

# Why Use the Simplified Zoning Tool?



Current Zoning regulations can replicate undesirable, outdated land use patterns. The Simplified Zoning tool can be used to instead implement Comprehensive Plan goals pertaining to desired community character and form. This tool proactively incentivizes desirable types of development and redevelopment instead of reactively regulating less desirable uses and development patterns.



Zoning Ordinance updates are expensive. The Simplified Zoning tool can reduce the need for frequent and costly ordinance updates by shifting regulations from land use-based zoning to more flexible impact-based zoning.



Obtaining zoning and land development approvals takes a long time. Permitting more by-right land uses and their related impacts that promote desired community character helps streamline the zoning process, leaving other land uses with greater, less desirable impacts for the lengthier and more complex Conditional Use/Special Exception process.



Lancaster County has more than 550 zoning districts throughout all 60 municipalities. Standardization and distillation to the Simplified Zoning tool's suggested 18 Zoning Districts and Bulk Regulations could provide greater consistency and clarity while avoiding unnecessary duplication and contradiction within a shared planning region.