

# Sierra Club vs. Morton

1972 - Court ruled that the Sierra Club did not have standing to sue the US Forest Service for allowing a ski resort in the Sequoia Nat Forest because it had not suffered economic, aesthetic, or environmental injury.

# Lingle vs. Chevron USA Inc.

2005 - Court decided that principle set up in Agins vs. City of Tiburon was not appropriate for evaluating a regulatory taking claim. (Agins said that a governmental action was not a regulatory taking if it substantially advanced a legitimate governmental interest).

# Agins vs. City of Tiburon

1980 - Court ruled that open space requirements established by the City of Tiburon did not result in a taking. Established the principle that a governmental action was not a regulatory taking if it substantially advanced a legitimate governmental interest. Created an alternative takings test to the Penn Central Test.

# CERCLA

Comprehensive Environmental Response, Compensation, and Liability Act. This act requires the clean up of hazardous waste sites.

# Palazzolo vs. State of Rhode Island

2001 - Palazzolo owned 18 acres of salt marsh and wanted to fill the wetlands. He claimed that the environmental protection laws were a taking. Court decided that he purchased the land after the regulations were in effect, so the regulations had not removed all viable use of the land and was not a taking.

# First Zoning Ordinance

New York City in 1916. separated incompatible land uses. Drafted by attorney Edward Bassett.

# APFO

Adequate Public Facilities Ordinance. Synchronizes development with the ability of public facilities needed to support that development.

# UGB

# Urban Growth Boundary

**TDR**

**Transfer of  
Development  
Rights**

**PDR**

**Purchase of  
Development  
Rights**

**Hadacheck  
vs.  
Sebastian**

1915 - The court ruled that restricting certain nuisance land uses was a legitimate exercise of police power. Prohibited the operation of a brickyard and brick kiln in Los Angeles.

**Kelo vs. City  
of New  
London**

2005 - Court upheld the use of eminent domain. condemnation of property needing economic improvement is a public purpose. Since the City had adopted an economic development plan to provide new jobs and increase tax revenue. The plan was comprehensive and had been carefully deliberated.

# Berman vs. Parker

1954 - Established Aesthetics and redevelopment as VALID PUBLIC PURPOSES for Eminent Domain. Court upheld a redevelopment program that shifted public property to private hands and stated that public ownership of property was not the sole way to promote public purposes. Opened the door for later cases, including 2005 Kelo vs. City of New London.

# People vs. Stover

1963 - New York Court of appeals ruled that the City of Rye aesthetics ordinances prohibiting clotheslines in a front or side yard are a viable exercise of the police power, even if enacted for aesthetic reasons alone. ordinances enacted for aesthetic reasons are permissible.

# City of Renton vs. Playtime Theaters, Inc.

1986 - Court upheld a zoning ordinance which prohibited adult theaters within 1000 feet of any residence, church, park or school, because it did not altogether prohibit adult theaters within the City.

# CRA (Community Reinvestment Act)

1977 - Anti-discrimination law requiring bank regulators to evaluate whether lenders are providing mortgage loans in economically depressed areas and meeting local credit needs. Put in place to stop the widespread practice of redlining urban, low income minority neighborhoods.

# Frank Lloyd Wright

Wrote *Disappearing City* in 1932. Presented a utopian vision of the landscape of America called Broadacre City, in which each home was situated on at least an acre of land, and someone in each household owned a car.

# Jane Jacobs

Author of *Death and Life of Great American Cities* in 1961. Discusses importance of design, mix of uses, safety, public sidewalk life. Advocate of mixed use, short blocks and pedestrian scale development.

# William Whyte

Author of *The Social Life of Small Urban Spaces* in 1980. Emphasized the importance of environmental psychology and sociology in urban design.

# Andres Duany

Advocate for new urbanism or neotraditional design. Mixed housing types. higher density. example of his type of development is Seaside, Florida.

**Allan Jacobs**

San Francisco planner.  
wrote Making City  
Planning Work in 1985,  
which describes what it  
takes to change  
American cities.

