



# What are the Intents and Effects of Zoning?

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The **Intent** of Zoning is to implement the Community Vision and Future as expressed by the Community in the Benton County Comprehensive Plan. The vision has many parts: lifestyle, quality of life, socio-economic, public health, safety and welfare, transportation, schools, public services, open space, natural resources etc.,

The **Effects** of Zoning is to provide stability and certainty for future development:

- Implement the Land Use Maps by grouping compatible land uses and excluding incompatible land uses (e.g., in industrial zones, residential densities are routinely excluded.);
- Provide certainty and are basis for investment and economic sector planning;
- Enable government to assess the need for and fund capital and public services projects (water, sewer, roads, parks, fire, police, transit etc.);
- Enable public utilities to calculate potential demand and plan capital facilities;
- Enable ordinary citizens to invest in a home and neighborhood with some assurance that an industrial use, dump, or shopping mall etc. won't be placed directly next door;
- Protects property values.