



Top 10 Ways a Zoning Ordinance Discourages Quality Development and How to Fix It

While the challenges of each Zoning Ordinance are unique in every community, we will cover the following 10 topics, including common problems that arise and how you can address them:

1. Lighting Standards
2. Nonconforming Structures
3. Temporary Land Uses
4. Change of Use/Re-Occupancy
5. Signs (Electronic Message Centers)
6. Promoting Mixed Uses
7. Right to Farm Act
8. Wind Energy
9. Solar Energy
10. Parking

RESOURCES:

- International Dark-Sky Association: www.darksky.org
- International Sign Association (ISA) "Resources for Local Officials" website, with examples of sign regulations including "Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers" (updated in August 2016): www.signs.org/emcs
- Michigan Sign Guidebook, Scenic Michigan, December 2011.
- Sample Zoning for Agriculture-Like and Urban Agriculture, Michigan State University Extension Land Use Series, September, 1, 2016: msue.anr.msu.edu/uploads/resources/pdfs/AgricultureUrban_MSUEExtension_LandUseSeries.pdf
- Planning for Wind Energy, American Planning Association, PAS Report 566, November 1, 2011
- Planning for Solar Energy, American Planning Association, PAS Report 575, April 1, 2014
- Parking Generation, Institute of Transportation Engineers (ITE), 4th Edition, 2010
- Shared Parking, Urban Land Institute (ULI), Second Edition, 2005