

# Land Use Regulation – The Continuing Evolution of Police Power



**Zoning→**  
Use as  
prerequisite  
of  
development

**Growth  
Management→**  
Timing &  
Location as  
prerequisite of  
development

**Smart  
Growth→**  
Design as  
prerequisite  
of  
development

**Needs  
Based→**  
Market  
demand as  
prerequisite  
of  
development