

The Impact of Zoning on Cities and Their People

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Background

Zoning is how governments control the built environment



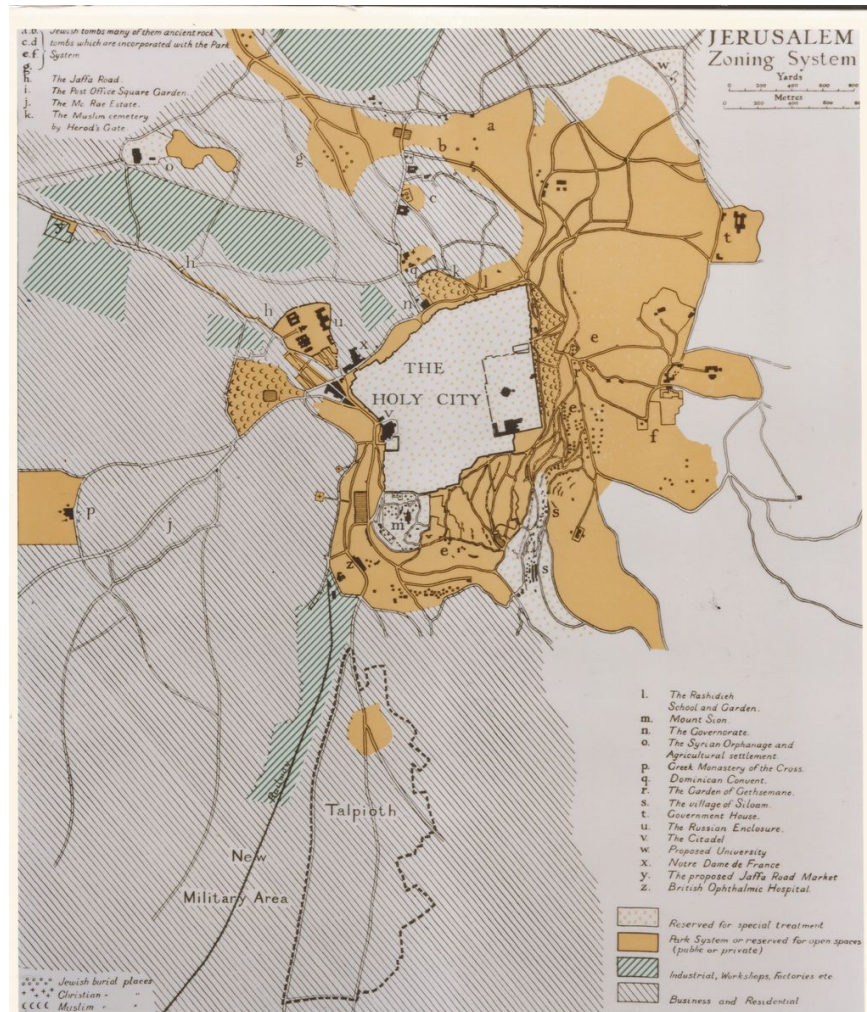
On a large scale



Map and written regulation



Beyond just land use



Good zoning helps people live healthy, happy lives



Separate people from unhealthy land use



Decrease nuisance



Incentivise or require sustainable practices



Incentivise or require sound economic development



Zoning is new—discriminatory from the start



Starts in Germany, early 20th century



Washhouse ban 1885, California



Village of Euclid v. Ambler Realty Company (1926)



Impact

Zoning can harm the poorest and help the richest



Small regulations, big impacts



Force poor people to live in worse areas, more dense



High density subsidizes the low density



Zoning is critical to equality



Tool to shape demographic distribution of cities



Hard to change existing laws



Part of systematic, cyclical power concentration



What Good Zoning Looks Like

Amsterdam uses zoning to benefit citizens



People live and work there



Tourism disruptive



Zoning out tourist shops from city center



Lexington is making improving with zoning



Formerly sprawled city

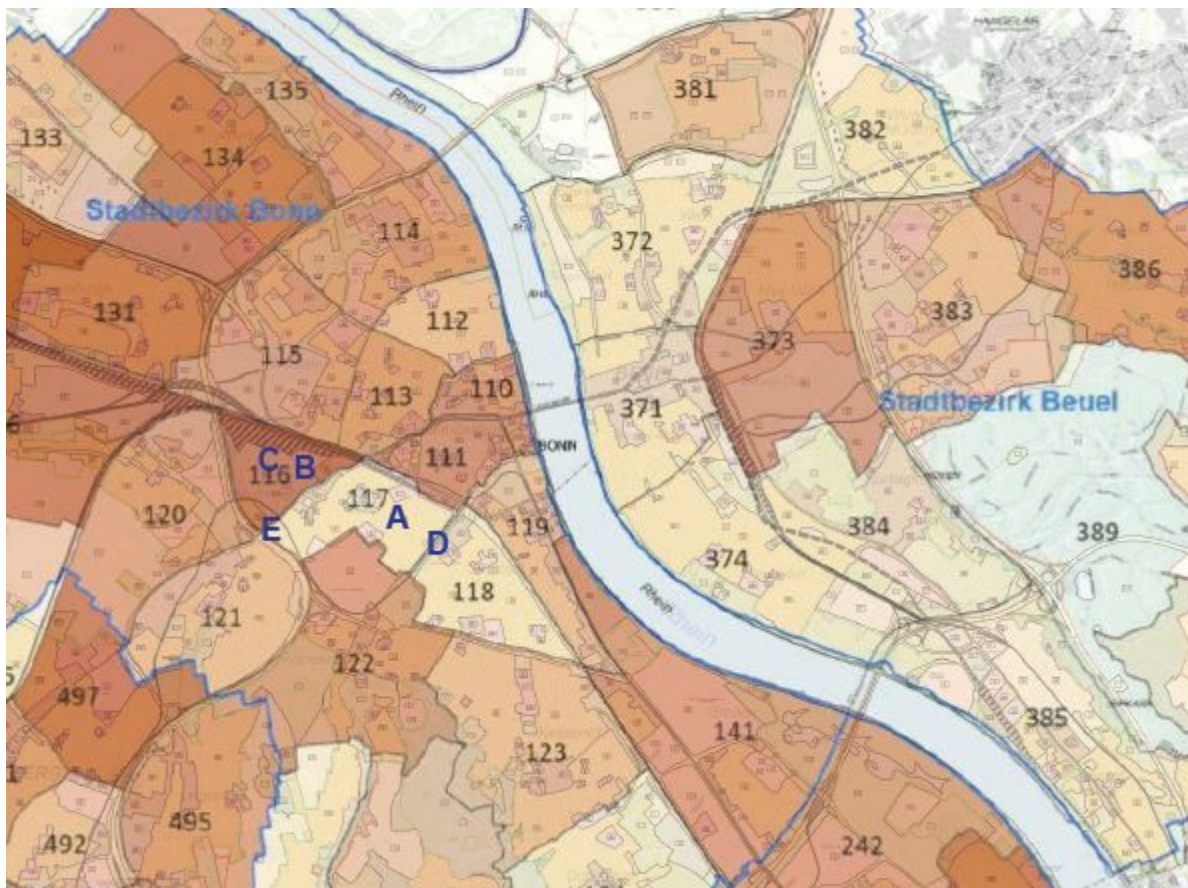


Urban growth boundary



Upzoning





Zoning map of Bonn over density of immigrants



Bonn does zoning well

The first step is
education

People need to learn how and why to do zoning right



Zoning is powerful



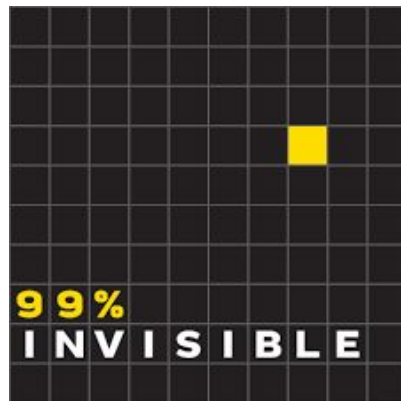
Bottom-up change necessary



Learn about zoning first



Then apply solutions to locale



STRONG TOWNS
