"Absentee Planning and the Inte- grated Society" (Cunning- ham), 117 Adams, John Quincy, 17 Administration, 65–69, 97–105 Advisory Commission on the	Architectural control, 61 Arlington, Tex., 1, 2 Association of Home Builders, 133 Automobiles, influence on land planning, 5–6, 74
Height of Buildings (New York City), report of, 21— 22	Babcock, Richard F., xiii, 114- 116, 134, 135 Baltimore, 63, 66, 86
Advisory Committee on Zoning (1921), 25	Baltimore County Board of Zon- ing Appeals, 115
Aesthetic and historic zoning, 59–61, 115	Baltimore Gas and Electric Company, 115
Agriculture	Banfield, Edward C., xiv
and forestry zones, 57-59, 75,	Bassett, Edward M., 21, 22, 24
79	Beautification policies, 77n
and land-use control, 8, 32, 78,	Benton, Thomas Hart, 17
96	Bettman, Alfred, 24, 26, 136
Althuser, Alan A., xiii	Boards of Appeal, 51, 52, 66-67,
Amendments, 46, 67–68, 134	143; <i>see also</i> Appeals and
American Institute of Architects,	judicial review
60	Boston, Mass., 20
American Institute of Planners, 60	zoning ordinance in, 29, 51–52,
Journal of, xiii, 116, 117	67
American Law Institute, 134, 135	British Planning Acts
American Society of Planning	1932, 42
Officials (ASPO), 49, 70,	1947–1959, ix
134	see also Town and Country
1967 Conference, 131	Planning Acts
1968 Conference, 117, 126, 127, 129	British system
American system, viii, xi, 73	versus American; see American
versus British, ix, 1, 2, 13, 32,	system
46–48, 52, 68, 79, 80, 87,	new towns in, 134
93, 96, 98, 111, 112, 115,	Brogan, Denis W., 3
116, 119, 127	Buffalo, N.Y., 18
defects of, 94–95	Burke, Edmund M., 117
early, 16, 18	
objectives of, 39–40	California, 77, 86
recent changes in, xii, 114–145	zoning in, 29, 62
values of, 42	see also individual cities
Annapolis, Md., 18	Cambridge, Mass., 19
Appeals and judicial review, 41,	Campbell, Jack M., 126
64, 66–69, 97–105, 109,	Carmel, Calif., 35
110, 143	Chapin, F. Stuart, xiii
Architects versus lawyers, 24	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"	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
(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.	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
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	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
deficiency of, 74–77 early, 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	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

Illinois, Supreme Court decisions, Euclid decision, 68 Europe, land-use controls in, 42 104 Improvements, cost of, borne by Federal government, role of, 10 different agencies, 71 Federal Home Loan Bank Indianapolis, Ind., 20 (FHLB), 121 Institute on State Programming, Federal Housing Agency (FHA), 125 International City Managers' As-Federal National Mortgage Assosociation, xiii ciation ("Fanny Mae"), 121Jackson, Andrew, 17 Fifth Avenue Associates, 21 Jacobs, Allan B., 130–131 Floating zone, 53, 54 Jefferson, Thomas, 17 Floor area ratio, 43 Johnson, Lyndon B., 77n Florida, 28 established HUD, 120–121 Flower Hill, N.Y., 35 Message on the Cities, 34n Fort Worth, Tex., 1, 2 Judicial review; see Appeals Free enterprise; see Private enterprise Land, development of; see De-Freemont, Calif., zoning ordivelopment nance in, 56 Land Commission Act (1967), 13n Gallatin, Albert, on public lands, Land ownership, 16 Land retirement program, 8 Garden districts, 86, 87 Land speculation, 3-4, 28 Georgia, 26 Lawson, Matthew B. M., 129, 130 Germany, zoning in, 42 Lawyers, 21, 67, 110 Greenbelt towns, 30 versus architects, 2, 4 Growth, attitude to, 3-4 Legal aspects, 12–13, 15, 41, 48, 53, 59-60, 62, 64, 68, 79, Haar, Charles M., 122, 138-139 Hawaii, 125n of controls, 18, 19, 23, 25, 27, Hedman, R., 116 74 Height control, 20, 21, 37 Historic zoning; see Aesthetic and court cases, 76n, 115 Levitt and Sons, 86-89 historic zoning Lexington, Mass., 61 Home Ranch Park, Calif., 86 Linear city; see Megalopolis Homestead Act of 1862, 17 Local government and land-use Housing Act of 1949, 34 controls, 8-11, 112 Housing and Home Finance Local interests, and planning, 35, Agency (HHFA), 11, 121 36 Housing production, rate of, 2 Houston, Tex., 86, 91-93 Local plans, 119 absence of zoning in, 131-132 Long Island, N.Y., 86 value of land in, 3–4 Los Angeles, 2, 20, 64 special-use zones in, 49 Howard, Ebenezer, 87 Los Angeles County, 2 HUD; see Department of Housing and Urban Develop-Louisiana Purchase, 16 Louisville, Ky., 29 ment

Madison, Wis., 18 Manchester, N.H., 18 Maryland, 26, 134	New Haven, Conn., 55, 81, 85 Church Street project, 81, 83, 188–191
Court of Appeals, 115	New Jersey, 26, 86
Massachusetts, 134	appeals in, 103
Master Plans, 12, 33, 73, 95, 112,	New Orleans, La., 61
116	Board of Zoning Adjustments,
alternative to, 118	101–103
relationship with zoning ordi-	Vieux Carré Commission, 180-
nances, 138–139	181
for San Francisco, 146–149	New towns, 133
Maximum Feasible Misunder-	New York City, 2, 22
standing (Moynihan), 118	Building Districts and Restric-
Megalopolis, 3	tions Commission (1916),
Methods; see Standards	22, 24
Metropolitan areas; see Local	zoning ordinances, 18-21, 107
government	of 1960, 41-52 passim, 57,
Metropolitan Development, As-	63, 64, 71, 152–162, 168–
sistant Secretary for, 121,	169
122, 124	New York State, 20, 123, 132,
Metzenbaum, James, 24	134
Milwaukee, Wis., 20	appeals in, 103
Minnesota, 132, 134	Building Code Commission, 91
State Planning Agency, 125,	Noise, regulation of, 48
127	North Carolina, 126
Mississippi, 26	·
Mobility, 5–6	Oak Park, Ill., 27
Model Cities program, 123–124	Oakland, Calif., 50, 55–56
Model Land Development Code,	zoning ordinance in, 165-167,
xiii, 135, 144	174–175
Modern American City, The,	Oklahoma, 17
(Tunnard), xiv	Olsen, Raymond T., 127
Modesto, Calif., 19, 20	Olson, William A., 131–132
Morgenthau, H. J., 6	Open space, 2, 43-45, 77-80
Motels, zoning of, 47, 50	Oregon, open space in, 77
Moynihan, Daniel P., on com-	3 / 1 1 /
munity action programs,	Palos Verdes Estates, 86
118	Parks, public, 6, 73, 77–79
Municipalities; see Local govern-	Passenger Transport Authorities
ment	(British), 127
***************************************	Paterson, N.J., 18
Nashville, Tenn., 30	Pennsylvania, 86, 134
Natchez, Miss., 61	appeals in, 103, 104
National Resources Planning	Performance standards, 48–49
Board, 10	Philadelphia, 66
Nectow case, 27	Poord of Zoning Adjustment
Negro neighborhoods, 91	DOME OF YOURS ACTIVITIES
	Board of Zoning Adjustment, 98–103 passim
	98–103 passim
Neighborhood standards, 54–56, 72–74	98–103 passim Zoning Advisory Commission, 99

Phoenix, Arizona, 2, 50, 73 proposed regulations (1960), 184–187	Public versus private interests, 18–19, 73, 75, 95 Public works, 36, 37
Physical planning standards and social goals, 129 Planned developments; see Development, planned Planners, 110	Racial segregation, 29 Radburn, N.J., 30 Reading, Pa., 18 Redevelopment; see Urban re-
as social workers, 117 Planning commissions, 72n and controls, 95–97	newal Regional Economic Planning Councils (British), 127 Regional planning authorities, 10,
importance of, 17–18 and local interests, 35, 36 objectives of, 34–37, 93 organization of, 11–13	71 Residential density, 43, 45 Residential developments cluster or unit, 54n, 132
public participation in, 114, 116–120 scope of, 35	restrictions of, 35, 85, 91 Residential districts, 28, 43, 46– 47, 55 Reston, Va., 133
"Planning and Community Appearance," 60 Planning Inquiry Commissions (British), 116	Revisions; see Amendments Roland Park Company, 85–86 St. Louis, Mo., 30
Police power, role of, 14, 32, 41, 60, 110, 111 Population, density of, 1, 2	Salem, Mass., 61 San Diego, Calif., 2 San Francisco, 83, 84
Prairie psychology, 4–5 Principles and Practice of Urban Planning, xiii Private enterprise, 7, 18, 39,	city planning in, 130–131 Golden Gate project 84, 194– 196 master plan of, 36n, 47, 54, 63,
80-81 Private property dominance of, 16, 24, 106	146–149 zoning in, 19, 20, 150–151, 172–173
protection of, 32, 33, 93, 112, 114, 128 versus public, 9	Sanford, Terry, 126 Santa Barbara, Calif., 2, 60–61, 86 Santa Clara County, Calif., 79
rights of, 18, 19 Programs versus policies, 36 Public domain; see Public lands	ordinance of 1959, 46, 50, 58, 59, 163–164, 176–179 Savannah, Ga., 18
Public housing, 2 Public Housing Administration (PHA), 121 Public lands, 16, 17	"Securing Open Space in Urban America" (Whyte), 79 701 program, ii Shopping centers, 2, 5, 53, 54,
Public services, provision of, 75 Public transport facilities, 127,	109 first planned (1887), 86 Skeffington, Arthur, 120
128 Public utilities, impact of, 115	Skyscrapers, 21 Social goals, 129, 130, 145

Special-purpose zones, 57 Special-use permit, 50–52	Unit developments, 132 United States
Special-use zones, 38, 49–50, 58 Speculation in land; see Land	Economic Opportunity Act (1964), 118
speculation Spot zoning, 67	Flood Insurance Act (1956), 57
Standard City Planning Enabling Act (1926), 135, 140	Supreme Court and zoning, 104 see also American system
Standard State Zoning Enabling	Urban environment; see Environ-
Act, 25, 135, 140, 144 Standard Zoning and Subdivision	ment Urban Land Institute, 133
Enabling Acts, 35 Standards	Urban Land Use Planning (Chapin), xiii
development, 90–95	Urban problems, National Com- mission on, 125
establishment of, 32 minimum, 109	Urban renewal, 107, 108
neighborhood, 54–56 versus policies, 108–110	programs of, 11, 34, 81–85 Urban Renewal Administration
see also Subdivision, regulation of	(URA), 121 Use districts, 37–39, 48, 93
Stanstead, Essex, England, airport	types of, 38, 45, 46 Use groups, 47, 48
at, 115 State Enabling Acts, 133	nonconforming, 61–64 Use regulations, 45–48
State planning agencies, 10, 11, 125, 126, 143	-
Stein, Clarence, 30–31	Variances; see Appeals Village of Euclid v. Ambler
Structure of Urban Zoning, The, (Williams), xiii	Realty Co., 68
Structure plans, 119 Subdivisions, 141	Washington, D.C., 18, 26 Columbia Plaza project, 83,
control of, 9, 11, 12, 27–28 defined, 41	192–193 ordinance of 1958, 46
regulation of, 34-35, 59, 69-	redevelopment agency in, 81
89, 132 see also Zoning	Southwest Urban Renewal Area, 82–83
Suburbanization, threat of, 58 Suburbia, 86	Wayne Township case, on minimum standards, 109
Tarrytown, N.Y., 53	Wechsler, Herbert, 144 Westchester County, N.Y., 28
Texas; see Houston; Dallas	Whitnall, Gordon, 30 Whyte, W. H., 79
Town and Country Planning Act of 1947 (British), vii,	Williams, F. B., 24 Williams, John B., 120
113, 119, 127 Town and Country Planning Act	Williams, Norman, Jr., xiii
of 1968 (British), 116, 119	Williamsburg, Va., 18, 61 Wilson, James Q., xiv
Town planning, pioneers of, 24	Wright, Henry, 30
Tucson, Ariz., 50 Tunnard, Christopher, xiv	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