Principles of Land Use Planning

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I. INTRODUCTION

Some might consider an effort to lay out the principles of land use planning presumptuous or downright misleading on the ground that there is, currently, no general agreement in the profession as to what planning is. This may be true, in the sense that traditional ideas are being challenged. New definitions or descriptions of planning and the role of planning in today's society are constantly being proposed and debated. Thus, what one may call the principles—that is, the basic tenets or doctrines—of land use planning are never totally accepted by all. The last decade or so has been a particularly tumultuous time (Galloway & Makeyui, 1977). On the other hand, it is this author's belief that there is some measure of agreement—if only for operational purposes—among most practicing land use planners about the basic purposes and methods of land use planning. Thus, one can identify some rules of conduct or action that appear to guide land use planners as they go about their work. The purpose of this chapter is to present an overview of what those rules of action or conduct are.

II. WHY PLAN?

Why might one make a decision to plan for land use? Many conclude that man plans because he has an inherent need to shape his own destiny. This need, coupled with man's ability to visualize the future and his belief that he can effectively exercise control, is the fundamental reason he plans. Man's dependence upon natural forces, and his struggle to escape or at least manage these forces, through planning, was eloquently described by Renee Dubos:

Man is as much influenced by natural forces as are other things; but he constantly tries to escape from his biological bondage. For this reason, his future is shaped not only by the . . . forces of nature . . . but even more by individual and collective decisions . . . The great moments of history . . . are determined by purposeful responses, which are guided by man's ability to visualize the future, and indeed by his propensity to plan for a future which transcends his own biological life (Dubos, 1977).

Other explanations have been offered. Galbraith, for example, sees planning not so much as inherent in man's nature, but as a necessary out-