

Zoning, Mke. Cty. & Gnl.

Zoning -

Method of decision is intensely political, ^{heated,} irrational, not notably rational. Public hearings marked by shouting & accusations, decided by main force. Govt. by pressure group at its worst. Not by majority vote; not by professional expert.

By pressure & activism, undisguised, unmitigated.

Lakeside Comm. Council as

e.g.

7 - Zoning

Adds to uncertainty.

Developer buys, gambles on getting a variance. (Stefennick)

Solution: Zoning tax.

7 - Zoni,

'Deep-freeze zoning' -

large lot. low price, low tax
zoning -- until spec. ready.

7.1a Zoning

Tool of class discrimination - used to preempt lake shore from
proles. In city, & n.s. subs. Uses force of govt. for the purpose - denies force &
judgment of mkt., for proles could outbid.

Slows renewal - existing structures exempt. If new use must have
lower density, more offstreet parking, etc.

Prompts overintensification too far out - to beat low-use zoning.
Case of gas stations; apts. ~~Appropriate~~ Prescriptive right effect.

Used to min. carry'g costs of specs, Riv. Hills.

Used to slough off share of school costs, many suburbs.

Large oversupply zoned large lot; shortage for mass mkt.

Result: rich move to larger houses & lots, poor move to apts.

Tool of conservation - preserve alleged character.

Controlled by munics., not linked to longer needs, often violates them. City builds
Xways and sewer lines; munics. not only do not match them, but prohibit indivs. from matching.
Forces & perpetuates obsolete linear patterns: retail. Inst. is eqply.
Excuse govt. control. Denies mkt. bad. Now, best indl. site is one w. access to
Xways for labor. But indy. zoned to ruins.
Creates special privileges: Pundles. Arson, w. bad crime on

major artery - blocks needed change. Lobbying for variances. Some areas,
every single new structure requires a variance.

Overall ht. & density limits, even in 1st zone, limit use of best
land, supposed to suppress a problem, but just scatters it over a wider
area. Self-defeat'g policy. Wildean - "Each man kills the thing he loves"

Flatland analogy J. See Claremont notes

Carries no positive mandating element. Prime zones: underdeveloped,
pressure for land leads to their extension - by ordinance or by variance.
also, constitutes a valuable privilege, gets spread around by logrolling.
Overzoning results, becomes an integral part of sprawl pattern

Suburban low-density zoning -- good or bad? In larger picture
makes sense - taking city as it should & would be. In smaller picture
doesn't - taking city as it is.

Zoning is supposed to segregate incompatible uses. But Zones not used, so supposedly undesirable uses push out to locate all over.

Supposed to contain floating value, but not tight enough. Push for prescription in advance of Zoning spreads blight & value.
Supposed to keep out undesirable people, but discourages renewal, lets housing run down, attracts less desirable citizens and discourages their salvation.

Greendale. Greenbelt - no value as a park, our undigested lump of vacant land, privately owned. enjoying special tax privileges

Zoning supposed to keep out fiscal deficit uses. But misapplied, by ignorance, bias & prejudice, (no doubt encouraged by interested parties). Keeps out indy. & apt., big surplus generators: fosters large lots & old bldgs. deficit producers.

In sum zoning, instead of solving problems it was designed to attack, has become simply another part of the whole snarl of misconceived negative policies - most of which spring from one root misconception, that full demand of city core is evil, that ~~excessive~~ low density anywhere can be fostered by suppressing hi density everywhere.

Zoning not completely hopeless. Lacks at least 2 important qualities:
a, ^{Positive} ~~Mandating~~ force; b, Redistribution fiscal aspect to justify restriction of hi incomes to certain lands, & obviate pressure to overzone.

Oakland L Locust

Now C-zone, max. 40' hi.

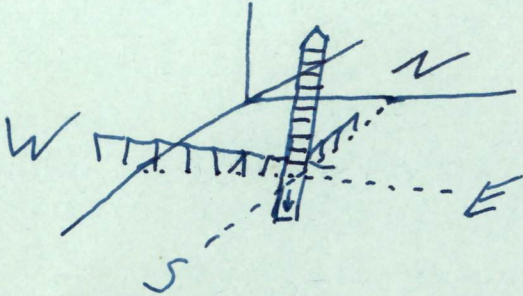
Allows small apts., but apts.

always ask for & get change to

B-zone, 60'

e.g. min. 1200 sq ft land/d.u.

Zoning requires people to consume land. It is an illusion that that preserves open land.



How many blocks do you travel when you go up 20 stories?

Answer not determined solely by size of bldg. you're in.

If you went up just to 2d story, altern. is to go out to nearest vacant lot, so you begin by seeing 5 miles or so; then to next; etc.

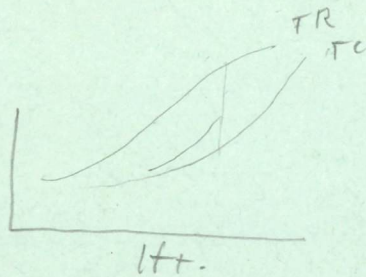
Requiring people to consume horiz. space is analogous to Flat land, ... linear .., E-W. So we won't

feel hemmed in, can always have open space N & S of us. Can grow N-S only by buying E-W, maintaining ratio of min. 30' E-W per d.u. Public subsidizes E-W movement, taxes N-S.

Wd. Δ congestion. Go 10 mi. W instead of 100' N or S.

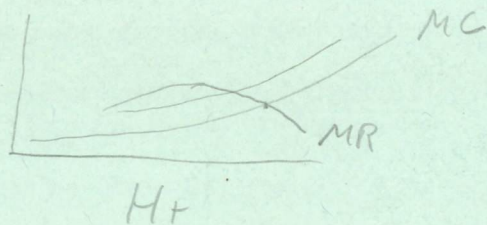
Reduce .. by 2-D descent.

.. .. more by 3-D ..



Anything that makes the TC curve steeper as it approaches max NR tends to make it $\parallel$ to TR over long ~~or~~ reach, thus make us indiff. as to H^+ over wide area.

Can you relate that to MR curves?



Tax reduces angle of intersection, hence reduces determinacy of solution.