

Notes Section 9

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9 Land Use and Zoning

9.1 Influential Factors

- Utilities
 - Plumbing, sewage
 - Electricity
- Environment
 - Sunlight
 - * Ex. Elevated rail lines in NYC were rejected in favor of subways because they made streets dark, even in the middle of the day.
 - Rain
 - * Drainage and flood prevention systems
 - Air quality
 - * Pollution, air purification
 - * Place heavy industries away from areas such as residential.
 - Wind
 - * Building structures, channeling of air
- Basic geography
 - Mountains, rivers, hills, etc.
 - Freshwater sources
 - Soil texture
- Social interactions
 - How do we facilitate interaction and coexistence through the built environment?
- Economics
 - Location of businesses

- Mixed use development
- Transit oriented development
- Historic preservation
 - Are there any important buildings we need to conserve when constructing new ones?
- Transportation
 - How can we make transportation accessible to people everywhere in the city, both by designing transit service and by designing buildings and their locations?

9.2 Types of Land Uses

- Residential
 - Low-density: single-family homes
 - Medium-density: rowhouses and townhouses
 - High-density: Apartment buildings
 - Mixed-use: residential combined with commercial, transit, etc.
- Commercial
 - Restaurants
 - Retail
 - Offices
 - Warehouses & light logistics
- Agricultural
 - Farms, grazing fields
- Public use
 - Municipal buildings
 - Hospitals
 - Schools
 - Churches
- Industrial
 - Manufacturing
 - Warehouses
 - Shipping yards
 - Rail yards
 - Heavy logistics/industry
- Transportation
 - Railroads, roads, highways
 - Airports
 - Train stations
- Recreational

- Parks
- Golf courses
- Open spaces/gathering areas/squares
- Athletic fields
- Swimming pools etc.

9.3 How do we decide where to put our buildings?

- Zoning is relatively new. Yet, in increasingly populated and fast-growing cities, it is necessary to allow cities to grow sustainably.
- Zoning regulations are flexible to accommodate growth or new needs that arise.
- In US History:
 - Before zoning there was redlining, which informed developers on where to spend their money and resources developing communities. As a result of segregation, certain areas were more heavily invested in and the effects are still visible today. Most major cities in the US were and still are heavily segregated.
- Zoning regulations can encourage growth in certain areas that are seen as high-potential, and they can also be used to discourage development in certain areas for environmental reasons, historic preservation, or other reasons.