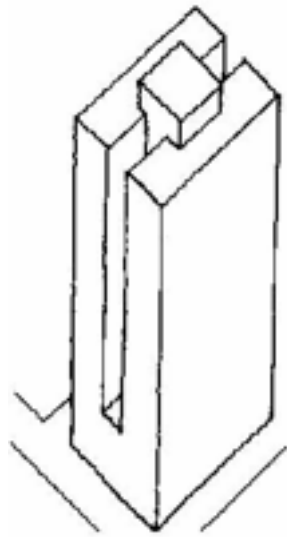


### Modern Zoning & Development Regulations

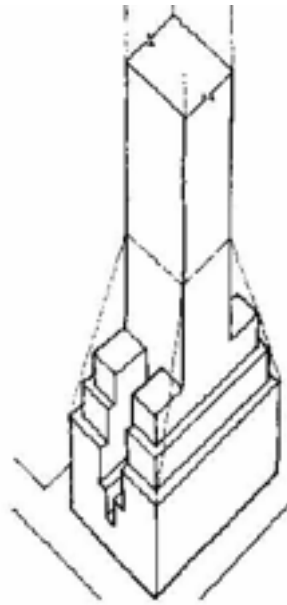
A majority of the mass amounts of development and progress we experience in our society today, is due to development regulations and restrictions placed by laws and zoning codes. Zoning codes place rules and restrictions that affect development in any given location for many different reasons. Zoning codes vary by circumstance and location and can address many factors including aesthetics, safety concerns, preservation, economical gain etc. Zoning was first used in the Netherlands and Germany in order to separate large factories and corporations from intruding their historic districts; this can be seen again during the early 1900's in New York City. Many restrictions were placed on the height and bulk of the buildings of New York during this time, as they needed to account for tall buildings blocking light and air from the streets and other existing infrastructure [image1]. These zoning regulations impacted each individual building's design, giving way to the, "Art Deco" typical box-like skyscrapers we are all fond of today. Architects loved the designs that resulted from these zoning codes, and with time similar codes were introduced within many other US counties and cities. This is a great example of what can result from well executed restrictions and regulations implemented within zoning codes. This type of development is necessary not only in cities, but also in suburbs. Suburban sprawl is without a doubt a direct effect of local zoning regulations. Barnett mentions the two major flaws in suburban zoning codes and subdivision laws to be: treating "land as a commodity and not an ecosystem, and they protect the neighbors from negative influences rather than creating a positive template for the whole community". Suburban zoning regulations don't do a good job at developing communities into a successful controlled environment. Allowing the stripping of landscape for large, spread out, housing communities and parking lots is very impactful. Entitling communities to do this will never result in successful community development. I agree with Barnett in stating how treating land as a commodity instead of an ecosystem is one of the most important weaknesses to be addressed, I also believe this is especially true in Orlando/ Central Florida zoning codes. Planning processes have shown again and again that cities that apply restrictions and regulations on development are successful. Form-Based Codes are a plausible suggestion for not just central Florida, but many suburban communities. Form-Based Code focuses specifically on detailing land development that results in a "high quality public realm" by focusing on the physical form of a given area; as apposed to conventional zoning techniques which concentrate more on separation of uses. Conventional zoning deals with specifying density use, floor area ratio, and building dimensions. Form-Based zoning addresses the relationships between each building, the public realm, and its scale in relation to the environment and it's people. This type of zoning is done with a cohesive specific place in mind as a result which can be way more successful than simply segregating different land use types.

### Works Cited

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- Barnett, J. (2003). *Redesigning cities: Principles, practice, implementation*. United States: American Planning Association.



**Pre-1916 Building,  
New York City**



**Typical "Wedding Cake"  
Building after 1916,  
New York City**

[image1]