

## **Why do we have Zoning?**

On November 22, 1926, the U.S. Supreme Court ruled that the zoning ordinance adopted by Euclid, Ohio, was constitutional. This Supreme Court decision in the Village of Euclid vs. Ambler Realty Co. legitimized zoning as **a way of controlling land uses in the United States. The purpose of zoning is to promote and protect the health, safety, and welfare of the community. The zoning ordinance divides the municipality into zones, which regulates the location, construction, intensity, and bulk of residential, commercial, and industrial uses.**

## **What is a variance?**

It is the intent of the Zoning Ordinance to use variations only to modify the application of the Zoning Ordinance to achieve parity among properties similarly located and classified. Specifically, it is to be used to overcome some exceptional physical condition which poses practical difficulty or particular hardship in such a way as to prevent an owner from reasonable use of their property as intended by the Zoning Ordinance. Such practical difficulty or hardship must be clearly exhibited and must be as a result of an external influence; it may not be self-imposed.

## **What is a Planned Village Development (PVD)?**

The purpose of Planned Village Development regulations is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Village Developments are intended to allow substantial flexibility in planning and designing a proposal. This flexibility often accrues in the form of relief from compliance with conventional zoning ordinance site and design requirements. Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable to live in than one produced in accordance with typical zoning ordinance and subdivision controls.