

CourseNo: PLANA4340_001_2013_3

Meeting Location: [AVERY HALL 114](#)

Meeting Time: F 11:00A-01:00P

Instructor Information: [Jonathan D. Martin](#)

This course introduces the basic techniques of land use regulation as practiced in the United States today with an emphasis on regulations that support green building practices and promote sustainable development patterns. Attention is given to the history, development and incidence of a variety of land use regulations, from the general (or comprehensive) plan to advanced techniques including growth management and recent sustainable zoning practices. Of interest to the student is a focus on the practical questions of what works, what doesn't, and why?

Guided by readings from a wide range of sources (including adopted and proposed sustainable ordinances), the course will be structured as both a seminar and lecture format incorporating the following five areas of interest:

- 1) General Land Use Regulations
- 2) Sustainable Land Use Regulations for Wind and Solar
- 3) Growth Management
- 4) Development Fees
- 5) Regulation of Aesthetics and Signage

Students are required to read assigned readings, summarize these in annotated bibliographic form and come to class prepared to engage in lively conversation about the topics at hand. In addition, there will be one semester-long independent research assignment that asks students to investigate and critically evaluate an existing or proposed sustainable land use/zoning ordinance in a selected jurisdiction. This assignment will be presented in two parts: a written document and a presentation to the class. Pedagogically, this course compliments my Land Use Planning course (PLAN-A6108), but that course is not a prerequisite.

The course lecture program presents an introduction to the subject theory and practice. Topics include the comprehensive plan, subdivision

regulations, zoning principles and practice (history and general practice), sustainability (defined), bioclimatic architecture and town planning, sustainable zoning and development codes (wind/solar access, low-impact development, TOD, tree preservation and open space protection, etc.), growth management (state and local), and aesthetics and design regulations (including signage ordinances and form-based zoning). Several community case studies will also be discussed including Solar City (Linz, Austria), Bo01 (Malmö, SE), Hammarby Sjöstad (Stockholm, SE), and Civano (Arizona).