Zoning & Subdivision Ordinance

Zoning ordinances are land use regulations with the purpose generally stated as for protecting the health, safety, and general welfare of the people in a community. The Zoning Ordinance is a section of the County’s Code that regulates the development of buildings, activities, and land use. Zoning determines what use you may have on a property such as a house or business. It determines how high a building may be or how far away from the street it should be. It is regulatory; it says how many signs a business can have and how big they can be.

Subdivision regulations govern the division of land, which includes everything from simply splitting one lot to create two lots or in subdividing a large piece of land to create a new neighborhood. Among other things, subdivision regulations establish rules for the creating of lots, blocks, and streets, and provide for the establishments of easements and public rights-of-way.

Zoning and Subdivision Ordinances are important because they affect how Essex County looks and works, now and in the future. The update to the Zoning and Subdivision Ordinances will help to implement the County's Comprehensive Plan, helping turn general goals into a reality. Revising the Ordinances will help to shape the County's future growth.

- Current Zoning Ordinance (Municode) Use the PDF link above for Zoning questions

Essex County Zoning & Subdivision Ordinance - Adopted Oct. 11, 2022 and Effective Nov. 10, 2022 3.17 MB
Current Zoning Map 957.85 KB