

Zoning Tidbits

In an effort to develop a better understanding of zoning in Jerusalem Township, monthly tidbits will be shared. Please feel free to contact the Zoning Dept. with your question or concerns. Contact us at 419.836.4510 or zoning@twp.jerusalem.oh.us. Regular office hours are Wednesdays from 1-6pm and we encourage you to stop by with your questions/concerns.

This month's *tidbit* focuses on:

Why zoning, its history and purpose.

What is the history of zoning?

At the turn of the 20th Century, cities across the United States were concerned about threats to public health and safety as heavy industrial sites encroached on residential neighborhoods and business districts. On the west coast, Los Angeles and San Francisco experimented with separating industry and other nuisance uses from residential neighborhoods in the late 1800s and early 1900s. New York City passed the country's first comprehensive zoning law in 1916 in response to rising building heights that were blocking light and air from reaching the sidewalk. In the 1920s, the United States Commerce Department drafted model zoning legislation for both cities and states. In June of 1958, Jerusalem Township Trustees passed a resolution to establish zoning in the Township and a Zoning Commission was formed. Zoning plans were approved by electors on November 3, 1959

Purpose of Zoning in Jerusalem Township is to promote the public health, safety, and general welfare of the residents of Jerusalem Township. Zoning serves the general good of the community as a whole, protects property value, and secures the most appropriate use of the land.

How does zoning benefit my community?

- ✓ Protect and enhances property values.
- ✓ Help to implement the community goals and objectives of a comprehensive plan.
- ✓ Conserve existing neighborhoods.
- ✓ Preserve existing structures.
- ✓ Prevent the mixing of incompatible land uses
- ✓ Allow for potential nuisance uses to be located away from residential neighborhoods or other sensitive areas.
- ✓ Provide for better lot arrangement.
- ✓ Protect recreational areas and open space.
- ✓ Conserve environmentally sensitive areas.
- ✓ Insure the availability of an adequate number of parking spaces.
- ✓ Guarantee adequate light, air, and privacy to new homes.
- ✓ Most importantly, zoning gives the community some control over its land uses, appearance, and quality of life in the future.