# **Index**

#### **ABANDONMENT ANIMALS** Control, 1:4 Conversion, 1:31 Nonconforming uses, 3:9 Noise, 1:4 Nuisance, 3:9 Ordinances, 1:4 **ACCESSORY USES** ANNEXATIONS Zoning, **7:30** Enabling acts, 6:3 **AESTHETICS ANTITRUST** Eminent domain, 8:3 State action, 8:87 Enabling legislation, 8:5, 8:40 APPEAL Legal problems, 8:5, 8:14, 8:20 Additional evidence, 2:2 Nuisance, 1:41 Administrative law, 1:6, 8:13 Parks, 1:41 Agencies, 1:27, 7:7 Protection of, 1:41 Aggrieved parties, 5:3 Signs, 8:2, 8:40 Board of adjustment, 1:26, 2:1, 2:2, 2:14, 2:16, 2:17, 2:22, AFFORDABLE HOUSING 5:9, 6:6 Preservation, 1:60 Businesses, 8:44 **AGENCIES** Citizens, 1:29, 1:60, 2:2, 5:4, 6:6, Appeal, 1:27, 7:7 8:20 Review, 1:7, 1:27, 1:54, 5:11 Evidence, 1:27, 1:29, 1:42, 1:44, 1:50, 2:1, 2:2, 2:14, 2:31, AIR CONDITIONING 3:10, 4:7, 5:3, 5:4, 7:7, 8:20, Contractors, 8:95 8:43, 8:54 Heating, **8:95** Legislative body, 1:10, 1:50, 3:19, Water, 8:95 5:4, 6:6, 8:20, 8:30 Metropolitan, 4:7, 5:4 ALCOHOLIC BEVERAGES Mortgagees, 1:26 Commission, 3:8 Municipality, 1:33, 1:44, 2:14, 2:16, 3:10, 3:19, 5:3, 5:9, **AMENDMENTS** 6:6, 7:7, 8:44 Effect, 1:27, 1:34, 5:12, 6:24, Nonconforming uses, 3:10, 7:16 Owners, 1:26, 1:27, 1:29, 1:31, Zoning, 1:3, 1:27, 3:7, 5:12, 6:24, 1:33, 1:34, 1:43, 1:46, 1:47, 7:4, 7:21, 7:27, 7:30, 7:31, 2:19, 2:22, 3:10, 5:4, 6:6, 8:58 8:20 **AMORTIZATION** Parties, 1:29, 1:44, 1:47, 2:19,

Nonconforming uses, 2:8, 8:74

2:22, 5:3

# APPEAL—Cont'd

Planning boards and commissions, **5:4** 

Record, 1:10, 1:26, 1:46, 2:2, 2:14, 2:19, 2:31, 5:3, 5:4, 7:7, 8:20

Remand, 1:29, 1:42, 1:44, 2:16, 8:43

Review, 1:27, 1:29, 1:33, 1:34, 1:43, 1:44, 1:46, 2:2, 2:14, 2:22, 2:31, 5:3 to 5:5, 5:9, 5:12, 5:34, 6:6, 8:8, 8:13, 8:15, 8:17, 8:20, 8:30, 8:43, 8:44, 8:54, 8:90

Review board, **8:30**, **8:44**Scope of review, **5:3 to 5:5**Transcript, **2:2**, **2:31** 

Zoning board of appeals, 2:1, 2:2, 2:22, 5:3

#### **ARBITRATION**

Procedure, 1:47

# **ARIZONA**

Zoning, 7:21, 7:23, 7:26, 8:43, 8:60, 8:79

#### **ARKANSAS**

Zoning, 1:33, 3:6

# **ATTORNEYS**

Municipal attorneys, 1:52, 3:22

# **BEACHES**

Public beaches, 1:29 Regulations, 1:29, 8:91

# **BICYCLES**

Rental, 8:47

#### **BOARDS OF APPEAL**

Administrative decisions, 1:60 Decisions, 1:60, 2:23, 8:54 Development, 1:60 Evidence, 8:54 Jurisdiction, 1:60 Variances, 2:23, 8:54

#### **BOUNDARY**

City planning, 1:35

#### **BUILDING PERMITS**

Approvals, 1:33, 1:60, 7:30, 7:42 Exactions, 1:33, 7:42 Zoning, 1:21, 1:33, 1:60, 7:16, 7:30, 7:42, 8:14

#### **BUILDINGS**

Documents, **6:11**, **8:52**Square footage, **6:24**, **8:58** 

#### **BURNING**

Trash, 8:20

#### **BUSINESSES**

Appeals, **8:44**, **8:48**Forms, **8:60**Schools, **8:60**Services, **7:22**Sign, **8:44**, **8:46** 

#### **CALIFORNIA**

Development agreements, 7:15, 7:17, 7:18, 7:21 to 7:25, 7:37, 7:41, 7:42

Inclusionary zoning, 1:43, 1:44

Variances, 1:33, 1:46

Zoning, 1:21, 1:26, 1:33, 1:41, 1:43 to 1:46, 1:50, 7:15, 7:17, 7:18, 7:21 to 7:25, 7:37, 7:41 to 8:43, 8:57, 8:67, 8:69, 8:76, 8:78

# **CAPACITY**

Contractual, 7:39

#### **CHANGES**

Circumstances, 1:33, 2:19, 7:14, 7:41, 8:60, 8:91
City planning, 1:60
Streets, 1:40, 1:62, 8:60, 8:83
Zoning, 1:1, 1:33, 1:49, 1:60, 2:8, 2:19, 4:9, 5:4, 5:12, 5:33, 5:36, 6:23 to 6:25, 6:30, 7:5, 7:14, 7:17, 7:24, 7:31, 7:32,

CHANGES—Cont'd 7:41, 7:50 to 7:52, 7:55, 8:48, 8:60

**CHAPTERS** 

Defined, 7:22

**CHARACTERISTICS** 

Neighborhood character, 8:62

**CITIZENS** 

Review, 1:4, 1:29, 1:41, 2:2, 2:12, 5:4, 6:6, 7:21, 8:20, 8:46

**CITY ATTORNEY** 

Safety, 1:21

**CITY COUNCIL** 

Meetings, 7:45, 7:51
Procedure, 1:20, 1:60, 3:3, 6:14, 6:21, 6:23, 7:47, 7:51, 8:15

**CITY PLANNING** 

Courts, 1:21 Department of city planning, 1:21 Forms, 8:4

**CLEAN WATER** 

Discharges, 7:43

**CLOSINGS** 

Bank, **1:30** Costs, **1:30** 

**CLUBS** 

Special permits, 3:2

**CODES** 

Organization, 8:20, 8:48, 8:95

**COLORADO** 

Zoning, 1:60, 6:2, 7:16, 7:23, 7:25, 8:43, 8:61

**COMMERCIAL BUILDINGS** 

Zoning, **8:17** 

**COMMERCIAL DISTRICTS** 

Case law, **8:76**Commercial districts, **8:76** 

**COMMON LAW** 

Nuisance, 1:41

Subdivisions, 1:41, 7:16

**COMPATIBILITY** 

Zoning, 3:6, 3:14, 3:17, 4:4, 8:4, 8:20, 8:62

**COMPENSATION** 

Classification, 1:26, 1:41, 7:7

**CONDITIONAL USES** 

Zoning, 1:3, 3:6, 3:17, 5:4, 6:13, 7:5

**CONDITIONAL ZONING** 

Exactions, 1:38, 7:7, 7:37, 7:42

**CONDOMINIUMS** 

Zoning, **6:23** 

**CONNECTICUT** 

Variances, 2:12, 7:5
Zoning, 1:21, 2:12, 4:1, 4:3, 5:3, 5:5, 5:9, 5:13, 7:5

**CONSTITUTIONAL LAW** 

Courts, 8:90

**CONTRACT ZONING** 

Exactions, 7:7
Validity, 7:1 to 7:7

**CONTRACTORS** 

Building, **8:95** 

**CONTROL** 

Subdivisions, **1:41**, **7:2** 

**CONVERSION** 

Abandonment, 1:31

**COUNCIL** 

Administrative regulations, 8:87 Commissions, 1:20, 5:4, 8:6 Committees, 1:20, 7:51, 8:6 Planning board, 1:49, 2:1, 3:8, 3:19, 4:8, 5:4, 5:9, 7:11, 7:42, 8:20

# **COUNTY** Taxes, 1:46 **COURTS** City planning, 1:21 Decisions, 1:20, 1:21, 1:23, 1:26, 1:31, 1:33, 1:38, 1:42 to 1:46, 1:52, 1:54 to 1:57, 1:59, 1:62, 1:63, 2:5, 2:15, 2:18, 2:21, 2:23, 3:3, 3:4, 3:6, 3:8, 3:9, 3:19, 5:3 to 5:5, 6:6, 6:10, 6:22, 7:2, 7:8, 7:21, 7:26, 8:2, 8:9, 8:14, 8:20, 8:21, 8:43, 8:91, 8:93 Zoning, 1:4, 1:21, 1:26, 1:27, 1:33, 1:38, 1:43 to 1:46, 1:54 to 1:57, 1:59, 1:63, 2:4, 2:5, 2:8 to 2:10, 2:12 to 2:15, 2:21, 2:23, 3:1, 3:3, 3:4, 3:6, 3:8 to 3:10, 3:13, 3:16, 3:19, 4:3, 4:6 to 4:9, 5:3 to 5:5, 5:11, 5:18, 6:3 to 6:6, 6:10, 6:12, 6:22, 6:25, 7:1, 7:2, 7:4, 7:5, 7:7, 7:8, 7:10, 7:12, 7:14, 7:20, 7:21, 7:26, 8:3, 8:5, 8:8, 8:14, 8:17, 8:20,

#### **COVENANTS**

Recorded covenants, 8:55

8:43, 8:77, 8:78

# **DAMAGES**

Eminent domain, 1:33

# **DECISIONS**

Court decisions, 1:21, 1:23, 1:45, 1:52, 1:64, 3:9, 7:8, 7:11, 7:21, 8:2, 8:21, 8:43, 8:66, 8:91

Legislative body, 1:9, 1:20, 1:50, 1:56, 1:61, 3:3, 3:4, 3:6 to 3:8, 3:19, 5:4, 6:6, 6:9, 6:10, 7:21, 7:22, 8:20, 8:30, 8:66

Planning boards and commissions,

#### **DEDICATION**

5:4

Common law, **8:91** Vacation of, **1:62** 

#### **DEEDS**

Conditions, 2:19 Mortgage, 2:19 Recording, 2:19

# **DEFINITIONS**

Easement, 1:41
Family, 1:52
Initiative, 1:41
Planned unit development, 1:56, 1:58, 6:2
Planning, 1:41, 5:1, 6:2, 8:80
Variance, 1:59, 5:34
Zoning, 1:41, 1:55 to 1:57, 1:59, 5:1, 5:34, 6:2

#### **DESIGN**

Building regulations, 8:86, 8:87 Commission, 1:3, 1:4, 1:50, 1:60, 3:7, 4:8, 6:3, 6:21 to 6:23, 8:1, 8:8, 8:9, 8:15, 8:20, 8:25, 8:29, 8:30, 8:63, 8:71, 8:80, 8:90, 8:96

# DEVELOPMENT

Subdivisions, 1:38, 1:41, 1:44, 2:2, 6:9, 7:2, 7:16, 8:20

# DEVELOPMENT AGREEMENTS

California statute, 7:17, 7:37, 7:41
Case law, 7:7, 7:11, 7:40
Form, 7:1, 7:7, 7:9, 7:11, 7:24,
7:26
Initiatives, 7:21

# DISCONTINUANCE

Nonconforming uses, 3:9, 3:10

# **DISCRETION**

Building inspector, 1:54, 8:88

# **DISCRIMINATION**

Housing, 1:63

# **DISPOSAL**

Nuisance, 1:4

Index-4

#### DISTRICT OF COLUMBIA EMINENT DOMAIN—Cont'd Productive use, 1:33 Variances, 2:12 Public benefit, 1:21 **DISTRICTS** Supreme court, 1:21, 1:29, 1:33, Zoning, 1:41, 3:17, 4:5, 4:9, 6:3, 1:43, 3:10, 8:3 6:5, 6:7, 6:9, 6:11 to 6:13, Valuation, 1:33 6:16, 6:17, 7:5, 7:28, 8:40, 8:48, 8:50, 8:57, 8:60, 8:62, **ENABLING ACTS** 8:69, 8:72, 8:76 Board of adjustment, 2:2, 2:15, 6:3 **DONATIONS** Districts, 6:3, 7:5, 8:50 Taxation, 7:7 Planning, 2:2, 6:3 **DRIVEWAYS** Public health and safety. 2:2 Streets, 1:21 Purposes, 2:2, 6:3 Standard State Zoning Enabling **DUE PROCESS** Act, 2:15 Accessory uses, **6:3** Arbitrariness, 1:55 to 1:57, 1:59 ENERGY CONSERVATION Form-based codes, 8:20, 8:57, Energy conservation code, 8:95 8:60 Water, 8:95 Initiative, 1:60, 8:57, 8:66 **ENFORCEMENT** Referendum, 1:60, 6:6, 7:20 Code enforcement officer, 3:12, Ripeness, 1:54, 8:91 5:3 Standard of review, 1:54 Law enforcement, 1:29 Substantive due process, 1:27. 1:51 to 1:60, 3:8, 6:24, 7:20, **ENVIRONMENTAL** 8:59, 8:91 **PROTECTION** Takings, 1:21, 1:27, 1:34, 1:42, Defined, 8:80, 8:91 6:24, 8:59, 8:91 Districts, 8:60 Florida, 1:34 **EASEMENTS** Health and safety, 3:7 County, 1:41, 6:23 Police power, 8:91 Egress, 5:1 Pollution, 7:43 Ingress, 5:1 Wetlands, 3:7 Recreational, 1:31, 1:41, 8:93 Rights of way, 1:31 **EQUAL PROTECTION** Sidewalk, 8:38 Initiative, 1:60, 8:75 Utilities, 5:1 Referendum, 1:60 Vegetation, 1:41, 8:91 Standard of review, 8:77 Suspect classifications, 1:62, 8:77 **EMINENT DOMAIN** Takings, 8:59 Due process, 1:21, 8:3 Economically viable use, 1:33 **EVIDENCE** Investment-backed expectations, Appeals, 1:4, 1:50, 1:57, 1:63, 2:1 1:33 to 2:3, 2:10, 2:12, 2:14, 3:6, Just compensation, 1:29, 1:33

Police power, 1:43, 3:10, 8:3

3:7, 3:9, 3:10, 3:12, 3:14,

5:3, 5:4, 7:7, 8:43

# EVIDENCE—Cont'd

Certiorari, 1:42 Competent evidence, 5:4 Nonconforming uses, 3:9, 3:10 Oath, 2:2 Substantial evidence, 1:4, 1:38, 1:44, 2:1, 2:31, 3:6, 3:14

#### **EXACTIONS**

Development agreements, 7:7, 7:37, 7:42 Subdivisions, 1:38, 1:41, 1:44

# **EXCEPTIONS**

Jurisdiction, 7:45
Subdivisions, 1:41

#### **FAMILY**

Conflict of interest, 7:46
Defined, 1:26, 1:46, 3:6, 3:17, 6:6, 6:23

# **FARMLAND**

Preservation program, 8:93

# FEDERAL PREEMPTION

Environmental protection, 7:43

# FEDERAL REGULATION

Wetlands, 1:9

# **FEES**

Development fees, 7:34 Impact fees, 1:43, 1:45, 7:42 Inclusionary zoning, 1:43

# **FLAG**

Buildings, 8:20

# **FLEXIBILITY**

Local government, 4:2, 4:8, 6:5 to 6:7, 6:9, 7:5, 7:27, 7:28, 7:31, 7:35, 8:51
Yards, 6:6

# FLOATING ZONE

Comprehensive plan, 1:1, 4:3, 4:11, 6:5
Policy considerations, 6:6

# FLOATING ZONES

Planned unit development, **4:2** Zoning, **4:1**, **4:2**, **4:5** to **4:7** 

#### **FLORIDA**

Miami, 3:6, 6:3, 8:58 Zoning, 1:33, 1:45, 3:6, 6:3, 7:22 to 7:24, 8:20, 8:58, 8:59, 8:78

#### FORM-BASED CODES

Authority for, 8:57 Content of, 8:20, 8:53 Due process, 8:20, 8:57, 8:60 First Amendment concerns, 8:20 Implementation, 8:20

#### **FORMS**

Benefits, **7:34**, **8:92**Use, **7:1**, **8:20**, **8:23**, **8:60**, **8:66**, **8:92** 

# FREE SPEECH

Outdoor advertising, 8:43

# **FUTURE DEVELOPMENT**

Planning, 1:4, 1:41, 3:6, 8:58

# **GEORGIA**

Zoning, 1:41, 7:16

#### **GOOD FAITH**

Vested rights, 7:14 to 7:16, 7:36, 7:42

# **GROWTH CONTROL**

Initiative, 1:60 Referendum, 1:60 Substantive due process, 1:60

# **HARDSHIP**

Unnecessary hardship, 1:60, 2:1, 2:3, 2:4, 2:6, 2:8 to 2:14

#### **HEALTH**

Open space, 1:25, 1:27, 2:1 to 5:1

#### **HEARING**

Taxation, 7:7

# **HISTORIC BUILDINGS**

Zoning, **8:78** 

# HISTORIC PRESERVATION

Districts, **8:45**, **8:62** Policies, **8:96** 

# **HOUSING**

Department of housing, 1:24, 2:12 Elderly, 3:12, 4:2, 4:3 Inclusionary housing, 1:44 Zoning, 1:44, 1:45, 1:60, 1:63, 2:12, 3:9, 3:12, 4:2, 4:3, 4:6, 5:4, 5:9, 5:13, 6:1, 6:8, 7:6, 7:19, 7:26, 7:41, 7:43, 8:20, 8:49, 8:57, 8:60

# **IMPROVEMENTS**

Off-site improvements, 5:7

#### **INCLUSIONARY ZONING**

Fees, 1:43

#### **INTENT**

Legislation, 4:7, 6:1, 7:43, 8:78

# **INTEREST**

Payments, **7:7** Rent, **1:27** 

# JURISDICTION

Exceptions, 7:45

# **KANSAS**

Zoning, 8:59

# **KENTUCKY**

Zoning, 3:13, 3:17, 8:61

#### **LANDSCAPING**

Subdivisions, 8:20

# **LAPSE**

Variances, 2:19

# LEGISLATIVE BODY

Members, 1:50, 3:7, 5:4, 8:20 Order, 1:9, 3:6, 5:4, 6:19, 8:20, 8:30

# LEGISLATIVE BODY—Cont'd

Public, 1:10, 1:20, 1:50, 3:6, 3:7, 3:19, 6:6, 6:8, 6:10, 6:21, 6:23, 7:22, 8:20, 8:30, 8:66

# **LITIGATION**

California, 1:21, 1:26, 1:45, 1:50, 1:64

Case law, 1:45, 6:24 Colorado, 1:60 Connecticut, 1:21 Delegation of power, 1:60

Developers, 1:45, 1:60, 1:64

Florida, **1:45**, **8:20** Illinois, **1:45** Judges, **1:21** Judicial review, **8:20** 

Kentucky, **8:30**Minnesota, **1:26**Modification, **6:24** 

Neighbors, **8:20** Nevada, **1:26** New Jersey, **8:20** New Mexico **8:20** 

New Mexico, 8:20 New York, 1:26

Ohio, 1:21, 1:45, 1:60, 6:24 Pennsylvania, 1:26, 1:47 Police power, 8:20, 8:30 State courts, 1:21, 1:26, 1:45, 1:47, 8:20

Supreme court, 1:21, 1:26, 1:45, 1:47, 1:50, 1:60, 8:20

Texas, 1:45, 6:24 Wisconsin, 1:26

# LOCAL GOVERNMENT

Decision making, 1:33, 1:60, 3:1, 7:21
Flexibility, 4:2, 4:8, 6:5 to 6:7, 6:9, 7:5, 7:27, 7:28, 7:31, 7:35, 8:51

#### LOT SIZE

Commercial, **6:2**, **8:59**Community facilities, **6:2**Maryland, **2:14**, **6:2** 

#### DISCRETIONARY LAND USE CONTROLS

# LOT SIZE—Cont'd

Massachusetts, 2:14, 6:2 New Jersey, 6:2 Open space, 6:2, 8:58 Variances, 2:14 Zoning, 2:14, 6:2, 8:58, 8:59

#### **LOUISIANA**

Zoning, 5:4, 7:22, 7:23

#### **MAINE**

Zoning, 5:3, 7:11, 8:72

# **MARYLAND**

Variances, 1:19, 1:57, 2:1, 2:14, 7:5

Zoning, 1:19, 1:49, 1:57, 2:1, 2:14, 3:10, 4:8, 6:2, 7:5, 7:19, 7:22, 7:23, 7:40, 7:42

#### **MASSACHUSETTS**

Variances, 2:14, 2:19
Zoning, 1:63, 2:14, 2:19, 3:8,
3:19, 5:5, 5:7, 5:11, 5:18,
6:2, 7:7, 8:67

# **MASTER PLAN**

Comprehensive plan doctrine, **6:23** 

#### **MEMBERS**

Council, 1:50, 4:7, 5:4, 7:45, 8:20, 8:81

# **MICHIGAN**

Zoning, 1:9, 4:5, 5:9, 5:14, 6:13

#### **MINERALS**

Defined, 1:31

# MINNESOTA

Zoning, 1:3, 1:26, 2:12, 3:10, 7:23

#### **MISSOURI**

Zoning, 1:4, 8:58

#### **MOTOR VEHICLES**

Pedestrians, 5:24

#### **MUNICIPALITIES**

Nonconforming use, 2:8
Regional planning, 7:42
Review, 1:7, 1:33, 1:41, 1:44,
8:44, 8:50, 8:67, 8:85, 8:87,
8:97
Services, 7:22, 8:87

# NATURAL RESOURCES

Open space, 6:1, 8:83, 8:93

# **NEIGHBORHOODS**

Zoning, 1:21, 3:2, 4:9, 8:51, 8:57, 8:61, 8:72

#### **NEVADA**

Lake Tahoe, 1:33, 1:43
Zoning, 1:26, 1:33, 1:43, 6:2,
7:23

#### **NEW CONSTRUCTION**

Office building, **8:85**, **8:87** Residences, **8:14**, **8:20** 

# **NEW HAMPSHIRE**

Variances, 2:8, 2:12 Zoning, 2:8, 2:12, 3:7, 5:12 to 5:14

# **NEW JERSEY**

Notice, 6:2 Signs, 1:4, 8:9, 8:40 Survey, 1:41 Variances, 2:2, 2:5, 8:20 Zoning, 1:4, 1:41, 2:2, 2:5, 3:8, 3:11, 3:15, 5:1, 5:4, 5:7, 5:9, 5:13, 6:1 to 7:1, 7:21, 7:41, 7:42, 8:3, 8:14, 8:20, 8:40

# **NEW MEXICO**

Zoning, **8:20** 

# **NEW YORK**

Landmarks, 8:93 New York city, 1:46, 2:2, 8:96 Notice, 1:26, 1:46 Use variances, 2:12 Variances, 1:23, 1:46, 2:1, 2:2, 2:9, 2:12

Index-8

#### NEW YORK—Cont'd **OFF-STREET PARKING** Zoning, 1:4, 1:26, 1:46, 2:1, 2:2, Use, 4:4, 7:6 2:9, 2:12, 4:3, 4:5, 4:6, 4:9, Zoning, 4:4, 7:6 5:1, 5:3, 5:7 to 5:9, 5:13, 6:7, 8:87 **OFFICES** New York, 2:12 NONCONFORMING USES Abandonment, 3:9 OHIO Accessory use, 2:8 Variances, 1:38, 2:21 Amortization, 2:8, 8:74 Zoning, 1:10, 1:21, 1:38, 1:45, 1:60, 2:21, 6:6, 6:24, 7:37, **Buildings**, **7:16** 8:3 Changes, 2:8 Conversion, 1:21 **OPEN SPACES** Defined, 3:9, 8:74 Zoning, 5:1, 6:3, 8:20 Due process, 1:21, 2:8 **OPPORTUNITIES** Ownership, 1:21, 8:74 Areas, 1:41, 1:46, 6:1, 8:30 Pennsylvania, 2:8 Controls, 1:41, 1:46 Regulations, 1:21, 8:73, 8:74 Courts, 1:46 States, 1:21, 8:74 Police power, 1:41, 8:30 Structures, 8:73 Timing, 1:46 Vested rights, 7:16 Yards, 1:21 **OPTIONS** Zoning, 1:21, 2:8, 3:9, 3:10, 7:16, Consideration, 8:83 8:73, 8:74 Fixed, 5:21 **NONUSE** Vacant land, 8:57 Zoning, 2:4 **ORDINANCE** Defined, 1:3, 1:26, 1:29, 1:33, **NORTH CAROLINA** 2:12, 3:1, 3:2, 3:6, 3:8, 3:9, Zoning, 7:6, 7:16, 7:23, 7:25 3:11, 3:17, 3:20, 4:10, 5:3, NUISANCE 5:8, 5:11, 6:2, 6:6, 6:16, 6:17, 6:23, 6:29, 7:1, 7:25, Animals, 1:4 7:30, 8:20, 8:43, 8:108 Litigation, 1:26 Per se, 1:26, 1:32 **ORDINANCES** Private, 1:25, 1:26, 1:41, 1:46, Characteristics, 1:4, 1:41, 3:6, 8:93 6:11, 6:21, 8:58 Private property, 1:25, 1:41, 8:93 Construction, 1:44, 2:19, 3:6, Property right, 1:26, 3:10 3:19, 5:11, 5:12, 6:1, 6:11, 6:23, 7:7, 7:11, 7:17, 7:22, Public, 1:4, 1:25, 1:26, 1:32, 1:41, 7:42, 8:14, 8:20, 8:87 1:46, 3:9, 8:93 Interpretation, 1:41, 3:6, 3:19, Types, 8:90 6:23, 6:24, 7:42, 8:20, 8:57

**OFF-SITE IMPROVEMENTS** 

Zoning, 5:7

Lists, 1:4, 8:57

Organization, 8:20, 8:48, 8:95

#### **OREGON**

Measure, 1:40, 8:93 Zoning, 1:4, 1:56, 7:23

#### **ORGANIZATION**

Codes, 8:20, 8:48, 8:95

#### **OUTDOOR ADVERTISING**

Constitutionality, **8:43**Highway Beautification Act, **8:43**Off-premises signs, **8:43**Regulation of signs, **8:43**Sign regulations, **8:43** 

# **OVERLAY ZONES**

Zoning, 4:1, 8:61

#### **PARKING**

Off-street parking, 4:4, 7:6
Permits, 1:21, 3:6, 3:7, 3:12, 3:13, 3:17, 7:6
Residential district, 6:23
Rules, 3:7, 6:23
Traffic congestion, 1:35
Zoning, 1:3, 1:21, 1:44, 2:13, 2:21, 3:6, 3:7, 3:12, 3:13, 3:17, 4:4, 5:1, 5:3, 5:12, 5:20, 6:1, 6:5, 6:23, 7:6, 7:49, 8:58 to 8:60

#### **PARKS**

Subdivisions, 1:41

# **PARTIES**

Lease, **5:3** 

# **PARTY WALLS**

Use, 8:57

# **PAYMENT**

Note, **7:7** Option, **1:42** 

#### **PENALTIES**

Zoning, 1:41

#### **PENNSYLVANIA**

Nonconforming uses, 2:8 Variances, 1:33, 2:8, 2:12

PENNSYLVANIA—Cont'd Zoning, 1:26, 1:33, 2:8, 2:12, 3:5, 6:5, 6:6, 6:23, 7:20

#### **PERMITS**

Aesthetics, 1:41, 8:14, 8:20, 8:40
Alcoholic beverages, 3:8
Burden of proof, 3:5, 3:23
Case law, 6:24
Change, 1:33, 3:8, 3:10, 3:13,
6:24, 7:6, 7:16, 7:42, 8:40,
8:43
Clubs, 3:2
Conditions, 1:8, 1:19, 1:21, 1:41,

Conditions, 1:8, 1:19, 1:21, 1:41, 1:42, 3:1, 3:2, 3:4 to 3:6, 3:8 to 3:12, 3:19, 3:20, 3:22 to 6:24, 7:6, 7:42, 8:43

Controlling, 8:20

Governing body, **1:60**, **3:4**, **3:8**, **3:15** 

Layout, 3:19, 8:20

Limitations, 1:19, 1:21, 1:42, 3:14, 6:24

Neighbors, 2:22, 3:7, 8:20

Nonconforming uses, 1:21, 3:9, 3:10, 7:16

Number, 1:41, 3:6, 3:13, 3:16, 3:22, 6:2, 7:6, 8:20, 8:43

Nursing homes, 3:2

Off-street parking, 7:6

Ordinances, 1:33, 1:41, 3:1, 3:6, 3:9, 3:10, 3:19, 6:24, 7:42, 8:14, 8:20, 8:40

Planning commission, 1:21, 1:60, 3:3, 3:6 to 3:8, 3:12, 3:17, 6:3, 8:20

Public utilities, 7:6

Regulations, 1:8, 1:21, 1:33, 1:41, 1:42, 1:60, 1:61, 2:4, 3:1, 3:6, 3:12, 3:13, 3:21, 3:25, 6:2, 6:3, 7:30, 7:42, 7:43, 8:20, 8:43

Remedy, 1:42, 1:60

Res judicata, 1:48

Safety, 1:21, 1:33, 1:41, 3:5, 3:7, 3:13, 3:18, 7:16, 8:20, 8:43

#### PERMITS—Cont'd PLANNED UNIT Site plan review, 3:8 DEVELOPMENTS—Cont'd Design, 6:1 to 6:3, 6:11, 6:12, Special permits, 3:2, 3:16, 3:19 6:14, 6:18, 6:21 to 6:23, 6:27 Spot zoning, 3:8, 7:6 to 6:29 Standards, 1:8, 1:21, 1:41, 1:60, 2:4, 3:1 to 3:4, 3:6, 3:11 to Land use, 6:1, 6:2, 6:5 to 6:7, 6:11, 6:13, 6:23, 6:24 3:20, 3:22, 6:3, 6:24, 7:43, 8:14, 8:20, 8:37, 8:40, 8:43 Ordinances, 6:1, 6:11, 6:21, 6:23 to 6:25 Statutory authorization, 3:21 Streets, 1:21, 1:41, 3:6, 7:6, 8:37 Policy considerations, 6:6 Traffic congestion, 3:2 Validity, 6:7 Use, 1:7, 1:8, 1:19, 1:21, 1:33, **PLANNING** 1:41, 1:42, 1:60, 1:61, 2:4, 3:1 to 3:25, 6:2, 6:3, 6:24, Alternatives, 1:35, 6:8, 8:60 7:6, 7:16, 7:30, 7:42, 7:43, Changes, 1:33, 1:49, 1:60, 1:62, 8:14, 8:20 5:4, 5:12, 6:23, 7:24, 8:60, Zoning, 1:19, 1:21, 1:33, 1:41, 8:82, 8:83, 8:85, 8:93 1:60, 2:4, 2:22, 3:1 to 3:17, Commercial, 1:3, 1:4, 1:21, 1:35, 3:19 to 3:21, 6:2, 6:3, 6:24, 3:2, 3:7, 5:18, 6:1, 6:2, 6:6, 7:6, 7:16, 7:30, 7:42, 7:43, 7:7, 8:14, 8:40, 8:60, 8:66, 8:14, 8:20, 8:40, 8:43 8:82, 8:84, 8:85, 8:87 PLANNED DEVELOPMENTS Constraints, 1:41, 6:7, 8:30 Zoning, 6:13, 6:22, 6:23, 7:5 County zoning, 1:26, 1:49, 3:17, 4:8, 6:23 PLANNED UNIT Decisions, 1:21, 1:26, 1:33, 1:41, DEVELOPMENT 1:44, 1:46, 1:50, 1:54, 1:60, Adoption, **6:6** 1:62, 2:2, 2:21, 2:23, 3:3, 3:6 Application process, 6:21 to 3:9, 3:19, 5:3 to 5:5, 5:9, Benefits, 6:8 6:6, 6:7, 6:10, 6:22, 7:11, Challenges, 6:7 7:21, 8:9, 8:14, 8:20, 8:30, Creation, 6:6 8:40, 8:66, 8:93 Development agreements, 7:15, Diagram, 8:60 7:47 Economic development, 1:21, Exception, 6:7 8:30, 8:80 Judicial review, 6:3, 6:8 Future development, 1:4, 1:41, Objectives of planned unit 3:6, 8:58 development, 6:13 Goals, 1:3, 1:41, 1:44, 3:8, 5:2, Uniformity, 1:3, 6:3 5:32, 6:3, 6:11, 8:57, 8:82 Zoning, 1:3, 1:56, 1:60, 4:2, 5:11, Implementation, 1:4, 1:47, 1:60, 6:1 to 6:3, 6:6 to 6:8, 6:11 to 2:1, 4:11, 5:12, 5:32, 6:5, 6:13, 6:16, 6:19, 6:21, 6:23, 6:23, 8:20, 8:30, 8:87 7:15, 7:47 Land use controls, 1:41, 1:54 **PLANNED UNIT** Minor changes, 1:62, 6:23 **DEVELOPMENTS** Density, 6:1 to 6:3, 6:5, 6:8, 6:11, Nonresidential, 1:41, 6:1, 6:2, 6:15, 6:16, 6:23, 6:24, 6:29 8:82

# PLANNING—Cont'd Place, 1:26, 1:33, 1:46, 1:47, 3:2, 3:19, 7:7, 8:15, 8:20, 8:57, 8:93 Policies, 1:4, 1:33, 1:44, 1:50, 2:23, 3:10, 6:5, 6:8, 7:24, 7:25, 8:30 Purpose of, 1:41, 1:44, 1:46, 2:1, 2:2, 3:12, 3:19, 5:1, 5:3, 5:11, 5:16, 6:1, 6:2, 6:10, 6:11, 6:21 to 6:23, 7:25, 7:42, 8:20, 8:87, 8:93 Rationale, 1:21, 1:33, 3:6, 3:9, 6:5, 6:6, 8:4, 8:20, 8:55 Redevelopment, 1:21, 8:58, 8:82 Research, 6:11 Residential, 1:3, 1:26, 1:41, 1:44, 1:49, 1:50, 2:1, 3:2, 3:17, 4:8, 5:3, 5:18, 6:1, 6:2, 6:6, 6:7, 6:11, 6:23, 7:6, 7:7, 7:42, 8:14, 8:20, 8:66, 8:82, 8:84, 8:87 Scope, 1:41, 3:6, 4:8, 5:3 to 5:5, 5:7, 5:8, 5:14, 5:16, 5:18, 8:20, 8:57, 8:66, 8:85 Statutory requirements, 5:9 Structure of, 6:21, 8:60 Time period, 1:26, 1:33, 1:54, 3:19, 8:57 Transportation, 1:26, 1:35, 3:6, 3:7, 4:11, 8:60, 8:82, 8:83 Zoning, 1:3, 1:4, 1:21, 1:26, 1:33, 1:41, 1:44, 1:46, 1:49, 1:50, 1:54, 1:60, 2:1, 2:2, 2:21, 2:23, 3:2, 3:3, 3:6 to 3:10, 3:12, 3:17, 3:19, 4:6, 4:8, 4:11, 5:1, 5:3 to 5:5, 5:7 to 5:9, 5:11 to 5:14, 5:18, 6:1 to 6:8, 6:10, 6:11, 6:13, 6:21 to 6:23, 7:6, 7:7, 7:11, 7:15, 7:18, 7:20, 7:21, 7:24, 7:25, 7:33, 7:42, 8:4, 8:14, 8:20, 8:40, 8:57, 8:58, 8:60, 8:66,

# 8:87 PLANNING BOARDS AND COMMISSIONS

Appeals, 5:4

# PLANNING BOARDS AND COMMISSIONS—Cont'd

Metropolitan planning, 5:4

# **POLICE POWER**

Opportunities, 1:41, 8:30
Zoning, 1:41, 1:43, 1:44, 3:8 to
3:10, 4:1, 4:8, 5:5, 5:8, 7:2,
7:11, 7:18, 7:39, 7:40, 8:3,
8:5, 8:14, 8:20, 8:44, 8:87

# **POWER TO ZONE**

Boards of appeal, 1:60 Conflicts, 1:60

# **PREEMPTION**

Environmental protection, 7:43

#### **PRESERVATION**

Tree preservation, 1:41

# PRESUMPTION

Reasonableness, 8:16, 8:20

# **PROFITS**

Transferability of, 1:23

# PROPERTY VALUES

Developers, 1:41 Neighbors, 5:4, 8:20

# **PROVISIONS**

Fraud, **7:22** Sales, **1:60**, **5:3**, **6:6** 

# **PUBLIC FACILITIES**

Landfill, **7:41** Waste disposal, **3:6** 

#### **PUBLIC SAFETY**

Department, 1:21

# RAILROAD

Abandonment, 1:31 Rights-of-way, 1:31

# **RAILROADS**

Easements, 1:31

#### RECREATION

Easements, 1:31, 8:93

RECREATION—Cont'd Facilities, 1:43, 3:6, 7:42

REFRIGERATION Heating, 8:95

RELATIONSHIPS Zoning, 8:4, 8:57

RELIANCE

Amendment, 1:26, 1:27, 1:29, 5:12, 6:6, 8:20
Vested rights, 5:12, 7:14 to 7:16

REMEDIES

Damages, 1:42, 1:47, 6:6, 7:10, 7:11, 7:36, 7:41
Equitable relief, 1:47, 7:36

RENEWAL

Zoning, 1:21, 2:19, 7:22, 8:3, 8:58

**RENT** 

Construction, 1:27, 5:32

RESPONSE Taxation, 7:7

RESTRICTIVE COVENANTS

Zoning, 7:9, 7:12

RHODE ISLAND

Inclusionary zoning, 1:44

RHODE ISLAND

Variances, 1:46

Zoning, 1:44, 1:46, 5:9, 8:72

**RIGHT-OF-WAY** 

Rules, 1:29, 1:31

**RIPENESS** 

Due process claims, 1:54

**ROADS** 

Access to, 1:4
Easements, 5:1, 6:23
Highways, 3:6
Permitted uses, 1:4

**SAFETY** 

Cable television, 1:29
City attorney, 1:21
Open space, 1:25, 1:27, 2:1 to
5:1, 8:2, 8:20

**SALES** 

Environmental protection, 1:60

**SERVICE STATIONS** 

Zoning, 1:27, 3:2

**SEWERS** 

Regulation, **7:43** Use, **7:43** 

**SHORELINE** 

Setback, 8:90, 8:110

**SIGNS** 

Business signs, 8:43 Free speech, 8:43 Political signs, 8:43 Safety, 8:2, 8:43 Window, 8:43

**SIZE** 

Spot zoning, 7:6

SOLAR ACCESS

Zoning, **6:2** 

**SOLAR ENERGY** 

Policy, 3:8

**SPECIAL PERMITS** 

Clubs, 3:2

Competition, 3:16 Conditions, 3:2, 3:19 Discretion, 3:2, 3:19 Layout, 3:19 Nursing homes, 3:2 Ordinances, 3:19 Standards, 3:2, 3:16, 3

Standards, **3:2**, **3:16**, **3:19** Traffic congestion, **3:2** Use, **3:2**, **3:16**, **3:19** 

#### SPECIAL USES

Zoning, 1:38, 3:2 to 3:4, 3:6, 3:8, 3:16, 3:17, 4:2, 6:13

#### **SPOT ZONING**

Comprehensive plan, 4:3, 6:5

#### STANDARD OF REVIEW

Due process, **1:54** Equal protection, **8:77** 

# STANDARD ZONING ENABLING ACT

Board of adjustment, 6:3 Districts, 6:3, 8:50

# **STANDARDS**

State Zoning Enabling Act, 2:1, 2:3, 3:3, 3:4, 6:6

# **STATUTES**

Sales tax, 7:7 Streets, 5:1, 7:26, 8:49

# STORM WATER

Pollution control, 7:43

# **STREETS**

Adjacent, 1:35, 3:6, 4:4, 5:7, 6:11 Change, 1:62, 7:6, 8:47 Driveways, 1:21 Fee, 1:38, 1:41, 8:58 Forms, 8:37, 8:60 Permits, 1:21, 1:41, 3:6, 7:6, 8:37 Protection of trees, 1:41 Signs, 8:57 Utilities, 5:1, 7:6

# **SUBDIVISIONS**

Approval, 1:38, 1:41, 1:44, 2:2, 7:16, 8:20
Builder, 8:20
Cluster development, 7:16
Commission, 1:41, 1:44, 2:2, 8:20
Controls, 1:38, 1:41, 1:44
Definitions, 1:41

Design standards, 8:20

# SUBDIVISIONS—Cont'd

Development, 1:38, 1:41, 1:44, 2:2, 6:9, 7:2, 7:16, 8:20

Development agreements, 7:2, 7:16

Easement, 1:41

Exactions, 1:38, 1:41, 1:44

Exceptions, 1:41 Fee, 1:38, 1:41, 1:44 Financing, 1:44

Forms, **8:20** 

Impact fee, 1:38, 1:44

Ordinance, 1:41, 1:44, 2:2, 6:9, 7:16, 8:20

Parks, 1:41

Public lands, 1:41

Regulations, 1:38, 1:41, 1:44, 6:9, 8:20

Rights-of-way, 1:41 Variances, 1:38, 2:2, 8:20 Zoning regulations, 1:38, 8:20

# **SURVEYS**

Costs, 7:25

# **TAKINGS**

Due process, 1:21, 1:27, 1:34, 1:42, 6:24, 8:59, 8:91 Economic impact, 1:22, 1:23, 1:25, 1:26, 1:29, 1:30 Economically viable use, 1:26, 1:27, 1:32, 1:33, 1:41, 1:46, 8:93

Equal protection, 8:59
Inverse condemnation, 1:46, 1:47
Investment-backed expectations,
1:22, 1:24, 1:26, 1:33, 1:46,
1:65, 6:24

Legitimate governmental objective, **1:27** 

Police power, 1:25, 1:32, 1:41, 1:43, 1:44, 3:10, 8:90, 8:91

Predictability, 1:31

Productive use, 1:28, 1:32, 1:33, 1:46, 8:93

Public benefit, 1:21, 1:32, 7:7

#### TAKINGS—Cont'd TITLE—Cont'd Passage, 1:26, 1:29, 1:31, 8:90, Supreme court, 1:21 to 1:34, 1:38, 1:40 to 1:48, 1:65, 3:10, 7:7, 8:91 7:42, 8:90 to 8:93 Reports, 8:90 Total taking, 1:26, 1:33, 8:91 **TOPOGRAPHY** Validity, 1:26, 1:27, 1:32, 1:34, Variances, 2:10 1:38, 1:41, 1:45, 7:7, 7:42 **TRANSFERABILITY** TAKINGS CLAIMS Vested rights, 7:16 Exactions, 1:23, 1:33, 1:44, 7:42, 8:91 **TREES** Federal law, 8:91 Board, 8:20, 8:57 Inverse condemnation, 1:46, 1:47 Committee, 8:20 Just compensation, 1:23, 1:33, Disease, 1:41 1:44, 1:47, 8:91 Easements, 1:41 Penn Central analysis, 1:23, 1:33 Protection of trees, 1:41 Permanent takings, 1:33 Procedures, 6:24 **ULTRA VIRES** Regulatory takings, 1:23, 1:33, Enabling legislation, 7:18 1:47, 8:91 **UNIFORMITY** State law, 1:23, 1:44, 1:46, 1:47, 6:24, 8:91 Ordinances, 8:20 Planned unit development, 1:3, **TAXATION** 6:3 Ordinance, 7:7 Payment, 7:7 **UNIFORMITY OF** Response, 7:7 REGULATIONS District, 7:5 **TAXPAYERS** Variances, 7:5 Review, 1:27 USE **TEMPORARY SIGNS** Off-street parking, 4:4, 7:6 Regulation, 8:43 Sewers, **7:43** TENNESSEE Streets, 1:21, 1:35, 1:36, 1:38, Zoning, 4:4, 4:7 1:40, 1:41, 1:62, 3:6, 4:4, 5:1, 5:7, 6:11, 7:6, 7:11, **TEXAS** 7:26, 8:47, 8:57 to 8:60, 8:83 Zoning, 1:45, 6:24, 7:6, 7:16, 7:22, 7:23, 8:43 **UTILITIES** Operation, 7:6 THIRD PARTIES Regulations, 5:1 Zoning, 1:44, 2:19, 7:46 Zoning, 1:4, 5:1, 5:20, 6:1, 7:6 TIME **VARIANCES** Land use controls, 1:54 Action, 1:19, 1:33, 1:46, 1:57, TITLE 2:14, 2:16, 2:22, 7:5, 8:20, Defects, 1:44

VARIANCES—Cont'd	VARIANCES—Cont'd
Area, 1:23, 1:33, 1:46, 1:57, 2:1, 2:2, 2:4, 2:8, 2:11 to 2:14, 2:21, 2:23, 2:25, 3:12, 8:20	Unique, 2:10, 2:12, 2:15, 7:5, 8:20, 8:48, 8:54 Use variances, 2:5, 2:10, 2:12,
Area variance, 2:1, 2:4, 2:11 to	2:23
2:13, 2:25	Virginia, <b>2:14</b> , <b>3:12</b>
Building, 1:33, 1:38, 2:1, 2:4,	VARIATION
2:12, 2:14, 2:19, 3:12, 7:5, 8:20, 8:48, 8:54	Zoning, <b>2:4</b> , <b>5:4</b> , <b>8:57</b>
California, <b>1:33, 1:46</b>	
Conforming use, <b>2:8</b> , <b>2:12</b>	VEGETATION Easements, 1:41, 8:91
Connecticut, <b>2:12</b> , <b>7:5</b>	Easements, 1:41, 6:91
District of Columbia, 2:12	VESTED RIGHTS
Hardship, 1:57, 2:1, 2:3, 2:4, 2:6 to 2:14, 2:18, 8:48, 8:54	Development agreements, 7:13 to 7:43, 7:56, 7:57
Interpretation, 1:46, 2:12, 2:22, 8:20	Expiration, 7:16 Good faith, 7:14 to 7:16, 7:36, 7:42
Lapse, <b>2:19</b>	Nonconforming use, <b>7:16</b>
Lot size, <b>2:14</b>	Reliance, <b>5:12, 7:14 to 7:16</b>
Maryland, 1:19, 1:57, 2:1, 2:14, 7:5	Transferability, 7:16
Massachusetts, 2:14, 2:19	VIEW
Negative criteria, 2:2	Development, 1:3, 1:24, 1:26,
Nevada, <b>1:33</b>	1:27, 1:33, 1:40 to 1:42, 1:4
New Hampshire, <b>2:8, 2:12</b>	to 1:47, 1:51, 1:56, 1:63, 3:6 4:7, 4:8, 5:5 to 6:6, 6:23,
New Jersey, 2:2, 2:5, 8:20	7:2, 7:5, 7:7, 7:22, 7:37,
New York, 1:23, 1:46, 2:1, 2:2,	7:43, 8:8, 8:9, 8:20, 8:48,
2:9, 2:12	8:56, 8:59, 8:60, 8:62, 8:84,
Nonconforming uses, <b>2:8</b> Notice, <b>1:46</b> , <b>2:14</b> , <b>2:17</b> , <b>2:22</b> ,	8:93
2:26, 7:5, 8:54	VIRGINIA
Ohio, 1:38, 2:21	Variances, 2:14, 3:12
Pennsylvania, 1:33, 2:8, 2:12	Zoning, 2:14, 3:12, 3:13, 7:23,
Practical difficulty, <b>2:4</b>	8:57
Rhode Island, 1:46	WALLS
Runs with land, 2:7	Party walls, 8:57
Self-created hardship, 2:14	Zoning, 8:52, 8:57
State, 1:19, 1:23, 1:33, 1:46, 1:57, 2:1, 2:3 to 2:5, 2:13, 2:15,	WASHINGTON
2:19, 2:21, 2:22, 2:25, 8:20, 8:48	Zoning, 1:4, 1:49, 4:8, 5:1, 7:5, 7:8, 7:23, 7:24, 7:42, 7:43,
Statutory standards, 2:21	8:8, 8:66
Topography, 2:10	WATER
Uniformity of regulations, 7:5	Energy conservation, 8:95

# WATER—Cont'd

Ordinance, 1:9, 1:33, 1:45, 2:2, 3:6, 3:17, 4:4, 5:8, 7:7, 7:25, 7:30, 7:43, 8:20, 8:77, 8:78, 8:95, 8:96

Regulations, 1:9, 1:33, 1:42, 3:6, 7:25, 7:26, 7:30, 7:43, 8:20, 8:77, 8:78, 8:80 to 8:83, 8:90, 8:91, 8:95, 8:96

Rights, 1:34, 1:42, 1:45, 1:63, 3:6, 7:25, 7:26, 7:28, 7:30, 7:43, 8:20, 8:77, 8:91

Supply, **1:63**, **5:6**, **5:30**, **8:77** Water system, **8:77** 

# **WETLANDS**

Beach, **1:46** Federal regulation, **1:9** 

#### WISCONSIN

Zoning, 1:26, 2:16, 2:22, 7:8, 7:25

# **YARDS**

Regulations, 1:21, 2:4, 6:6, 8:86 Zoning, 1:21, 2:4, 4:4, 6:6

#### **ZONING**

Administrative action, **3:8**, **6:6** Administrator, **2:2**, **5:20**, **6:6**, **6:21**, **6:23** 

Arizona, 7:21, 7:23, 7:26, 8:43, 8:60, 8:79

Arkansas, 1:33, 3:6

Building permits, 1:21, 1:33, 1:60, 7:16, 7:30, 7:42, 8:14

Building regulations, 8:87

Buildings, 1:3, 1:27, 1:49, 2:4, 2:9, 3:8, 3:13, 4:3, 4:8, 5:1, 5:7, 5:11, 6:1, 6:6, 6:7, 6:11, 6:17, 6:23, 6:24, 7:5, 7:16, 7:42, 8:4, 8:8, 8:17, 8:20, 8:48, 8:52, 8:57, 8:58, 8:60 to 8:62, 8:78, 8:87

California, 1:21, 1:26, 1:33, 1:41, 1:43 to 1:46, 1:50, 7:15, 7:17, 7:18, 7:21 to 7:25, 7:37, 7:41 to 8:43, 8:57,

# ZONING—Cont'd

8:67, 8:69, 8:76, 8:78

Case law, 1:27, 1:45, 6:24, 7:7, 7:11, 7:40, 8:44, 8:50, 8:76

Change, 1:1, 1:4, 1:9, 1:26, 1:33, 1:46, 1:57, 2:1, 2:5, 2:8, 2:12, 2:14, 3:8, 3:10, 3:13, 4:1, 4:7, 4:8, 5:3, 5:12, 6:6, 6:19, 6:23 to 6:25, 6:30, 7:5, 7:6, 7:9, 7:16, 7:21, 7:42, 7:53, 7:55, 8:40, 8:43, 8:44, 8:73, 8:79

Changes in zoning, 1:33, 5:12, 5:36

Colorado, 1:60, 6:2, 7:16, 7:23, 7:25, 8:43, 8:61

Compatibility, 3:6, 3:14, 3:17, 4:4, 8:4, 8:20, 8:62

Condominiums, 6:23

Connecticut, 1:21, 2:12, 4:1, 4:3, 5:3, 5:5, 5:9, 5:13, 7:5

Delegation of power, 1:60, 6:6, 8:57, 8:66

Developers, 1:41, 1:43 to 1:45, 1:54, 1:60, 4:5, 4:8, 4:9, 5:12, 6:3, 6:21, 6:23, 7:16, 7:18, 7:19, 7:22, 7:26, 7:40, 7:42, 8:48, 8:60, 8:87, 8:98

Districts, 1:41, 3:17, 4:5, 4:9, 6:3, 6:5, 6:7, 6:9, 6:11 to 6:13, 6:16, 6:17, 7:5, 7:28, 8:40, 8:48, 8:50, 8:57, 8:60, 8:62, 8:69, 8:72, 8:76

Due process issues, 8:52, 8:59 Floating zones, 4:1, 4:2, 4:5 to 4:7

Florida, 1:33, 1:45, 3:6, 6:3, 7:22 to 7:24, 8:20, 8:58, 8:59, 8:78

Georgia, 1:41, 7:16

Historic buildings, 8:78

Illinois, 1:3, 1:4, 1:45, 3:1, 3:4, 6:4, 6:11, 7:7

Judges, 1:21, 1:54, 1:56, 3:4

Judicial review, 3:4, 3:6, 5:4, 5:9, 6:3, 6:8, 6:22, 8:17, 8:20

#### ZONING—Cont'd ZONING—Cont'd Kansas, 8:59 Ordinances, 1:1, 1:4, 1:33, 1:41, 1:44, 1:45, 1:50, 2:8, 2:19, Kentucky, 3:13, 3:17, 8:61 3:1, 3:6, 3:9, 3:10, 3:19, 5:1, Louisiana, 5:4, 7:22, 7:23 5:4, 5:11, 5:12, 5:14, 5:34, Maine, 5:3, 7:11, 8:72 6:1, 6:11, 6:21, 6:23 to 6:25, Maryland, 1:19, 1:49, 1:57, 2:1, 7:7, 7:11, 7:17, 7:18, 7:21, 2:14, 3:10, 4:8, 6:2, 7:5, 7:22, 7:24, 7:41, 7:42, 8:4, 7:19, 7:22, 7:23, 7:40, 7:42 8:14, 8:20, 8:40, 8:48, 8:57, Massachusetts, 1:63, 2:14, 2:19, 8:58, 8:67 to 8:69, 8:72, 3:8, 3:19, 5:5, 5:7, 5:11, 5:18, 6:2, 7:7, 8:67 8:73, 8:76, 8:77, 8:87 Michigan, 1:9, 4:5, 5:9, 5:14, 6:13 Oregon, 1:4, 1:56, 7:23 Minnesota, 1:3, 1:26, 2:12, 3:10, Overlay zones, **4:1, 8:61** 7:23 Parking, 1:3, 1:21, 1:44, 2:13, Missouri, 1:4, 8:58 2:21, 3:6, 3:7, 3:12, 3:13, Modification, 2:19, 3:19, 5:4, 3:17, 4:4, 5:1, 5:3, 5:12, 6:17, 6:19, 6:23, 6:24, 7:9, 5:20, 6:1, 6:5, 6:23, 7:6, 8:58 7:49, 8:58 to 8:60 Morals, 1:10, 1:27, 1:41, 8:3, 8:66 Pennsylvania, 1:26, 1:33, 2:8, Neighborhood character, 2:1, 2:12, 3:5, 6:5, 6:6, 6:23, 7:20 8:20, 8:61, 8:62, 8:66 Permits, 1:19, 1:21, 1:33, 1:41, Neighbors, 1:4, 2:1, 2:21, 2:22, 1:60, 2:4, 2:22, 3:1 to 3:17, 3:7, 5:4, 6:6, 8:20, 8:66 3:19 to 3:21, 6:2, 6:3, 6:24, Nevada, 1:26, 1:33, 1:43, 6:2, 7:6, 7:16, 7:30, 7:42, 7:43, 7:23 8:14, 8:20, 8:40, 8:43 New Hampshire, 2:8, 2:12, 3:7, Plan commission, **6:23** 5:12 to 5:14 Planned developments, 6:13, 6:22, New Jersey, 1:4, 1:41, 2:2, 2:5, 6:23, 7:5 3:8, 3:11, 3:15, 5:1, 5:4, 5:7, Planned unit development, 1:3, 5:9, 5:13, 6:1 to 7:1, 7:21, 1:56, 1:60, 4:2, 5:11, 6:1 to 7:41, 7:42, 8:3, 8:14, 8:20, 6:3, 6:6 to 6:8, 6:11 to 6:13, 8:40 6:16, 6:19, 6:21, 6:23, 7:15, New Mexico, 8:20 7:47 New York, 1:4, 1:26, 1:46, 2:1, Police power, 1:41, 1:43, 1:44, 2:2, 2:9, 2:12, 4:3, 4:5, 4:6, 3:8 to 3:10, 4:1, 4:8, 5:5, 4:9, 5:1, 5:3, 5:7 to 5:9, 5:8, 7:2, 7:11, 7:18, 7:39, 5:13, 6:7, 8:87 7:40, 8:3, 8:5, 8:14, 8:20, Nonconforming uses, 1:21, 2:8, 8:44, 8:87 3:9, 3:10, 7:16, 8:73, 8:74 Relationships, 8:4, 8:57 North Carolina, 7:6, 7:16, 7:23, Rental housing, 3:12 7:25 Off-site improvements, 5:7 Rhode Island, 1:44, 1:46, 5:9, 8:72 Off-street parking, 4:4, 7:6 Ohio, 1:10, 1:21, 1:38, 1:45, 1:60, Solar access, 6:2 2:21, 6:6, 6:24, 7:37, 8:3 Special uses, 1:38, 3:2 to 3:4, 3:6, Open spaces, 5:1, 6:3, 8:20 3:8, 3:16, 3:17, 4:2, 6:13

# ZONING—Cont'd

- State courts, 1:21, 1:26, 1:43, 1:45, 1:54, 3:10, 8:3, 8:5, 8:20, 8:77
- Subdivision, 1:4, 1:33, 1:46, 1:49, 2:2, 2:14, 2:21, 3:6, 3:7, 5:4, 5:12, 5:13, 7:6, 7:15, 7:20, 7:25, 7:30, 8:4, 8:20, 8:44, 8:60
- Supreme court, 1:9, 1:21, 1:26, 1:27, 1:33, 1:38, 1:41, 1:43 to 1:46, 1:50, 1:54, 1:60, 1:63, 2:8, 2:12, 2:14, 2:15, 3:2, 3:4, 3:6, 3:7, 3:10, 3:11, 5:4, 5:5, 5:12, 6:5, 6:6, 6:23, 7:5, 7:7, 7:11, 7:16, 7:17, 7:22, 7:26, 7:37, 7:40, 7:42,
- ZONING—Cont'd 8:3, 8:8, 8:17, 8:20, 8:43, 8:51, 8:66, 8:77, 8:78, 8:87
  - Tennessee, 4:4, 4:7
  - Texas, 1:45, 6:24, 7:6, 7:16, 7:22, 7:23, 8:43
  - Use regulations, 1:33, 1:44, 1:54, 3:6, 3:13, 5:5, 6:2, 7:14, 7:17 to 7:19, 7:26, 7:32, 8:5
  - Virginia, **2:14**, **3:12**, **3:13**, **7:23**, **8:57**
  - Washington, 1:4, 1:49, 4:8, 5:1, 7:5, 7:8, 7:23, 7:24, 7:42, 7:43, 8:8, 8:66
  - Wetlands regulations, 1:46
    Wisconsin 1:26 2:16 2:22
  - Wisconsin, 1:26, 2:16, 2:22, 7:8, 7:25