

# Zoning aesthetics

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# Purposes of zoning

- Group similar land uses
- Protect property values - \$
- Keep neighbors happy
- Group pretty houses
- Industry goes somewhere else

# A modern trend

- Make one design
- Replicate it many times – mass production
- Tract housing
- Should be avoided via zoning laws
- Require small changes in facade, materials, colors
- Nominal increase in cost

# An example from London



Image from Wikipedia by A R Driver

# Houses and apartment buildings

- Do we want them adjacent?
- City zoning board says ok
- Home owners say it hurts property value
- Proponents say no it doesn't

# Divide issue into three categories

- Single family homes
- 1) Next to small cute apartment buildings
- 2) Next to big pretty apartment buildings
- 3) Next to big ugly apartment buildings

# Need some data

- For each case
- What happens to property values?
- Get some benchmark data
- If no local data, then elsewhere
- Delay agenda item  $X$  until data is here



Good evening, remember to be nice :-)

