



PREPARATION OF ZONING PLAN OF A TOWN

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ABSTRACT

Zoning confers an interest in the property of each land owner to those who control the political power of the locality. This allows municipalities to shape their residential environments and their property-tax base. Voters in most communities will accept developments that raise the value of their major personal asset, their homes. The efficiency of zoning thus depends on the transaction costs of making mutually advantageous trades between existing voters and development-minded landowners. High transactions costs of selling zoning plus the endowment effect that zoning confers probably create land-use patterns with excessively low densities. Zoning is a universal form of development control which articulates the spatial allocation of land use through a set of legally enforceable texts and maps. A common criticism of the urban landscape is the segregation of home from work and other activities, with various social, economic and environmental problems arising. Operating on a functionalist approach of classification and separation, land use zoning is often considered to both create and perpetuate this situation. Mixed use is often proposed as an alternative. Zoning regulations divide land into conceptual districts ('zones') of similar form, function and character. Through a literature review, survey of planners and analysis of current zoning controls.

Keywords: Development Plan, Land Use Plan, Town & Country Planning, Urban Planning, Zoning Plan,

I. RESULTS AND DISCUSSION

In viewing, zoning as a municipal property right provides better insights than other approaches that neglect property rights issues. This has been a somewhat one-sided test, though, since it is explicated other theories. Most other approaches are based on the principle that externalities in the land market can be corrected by government planners. The property rights approach attempts to unpack that sentence by asking what, precisely, constitutes an externality, and what institutions are best for dealing with conflicts among neighbors, whether they be adjacent property owners or cities and their suburbs.

II. CONCLUSION

We are hereby concluded that zoning is the most important tool of land use regulation undertaken by local governments. We studied how to define zoning plan of a town in different zones like residential, commercial,



mixed use, industrial, agricultural zone etc. Hence, the core research aim of this thesis to re-examine the links between zoning & the segregation of land use has been completed successfully.

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