

Planning Commission

Useful Definitions

Comprehensive or Master Land Use Plan

A long-range blueprint for development designed to promote high-quality, orderly growth for the community and provide a basis for development regulations.

Planned Development District (PDD)

A large tract of land governed by a Master Development Plan, incorporating a mix of land uses and utilizing flexible design standards.

Property Rights

Constitutional right of property owners to develop their property as long as they meet all applicable rules and regulations.

Rezoning

The act of changing a zoning district to include a different set of permitted uses. Changes must be consistent with the Future Land Use Map of the Comprehensive Plan.

Site Condominium

A subdivision plan developed under a master deed rather than a plat, and generally includes private roads.

Site Plan

A plan for development showing location and height of the building, setbacks, parking and vehicular access, landscaping, and preliminary engineering.

Special Land Use

Requires a public hearing. Must meet specific design criteria and general criteria set forth in the zoning ordinance for all special uses.

Tentative Preliminary Plat

A subdivision's conceptual layout plan to split land into more than four additional parcels.

Zoning Board of Appeals (ZBA)

An appointed body that hears requests for variances to the Zoning Ordinance.

Zoning Ordinance

A detailed development regulation that provides general limitations and standards for specific land uses, including setbacks, use of exterior materials, accessory structures, and landscaping.