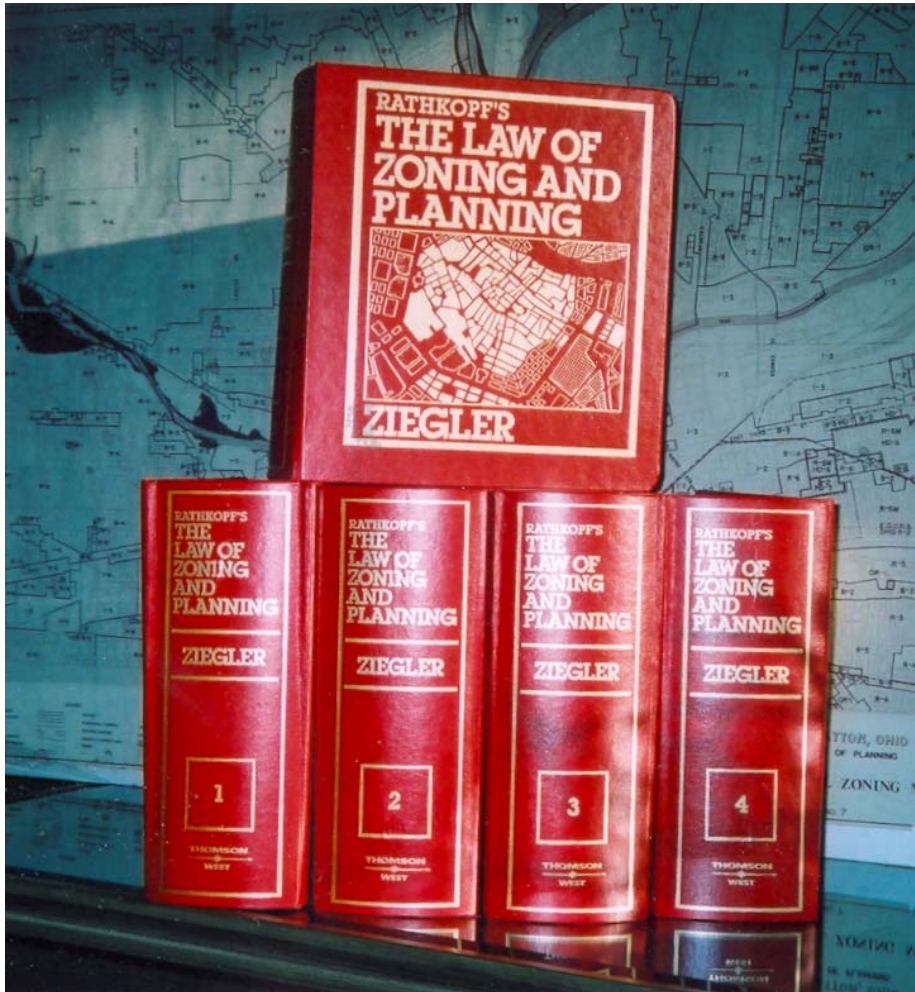


Rathkopf's The Law of Zoning and Planning

By [Edward H. Ziegler, Jr.](#)



When *Rathkopf's The Law of Zoning and Planning* was first published 35 years ago, the issues faced by zoning and land use practitioners were vastly different than they are today.

But even after all these years, and all the changes in zoning and land use law, *Rathkopf's* still delivers the one thing practitioners need most: an undisputed authority, an impeccable source for almost any zoning and land use problem.

Rathkopf's The Law of Zoning and Planning is the leading zoning and land use treatise for attorneys everywhere, and is one of the most quoted and frequently cited works in the field.

Let one of the country's leading experts guide you through the perils and pitfalls, of today's complex zoning laws.

A 5-volume, loose-leaf treatise prepared by Edward H. Ziegler, Jr., one of the country's leading experts in zoning law, *Rathkopf's The Law of Zoning and Planning* offers unparalleled coverage of current law as well as emerging trends.

It gives you expert case law coverage as well as sound, practical advice for dealing with the enormous variety of zoning and land use issues encountered by clients, such as:

- the powers and procedures of local zoning and planning authorities
- the constitutional and statutory limitations on government's zoning and planning powers
- remedies for wrongful land use regulation
- rezoning issues
- subdivision restrictions

Keeps you on the cutting edge of every development and emerging issue in the field.

Because your business - or your client's business - depends on up-to-date intelligence of what's happening in the field, *Rathkopf's The Law of Zoning and Planning* provides four well-integrated updates a year to keep you current with such continually evolving issues as:

- floodplain and wetlands regulation
- regulation of hazardous wastes
- growth management
- historic preservation laws
- variances
- building permits
- fair housing laws
- restrictions on manufactured housing
- private covenants
- regulation of religious land use
- regulation of adult entertainment
- businesses
- and more

Organized for quick, easy access to the information you need.

One of the most frequently cited and quoted works in the field, each chapter in *Rathkopf's The Law of Zoning & Planning* provides:

- an introduction to the chapter's subject and planning and a discussion of the important issues related to that topic

- a detailed table of contents outlining the organization of the chapter to facilitate research
- extensive, explanatory footnotes - with case citations at both the state and federal levels - that clarify the significance of the cases cited or elaborate further on points made within the treatise itself

Here's a sample of the extensive coverage you'll find in [Rathkopf's The Law of Zoning and Planning](#):

SELECTED TABLE OF CONTENTS

VOLUME ONE

Background of Police Power and Zoning Regulation
 Constitutional and Legislative Limitations on Zoning
 Zoning and Due Process
 Zoning, Discrimination, and Equal Protection
 Presumptions Affecting and Construction of Zoning Ordinances
 Land Use Regulation Invalid if Confiscatory
 Floodplain and Wetland Regulation
 Municipal Regulation of Hazardous Waste and Protection of Groundwater
 Environmental Impact Review Zoning Districts
 Enactment of Zoning Ordinances: Statutory Referral, Notice, Hearing Meeting, and Publication Requirements
 Interim Zoning and Building Moratoria
 Comprehensive Plan Requirements and Consistency Doctrine
 Growth Management: Integrating Planning, Regulation, and Infrastructure Controls
 Zoning to Achieve Aesthetic Objectives
 Regulation of Signs and Billboards
 Historic Preservation Law

VOLUME TWO

Exclusionary Zoning
 Single-Family Zoning and Alternative Residential Uses and Living Arrangements
 Sex Businesses, Bars, Arcades, and Headshops
 Fair Housing
 Clubs and Clubhouses
 Mobile Homes and Manufactured Homes
 Zoning of Religious and Educational Uses
 Passage of Zoning Measures: Voting Requirements, *Ex Parte* Contacts, Bias, and Conflicts of Interest
 Zoning and Accessory Uses
 Restrictions Affecting Gasoline Service Stations
 Extraterritorial, Regional, and State Land Use Control
 Rezoning: Effect on Pending Litigation

Rezoning Procedures
Rezoning: Substantive Validity and Standards of Judicial Review
Rezoning: Spot Zoning
Rezoning: "Change or Mistake" Rule
Rezoning: Protest and Consent Provisions
Rezoning With Conditions, Contract and Conditional Rezoning, and Development Agreements

VOLUME THREE

Powers of Planning Commissions and Planning Boards
State Preemption of Local Regulation Substandard Lots
Official Map and Its Consequences
Regulation of Lot Area, Building Height, Lot Coverage, Density, and Yards
Actions for Declaratory Judgment
Declaratory Judgments in Zoning Actions
The Board of Appeals, Its Purposes, Powers, and Procedures
Variances
Validity and Enforcement of Site- Specific Zoning Conditions
Specially Permitted and Conditional Uses
Judicial Review of Decisions of Boards of Appeal and Other Zoning Administrative Bodies
Standing
Mandamus

VOLUME FOUR

Enforcement of Zoning and Land Use Laws
Money Damages and Other Remedies for Wrongful Land Use Regulation
Anatomy of Zoning Litigation
Finality of Zoning Decisions
Building Permits
Vested Rights
Protection and Continuance of Nonconforming Uses and Structures
Regulation and Restriction of Nonconforming Uses and Structures
Termination and Amortization of Nonconforming Uses and Structures
Zoning and Eminent Domain
Governmental Uses and Zoning
Excavation, Mining, Quarrying, and Similar Activities
Public Utilities

VOLUME FIVE

Leases and Land Use Restrictions
Regulation of Occupancy, Ownership, Rental Housing, and Conversions
Public Land Use Controls and Private Covenants

Off-Street Parking Requirement
Traffic Conditions and Zoning
Airports and AirfieldsDefinitions
Site Plan Review
Planned Unit Developments
Subdivision Control: Scope and Authority
Subdivision Control: Substantive Standards
Subdivision Control: Procedures and Enforcement
Standards State Zoning Enabling Act

TABLE OF CASES

INDEX

Available from your [Thomson West Publishing](#) Representative

About the Author

[Edward Ziegler](#) is Professor of Law and co-founder and former President of [The Rocky Mountain Land Use Institute](#) at the [University of Denver College of Law](#). He is a frequent speaker on land use issues and serves as a consultant to both the private sector and government entities. He is the author of numerous articles on zoning law as well as the principal author for *Rathkopf's The Law of Zoning and Planning*.

E-mail: eziegler@law.du.edu