

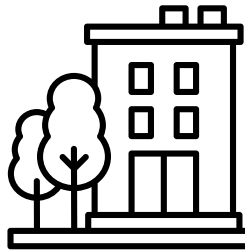


Zoning Explained

Review this page to learn more about zoning ordinances and how these regulations impact your community.

What is Zoning?

Zoning is a tool that local governments use to regulate how land can be used and developed. Zoning ordinances establish rules that separate or integrate different types of land uses (such as residential, commercial, or industrial) and provide standards that guide the design and function of those sites. These rules are legally enforceable and help communities **manage growth, protect neighborhood character, and promote public health, safety, and welfare.**



Typical zoning regulations include **where buildings can go, how big they can be, and how sites are laid out.** For example, zoning may set maximum building heights, require buffers between industrial and residential areas, or determine the minimum number of parking spaces a development must provide for residents and/or visitors. Zoning provides the **framework and minimum standards** for development throughout Clayton County in partnership with the **marketplace, building codes, and other regulations** to provide additional specificity.

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Zoning regulations can impact:

- Land use (e.g., residential, commercial, industrial, etc.)
- Building height, size, and setbacks
- Density (housing units per acre)
- Parking minimums/maximums
- Landscaping and open space requirements
- Signage rules (e.g., size, placement, lighting, etc.)
- Location of dumpsters, loading docks, or stormwater facilities

Zoning regulations cannot impact:

- Specific businesses or tenants within a building/unit
- Building construction quality or materials cost
- Rent or housing prices
- Business hours of operation (unless explicitly included in special zoning overlays or permits)
- Aesthetic design details beyond basic standards
- The success or failure of a business

Clayton County is modernizing its zoning ordinance. Your input is crucial in shaping the future of the county.

Scan the QR code or visit claytoncountyga.gov/zoningordinancerewrite for more information about how to participate.

