Contents

Part I  Revisiting the History of Zoning

Split Apart: How Regulations Designated Populations to Different Parts of the City .............................................. 3
Sonia A. Hirt

North-American Zoning: Real-Estate Regulation—Past, Present and Future .......................................................... 27
Raphaël Fischler

The Missing Link in the Evolution of Zoning ............................................. 51
Amnon Lehavi

Part II  The Changing Landscape of Zoning

Rethinking Zoning for People: Utilizing the Concept of the Village ................................................................. 77
Kevin M. Leyden and Lorraine Fitzsimons D’Arcy

Community Benefits Agreements: Flexibility and Inclusion in U.S. Zoning ......................................................... 95
Gerald Korngold

Part III  Economics of Zoning: A Case-Study Analysis

Zoning in Reunified Berlin ................................................................. 123
Gabriel M. Ahlfeldt, Wolfgang Maennig, and Felix J. Richter

Land Use Regulations and Fertility Rates ............................................. 139
Daniel Shoag and Lauren Russell

The Comprehensive Economic and Trade Agreement between Canada and the European Union (CETA) and its Impact on Property and Zoning in Germany ......................................................... 151
Fabian Thiel
Part IV  Social and Political Dimensions of Zoning

Checks and Balances in Planning Decentralization: Lessons from Ontario ................................. 177
Eran Razin

Revitalizing Land Use Law: The Burdens-Benefits Ratio Principle ............. 201
Ronit Levine-Schnur

Index ........................................................................................................................................ 221
One Hundred Years of Zoning and the Future of Cities
Lehavi, A. (Ed.)
2018, XII, 223 p. 24 illus., 20 illus. in color., Hardcover
ISBN: 978-3-319-66868-0