



# LAND USE FUNDAMENTALS

## Zoning 101

APRIL 14, 2021

BRENDA N. McDONALD



Be Prepared . . .

# The Basics

---

## A Brief History of Zoning

---

Zoning is a valid exercise of the police power to protect the community's health, safety and welfare.



*Village of Euclid v. Ambler Realty Co.*  
272 U.S. 365 (1926)

# Purpose – §211.001

---

To promote the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.



# Zoning – What Is It?

---

The division of a city or area into districts and the prescription and application of different land use regulations in each district. An exercise of the police power that allows cities to regulate the rights of a private individual for the good of the community.



Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Zoning 101

Also available as part of the eCourse  
[2021 Land Use Fundamentals eConference](#)

First appeared as part of the conference materials for the  
2021 Land Use Fundamentals session  
"Zoning 101"