

## **ZONING AND SUBDIVISION REGULATIONS IN PETERSBURG**

We often get asked questions that relate to “can I build this or that in this location.” These questions usually involve the issue of zoning. Zoning describes the control by cities or other authorities over the use of land and of the building to be built thereon.

Zoning is a technique of land planning. The primary purpose of zoning is to segregate uses that are thought to be incompatible. Zoning is used to prevent new development from interfering with existing uses and/or to preserve the character of a community. Zoning may also include regulation of the kinds of activities, which will be acceptable on particular lots or parcels of land. It also controls the number of houses or units that can be built on a lot and the amount of parking or the height of buildings. Zoning can also control the placement of a house on a lot and the amount of landscaping allowed.

**Currently, the City of Petersburg does not have any zoning regulations in place.**

Subdivision regulations provide for the procedures and standards for dividing (sub-dividing) a large parcel of land into smaller parcels for sale and development. Subdivision regulations, like zoning, are used to control the use of land.

Subdivision regulations usually address the quality of a development and deal with the layout of streets, parks, etc. Subdivision regulations end up being more permanent than zoning regulations.

Most cities that have zoning regulations also have subdivision regulations. The opposite is also true as is the case with Petersburg.

**Currently, the City of Petersburg does not have any subdivision regulations in place.**

In conclusion, there are no zoning regulations or subdivision regulations in the City of Petersburg.