**Zoning regulations** are the legal guidelines that municipalities use to ensure properties develop in a way that ensures the safety and welfare of the community. Zoning regulations primarily govern the types of uses that can occur on property and secondarily provide general guidance on the placement, size and height of buildings, number and location of parking spaces, and requirements for trees, sidewalks, dumpsters, fences and other elements on a site (referred to as the site layout or site plan). Zoning regulations are sometimes referred to as zoning ordinances or zoning by-laws. The municipal planning board or commission typically reviews development applications to determine if the use and site layout meets the requirements of the zoning regulations.

**Form-based codes (FBC)** are an approach to zoning regulations that primarily focuses on the standards for building forms and streets, and secondarily on the type of use. FBC provides greater clarity and predictability for what buildings and streets will look like in the future and may include specific guidance on building height and placement, architectural details, parking locations, street design and more. Once developed, a city council, municipal board or planning commission typically adopts the codes for future use. Then the municipal planning board or commission typically reviews development applications to determine if the development application meets the requirements of the FBC zoning regulations.

**Transit-oriented development** is an approach to land development on urban corridors that ensures the buildings and streets are designed in a way that balances the needs of pedestrians, cyclists, motorists, and transit users. The ultimate goal is to support a mix of uses and density near public transportation, enhancing the positive experiences people have in places and spaces, leading to greater vibrancy.