

ZONING101

THE WHO, WHAT, WHY, AND WHEN OF ZONING...

ZONING101

Why do we have zoning?

What is zoning?

Why and how zoning affects you

Future of zoning

Why Do We HAVE Zoning?

Zoning began in the early 1900s as a way to ensure adequate access to light and clean air



Housing officials inspecting a tenement living room, circa 1900.

Image courtesy of <http://www.vintag.es>.

Why Do We HAVE Zoning?



Fatal fire in NYC tenement kills 30 men, women and children. Circa 1860.

Image courtesy of www.ebay

Why Do We HAVE Zoning?

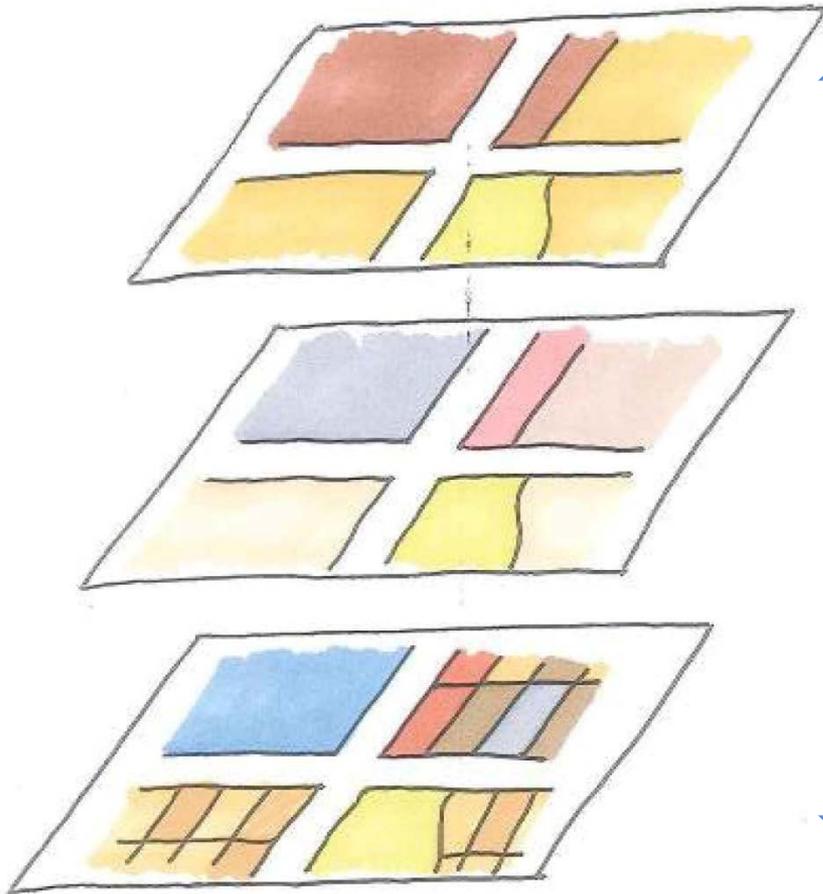
It was also a way to **ensure that certain land uses remained separate** from one another



Image courtesy of <http://oneworldpool.blogspot.com/>

Zoning is a tool to protect and promote the health, safety, and welfare of the public.

So... What IS Zoning?



Zoning Districts

Outline areas where certain land uses are permitted or prohibited, which implements the Future Land Use Plan

Future Land Use

More generalized categories of what land uses are *desired*

Existing Land Use

What's actually there in the buildings right now... single-family, office, hospital, etc.

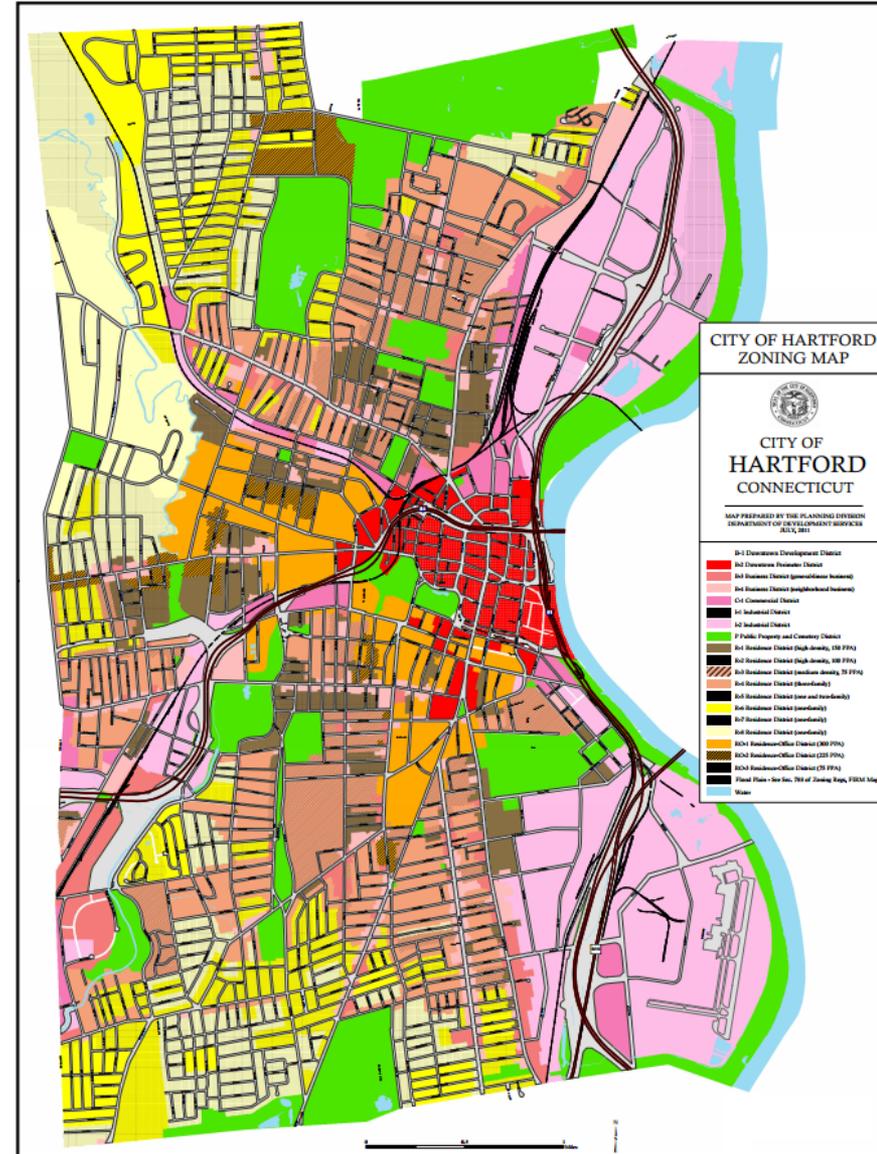
So... What IS Zoning?

What do you mean?...

How does zoning affect the look, function, and growth of our City?

ANSWER: Zoning Districts

- Shape & size of buildings
- Lot coverage/open space
- Population density
- Uses allowed



So... What IS Zoning?

Each district has unique and specific standards to regulate things like:

- **Shape & Size of Buildings = Massing of buildings**

So... What IS Zoning?

Each district has unique and specific standards to regulate things like:

- **Shape & Size of Buildings = Massing of buildings**
 - Height



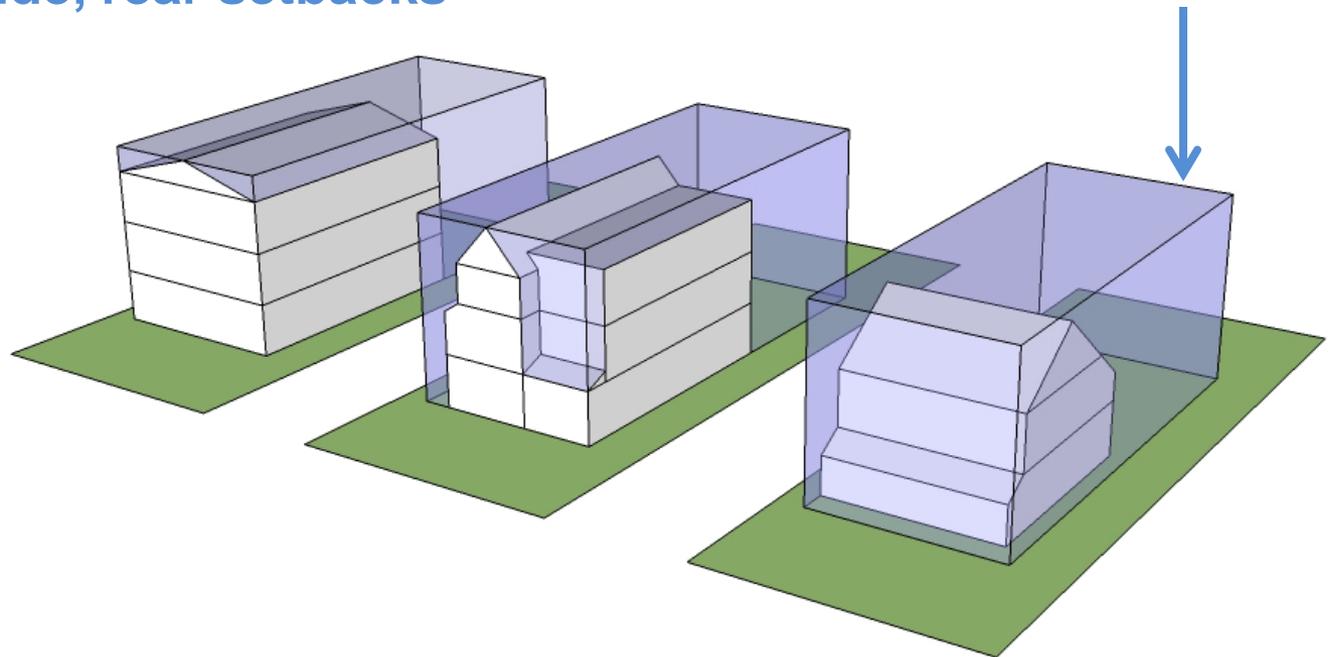
Varying height of buildings... Downtown skyline versus 2-story capes on South End's Goodrich Street.

So... What IS Zoning?

Each district has unique and specific standards to regulate things like:

- **Shape & Size of Buildings**
 - Height
 - Front, side, rear setbacks

Height & Setbacks
create the
“Building Envelope”



So... What IS Zoning?



Despite the fact that final massing CAN vary within the “building envelope”, surrounding buildings usually influence final shape and size.

So... What IS Zoning?



Building massing ensure continuity along a street but personality and uniqueness can be added to buildings through architectural details & landscaping.

So... What IS Zoning?



Before zoning was in place, it was much easier to build out-of-context development such as this example, but technically our zoning still allows it.

So... What IS Zoning?

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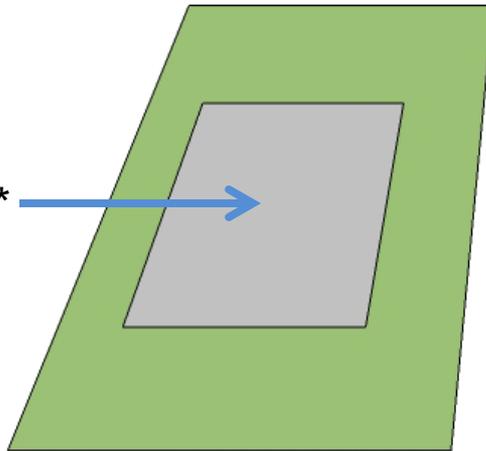
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- **Lot coverage/open space**

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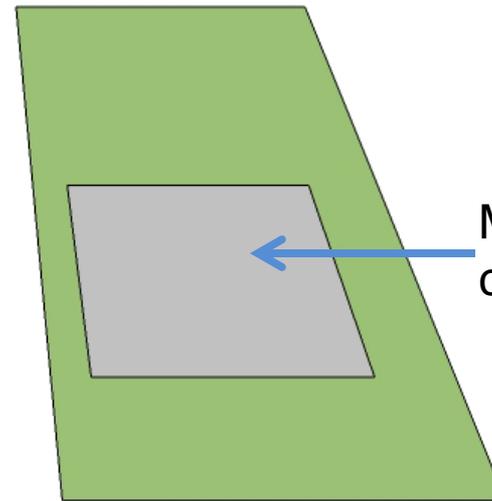
- Shape and size of buildings
- **Lot coverage/open space**

Maximum coverage 30%*



Business Zone

Maximum coverage 25%*



Residential Zone

So... What IS Zoning?

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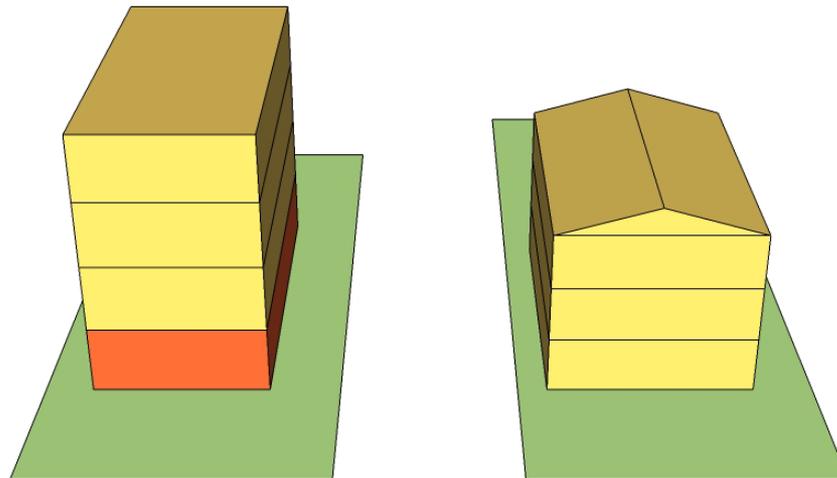


Varying population density... Asylum Hill's Sigourney Street and Northeast's Kensington Street.

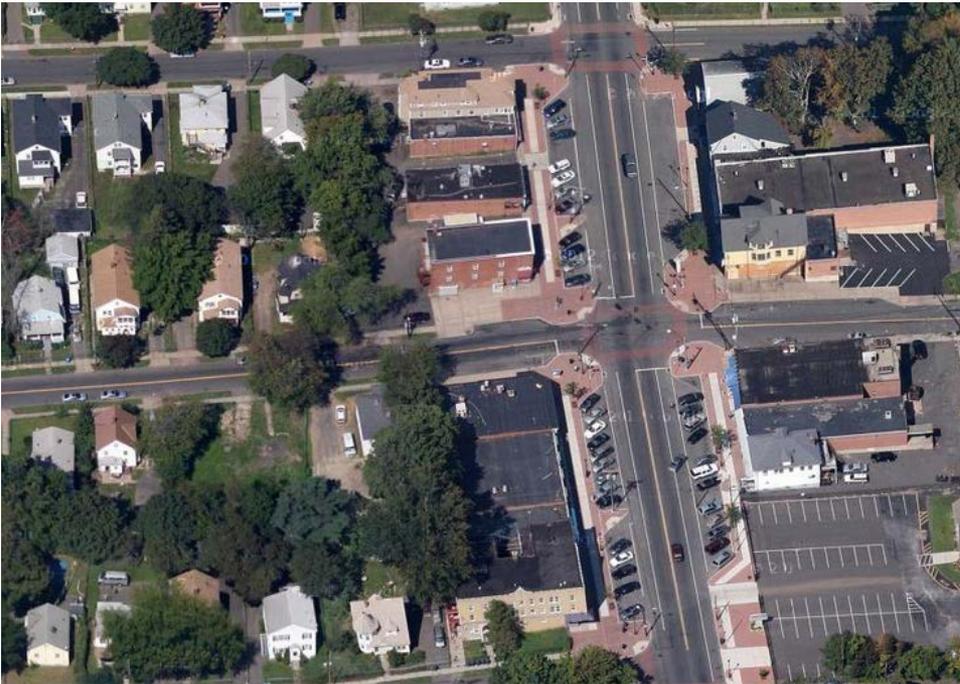
So... What IS Zoning?

Each district has unique and specific standards to regulate things like:

- Shape and size of buildings
- Lot coverage/open space
- Population density
- **Use allowed within the buildings**



So... What IS Zoning?



Example on Blue Hills Avenue demonstrates how zoning creates land use patterns by designating areas for commercial uses versus residential uses.

Why Does Zoning Affect Me?

Zoning affects every citizen, business owner, and stakeholder in the City of Hartford.

If you want to:

- Open a new business
- Add another unit to your existing home
- Add an addition to your home
- Put up a sign
- Install a fence
- And so many more!

Why Does Zoning Affect Me?

And you shouldn't be just concerned about what you do!... It's also about your **neighbors**.

WHY?

Zoning protects you (and the value of your property!) from things that others might do by:

- Permitting things that can protect or improve your property value
- Prohibiting things that would decrease your property value.

Why Does Zoning Affect Me?

For Example:

Porches can protect or improve property values in the area



OR

Poor site coverage and parking regulations could decrease property values



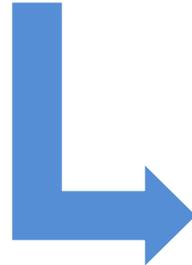
Why Does Zoning Affect Me?

So you're a renter?... Not sure that zoning affects you?

BUT IT DOES!

You invest in the City by choosing **where** you want to live...

You want the best **quality of life** for you and your family you can afford.



Clean apartment?

Access to conveniences?

Good neighborhood for kids?

Quiet neighborhood?

Safe neighborhood?...

Why Does Zoning Affect Me?

Zoning relates to public safety... by creating places that people *like* to be!



Blank walls can be created in many different ways and are the exact opposite of “eyes on the street.”

Eyes on the Street Concept:

“This is something everyone knows: A well-used city street is apt to be a safe street. A deserted city street is apt to be unsafe” – Jane Jacobs

Why Does Zoning Affect Me?

So... why should you care?

You have the **opportunity to have a voice in the future** of your neighborhood... what should be allowed and where growth should go.

So... What is the FUTURE of Zoning?

There will be a new way to regulate land and development...

Currently, Hartford regulates through use-based regulations

National shift in focus:

- 1) separating uses isn't always a good thing (people enjoy proximity to conveniences)
- 2) building form is important (massing and the pedestrian experience)

We will still regulate land uses in the new regulations!

So... What is the FUTURE of Zoning?

Why now? Because revised regulations are needed!

ZoneHartford is a project to *update* the Zoning Regulations to reflect the City's *current* vision

- Regulations were created in 1969
- No major updates since them, but *plenty* of small changes
- Don't provide for predictable process or predictable development

So... What is the FUTURE of Zoning?

4 Goals of the ZoneHartford project:

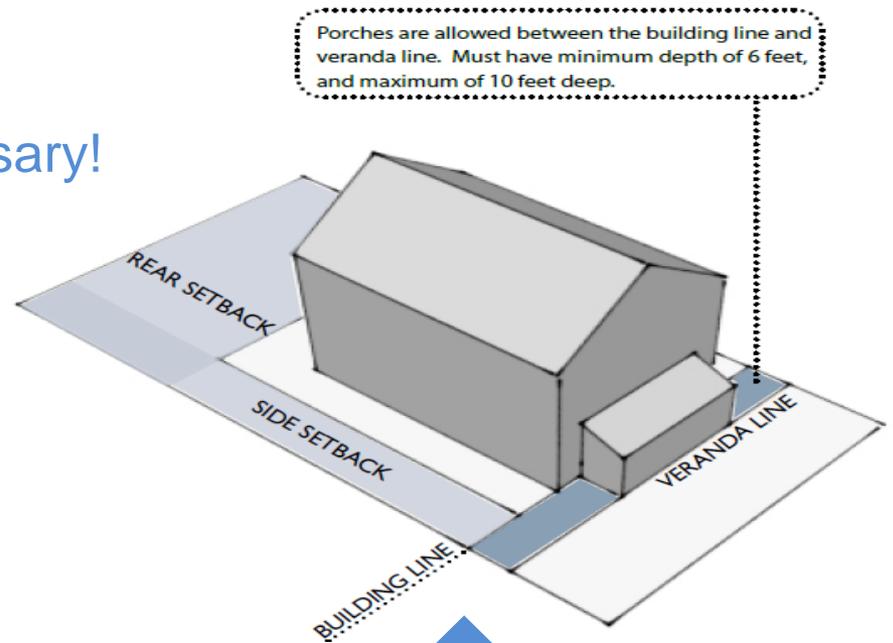
- Simplify the regulations
 - Document is poorly organized
 - Uses lots of legal terms
 - Uses more words than necessary!

Current text



Sec. 12. Porches.

A porch or paved terrace may project into a front setback for a distance not exceeding ten (10) feet, or the established veranda line, whichever is more restrictive. This shall be interpreted to include porches which may be enclosed by removable windows or fixed canopies, but no facilities for providing heat shall be permitted on such porch, and such porch shall not be used as a sleeping room. A one-story bay window may project not more than three (3) feet beyond the front line of the building.



Supplement
with images:

So... What is the FUTURE of Zoning?

4 Goals of the project:

- Simplify the regulations
- Protect neighborhood character



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- Protect neighborhood character
- Spur economic development

So... What is the FUTURE of Zoning?

4 Goals of the project:

- Simplify the regulations
- Protect neighborhood character
- Spur economic development
- Support walkable development



Questions?...

For questions about zoning or about the ZoneHartford project, feel free to contact:

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