INDEX

“Absentee Planning and the Integrated Society” (Cunningham), 117
Adams, John Quincy, 17
Administration, 65–69, 97–105
Advisory Commission on the Height of Buildings (New York City), report of, 21–22
Advisory Committee on Zoning (1921), 25
Aesthetic and historic zoning, 59–61, 115
Agriculture
and forestry zones, 57–59, 75, 79
and land-use control, 8, 32, 78, 96
Althuser, Alan A., xiii
Amendments, 46, 67–68, 134
American Institute of Architects, 60
American Institute of Planners, 60
Journal of, xiii, 116, 117
American Law Institute, 134, 135
American Society of Planning Officials (ASPO), 49, 70, 134
1967 Conference, 131
1968 Conference, 117, 126, 127, 129
American system, viii, xi, 73
versus British, ix, 1, 2, 13, 32, 46–48, 52, 68, 79, 80, 87, 93, 96, 98, 111, 112, 115, 116, 119, 127
defects of, 94–95
early, 16, 18
objectives of, 39–40
recent changes in, xii, 114–145
values of, 42
Annapolis, Md., 18
Appeals and judicial review, 41, 64, 66–69, 97–105, 109, 110, 143
Architects versus lawyers, 24
Architectural control, 61
Arlington, Tex., 1, 2
Association of Home Builders, 133
Automobiles, influence on land planning, 5–6, 74
Babcock, Richard F., xiii, 114–116, 134, 135
Baltimore, 63, 66, 86
Baltimore County Board of Zoning Appeals, 115
Baltimore Gas and Electric Company, 115
Banfield, Edward C., xiv
Bassett, Edward M., 21, 22, 24
Beautification policies, 77n
Benton, Thomas Hart, 17
Bettman, Alfred, 24, 26, 136
Boards of Appeal, 51, 52, 66–67, 143; see also Appeals and judicial review
Boston, Mass., 20
zoning ordinance in, 29, 51–52, 67
British Planning Acts
1932, 42
1947–1959, ix
see also Town and Country Planning Acts
British system
versus American; see American system
new towns in, 134
Brogan, Denis W., 3
Buffalo, N.Y., 18
Burke, Edmund M., 117
California, 77, 86
zoning in, 29, 62
see also individual cities
Cambridge, Mass., 19
Campbell, Jack M., 126
Carmel, Calif., 35
Chapin, F. Stuart, xiii
Charleston, S.C., 61
Cherry, Gordon, on problems of planner, 145
Chicago
redevelopment agency in, 81
zoning ordinance (1957), 37, 46, 48, 50–51, 66–67, 71, 107, 182–183
Ciampi, Mario, 84
“Citizen Participation Strategies” (Burke), 117
“City Beautiful” crusade, 24, 33
City planning, 11–13, 24, 30, 36
City Planning Process, The, (Althuser), xiii
City Politics (Banfield and Wilson), xii
Cleveland, Ohio, 28
Cluster developments, 54n, 132
Codes, building and safety, 91
Columbia, Md., 133–134
Columbia Plaza project; see under Washington, D.C.
Combination zone, 50
Commission on the Height of Buildings (New York City), 14
Community Facilities Administration (CFA), 121
Compensation, financial, role of, 13–15, 20, 41, 60, 62, 74, 77, 95, 96, 110, 111, 113, 141, 142
Concord, Mass., 61
Conditional use; see Special-use permit
Connecticut, 134
Supreme Court decision (1949), 104
Conservation easements, 78, 96
Controls
absence of, 91–93
deficiency of, 74–77
eyear, 19, 20, 106
functions of, 32–34
limits of, 13–15
methods of, 75, 76
minimum standard, 109
new scope of, 37–39
obstacles to, 107–111
and planning, 95–97
private, 85–89
public over private, 7, 11, 127
see also Density regulations;
Standards versus policies
Coral Gables, Fla., 60
Counties; see Local government
Country Club district, Kans., 86
Cunningham, James V., 117–118
Courts of law; see Legal aspects
Dallas, Tex., 1, 91
Demonstrations and Intergovernmental Relations, Assistant Secretary for, 121, 123, 124
Density regulations, 30, 37–38, 43–45, 48, 59
Department of Housing and Urban Development (HUD), 10n, 34n, 120–123
Detroit, Mich., 18
Development, 1–3
defined in Model Code, 141
planned, 1, 18, 53–54, 133, 141
private
control of, 12, 14, 36, 98, 114
public control of, xiv, 11, 12, 18, 22, 23, 51, 81, 89, 91, 94, 113, 132
and public uses, 51
rights of, 16–18
standards of, 90–95, 109
strip, 5
Development charge, 13n
Districting device, 20
Dunham, Allison, 135
El Paso, Tex., 53, 72
proposed controls in, 170–171
Eminent domain, use of, 14, 60, 111, 141
Enforcement, 65–66, 142–143
Environment
control over, 90
deterioration of, 114
urban, problems of, 120, 129, 130
### INDEX

**Euclid decision**, 68  
**Europe**, land-use controls in, 42

**Federal government, role of**, 10  
**Federal Home Loan Bank (FHLB)**, 121  
**Federal Housing Agency (FHA)**, 69  
**Federal National Mortgage Association ("Fanny Mae")**, 121

**Fifth Avenue Associates**, 21  
**Floating zone**, 53, 54  
**Floor area ratio**, 43  
**Florida**, 28  
**Flower Hill, N.Y.**, 35  
**Fort Worth, Tex.**, 1, 2  
**Free enterprise; see Private enterprise**

**Freemont, Calif.**, zoning ordinance in, 56

**Gallatin, Albert**, on public lands, 1  
**Garden districts**, 86, 87  
**Georgia**, 26  
**Germany**, zoning in, 42  
**Greenbelt towns**, 30  
**Growth, attitude to**, 3–4

**Haar, Charles M.**, 122, 138–139  
**Hawaii**, 125n  
**Hedman, R.**, 116  
**Height control**, 20, 21, 37  
**Historic zoning; see Aesthetic and historic zoning**

**Home Ranch Park, Calif.**, 86  
**Homestead Act of 1862**, 17  
**Housing Act of 1949**, 34  
**Housing and Home Finance Agency (HHFA)**, 11, 121  
**Housing production, rate of**, 2  
**Houston, Tex.**, 86, 91–93  
**absence of zoning in**, 131–132  
**value of land in**, 3–4  
**Howard, Ebenezer**, 87  
**HUD; see Department of Housing and Urban Development**

**Illinois, Supreme Court decisions**, 104  
**Improvements, cost of, borne by different agencies**, 71  
**Indianapolis, Ind.**, 20  
**Institute on State Programming**, 125  
**International City Managers’ Association**, xiii

**Jackson, Andrew**, 17  
**Jacobs, Allan B.**, 130–131  
**Jefferson, Thomas**, 17  
**Johnson, Lyndon B.**, 77n  
**established HUD, 120–121**  
**Message on the Cities, 34n**  
**Judicial review; see Appeals**

**Land, development of; see Development**

**Land Commission Act (1967)**, 13n  
**Land ownership**, 16  
**Land retirement program**, 8  
**Land speculation**, 3–4, 28  
**Lawson, Matthew B. M.**, 129, 130  
**Lawyers**, 21, 67, 110  
**versus architects**, 2, 4  
**Legal aspects**, 12–13, 15, 41, 48, 53, 59–60, 62, 64, 68, 79, 111  
**of controls**, 18, 19, 23, 25, 27, 74  
**court cases**, 76n, 115  
**Levitt and Sons**, 86–89  
**Lexington, Mass.**, 61  
**Linear city; see Megalopolis**

**Local government and land-use controls**, 8–11, 112  
**Local interests, and planning**, 35, 36  
**Local plans**, 119  
**Long Island, N.Y.**, 86  
**Los Angeles, 2, 20, 64**  
**special-use zones in**, 49  
**Los Angeles County**, 2  
**Louisiana Purchase**, 16  
**Louisville, Ky.**, 29
Madison, Wis., 18
Manchester, N.H., 18
Maryland, 26, 134
   Court of Appeals, 115
Massachusetts, 134
Master Plans, 12, 33, 73, 95, 112, 116
   alternative to, 118
   relationship with zoning ordinances, 138–139
   for San Francisco, 146–149
*Maximum Feasible Misunderstanding* (Moynihan), 118
Megalopolis, 3
Methods; *see* Standards
Metropolitan areas; *see* Local government
Metropolitan Development, Assistant Secretary for, 121, 122, 124
Metzenbaum, James, 24
Milwaukee, Wis., 20
Minnesota, 132, 134
   State Planning Agency, 125, 127
Mississippi, 26
Mobility, 5–6
Model Cities program, 123–124
Model Land Development Code, xiii, 135, 144
*Modern American City, The*, (Tunnard), xiv
Modesto, Calif., 19, 20
Morgenthau, H. J., 6
Motel, zoning of, 47, 50
Moynihan, Daniel P., on community action programs, 118
Municipalities; *see* Local government
Nashville, Tenn., 30
Natchez, Miss., 61
National Resources Planning Board, 10
Nectow case, 27
Negro neighborhoods, 91
   Neighborhood standards, 54–56, 72–74
   New Haven, Conn., 55, 81, 85
   Church Street project, 81, 83, 188–191
New Jersey, 26, 86
   appeals in, 103
New Orleans, La., 61
   Board of Zoning Adjustments, 101–103
Vieux Carré Commission, 180–181
New towns, 133
New York City, 2, 22
   Building Districts and Restrictions Commission (1916), 22, 24
   zoning ordinances, 18–21, 107
   of 1960, 41–52 *passim*, 57, 63, 64, 71, 152–162, 168–169
   New York State, 20, 123, 132, 134
   appeals in, 103
   Building Code Commission, 91
   Noise, regulation of, 48
North Carolina, 126
Oak Park, Ill., 27
Oakland, Calif., 50, 55–56
   zoning ordinance in, 165–167, 174–175
Oklahoma, 17
   Olsen, Raymond T., 127
   Olson, William A., 131–132
   Open space, 2, 43–45, 77–80
   Oregon, open space in, 77
   Palos Verdes Estates, 86
   Parks, public, 6, 73, 77–79
   Passenger Transport Authorities (British), 127
   Paterson, N.J., 18
   Pennsylvania, 86, 134
   appeals in, 103, 104
   Performance standards, 48–49
   Philadelphia, 66
   Board of Zoning Adjustment, 98–103 *passim*
   Zoning Advisory Commission, 99
Phoenix, Arizona, 2, 50, 73
proposed regulations (1960),
184–187
Physical planning standards and
social goals, 129
Planned developments; see De-
development, planned
Planners, 110
as social workers, 117
Planning
commissions, 72n
and controls, 95–97
importance of, 17–18
and local interests, 35, 36
objectives of, 34–37, 93
organization of, 11–13
public participation in, 114,
116–120
scope of, 35
“Planning and Community Ap-
pearance,” 60
Planning Inquiry Commissions
(British), 116
Police power, role of, 14, 32,
41, 60, 110, 111
Population, density of, 1, 2
Prairie psychology, 4–5
Principles and Practice of Urban
Planning, xiii
Private enterprise, 7, 18, 39,
80–81
Private property
dominance of, 16, 24, 106
protection of, 32, 33, 93, 112,
114, 125
versus public, 9
rights of, 18, 19
Programs versus policies, 36
Public domain; see Public lands
Public housing, 2
Public Housing Administration
(PHA), 121
Public lands, 16, 17
Public services, provision of,
75
Public transport facilities, 127,
128
Public utilities, impact of, 115
Public versus private interests,
18–19, 73, 75, 95
Public works, 36, 37
Racial segregation, 29
Radburn, N.J., 30
Reading, Pa., 18
Redevelopment; see Urban re-
newal
Regional Economic Planning
Councils (British), 127
Regional planning authorities, 10,
71
Residential density, 43, 45
Residential developments
cluster or unit, 54n, 132
restrictions of, 35, 85, 91
Residential districts, 28, 43, 46–
47, 55
Reston, Va., 133
Revisions; see Amendments
Roland Park Company, 85–86
St. Louis, Mo., 30
Salem, Mass., 61
San Diego, Calif., 2
San Francisco, 83, 84
city planning in, 130–131
Golden Gate project 84, 194–
196
master plan of, 36n, 47, 54, 63,
146–149
zoning in, 19, 20, 150–151,
172–173
Sanford, Terry, 126
Santa Barbara, Calif., 2, 60–61,
86
Santa Clara County, Calif., 79
ordinance of 1959, 46, 50, 58,
59, 163–164, 176–179
Savannah, Ga., 18
“Securing Open Space in Urban
America” (Whyte), 79
701 program, ii
Shopping centers, 2, 5, 53, 54,
109
first planned (1887), 86
Skeffington, Arthur, 120
Skyscrapers, 21
Social goals, 129, 130, 145
Special-purpose zones, 57
Special-use permit, 50–52
Special-use zones, 33, 49–50, 58
Speculation in land; see Land speculation
Spot zoning, 67
Standard City Planning Enabling Act (1926), 135, 140
Standard State Zoning Enabling Act, 25, 135, 140, 144
Standard Zoning and Subdivision Enabling Acts, 35
Standards
development, 90–95
establishment of, 32
minimum, 109
neighborhood, 54–56
versus policies, 108–110
see also Subdivision, regulation of
Stanstead, Essex, England, airport at, 115
State Enabling Acts, 133
State planning agencies, 10, 11, 125, 126, 143
Stein, Clarence, 30–31
Structure of Urban Zoning, The, (Williams), xiii
Structure plans, 119
Subdivisions, 141
control of, 9, 11, 12, 27–28
defined, 41
regulation of, 34–35, 59, 69–89, 132
see also Subdivision, regulation of
Suburbanization, threat of, 58
Suburbia, 86
Tarrytown, N.Y., 53
Texas; see Houston; Dallas
Town and Country Planning Act of 1947 (British), vii, 113, 119, 127
Town and Country Planning Act of 1968 (British), 116, 119
Town planning, pioneers of, 24
Tucson, Ariz., 50
Tunnard, Christopher, xiv

Unit developments, 132
United States
Economic Opportunity Act (1964), 118
Flood Insurance Act (1956), 57
Supreme Court and zoning, 104
see also American system
Urban environment; see Environment
Urban Land Institute, 133
Urban Land Use Planning (Chapin), xiii
Urban problems, National Commission on, 125
Urban renewal, 107, 108
programs of, 11, 34, 81–85
Urban Renewal Administration (URA), 121
Use districts, 37–39, 48, 93
types of, 38, 45, 46
Use groups, 47, 48
nonconforming, 61–64
Use regulations, 45–48
Variance; see Appeals
Village of Euclid v. Ambler Realty Co., 68

Washington, D.C., 18, 26
Columbia Plaza project, 83, 192–193
ordinance of 1958, 46
redevelopment agency in, 81
Southwest Urban Renewal Area, 82–83
Wayne Township case, on minimum standards, 109
Wechsler, Herbert, 144
Westchester County, N.Y., 28
Whitnall, Gordon, 30
Whyte, W. H., 79
Williams, F. B., 24
Williams, John B., 120
Williams, Norman, Jr., xiii
Williamsburg, Va., 18, 61
Wilson, James Q., xiv
Wright, Henry, 30

Zoning, xi, 9, 12, 24, 141
appeals; see Appeals
Zoning (continued)
- constitutionality of, 25–27
- critics of, 32, 96, 107, 108
- defined, 41
- early advocates of, 24
- innovations in, 96, 106, 132
- motives for, 19, 29
- ordinances, 37, 63, 150–151
  - first, 18–23 passim
  - later, 11, 25, 23, 54, 55, 106
- origins in America, 14
- popularity of, 29
- progress of, 19–27

regulations of, 34–35
revisions of, 37, 41–69, 132, 134
rural, 57
strip commercial, 5
versus subdivision, 107, 108
types of controls, 56–61
types of districts, 23
use and abuse of, 28–31

see also Subdivisions, regulations of; and individual cities