

What is Zoning?

The Village of Pewamo uses zoning to guide growth and development in harmony with current and future land use and to protect health, safety, appearance, and prosperity. The Village uses two documents to administer zoning: the zoning ordinance text and the zoning map. Every property in the Village of Pewamo is given a zoning classification.

How does zoning benefit my community?

- ✓ Zoning governs the size and shapes of structures and parcels, so you can be assured that a divided lot or a new building on a neighboring property will be in harmony with the area.
- ✓ Zoning helps protect your property values by keeping incompatible or unsuitable uses away from your property. A retail store, for instance, would not be permitted inside a single-family residential district.
- ✓ Zoning makes properties attractive to developers. Developers prefer to locate projects in areas where they have some certainty that the community will accept the project and that the project is compatible with uses permitted in the district.
- ✓ Zoning helps prevent overcrowding of land by limiting the amount and sizes of structures and parcels.
- ✓ Zoning facilitates attractive growth with community involvement. Appointed community leaders review group developments at public meetings to consider compatibility with the surrounding area and ensure the availability of public services. You can be involved by sharing your opinions during public hearings.
- ✓ Zoning establishes height limitations, minimum building setbacks and other development standards. These standards keep buildings from being built too close to a neighbor's property, prevent fences so tall that they overshadow neighboring structures, and address other development concerns.
- ✓ Zoning regulates home occupations. Residents are protected from incompatible uses, such as tattoo parlors and retail sales, being located in a neighboring home.
- ✓ Zoning protects residential properties from commercial development by requiring landscaping, buffers, and screening.
- ✓ Zoning enhances the beauty of a community by requiring street landscaping and parking lot improvements.
- ✓ Zoning regulates the size and location of business signs to keep commercial areas attractive and protect the safety of motorists and pedestrians.

Some of the reasons you may need a Zoning Permit*

Building Permits	Special Exceptions
Business License Permits	Mobile Home Permits
Sign Permits	Mural Permits
Conditional Use Permits	Communication Tower Permits

*If you have any questions, please be sure to contact Mike Scollon, the Village Zoning Administrator, at (989) 640-4014.