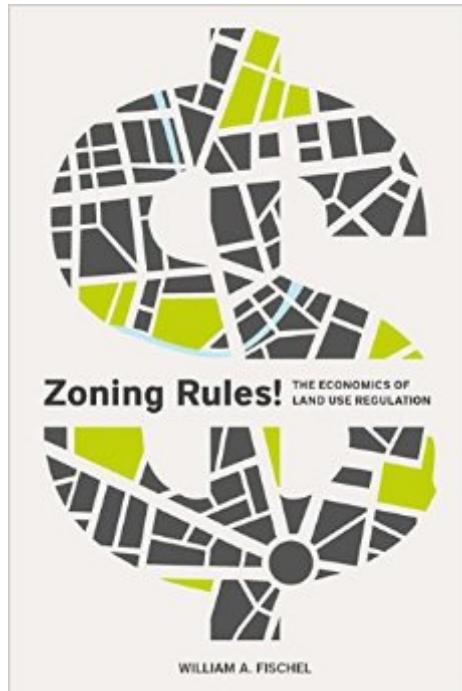


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Zoning Rules!: The Economics Of Land Use Regulation



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Customer Reviews

The first quarter or so of this book is a guide to zoning regulation as traditionally practiced in the United States. Then, Fischel addresses the following issues (taking many detours along the way):¹ Why did zoning became popular when it did (the 1910s and 1920s)? Before then, most people walked to work, and so the idea of separating housing from commerce would have been anathema. But in the 1920s, the rise of trucking and of buses meant that industry and apartments could locate in suburban parts of town. Both were anathema to suburbanites- industry because of noise and pollution, apartments because of the prospect of low-income people nearby. So suburbs created zoning to keep these uses out- and then the zoning power made it more attractive for neighborhoods to be independent suburbs, since small places could control land use rather than being limited by citywide interests. So suburbs created zoning which created more suburbs.² Why did zoning become stricter in the past several decades? Fischel mentions a variety of factors. Interstate highways shifted jobs to suburbia, which meant that auto ownership grew, which meant that lower-income workers found suburbs more attractive and could commute to suburbs more easily, which in turn meant that suburbs had to be innovative (i.e. stricter) to keep them out. In addition, the rise of environmentalism gave suburbanites an excuse to keep out development without seeming selfish. Inflation led to rising home values, which caused homeowners to be more sensitive to housing values, which in turn caused them to make zoning more restrictive in order to

preserve their gains.3. Why has zoning become especially strict on the coasts?

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