

2027 International Zoning Code®

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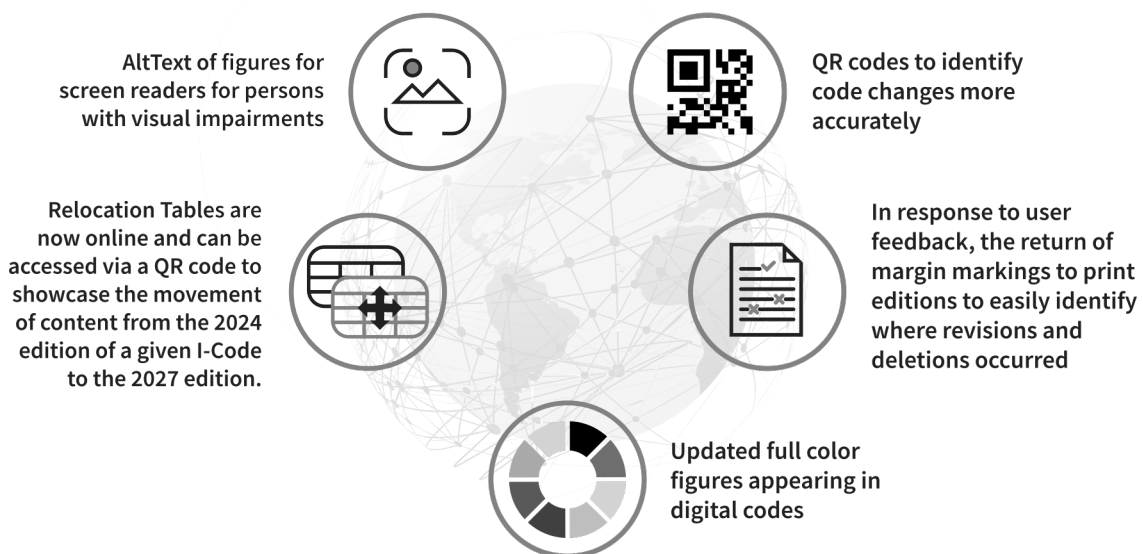
FORMATTING UPDATES FOR THE 2027 I-CODES



The 2027 International Codes® (I-Codes®) reflect ongoing formatting enhancements that advance the International Code Council's® (ICC®) digital transformation strategy and improve the overall user experience across both print and digital platforms. These updates align the print editions with ICC's Digital Codes content online, creating a more consistent and integrated product experience.

With the 2027 editions, the I-Codes include some key updates:

- In the 2024 I-Code print editions, solid vertical lines and deletion arrows in the margins were replaced with QR codes to more precisely identify revisions. While this approach improved specificity, many users indicated that margin markings remained valuable, particularly in environments with limited internet access. In response to this feedback, ICC has reintroduced margin markings in the 2027 print editions. QR codes will continue to be included, providing users with flexible and reliable options for locating and reviewing code changes.
- Relocation Tables are now online and can be accessed via a QR code to showcase the movement of content from the 2024 edition of a given I-Code to the 2027 edition.
- AltText is added to digital formats, providing text descriptions for screen readers to assist those with visual impairments.
- Figures have been enhanced for greater clarity, and now appear in full color in all digital formats.



PREFACE

ABOUT THE INTERNATIONAL CODES

The 2027 International Codes® (I-Codes®), published by the International Code Council® (ICC®), are 15 fully compatible titles intended to establish provisions that adequately protect public health, safety and welfare; that do not unnecessarily increase construction costs; that do not restrict the use of new materials, products or methods of construction; and that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

The I-Codes are updated on a 3-year cycle to allow for new construction methods and technologies to be incorporated into the codes. Alternative materials, designs and methods not specifically addressed in an I-Code can be approved by the building official where the proposed materials, designs or methods comply with the intent of the provisions of the code.

The I-Codes are used as the basis of laws and regulations in communities across the US and in other countries. They are also used in a variety of nonregulatory settings, including:

- Voluntary compliance programs.
- The insurance industry.
- Certification and credentialing for building design, construction and safety professionals.
- Certification of building and construction-related products.
- Facilities management.
- “Best practices” benchmarks for designers and builders.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

The coordination of technical provisions allows the I-Codes to be used as a complete set of complementary documents. Individual codes can also be used in subsets or as stand-alone documents. Some technical provisions that are relevant to more than one subject area are duplicated in multiple model codes.

THE CODE DEVELOPMENT PROCESS

The code development process regularly provides an international forum for building professionals to discuss requirements for building design, construction methods, safety, performance, technological advances and new products. Proposed changes to the I-Codes, submitted by code enforcement officials, industry representatives, design professionals and other interested parties are deliberated through an open code development process in which all interested and affected parties may participate.

Openness, transparency, balance, due process and consensus are the guiding principles of both the ICC Code Development Process and OMB Circular A-119, which governs the federal government’s use of private-sector standards. The ICC process is open to anyone without cost. Remote participation is available through *cdpAccess*®, ICC’s cloud-based app.

Details on the code development process and information on how you can engage in the process can be found at <https://www.iccsafe.org/committees/cdc/>. This includes details of past, present, and future cycles.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, ICC has developed partnerships with key industry segments that support ICC’s important public safety mission.

Code development committees evaluate and make recommendations regarding proposed changes to the codes. Beginning with the 2027 cycle, a second Committee Action Hearing (CAH) was introduced. The second CAH allowed for proponents and interested parties to respond to the committee’s recommendations at CAH#1. At CAH#2 the committee could consider these comments once introduced and either modify or reaffirm their recommendation at CAH#1. Their recommendations are then subject to public comment and council-wide votes. ICC’s governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

The I-Codes are subject to change through future code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of ICC at [iccsafe.org/products-and-services/i-codes/code-development/](https://www.iccsafe.org/products-and-services/i-codes/code-development/).

While the I-Code development procedure is thorough and comprehensive, ICC, its members and those participating in the development of the codes expressly disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. NO WARRANTY OF ANY KIND, IMPLIED, EXPRESSED OR STATUTORY, IS GIVEN WITH RESPECT TO THE I-CODES. ICC does not have the power or authority to police or enforce compliance with the contents of the I-Codes.

CODE DEVELOPMENT COMMITTEE RESPONSIBILITIES (LETTER DESIGNATIONS IN FRONT OF SECTION NUMBERS)

In each cycle, proposed changes are considered by the Code Development Committee assigned to a specific code or subject matter. Committee Action Hearings result in recommendations regarding a proposal to the voting membership. Where changes to a code section are not considered by that code’s own committee, the code section is preceded by a bracketed letter designation identifying a different committee. Bracketed letter designations for the I-Code committees are:

- [A] = Administrative Code Development Committee
- [BE] = IBC—Means of Egress Code Development Committee
- [BF] = IBC—Fire Safety Code Development Committee
- [BG] = IBC—General Code Development Committee
- [BS] = IBC—Structural Code Development Committee
- [CE] = IECC—Commercial Energy Committee*
- [EB] = International Existing Building Code Development Committee
- [F] = International Fire Code Development Committee
- [FG] = International Fuel Gas Code Development Committee
- [M] = International Mechanical Code Development Committee
- [MP] = IRC—Mechanical/Plumbing Code Development Committee
- [P] = International Plumbing Code Development Committee
- [PC] = International Code Council Performance Code Development Committee
- [PM] = International Property Maintenance Code Development Committee
- [RB] = IRC—Building Code Development Committee
- [RE] = IECC—Residential Energy Committee*
- [SP] = International Swimming Pool and Spa Code Development Committee
- [W] = International Wildland-Urban Interface Code Development Committee
- [Z] = International Zoning Code Development Committee**

* This code is currently developed through the ICC Consensus Procedures CP12.
** IZC proposals will be heard by the IPMC committee.

Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold Committee Action Hearings in different years, proposals for most codes will be heard by committees in both the 2027 (Group A) and the 2028 (Group B) code development cycles. It is very important that anyone submitting code change proposals understands which code development committee is responsible for the section of the code that is the subject of the code change proposal.

HOW TO IDENTIFY CODE CHANGES

Changes to the I-Codes are identified in multiple ways, including QR codes, colored text and margin markings (solid vertical lines and deletion arrows). QR codes were used in the 2024 I-Codes to precisely identify revisions. In 2027, in addition to QR codes, solid vertical lines denoting changed text and arrows denoting deletions were reintroduced to print editions.

The following key details how those methods appear in the I-Codes:

QR Codes



A section bearing a QR code indicates that section has undergone technical revision from the previous code cycle. QR codes take the user to ICC’s Digital Codes website (codes.iccsafe.org), where technical revisions are displayed. Use the QR code via one of the following methods:

- Scan the QR code with a mobile device.
- Enter the 7-digit code printed below the QR code at the end of the following URL: qr.iccsafe.org/
- Click the QR code when viewing the code in PDF format.

Margin Markings (specific to print/pdf versions)

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Solid vertical lines indicate a technical change from the requirements of the previous edition.

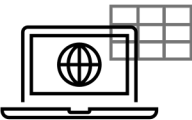
Deletion arrows indicate where an entire section, paragraph, list item, exception, table or table row has been deleted.

Blue Text (specific to Digital Codes)



While print editions may not display color, digital formats, including online and PDF versions, use **blue text** to denote changes made from the previous I-Code cycle.

Content Relocations



The Content Relocations section of this Preface provides a QR code linking to a table that indicates the relocation of content from the 2024 edition of this code to the 2027 edition.

CONTENT RELOCATIONS

The following QR code links to a Relocations Table documenting the movement of content from the 2024 edition of this code to the 2027 edition:



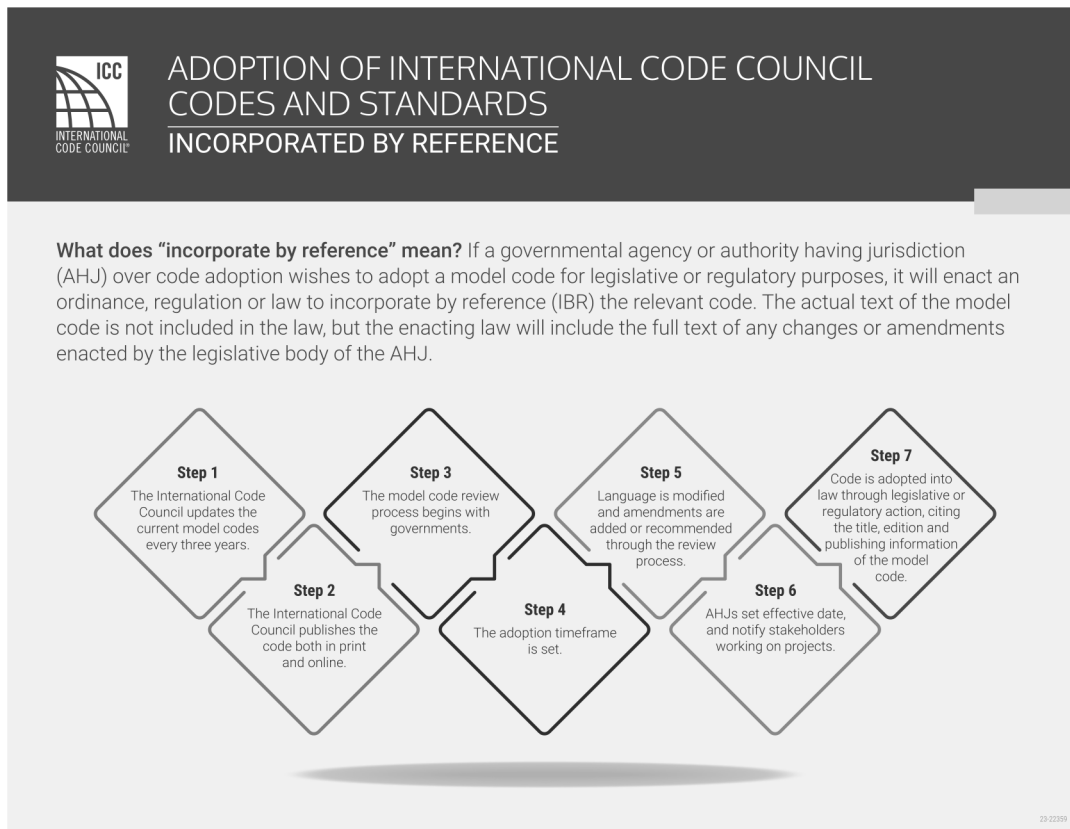
ITALICIZED TERMS

Words and terms defined in Chapter 2, Definitions, are italicized where they appear in code text and the Chapter 2 definitions apply. Although care has been taken to ensure applicable terms are italicized, there may be instances where a defined term has not been italicized or where a term is italicized but the definition found in Chapter 2 is not applicable. For example, Chapter 2 of the *International Building Code*® (IBC®) contains a definition for “*Listed*” that is applicable to equipment, products and services. The term “listed” is also used in that code to refer to a list of items within the code or within a referenced document. For the latter, the Chapter 2 definition would not be applicable.

ADOPTION OF INTERNATIONAL CODE COUNCIL CODES AND STANDARDS

ICC maintains copyright in all of its codes and standards. Maintaining copyright allows ICC to fund its mission through sales of books in both print and digital format. ICC welcomes incorporation by reference of its codes and standards by jurisdictions that recognize and acknowledge ICC's copyright in the codes and standards, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and ICC. By making its codes and standards available for incorporation by reference, ICC does not waive its copyright in its codes and standards.

ICC's codes and standards may only be adopted by incorporation by reference in an ordinance passed by the governing body of the jurisdiction. “Incorporation by reference” means that in the adopting ordinance, the governing body cites only the title, edition, relevant sections or subsections (where applicable), and publishing information of the model code or standard and the actual text of the model code or standard is not included in the ordinance (see graphic, “Adoption of International Code Council Codes and Standards”). The Code Council does not consent to the reproduction of the text of its codes or standards in any ordinance. If the governing body enacts any changes, only the text of those changes or amendments may be included in the ordinance.



ICC also recognizes the need for jurisdictions to make laws accessible to the public. Accordingly, all I-Codes and I-Standards, along with the laws of many jurisdictions, are available to view for free at codes.iccsafe.org/codes/i-codes. These documents may also be purchased, in both digital and print versions, at shop.iccsafe.org.

RESOURCES FOR ADOPTION

To facilitate adoption, some I-Code sections contain blanks for fill-in information that needs to be supplied by the adopting jurisdiction as part of the adoption legislation. Template adoption ordinances are available at <https://www.iccsafe.org/advocacy/sample-adoption-ordinances/>.

For further information or assistance with adoption, including a sample ordinance, jurisdictions should contact ICC via email at incorporation@iccsafe.org.

For a list of frequently asked questions (FAQs) addressing a range of foundational topics about the adoption of model codes by jurisdictions and to learn more about the Code Council's code adoption resources, scan the QR code or visit [iccsafe.org/code-adoption-resources](https://www.iccsafe.org/code-adoption-resources).



INTRODUCTION TO THE INTERNATIONAL ZONING CODE

The International Zoning Code, or IZC, establishes minimum requirements for zoning ordinances. The IZC is a planning and community development document and is intended to provide for the arrangement of compatible buildings and land uses and establish provisions for the location of all types of uses in the interest of the social and economic welfare of the community.

ARRANGEMENT AND FORMAT OF THE 2027 IZC

The format of the IZC allows each chapter to be devoted to a particular subject except for Chapters 8 and 9, which contain subject matters that are not extensive enough to warrant their own independent chapter. The following table shows how the IZC is divided. The chapter synopses detail the scope and intent of the provisions of the IZC.

CHAPTER TOPICS	
CHAPTERS	SUBJECTS
1	Scope and Administration
2	Definitions
3	Use Districts
4	Agricultural Zones
5	Residential Zones
6	Commercial and Commercial/Residential Zones
7	Factory/Industrial Zones
8	General Provisions
9	Special Regulations
10	Sign Regulations
11	Nonconforming Structures and Uses
12	Conditional Uses
13	Planned Unit Development
14	Referenced Standards

Chapter 1 Scope and Administration.

Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

Chapter 2 Definitions.

Chapter 2 is the repository of the definitions of terms used in the body of the code. The user of the code should be familiar with and consult this chapter because the definitions are essential to the correct interpretation of the code and because the user may not be aware that a term is defined.

Chapter 3 Use Districts.

Chapter 3 identifies classifications for typical zoning districts and provides for the application of minimum district areas in order to regulate and restrict the uses and locations of buildings and to regulate the minimum required areas for yards, courts and important open-area property spaces. Chapter 3, along with Chapter 4 through 7, establishes the criteria to classify properties into compatible use districts.

Chapter 4 Agricultural Zones.

Chapter 4 identifies three divisions of agricultural zones, including any area to be designated as open space, agricultural uses and land used for public parks and similar uses. After the specific zoning areas are established, this chapter provides minimum bulk zoning regulations to establish lot area, structure-to-open space density, lot dimensions and setback and building height requirements.

Chapter 5 Residential Zones.

The objective of Chapter 5 is to define single-family, two-family and multiple-unit residential uses for a jurisdiction to utilize in arranging compatible land uses in order to achieve the maximum social and economic benefit for the community. Once the particular zones are established, provisions for the minimum bulk zoning regulations, such as lot area, structure-to-open-space density, lot dimensions, set-back and building height requirements, are indicated.

Chapter 6 Commercial and Commercial/Residential Zones.

Chapter 6 identifies four divisions of commercial zones, including C1, which includes minor automotive repair and automotive fuel dispensing facilities; C2, which includes light commercial and group care facilities; C3, which includes amusement centers, such as bowling alleys, miniature golf courses and ice skating rinks; and C4, which includes major automotive repair, manufacturing and commercial centers. Further, this chapter contains two divisions of commercial/residential zones that accommodate residential uses in light and medium commercial zones (Divisions 1 and 2). Once the particular zones are established, Chapter 6 provides specific minimum bulk zoning restrictions to include lot area, structure-to-open-space density, lot dimensions, and setback and building height requirements.

Chapter 7 Factory/Industrial Zones.

Chapter 7 identifies three divisions of factory/industrial zones, including a range of factory/industrial zones from light manufacturing or industrial, such as warehouses and auto body shops (Division 1), to heavy manufacturing or industrial, such as automotive dismantling and petroleum refineries (Division 3). Once the particular zones are established, this chapter provides minimum bulk zoning regulations that establish lot area, structure-to-open-space density, lot dimensions, and setback and building height requirements.

Chapter 8 General Provisions.

Chapter 8 contains general zoning provisions along with requirements for elements that are common to most uses recognized by this code, including parking stall amounts and dimensions, driveway widths, allowable projections, fence heights, yard locations, landscaping and loading space size. Chapter 8 also provides for the jurisdiction to specifically review and approve the availability of essential services infrastructure for all new projects with a focus on sewer, potable water, street lighting and fire hydrants.

Chapter 9 Special Regulations.

Chapter 9 recognizes two unique uses, home office and adult-use businesses, and establishes requirements to address each based on their characteristics and potential impact related to other uses/zoning districts.

Chapter 10 Sign Regulations.

The primary purpose of Chapter 10 is to establish the regulation for the use of signs and sign structures. This chapter addresses the various sign types, providing numerous examples, and addresses the computation methodology of sign area for code compliance. Chapter 10 also contains the general provisions that apply to sign placement, maintenance, repair and removal.

Chapter 11 Nonconforming Structures and Uses.

Chapter 11 contains provisions for nonconforming structures and uses regulated under this code. The primary purpose of this chapter is to ensure that existing structures and current land use practices legally established prior to the adoption of this code are allowed to be continued.

Chapter 12 Conditional Uses.

Chapter 12 establishes the requirements for conditional uses based on the occasional need for a use not normally permitted in a particular zoning district and due to the unique characteristics and service that use provides to the public. These requirements include conditional use permits and minimum documentation to support the conditional use.

Chapter 13 Planned Unit Development.

Chapter 13 identifies the code requirements for planned unit developments, which encourage diversification, variation and imagination in the relationship of uses, open spaces and structures, and describes the important role of the planning commission. It is further intended to encourage more rational economic development with relationship to public services and to encourage and facilitate the preservation of open lands.

Chapter 14 Referenced Standards.

Chapter 14 lists all the product and installation standards and codes that are referenced throughout Chapters 1 through 13 and includes identification of the promulgators and the section numbers in which the standards and codes are referenced. These standards and codes become an enforceable part of the code (to the prescribed extent of the reference) as if printed in the body of the code.

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