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The United States is struggling to control its sprawling land use patterns and to develop a unifying strategy of smart growth. The new millennium has brought with it greater popular understanding of this matter, and it is now known that land use law and practice directly address the problems associated with sprawl. In his new book, *Well Grounded, Using Local Land Use Authority to Achieve Smart Growth*, John R. Nolon explores the growing interest in land use law and practice that has been stimulated by the public's increasing disfavor with urban sprawl and its support of smart growth initiatives. For land use novices, the book's glossary defines technical terms and each chapter provides basic definitions of all topics before delving into more complicated applications of them. *Well Grounded* is a comprehensive, easy-to-use, and practical reference for land use officials and professionals, academics, and citizens in all states. This book presents recent estimates on the rate of change of major land classes. Aggregated globally, multiple impacts of local land changes are shown to significantly affect central aspects of Earth System functioning. The book offers innovative developments and applications in the fields of modeling and scenario construction. Conclusions are also drawn about the most pressing implications for the design of appropriate intervention policies. This book examines the effects of Oregon's comprehensive Land Use Act of 1973 on economic activity, housing, agriculture, and land values. The authors document statewide planning and land use politics through the late 1980s as the state responded to changing social and economic circumstances that affected the implementation of its planning goals. An examination of the ethical dimensions of land use decisions and policy, on the premise is that all land use decisions invariably involve ethical choices. *Land Use Law in Florida* presents an in-depth analysis of land use law common to many states across the United States, using Florida cases and statutes as examples. Florida case law is an important course of study for planners, as the state has its own legal framework that governs how people may use land, with regulation that has evolved to include state-directed urban and regional planning. The book addresses issues in a case format, including planning, land development regulation, property rights, real estate development and land use, transportation, and environmental regulation. Each chapter summarizes the rules that a reader should draw from the cases, making it useful as a reference for practicing professionals and as a teaching tool for planning students who do not have experience in reading law. This text is invaluable for attorneys; professional planners; environmental, property rights, and neighborhood activists; and local government employees who need to understand the rules that govern how property owners may use land in Florida and around the country. Describes the environmental impact of land use, showing how careless development leads to loss of agricultural lands and animal and plant species and causes deforestation, desertification, and urban sprawl. "Sprawl" is one of the ugliest words in the American political lexicon. Virtually no one wants America's rural landscapes, farmland, and natural

areas to be lost to bland, placeless malls, freeways, and subdivisions. Yet few of America's fast-growing rural areas have effective rules to limit or contain sprawl. Oregon is one of the nation's most celebrated exceptions. In the early 1970s Oregon established the nation's first and only comprehensive statewide system of land-use planning and largely succeeded in confining residential and commercial growth to urban areas while preserving the state's rural farmland, forests, and natural areas. Despite repeated political attacks, the state's planning system remained essentially politically unscathed for three decades. In the early- and mid-2000s, however, the Oregon public appeared disenchanted, voting repeatedly in favor of statewide ballot initiatives that undermined the ability of the state to regulate growth. One of America's most celebrated "success stories" in the war against sprawl appeared to crumble, inspiring property rights activists in numerous other western states to launch copycat ballot initiatives against land-use regulation. This is the first book to tell the story of Oregon's unique land-use planning system from its rise in the early 1970s to its near-death experience in the first decade of the 2000s. Using participant observation and extensive original interviews with key figures on both sides of the state's land use wars past and present, this book examines the question of how and why a planning system that was once the nation's most visible and successful example of a comprehensive regulatory approach to preventing runaway sprawl nearly collapsed. Planning Paradise is tough love for Oregon planning. While admiring much of what the state's planning system has accomplished, Walker and Hurley believe that scholars, professionals, activists, and citizens engaged in the battle against sprawl would be well advised to think long and deeply about the lessons that the recent struggles of one of America's most celebrated planning systems may hold for the future of land-use planning in Oregon and beyond. Land use has important consequences for the environment, public health, economic productivity, inequality and social segregation. Land use policies are often complex and require co-ordination across all levels of government as well as across policy sectors. Not surprisingly, land use decisions ... Since the first publication of this landmark textbook in 2004, it has received high praise for its clear, comprehensive, and practical approach. The second edition continues to offer a unique framework for teaching and learning interdisciplinary environmental planning, incorporating the latest thinking, newest research findings, and numerous, updated case studies into the solid foundation of the first edition. This new edition highlights emerging topics such as sustainable communities, climate change, and international efforts toward sustainability. It has been reorganized based on feedback from instructors, and contains a new chapter entitled "Land Use, Energy, Air Quality and Climate Change." Throughout, boxes have been added on such topics as federal laws, state and local environmental programs, and critical problems and responses. With this thoroughly revised second edition, Environmental Land Use Planning and Management maintains its preeminence as the leading textbook in its field. Whidbey and Camano, two of the largest of the numerous beautiful islands dotting Puget Sound, together form the major part of Island Country. Taking this county as a case study and following its history from Indian times to the present, Richard White explores the complex relationship between human induced environmental change and social change. This new edition of his classic study includes a new preface by the author and a foreword by William Cronon. Numerous analyses have identified local land-use controls as the source of our continuing problems with residential segregation and environmental deterioration. Although recent efforts to resolve these problems have focused on policy-making in local government, the existing literature on land-use control provides little guidance for these efforts. In this context Situations and Strategies in American Land-use Planning meets a need. From case studies of regulatory processes in rural, rural-urban fringe, suburban and urban communities in Connecticut it develops an empirically grounded theory of land-use planning which has clear implications for reforming the local planning process. Thomas Rudel's book will be invaluable to all those involved in planning as well as being of interest to environmental and rural sociologists, geographers and political scientists concerned with local government. Much of the preparation of this book has been generously supported by the Lincoln Institute of Land Policy, Cambridge, Massachusetts. It evolved from a colloquium held in October 1977, under the sponsorship of the Lincoln Institute. The three-day symposium entitled "Land Policy: Making the Value Choices" involved the preparation of major papers and formal discussions, most of which appear here in considerably revised form, along with additional pieces commissioned later. The colloquium was an idea jointly conceived by myself and Edward Wood, a colleague at the time in the Tufts University Program in Urban Social and

Environmental Policy. We were concerned about two major limitations in the literature and debates over land use. On the one hand, there was little explicit recognition of the latent values that motivated land use policy. On the other, there was no common forum where people from the different land use fields could discuss the issues and learn from one another. A small group of about two dozen people was invited to the colloquium. Each member was a leading spokesman for a different perspective and area of expertise. All participated formally in some fashion. All the papers were written expressly for the colloquium, with the exception of Ann Strong's, which was a keynote address to the American Society of Planning Officials earlier in the year. None of the papers has been published elsewhere. "Zoning has for a century enabled cities to chart their own course. It is a useful and popular institution, enabling homeowners to protect their main investment and provide safe neighborhoods. As home values have soared in recent years, however, this protection has accelerated to the degree that new housing development has become unreasonably difficult and costly. The widespread Not In My Backyard (NIMBY) syndrome is driven by voters' excessive concern about their home values and creates barriers to growth that reach beyond individual communities. The barriers contribute to suburban sprawl, entrench income and racial segregation, retard regional immigration to the most productive cities, add to national wealth inequality, and slow the growth of the American economy. Some state, federal, and judicial interventions to control local zoning have done more harm than good. More effective approaches would moderate voters' demand for local-land use regulation—by, for example, curtailing federal tax subsidies to owner-occupied housing"—Publisher's description. The conversation about zoning has meandered its way through issues ranging from housing affordability to economic growth to segregation, expanding in the process from a public policy backwater to one of the most discussed policy issues of the day. In his pioneering 1972 study, Land Use Without Zoning, Bernard Siegan first set out what has today emerged as a common-sense perspective: Zoning not only fails to achieve its stated ends of ordering urban growth and separating incompatible uses, but also drives housing costs up and competition down. In no uncertain terms, Siegan concludes, "Zoning has been a failure and should be eliminated!" Drawing on the unique example of Houston—America's fourth largest city, and its lone dissenter on zoning—Siegan demonstrates how land use will naturally regulate itself in a nonzoned environment. For the most part, Siegan says, markets in Houston manage growth and separate incompatible uses not from the top down, like most zoning regimes, but from the bottom up. This approach yields a result that sets Houston apart from zoned cities: its greater availability of multifamily housing. Indeed, it would seem that the main contribution of zoning is to limit housing production while adding an element of permit chaos to the process. Land Use Without Zoning reports in detail the effects of current exclusionary zoning practices and outlines the benefits that would accrue to cities that forgo municipally imposed zoning laws. Yet the book's program isn't merely destructive: beyond a critique of zoning, Siegan sets out a bold new vision for how land-use regulation might work in the United States. Released nearly a half century after the book's initial publication, this new edition recontextualizes Siegan's work for our current housing affordability challenges. It includes a new preface by law professor David Schleicher, which explains the book's role as a foundational text in the law and economics of urban land use and describes how it has informed more recent scholarship. Additionally, it includes a new afterword by urban planner Nolan Gray, which includes new data on Houston's evolution and land use relative to its peer cities. Land use controls can affect the quality of the environment, the provision of public services, the distribution of income and wealth, the development of natural resources, and the growth of the national economy. The Economics of Zoning Laws is the first book to apply the modern economic theory of property rights to all major aspects of zoning. Zoning laws are neither irrational constraints on otherwise efficient markets nor disinterested attempts to correct market failure. Rather, zoning must be viewed as a collective property right, vested in local governments and administered by politicians who rationally respond to their constituents and to developers as markets for development rights arise. The Economics of Zoning Laws develops the economic theories of property rights and public choice and applies them to three zoning controversies: the siting of a large industrial plant, the exclusionary zoning of the suburbs, and the constitutional protection of property owners from excessive regulation. Economic and legal theory, William Fischel contends, suggest that payment of damages under the taking clause of the Constitution may provide the most effective remedy for excessive zoning regulations. About the Book: Land use climate bubbles are

popping up throughout the nation at an alarming rate, creating an economic crisis that will be more damaging than that of the housing bubble of 2008. The costs to ecosystems and low- and moderate-income households are equally severe. These bubbles, where land and building values are declining, provide extensive, objective evidence that climate change is real and must be dealt with on the ground. And it sidelines the ideological battles over the political response and instead requires us to focus on the practical question: what can we do to respond? Climate action seeks to avoid the harm we can't manage and to manage the harm we can't avoid. Local leaders understand the urgency of the crisis and are highly motivated to learn how to prevent and mitigate its consequences. This book describes how the local land use legal system can leverage state and local assistance to reduce per capita carbon emissions as an important and now recognized component of global efforts to manage climate change. The tools and techniques presented in the book are available to the nation's 40,000 local governments, if led by courageous leaders choosing to succeed in this epic battle. About the Author: John R. Nolon is Distinguished Professor of Law at the Elisabeth Haub School of Law at Pace University where he teaches property, land use, dispute resolution, and sustainable development law courses and is Counsel to the Law School's Land Use Law Center which he founded in 1993. He served as Adjunct Professor of land use law and policy at the Yale School of Forestry and Environmental Studies from 2001-2016. Concepts of land: its ownership and use; Its characteristics and ownership; Lands of many uses; Land classification; Use controls; Planning processes; Value measurement; Decision making processes; Lake Tahoe; To cut a tree; Land use in review. This book reconciles competing and sometimes contradictory forms of land use, while also promoting sustainable land use options. It highlights land use planning, spatial planning, territorial (or regional) planning, and ecosystem-based or environmental land use planning as tools that strengthen land governance. Further, it demonstrates how to use these types of land-use planning to improve economic opportunities based on sustainable management of land resources, and to develop land use options that strike a balance between conservation and development objectives. Competition for land is increasing as demand for multiple land uses and ecosystem services rises. Food security issues, renewable energy and emerging carbon markets are creating pressures for the conversion of agricultural land to other uses such as reforestation and biofuels. At the same time, there is a growing demand for land in connection with urbanization and recreation, mining, food production, and biodiversity conservation. Managing the increasing competition between these services, and balancing different stakeholders' interests, requires efficient allocation of land resources. A fresh horizon; Living things and the land; The ceaseless change; Some other ideas; The study of living things; The study of the land; Farms; Forests; Range; Wildlife; Waters; Exotic things; Control; The land and human welfare. Poor land management has degraded vast amounts of land, reduced our ability to produce enough food, and is a major threat to rural livelihoods in many developing countries. This book provides a thorough analysis of the multifaceted impacts of land use on soils. Abundantly illustrated with full-color images, it brings together renowned academics and policy experts to analyze the patterns, driving factors and proximate causes, and the socioeconomic impacts of soil degradation. Land Use and Society is a unique and compelling exploration of interactions among law, geography, history, and culture and their joint influence on the evolution of land use and urban form in the United States. Originally published in 1996, this completely revised, expanded, and updated edition retains the strengths of the earlier version while introducing a host of new topics and insights on the twenty-first century metropolis. This new edition of Land Use and Society devotes greater attention to urban land use and related social issues with two new chapters tracing American city and metropolitan change over the twentieth century. More emphasis is given to social justice and the environmental movement and their respective roles in shaping land use and policy in recent decades. This edition of Land Use and Society by Rutherford H. Platt is updated to reflect the 2000 Census, the most recent Supreme Court decisions, and various topics of current interest such as affordable housing, protecting urban water supplies, urban biodiversity, and "ecological cities." It also includes an updated conclusion that summarizes some positive and negative outcomes of urban land policies to date.

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