Zones are categories of land use that are regulated by different levels of government. [They are meant to separate incompatible uses, guide urban growth and development, and protect the environment and public health](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html).

Below are the common types of zones and their regulation explained in detail:

* **Residential zones**: These zones allow for different kinds of housing, such as single-family homes, apartments, duplexes, or mobile homes. [They may also restrict the number and type of animals, the size and shape of buildings, and the use of home-based businesses](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html). [For example, a residential zone may specify the minimum lot size, the maximum building height, the required setbacks from the property lines, and the allowable density of dwellings per acre](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html). [Residential zones may also have subcategories, such as low-density, medium-density, or high-density, depending on the intended population and character of the area](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html).
* **Commercial zones**: These zones allow for various kinds of business activities, such as retail, office, entertainment, or hospitality .They may also regulate the amount of parking, signage, noise, and traffic. [For example, a commercial zone may limit the floor area ratio, the percentage of the lot that can be covered by buildings, the number of stories, and the types of uses that are permitted or prohibited](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html). Commercial zones may also have subcategories, such as neighborhood, general, or regional, depending on the scale and impact of the businesses.
* **Industrial zones**: These zones allow for manufacturing, processing, warehousing, or distribution of goods. [They may also impose limits on the type and amount of pollution, waste, and hazardous materials](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html) .For example, an industrial zone may require a minimum distance from residential or sensitive areas, a maximum noise level, a minimum landscaping buffer, and a specific waste management plan. Industrial zones may also have subcategories, such as light, medium, or heavy, depending on the intensity and nature of the industrial operations.
* **Agricultural zones**: These zones allow for farming, ranching, or forestry. [They may also protect the natural resources, soil quality, and scenic value of the land](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html).For example, an agricultural zone may prohibit non-agricultural uses, limit the subdivision of land, encourage the preservation of open space, and support the viability of local agriculture. Agricultural zones may also have subcategories, such as crop, livestock, or timber, depending on the type of agricultural production.
* **Public use zones**: These zones allow for facilities and services that benefit the public, such as schools, parks, libraries, or hospitals. [They may also require the provision of utilities, infrastructure, and accessibility](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html). For example, a public use zone may designate the location, size, and design of public buildings, the amount of open space and recreation areas, the type and capacity of public utilities, and the compatibility with surrounding uses. Public use zones may also have subcategories, such as educational, recreational, or institutional, depending on the function and purpose of the public facilities.

There are many other types of zones that may vary by location, such as historical, cultural, environmental, or mixed-use zones. [Each zone has its own rules and regulations that determine what can be built and how it can be used](https://www.findlaw.com/realestate/land-use-laws/types-of-zoning.html).