GOVERNMENT

Topic: what are the types of zones

Budget: KSH 4056

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Zoning is a method of urban planning used by local governments to control the use of land. Zoning ordinances divide a municipality into districts or zones, and specify the permitted uses for land within each zone, as well as other regulations such as building height, lot size, and setbacks. The most common zoning types are:

 * Residential: Residential zoning is for housing. It may include single-family homes, apartments, townhouses, and other types of dwellings. Residential zones are often further divided into subcategories, such as low-density, medium-density, and high-density residential.

 * Commercial: Commercial zoning is for businesses. It may include retail stores, offices, restaurants, and other types of commercial establishments. Commercial zones are often located along major streets or in central business districts.

 * Industrial: Industrial zoning is for manufacturing and other industrial uses. It may include factories, warehouses, and other types of industrial facilities. Industrial zones are often located near transportation hubs, such as ports and railroads.

 * Agricultural: Agricultural zoning is for farming and other agricultural uses. It may include cropland, pastureland, and other types of agricultural land. Agricultural zones are often located in rural areas.

 * Mixed-use: Mixed-use zoning allows for a combination of different types of uses in the same zone. For example, a mixed-use zone may allow for residential, commercial, and office uses in the same area. Mixed-use zones are becoming increasingly popular as a way to create more walkable and sustainable communities.

In addition to these basic zoning types, there are many other specialized zoning districts that may be used to regulate specific types of land uses or to achieve specific planning goals. For example, there may

be historic preservation districts, environmental protection districts, or transit-oriented development districts.