

# What is a Zoning Code?



**A Zoning Code translates a community's vision and broad policies into rules and regulations that shape growth and development.**

Zoning Codes serve three basic purposes:

- **Implement the City's Vision.** The City of Goose Creek policy initiatives provide a vision for the future and how Goose Creek should grow and change. Regulations in the Zoning Code ensure that as new development occurs it is consistent with and helps achieve that vision for the future.
- **Minimize Adverse Impacts.** Zoning regulations help limit potential adverse impacts that different uses and development may have on adjacent properties, allowing property owners to successfully utilize and develop property without negatively impacting the community.
- **Promote Health, Safety, and Welfare.** Effective land use allowances and development standards help to promote the community's health, safety, and welfare.



## What Zoning Codes Typically Do

Zoning Codes establish development and form standards (building height, massing, scale, and placement), use regulations (specifications for what uses are allowed, subject to standards, or prohibited in certain areas of Goose Creek), and permit requirements and procedures (procedures for administering the Code).

# Elements of a Typical Zoning Code

## What goes into a Zoning Code?

The Zoning Code regulates land use and development, and is one part of the City's toolkit to implement the City's vision. The Zoning Code is made up of many different types of regulations and requirements, working together. Each is generally described below.

### Zone Development Standards

Zone development standards control building height, bulk, placement, and density. These standards are different across zones to reflect the community character, context, and level of intensity in neighborhoods and non-residential areas.



### Use Regulations

Use regulations specify which land uses and activities are permitted, permitted with certain conditions and prohibited in every zone. They also define and categorize the land uses found in the City.



Residential Neighborhood



Varied Building Heights



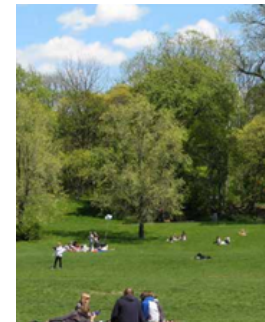
Duplex



Walkable Commercial Context



Multifamily Residential



Open Space Use



Mixed Use



Big Box Commercial Use

# Elements of a Typical Zoning Code

## Citywide Development Standards

Standards provide supplemental regulations for Citywide application that are not unique to a zone. This includes standards for parking, landscaping, signage, architectural features, and other aspects of development.



## Administration and Procedures

Administrative procedures establish the process for land use permit and development application approval. The Code outlines submittal requirements, who approves each permit, and when public hearings and notices are required.



Parking



Landscaping



Permit Applications



Signage



Architectural Design



Public Meetings

# Code 101: Basic Concepts

New to zoning codes? Here are some important development standards you should know.

**Development standards provide dimensional limitations and requirements for new buildings.**

**Building Height** is the vertical distance between the base of the building and its highest point.



**Residential Density** is the number of residential units allowed on a lot (measured in dwelling units per acre). Zoning codes can regulate maximum and minimum density thresholds, or provide alternatives that focus on building form rather than specified density requirements.

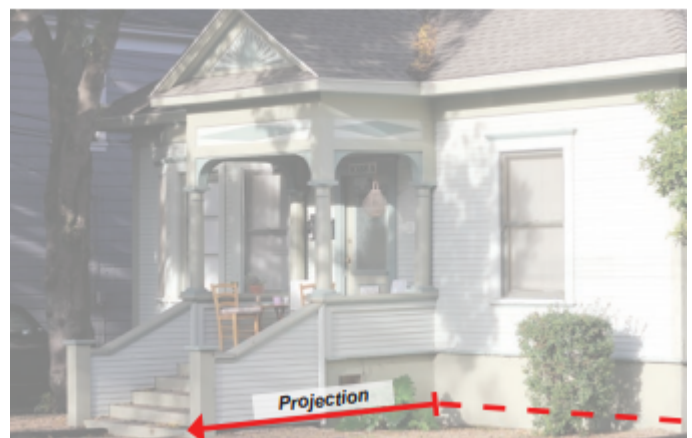


3 dwelling units/acre (left) and 14 dwelling units/acre (right). "Visualizing Density" by J. Campoli and A.S. MacLean.

**Building Setback** is the distance between the lot line and any structures on the property. Setbacks can be regulated based on specified ranges or build-to lines that require structures to have a relationship to the street.



**Projections** are architectural features or structural elements that are allowed into required setback areas or beyond height limits. They help provide articulation and interest at the pedestrian scale, and are sometimes allowed to encroach into the public right-of-way.



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**Use regulations define how a property can be used internally. Here are some General land use categories.**

**Residential Uses** include a wide spectrum of building types and densities.

**Single- and Two-Family Residential.** Any property with only 1-2 residential units on the lot, most commonly a detached house or duplex. These uses are seen in a range of densities and building forms, including houses on small and large lots.



**Multi-Family Residential.** Any property with 3 or more units on a single lot, including apartments and condominiums, townhouses, and multiplexes.



**Commercial Uses** include uses such as retail, service, office, recreation, lodging, and entertainment.



**Civic and Institutional Uses** include uses such as hospitals, parks, schools, and libraries.



**Industrial Uses** include uses such as research and development, manufacturing, and storage and distribution.



**Mixed Uses** allow for diverse combinations of retail, office, and residential uses.



# Code 101: Basic Concepts

New to zoning codes? Here are some important development standards you should know.

**Citywide standards include requirements applicable to all projects within the City regardless of the zone.**

**Landscaping Standards** establish required landscape buffers, planting materials, and public amenities based on land use and context.



**Parking Standards** establish vehicle parking requirements based on land use, as well as requirements for bicycle parking and accessibility options to help promote walkability.



**Sign Standards** establish requirements for signage based on land use and context.

