DEMOGRAPHIA

LAND USE REGULATION CATEGORIES:

MAJOR METROPOLITAN AREA MARKETS IN THE UNITED STATES (POPULATION 1,000,000 AND OVER)
As of 2006: 2 Level Classification

More Restrictive Land Use Regulation (More Stringent Land Use Regulation) exists in major metropolitan markets with stronger land use controls, which tend to prohibit development in major geographical areas or establish limits on the number of houses that can be built or add substantial costs to development (such as expensive development impact fees). The classification in this report largely relies on a Brookings Institution (*From Traditional to Reformed A Review of the Land Use Regulations in the Nation's 50 largest Metropolitan Areas*, 2006) typology. More restrictive markets include those classified by Brookings as "growth management," "growth control," "containment" and "containment-light." The Brookings typology is supplemented to include other markets as "more restrictive," due to significant rural zoning (large lot zoning) or significant restrictions on urban fringe development (New York, Chicago, Milwaukee, Minneapolis-St. Paul, Virginia Beach and Washington). More restrictive regulation can also be called *urban containment, smart growth, compact development, growth management, growth control, urban consolidation* or other terms.

Less Restrictive Land Use Regulation (Liberal Land Use Regulation) includes all other major metropolitan markets. In these markets, residential development is allowed to occur based largely upon market preferences and fundamental environmental regulation. Less restrictive regulation was the norm in the United States during the Post World War II era to the early 1970s and remains in place in much of the nation.

Adapted from: *Housing Affordability: The Saint Louis Competitive Advantage*, page 17 (2012), by Wendell Cox. Published by the Show-Me Institute.

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