

# GLOSSARY: Types of Zoning

- **Single-Use Zoning** separates a community into distinct districts that keep residential, various types of commercial, and industrial land uses apart. Though originally designed to keep industrial waste away from the residential areas and downtown strips, single-use zoning has also led to sprawl and car-oriented development.
- **Mixed-use Zoning** permits a mixture of land uses, including retail, service businesses and office uses on the first floors; and office, residential, and even some forms of light industrial uses on upper floors. This type of zoning fits well with the Main Street Approach, though it can present a few challenges as well: such as additional parking needed for increased use of the area.
- **Overlay Zoning** adds a layer of regulations to the existing base zoning requirements that are often enacted separately from the zoning ordinance itself. Most overlay zones are set up to ensure that the designs of new developments are compatible with the surrounding architecture or to protect the character of existing commercial buildings. Common overlay zoning includes historic preservation overlays, and overlays that address signs, parking, and physical features such as lake and riverfront areas.
- **Form-based Zoning** is different from all other forms of zoning in that it places greater emphasis on appropriate building form, placement, design, and the relation of a building to its physical surroundings rather than on land use. Often, form-based zoning codes are based on traditional neighborhood development (TND) principles that have long guided the design and construction of our older and historic downtown and neighborhood commercial districts. These principles include compact, pedestrian-oriented streets designed for slower traffic; zero setbacks; hidden parking; and attractive, human-scaled architecture.
- **Performance-based Zoning** focuses on the characteristics of each use and how it performs and impacts the immediate environment. Performance-based zoning is a useful tool for communities planning to develop or redevelop properties, as it helps manage new development and reinforce quality design standards.
- **Incentive Zoning** awards bonuses to developers in exchange for public amenities or design modifications. Bonuses could include adding density to the development, usually as increased floor-area ratios or relaxation of side-lot requirements. In return, the developer might agree to contribute funds for mass transit facilities or make park improvements. Incentive zoning is usually used in mid-to-large-sized communities.
- **Planned Unit Development (PUD)** is a special type of “floating overlay district” that grants a developer additional density for a project or other concessions in exchange for providing certain community benefits. Like incentive zoning, PUD is most often used in mid-to-large-sized communities.
- **Transfer of Development Rights (TDR)** allow the unused density or air rights between a building’s actual height and density and the allowable height and density to be bought and transferred to another area in the commercial district. TDR was initially conceived to preserve historic resources, but in rural areas, it is now more extensively used to protect farmland, open spaces, and other environmentally sensitive areas from development.
- **Hybrid/Multiple Zoning Forms** combines different types of zoning to accommodate a variety of revitalization, design, and land-use planning goals. These hybrid models are especially common in mid- to-large sized communities where geographically large commercial districts may require multiple forms of zoning to achieve.