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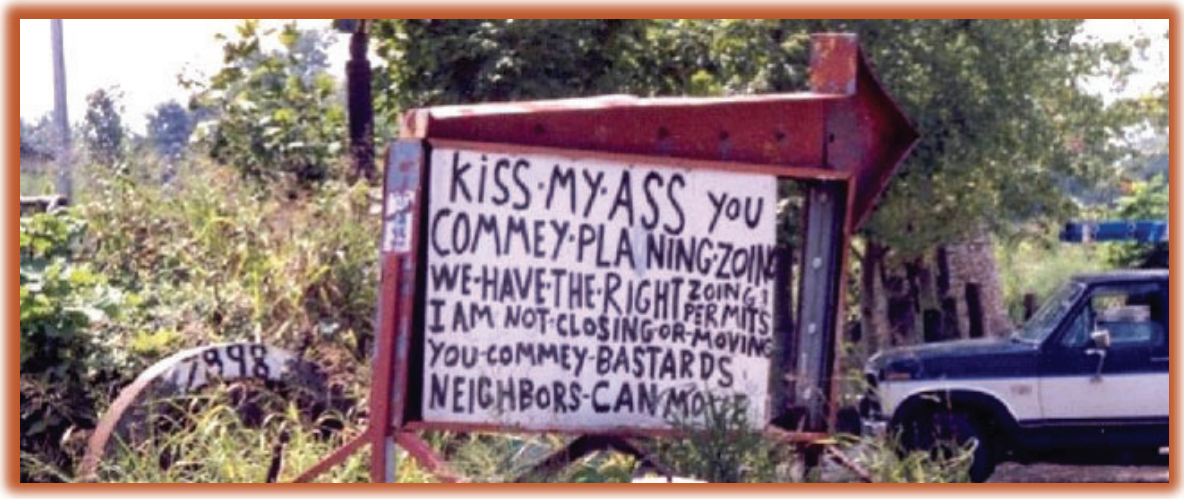
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THE MUNICIPAL LAW FIRM

LAND USE FUNDAMENTALS
Zoning 101

APRIL 14, 2021

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Be Prepared . . .

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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.



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