Summary of Contents

Volume 1

Chapter 1. An Overview of Zoning Regulation
Chapter 2. Constitutional and Legislative Limitations on Zoning
Chapter 3. Zoning and Due Process
Chapter 4. Zoning, Discrimination, and Equal Protection
Chapter 5. Presumptions Affecting and Construction of Zoning Ordinances
Chapter 6. Constitutional Taking Claims in Land Use Regulation
Chapter 7. Floodplain and Wetland Regulation
Chapter 8. Municipal Regulation of Hazardous Substances, and Protection of Groundwater
Chapter 9. State Environmental Impact Review
Chapter 10. Zoning Districts
Chapter 11. Special Zoning Districts and Discretionary Development Review
Chapter 13. Interim Zoning and Building Moratoria
Chapter 14. Comprehensive Plan Requirements and the Consistency Doctrine

Volume 2

Chapter 15. Growth Management
Chapter 16. Aesthetics and Land Use Regulation
Chapter 17. Regulation of Signs and Billboards
Chapter 18. Local Control of Newsracks, Newsstands, and
Similar Vendors and Services

Chapter 19. Historic Preservation Law
Chapter 20. Tree and Vegetation Protection
Chapter 21. Wildlife Protection
Chapter 22. Exclusionary Zoning
Chapter 23. Residential Uses: Single-Family Zoning, Group Homes, Age Restrictions
Chapter 24. Sex Businesses, Bars, and Cabarets
Chapter 25. Fair Housing Legislation
Chapter 26. Amusements, Arcades, Headshops, Festivals, Cybercafes, Fortunetelling, etc.
Chapter 27. Private Club Uses
Chapter 28. Local Control of Mobile Homes and Manufactured Housing
Chapter 29. Local Control of Religious Structures, Uses, and Displays
Chapter 30. Local Control of Schools, Educational Facilities, Day Care, Camps, and Accessory Uses
Chapter 31. Techniques in Land Use Dispute Resolution
Chapter 32. Responsibilities of Zoning Regulators
Chapter 33. Accessory Uses & Structures
Chapter 34. Zoning for Vehicle Fueling & Charging Stations

Volume 3

Chapter 35. Local Zoning and Extraterritorial Land Use Controls, Incorporation and Annexation Issues, and Coordinate Regional Goals
Chapter 36. Statewide and Regional Land Use Controls
Chapter 37. Rezonings: Effect on Pending Litigation
Chapter 38. Rezoning: Terminology, Theory, Practice, Perspectives, and Implications for Judicial Review
Chapter 39. Rezoning Procedures
Chapter 40. Rezonings: Substantive Validity and Standards for Judicial Review
Chapter 41. Rezonings: Spot Zoning Claims
Chapter 42. Rezonings: “Change or Mistake” Rules
Chapter 44. Rezoning With Conditions or By Agreement
Chapter 45. Floating Zones
Chapter 46. Zoning and Planning by Initiative or Referendum
Chapter 47. Powers of Planning Commissions and Planning Boards
Chapter 48. State & Federal Preemption of Local Regulation
Chapter 49. Substandard Lots
Chapter 50. Official Map
Chapter 51. Zoning Control of Density and Lot Size
Chapter 52. Zoning Controls on Height of Buildings and Structures
Chapter 53. Restrictions on Yards, Setbacks, and Frontage
Chapter 54. Control of Bulk, Building Area, and Floor Size
Chapter 55. Actions for Declaratory Judgment
Chapter 56. Declaratory Judgments in Zoning Actions
Chapter 57. The Board of Appeals: Its Purposes, Powers, and Procedures
Chapter 58. Variances
Chapter 59. Transfer of Development Rights
Chapter 60. Validity and Enforcement of Site-Specific Zoning Conditions
Chapter 61. Specially Permitted and Conditional Uses

Volume 4
Chapter 63. Standing To Sue in Zoning Cases
Chapter 64. Mandamus Actions in Zoning Cases
Chapter 65. Enforcement of Zoning Laws: Powers, Remedies, and Defenses
Chapter 66. Legal and Equitable Remedies for Wrongful Land Use Regulation
Chapter 67. Anatomy of Zoning Litigation
Chapter 68. Res Judicata and the Finality of Zoning Decisions

© 2019 Thomson Reuters, 4/2019
Chapter 69. Building Permits
Chapter 70. Vested Rights and Estoppel Claims
Chapter 71. Development Agreements
Chapter 72. Protection and Continuance of Nonconforming Uses and Structures
Chapter 73. Regulation and Restriction of Nonconforming Uses and Structures
Chapter 74. Termination and Amortization of Nonconforming Uses and Structures
Chapter 75. Zoning In Eminent Domain Proceedings
Chapter 76. Governmental Uses
Chapter 77. Mining and Extraction Activities
Chapter 78. Zoning and Public Utilities

Volume 5

Chapter 80. Leases and Land Use Restrictions
Chapter 81. Residential Uses: Occupancy, Ownership, Rental Conversions, and Rent Control
Chapter 82. Public Land Use Controls and Private Covenants
Chapter 83. Parking
Chapter 84. Traffic Conditions and Zoning
Chapter 85. Zoning for Airports and Adjacent Lands
Chapter 86. Definitions
Chapter 87. Site Plan Review and Approval
Chapter 88. Planned Unit Developments
Chapter 89. Subdivision Control: Enabling Statutes, Definitions, and Approval Authority
Chapter 90. Subdivision Control: Substantive Standards
Chapter 91. Subdivision Control: Procedures and Enforcement
APPENDICES

APPENDIX A. A Standard State Zoning Enabling Act Under Which Municipalities May Adopt Zoning Regulations: (Recommended by the U.S. Department of Commerce, 1926)

Table of Laws and Rules
Table of Cases
Index