**APPENDIX F**

**ZONING REGULATIONS: WHAT YOU SHOULD KNOW**

Zoning regulations have the same endearing qualities as tax regulations – what you don’t know can put you out of business! Therefore, do not ignore them and learn what you need to know.

1. The City of Geneva has Zoning Boards include a Planning Board and Zoning Board of Appeals.
	1. The City of Geneva Planning Board is charged with review of land use and development activity in the City. The Board interprets City Zoning Code and applies best practices in development to reviews of site plan and architectural proposals for projects in the City. The Planning Board meets the 3rd Monday of each month at 7:00 PM at the Public Safety Building, 255 Exchange St., Geneva unless otherwise noted.
	2. The Zoning Board of Appeals is charged with applying statutory guidance on exceptions to the City’s development regulations. The Board reviews development proposals that are in conflict with City regulations and applies regulatory tests and community standards to determine if an exception can be made. The Zoning Board of Appeals meets the 4th Tuesday of each month at 7:00 PM at the Public Safety Building, 255 Exchange St., Geneva unless otherwise noted.
2. Find out what Zone your proposed business space is located (see City of Geneva’s Zoning map). Read the section of the Zoning Regulations that deals with the Zone you are in first. Check the allowed uses in that zone. Then you will know if your type of business is allowed in that zone (legal or illegal).

Remember, the Planning and Zoning Boards are not the enemy. For the most part, they are a group of volunteers putting in a lot of time, using the best of their abilities to keep our City a nice place in which to live and do business.