

Learning Liberty

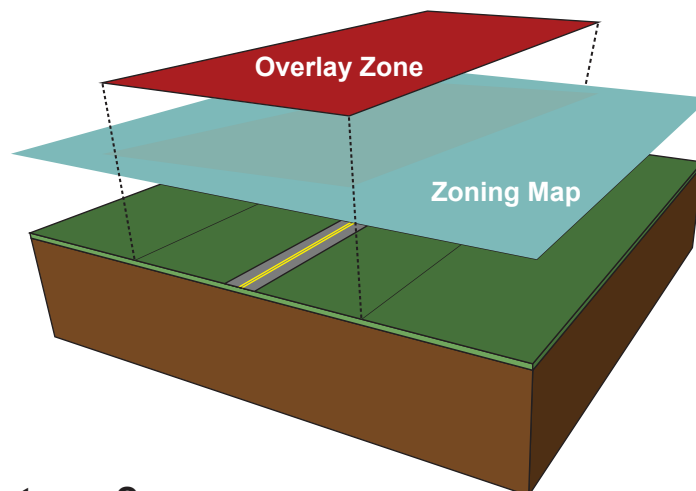
What is a POD and how does it work?

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A POD is a “Planned Overlay District”, also known as overlay zoning, is one of many flexible zoning techniques. Overlay zoning is applied on top of existing zoning, and establishes additional or stricter standards along with the underlying zoning district’s, but does not remove the underlying zoning. Overlay zones predominately can serve two general purposes: To protect special features such as historic buildings, wetlands, steep slopes, and waterfronts, and to promote specific development projects, such as mixed-use developments, waterfront developments, or housing along transit corridors.

Why use a POD?

Overlay zoning has the potential to be a very effective governmental tool. They allow local governments to tailor regulations to specific properties and districts to meet specific community goals and can help communities meet goals or address specific inequities. This is helpful because it does not require either the underlying zoning to be changed, or an entirely new zoning district to be created.



Will a POD affect my taxes?

Overlay zones permit greater design flexibility and only affect the zoning regulations within the boundaries of the district. While property taxes can change due to many factors, overlay zones do not directly impact tax rates within or outside its borders.