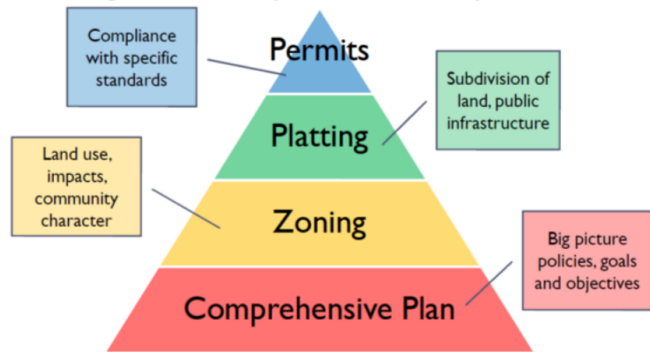


UNDERSTANDING THE RELATIONSHIP BETWEEN THE VISION OF A COMPREHENSIVE PLAN AND THE REGULATIONS IN THE ZONING ORDINANCE

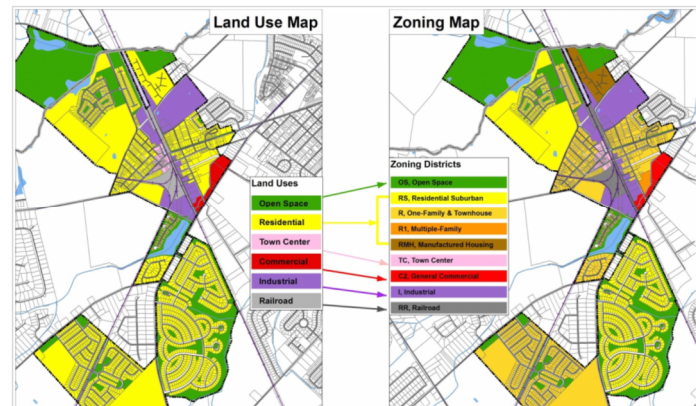
A Zoning Ordinance implements the Comprehensive Plan



The comprehensive plan is insurance that the ordinance bears a "reasonable relation between the end sought to be achieved by the regulation and the means used to achieve that end."

Zoning regulations should be based on a comprehensive plan

The Comprehensive Land Use Map is Basis for Zoning Map
The Maps are Not the Same. Zoning is More Specific.



The question of whether a rezoning constitutes "spot zoning" should be answered by determining whether the rezoning was done to benefit individual owners rather than pursuant to a comprehensive plan for the general welfare of the community

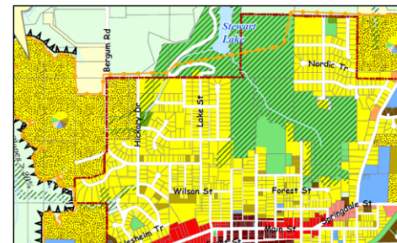


Consistency with the Comprehensive Plan

Relationship between the comprehensive plan and implementing ordinances

The comprehensive plan describes how a community will achieve its future vision using a series of goals, objectives, policies and maps. By its very nature, a comprehensive plan is broad, future-oriented, and visionary. In contrast, zoning and subdivision regulations provide specific guidance for development that applies today.

The future land use map found in the comprehensive plan shows broad land use categories and highlights areas of growth and change.



Zoning divides a community into specific zoning districts and regulates use, density and dimensions of development allowed in each area.

