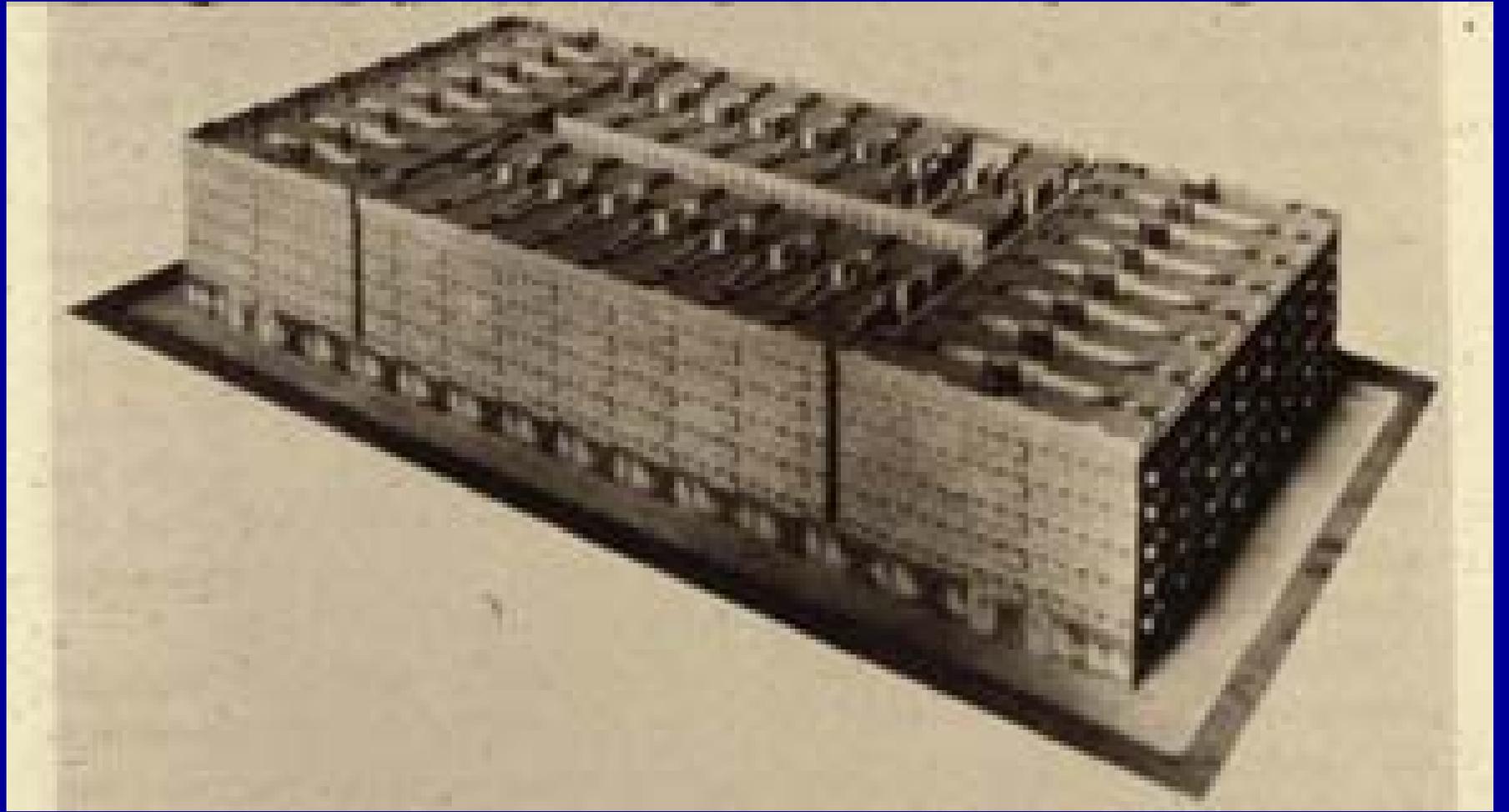
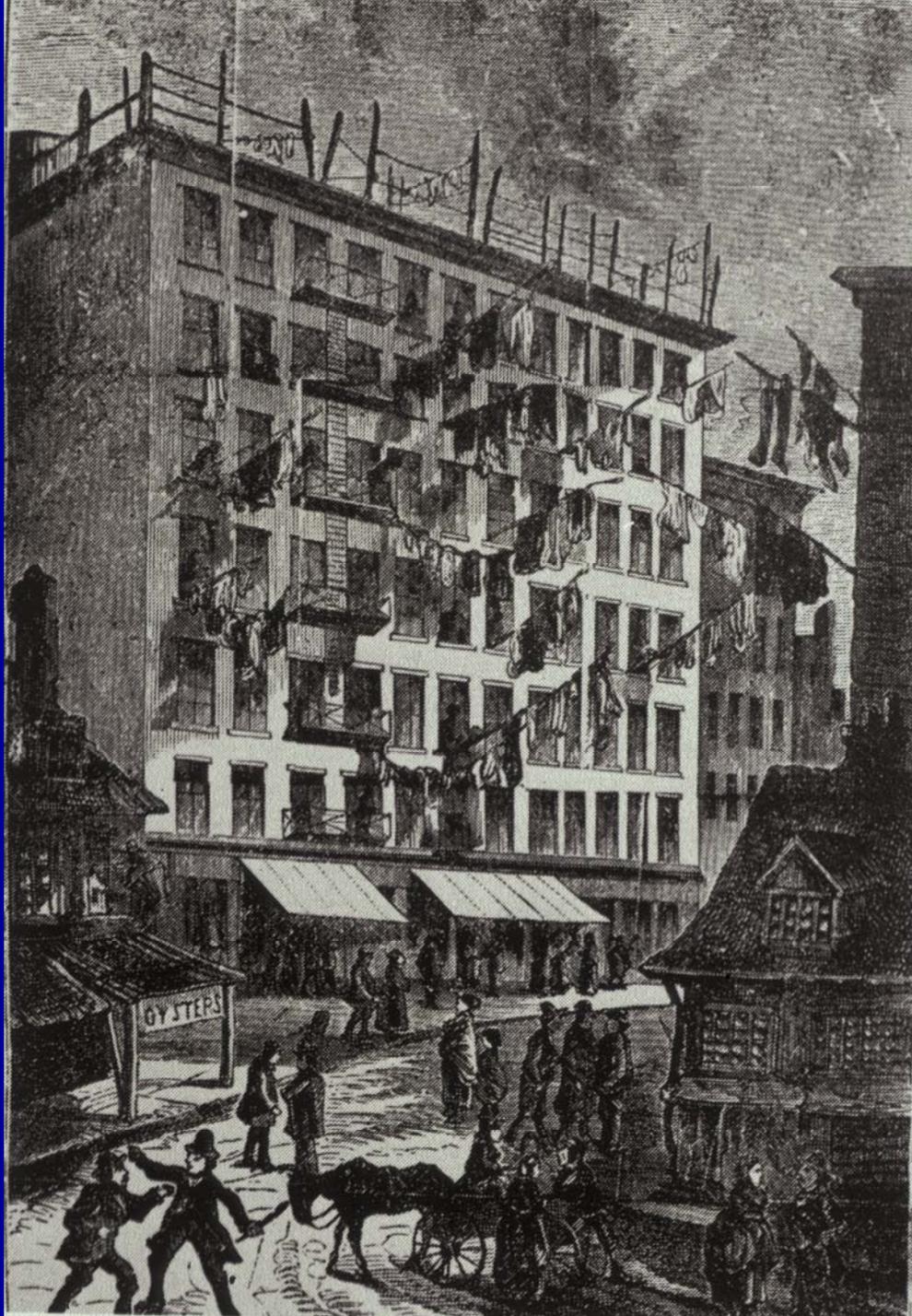


Development Controls and the Institutionalization of Planning

Can we design cities without designing buildings? How can zoning improve our public space?





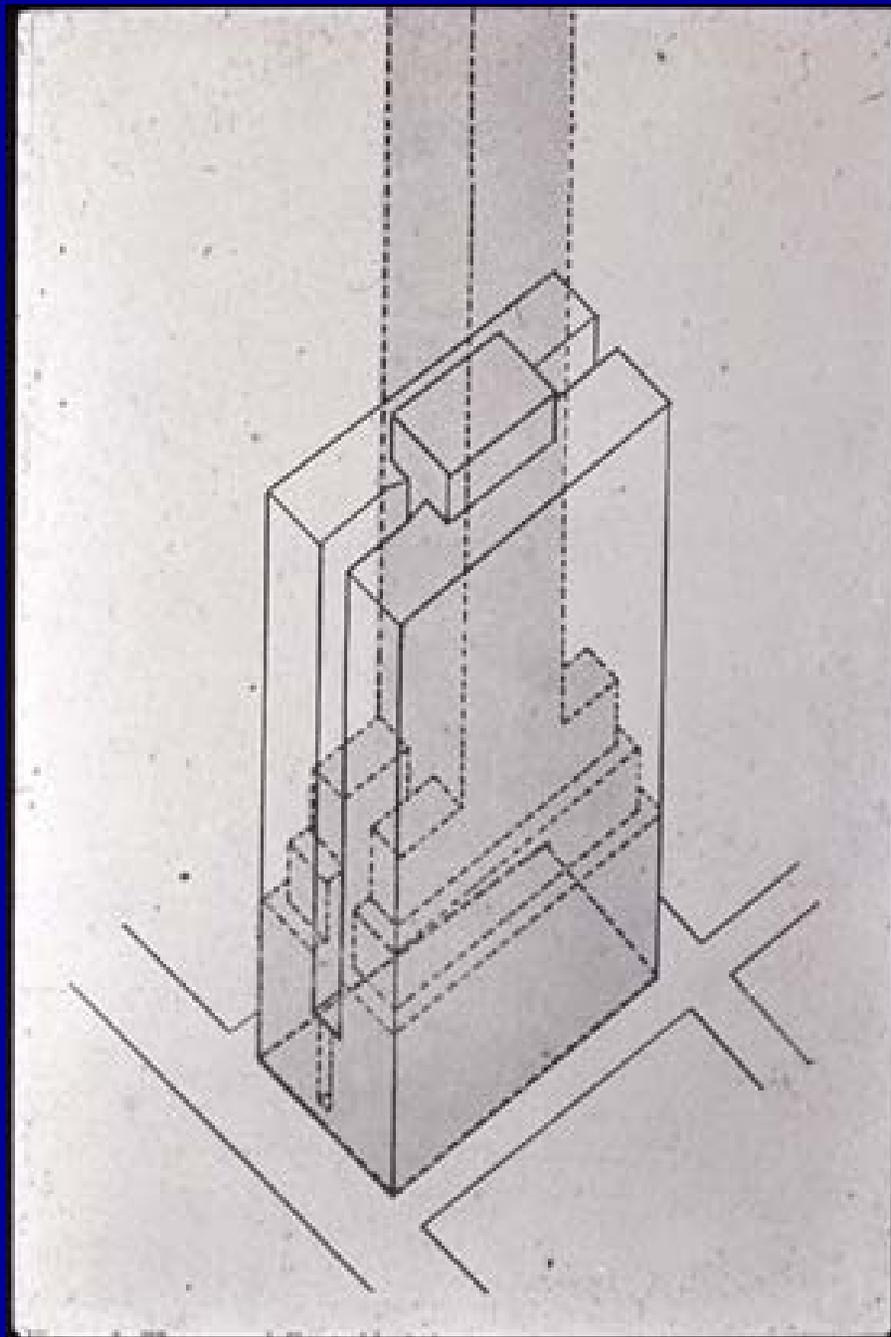


b. Abandoned tenements in Moore Street, Brooklyn, *c.* 1918.









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

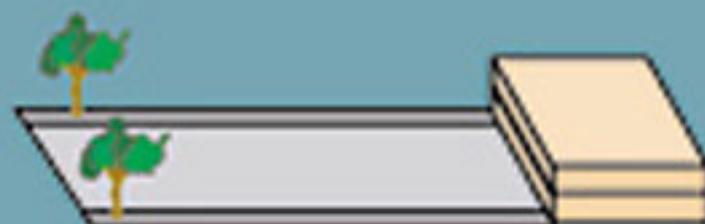
FAR

Entire lot area

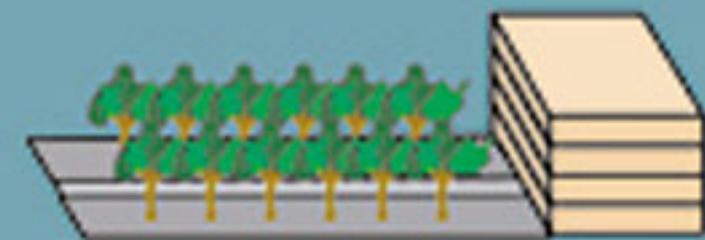
1/2 lot area

1/4 lot area

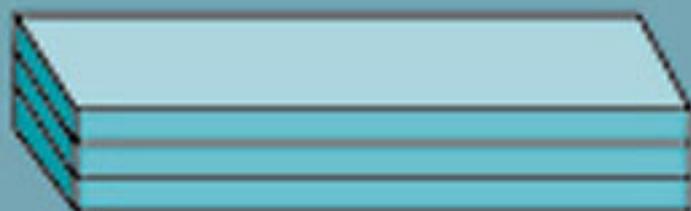
0.5



1.0



3.0



Floor Area Ratio