Development Controls and the Institutionalization of Planning

Can we design cities without designing buildings? How can zoning improve our public space?
b. Abandoned tenements in Moore Street, Brooklyn, c. 1918.
What Zoning Does…

- Allowable land uses - residential, commercial, industrial
- Lot size (minimums)
- Yard setbacks
- Lot coverage
- Building size (FAR)
- Building height
- Residential density
- Parking (minimum or maximum spaces)
- Landscaping
Purposes of Boston Zoning:

- Promote health, safety, convenience, welfare
- Encourage most appropriate use of land
- Conserve value of land and buildings
- Lessen street congestion
- Prevent overcrowding of land
- Provide adequate light and air
- Preserve open space
- Preserve and increase resources, amenities of city