Albert Solnit (1987)

“A Glossary of Zoning, Development, and Planning Terms”, APA Planning Advisory Service Report Number 491/492 (1999)