

A document issued by a local government agency, after a satisfactory inspection of a structure, authorizing that the structure can be occupied.

5/35

Requires that buildings in the zone adhere to a certain style of architecture.

1/35

A form of zoning providing for several different types of land use within a zoned area.

6/35

Abandoned, idled or under-utilized industrial and commercial sites in which the site's expansion and redevelopment is complicated by real or perceived environmental contamination. Most are in urban areas and the cost of clean-up may be more than the site is worth.

2/35

Any fact or event which, if it occurs or fails to occur, automatically creates or extinguishes a legal obligation.

7/35

Public controls regulating construction.

3/35

A promise in writing.

8/35

Collective term for setback, side-lot, rear-lot, green area, and minimum lot and yard requirements.

4/35

Laws passed by state legislatures authorizing cities and counties to regulate land use within their jurisdictions.

13/35

Allowing a use of higher priority in an area zoned as a lower priority.

9/35

Federal law passed in 1969 requiring a developer to file an environmental impact statement with the Environmental Protection Agency (EPA) before starting any development. The act regulates air, noise, and water pollution and chemical and solid waste disposal.

14/35

The instrument used to record restrictive covenants on the public record.

10/35

A federal agency created to consolidate environmental activities of the government under one agency.

15/35

Limitation on land use appearing in deeds.

11/35

Property that may be used only for the use specified in the zoning classifications.

16/35

Follows the municipality's urban growth plan, which uses different zoning classifications to control the amount and the orderly growth of residential, commercial, and industrial properties.

12/35

Requires that a survey of each parcel and a plat of subdivision be recorded whenever an owner divides a parcel of land into two or more parts, any of which is five acres or smaller.

21/35

Area identified by the Federal Emergency Management Agency as being in danger of flooding from excess water from rain or melting snow.

17/35

A federal law regulating the sale across state lines of subdivided land under certain conditions.

22/35

The allowable relation between the floor area of a building and the land on which it sits.

18/35

Instituted to reduce flood losses through flood plain management and to provide insurance to property owners already located in flood plains.

23/35

master plan for a town.

19/35

Utilization of land that does not conform to the use permitted by a zoning ordinance for the area; may be lawful or unlawful.

24/35

Gives municipalities unlimited authority to exercise police powers and pass laws governing the use of land.

20/35

The distance from a front or interior property line to the point where a structure can be located.

29/35

If during a Phase I inspection, the environmental site inspector suspects a problem, the inspector may call for the testing of materials, air or soil to determine the extent of the problem. This testing segment of the investigation is referred to as a Phase II inspection.

25/35

Rezoning of a certain property in a zoned area to permit a different type of use than that authorized for the area.

30/35

(a) Generally a mixed-use development that does not meet a municipality's standard zoning classifications. Usually will allow for a higher unit density. (b) A form of co-ownership in which the owner owns a unit and the land under the unit, while the ownership of the common areas are vested in a corporation (association). Association by-laws govern the use of the common areas.

26/35

Public control of the development of residential subdivisions.

31/35

Disclosure required under Interstate Land Sales Disclosure Act.

27/35

A permitted deviation from specific requirements of a zoning ordinance because of the special hardship to a property owner.

32/35

Restriction placed on a private owner's use of land by a nongovernmental entity or individual.

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Map showing a community
and the community's
respective zoning
classifications.

33/35

Sets forth the uses permitted
under each zoning classification
and specific requirements for
compliance.

34/35

Back side

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