



Property boundaries differ widely between traditional large-lot zoning, which maximizes the acreage of individual properties, and conservation zoning, which maximizes the amount of shared open space (Source: Arendt, 1996)

**APPLICATIONS**

- Manufacturing
- Material Handling
- Vehicle Maintenance
- Construction
- Commercial Activities
- Roadways
- Waste Containment
- Housekeeping Practices

**DESCRIPTION:**

Zoning is a classification scheme for land use planning. Zoning can serve numerous functions and can help mitigate storm water runoff problems by facilitating better site designs. By correctly applying the right zoning technique, development can be targeted into specific areas, limiting development in other areas and providing protection for the most important land conservation areas.

**APPROACH:**

- Impervious Overlay Zoning: This type of overlay zoning limits future impervious areas.
- Incentive Zoning: This planning technique relies on bonuses or incentives for developers to encourage the creation of certain amenities or land use designs. A developer is granted the right to build more intensively on a property or given some other bonus in exchange for an amenity or a design that the community considers beneficial.
- Performance Zoning: Performance zoning is a flexible approach that has been employed in a variety of fashions in several different communities across the country. Some performance factors include traffic or noise generation limits, lighting requirements, storm water runoff quality and quantity criteria, protection of wildlife and vegetation, and even architectural style criteria
- Urban Growth Boundaries: Urban growth boundaries are sometimes called development service districts and include areas where public services are already provided (e.g., sewer, water, roads, police, fire, and schools).

**LIMITATIONS:**

- Some zoning techniques may be limited by economic and political acceptance and should be evaluated on these criteria as well as storm water management goals.



**TARGETED POLLUTANTS**

- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oxygen Demanding Substances
- Oil & Grease
- Floatable Materials
- Bacteria & Viruses

<input checked="" type="checkbox"/> High Impact <input checked="" type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact
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**IMPLEMENTATION REQUIREMENTS**

- Capital Costs
- O&M Costs
- Maintenance
- Training

<input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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