



Land Use and Zoning

Course Description

The Land Use & Zoning course looks at zoning and zoning regulation alternatives as they have been applied throughout the United States. The course focuses specifically on urban planning, which is a subset of land-use law. It also covers typical zoning rules and the ways in which local authorities establish and enforce zoning laws.

Course Learning Outcomes

At the completion of this course, students will be able to:

- Describe how urban planning laws and regulations effect population management and growth to contribute to social stability;
- Identify the sources of zoning law and authority;
- Analyze and determine whether a zoning rule creates situation that would be considered a regulatory taking, and describe the consequences of a regulatory taking;
- Explain how the First Amendment limits zoning ordinances that purport to restrict expression;
- Differentiate between performance zoning, incentive zoning, and form-based zoning;
- Discuss the effects of zoning rules, their effectiveness, and various alternatives that have been tested in different municipalities.

Final Exam

Grades and credit recommendations are based solely on a final exam. When students are ready to take the final exam, they should register for a LawShelf account (or simply log in, for those with existing accounts). Go to the video-course page and click “Take the Final Exam” and pay the exam fee, where applicable. Students will be given instructions on how to take the exam. All exams are proctored by the Voice Proctor® proctoring system. An overview of the system is [provided here](#) and it requires no training or learning curve. Grades of 70% or above are considered passing grades and qualify for recommended transfer credit.

The final exam is based on the video course modules. Additional resources detailed in this syllabus are helpful for background and for building greater understanding of the course materials. Inquiries can be made through the LawShelf Contact form on our website by clicking the “email us” button that appears at the bottom of most LawShelf pages. Transcripts can be ordered via Parchment, as detailed on our website.

Case Studies

Many LawShelf video courses include case studies. These do not necessarily teach new material but are meant to demonstrate how the materials covered in the course are applied by various courts. Concepts covered in the case studies are covered on the final exam, so make sure to watch the case studies before taking the exam. However, it is unnecessary to memorize the facts and details of the cases covered in these case studies.

Self-Quizzes

Video-course modules and case studies feature self-quizzes that consist of practice questions on the materials covered in the videos. These questions are presented for the benefit of the student and are **important to review before taking the final exam** because they are similar in style and substance to the questions on the final exam. These quizzes are not graded or monitored and there is no record of how students answer these questions. Students may answer these questions as many times as they like and are encouraged to keep re-taking the quizzes until they have mastered all the questions.

Study Guide

Introductory Video

These videos provide background to help students better understand the main parts of the course, which are the video-course modules below.

The Government's Power of Eminent Domain to Condemn Private Property

<https://lawshelf.com/shortvideoscontentview/the-governments-power-of-eminent-domain-to-condemn-private-property/>

Courseware Readings

These courseware readings provide background to help students better understand the main parts of the course, which are the video-course modules below.

Read the following sections of “Foundations of Law” courseware:

The following chapters under Real Property:

Rights and Duties Inherent in the Ownership of Real Property

[Eminent Domain and Just Compensation](#)

[Zoning Laws](#)

Video Course Modules

These videos constitute the main part of the course and are they sources of the questions on the final exam.

Land Use and Zoning Course Overview

<https://lawshelf.com/videocoursescontentview/land-use-zoning>

Urban Planning - Module 1 of 5

<https://lawshelf.com/videocoursesmoduleview/urban-planning-module-1>

The Landscape of Zoning Laws - Module 2 of 5

<https://lawshelf.com/videocoursesmoduleview/the-landscape-of-zoning-laws-module-2-of-5>

Zones, Zoning Rules and Exemptions - Module 3 of 5

<https://lawshelf.com/videocoursesmoduleview/zones-zoning-rules-and-exemptions-module-3-of-5>

The Land Use Process – Module 4 of 5

<https://lawshelf.com/videocoursesmoduleview/the-land-use-process-module-4-of-5>

Alternatives to Traditional Zoning Laws – Module 5 of 5

<https://lawshelf.com/videocoursesmoduleview/alternatives-to-traditional-zoning-laws-module-5-of-5>

Supplemental Suggested Readings

These materials enable students to achieve a deeper understanding of the course materials and in applying the course to real-life situations.

Zoning and Land Use Planning, **The World Bank**

<https://urban-regeneration.worldbank.org/node/39>

CityLab University: Zoning Codes, **Bloomberg**

<https://www.bloomberg.com/news/articles/2019-08-06/how-to-understand-municipal-zoning-codes>

Houston Doesn't Have Zoning, But There Are Workarounds, **Rice University Institute For Urban Research**

<https://kinder.rice.edu/urbanedge/2020/01/09/no-zoning-in-Houston-there-are-workarounds>