

# Considerations for Zoning Amendments



Prepared for: Painesville Township Zoning Commission

Each amendment should be carefully considered, keeping in mind the fact that the burden of proof of the need for the change rests with the applicant. The following questions should be asked when considering district changes:

1. Is there vacant land in the area already zoned to accommodate this use? If there is a considerable amount of land zoned for the requested purpose, and if little of it is being used, the need to rezone more land should be carefully analyzed. The fact that the cost of the land already zoned may be more expensive does not mean that the township should rezone more land.
2. What other effects might the adoption of the proposed amendment have on future land uses in the area? What will be the long term effects of the proposed change? What does the Comprehensive Plan reveal on this site and the surrounding vicinity?
3. How does the proposed change relate to existing public facilities and services such as water, sewer, police and fire protection, and schools?
4. What is the present character of the area in terms of existing land use and physical characteristics? Do the physical characteristics of the area cause problems for development?
5. What are the factors that make this location well suited for the uses permitted in the proposed zoning district?
6. Would all of the permitted uses in the proposed district be compatible with the existing and potential future development in the area? Once an area is rezoned, it's not only the use being proposed by the applicant, but the entire list of uses that are permitted in that particular zone that should be considered.
7. What effect would the rezoning have on property values?
8. Would the rezoning cause a considerable increase in the volume of traffic? Can existing roads accommodate this traffic?

If the zoning commission and township trustees are satisfied that the proposed change is sound, they should next consider the size and shape of the area to be rezoned and where the zoning boundaries should be located. When considering the size of the area to be rezoned, the following questions should be asked:

1. Does the area proposed for rezoning reflect land needed for the proposed use or does it merely reflect the applicant's property lines?
2. Is the size of the parcel adequate to meet building setback, parking and loading, and open space requirements?
3. Is there a physical feature such as a river, railroad or hill that can be used as a natural dividing line to separate a new district from adjacent properties?
4. Will future requests for additional rezoning be stimulated by the present requests? If so, where is the logical boundary of the new zone?