



University of Salahaddin
Department of Architecture
3d Stage
25th-February-2021



City Planning

status; Lecture 1

The Main aims of Lecturer(Objectives):

What is Physical Planning

Urban Land Use Planning.

Urban Zoning.

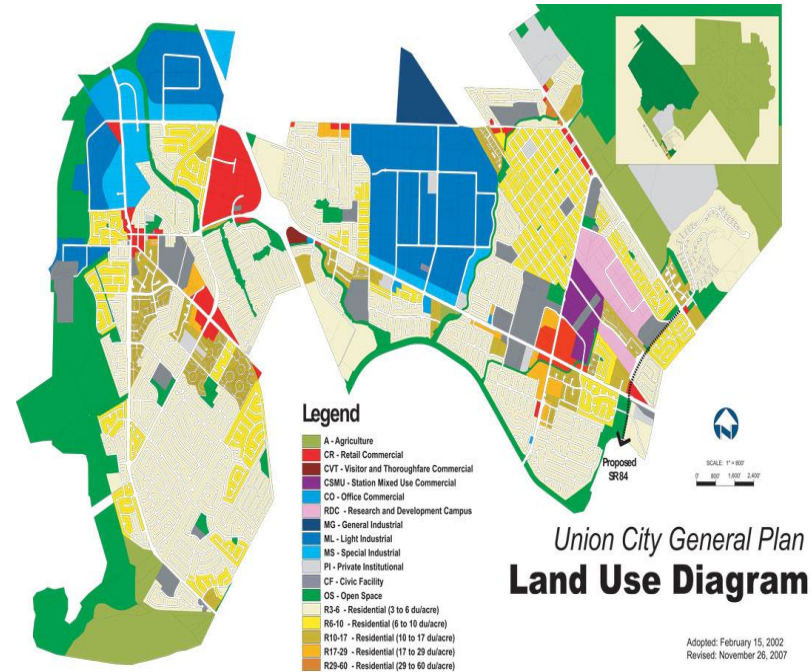
Urban Master Plan

Urban Sprawl

Links Between Planning in Different Levels

Land use planning

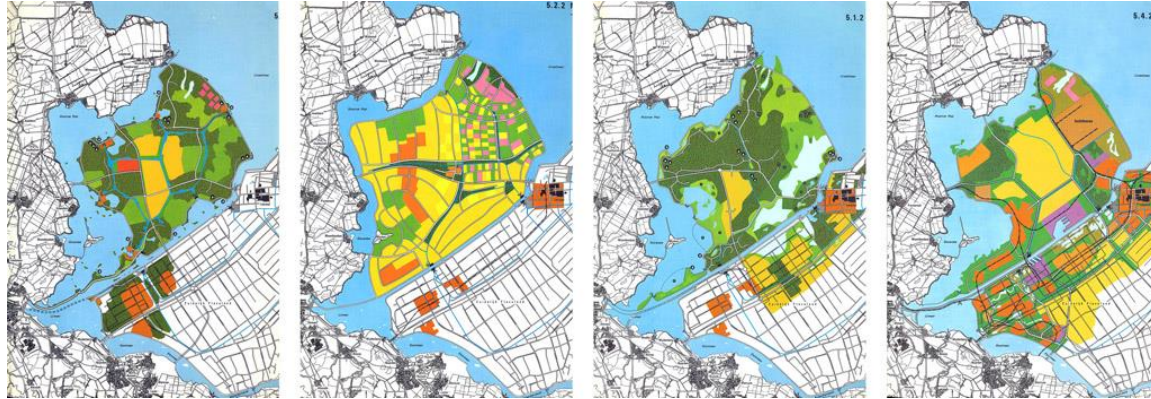
Is a public policy exercise that designates and regulates the use of land in order to improve a community's physical, economic, and social efficiency and well-being. By considering socioeconomic trends as well as physical and geographical features (such as topography and ecology),



communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations Land use planning is done to identify alternatives for land use and to select and adopt the best land use options.

Physical planning:

Is a design exercise that uses the land use plan as a framework to propose the optimal physical infrastructure for a settlement or area, including infrastructure for public services, transport, economic activities, recreation, and environmental protection.



A physical plan may be prepared for

An urban area

A rural area.

A physical plan for an urban region

can have both rural and urban components, although the latter usually predominates.

Land use plans and physical plans are not necessarily mutually exclusive. It is common practice in many countries to prepare comprehensive development plans that address both land use zoning and the provision of physical infrastructure.

Such an exercise is more meaningful if carried out in the context of a strategic planning process, whereby the proposals in the land use plan and the physical plan become part of a comprehensive development plan. While land use and physical plans are outcome oriented, strategic plans are more process oriented.

Two conditions must be met if planning is to be useful:

- The need for changes in land use, or action to prevent some unwanted change, must be accepted by the people involved;
- There must be the political will and ability to put the plan into effect.

Overview of the planning process:

Step 1. Establish goals and terms of reference. find out the needs of the people and of the government; decide on the land area to be covered; agree on the broad goals and specific objectives of the plan.

Step 2. Organize the work. Decide what needs to be done; identify the activities needed and select the planning team; draw up a schedule of activities and outputs.

Step 3. Analyse the problems. Study the existing land-use situation, including in the field; talk to the land users and find out their needs and views; identify the problems and analyze their causes; identify constraints to change.

step 4. Identify opportunities for change. Identify and draft a design for a range of land-use types that might achieve the goals of the plan; present these options for public discussion.

Overview of the planning process:

Step 5. Evaluate land suitability. For each promising land-use type, establish the land requirements and match these with the properties of the land to establish physical land suitability.

Step 6. Appraise the alternatives: environmental, economic and social analysis.

Step 7. Choose the best option. Hold public and executive discussions of the viable options and their consequences.

Step 8. Prepare the land-use plan. Make allocations or recommendations of the selected land uses for the chosen areas of land.

The Urban Land Uses Classification:

- 1) Residential Land Use: Anywhere people live, houses apartment buildings.
- 2) Transportation Land Use: made up of 3 parts. Vehicles travels paths and terminal facilities, roads and mass transit systems are expensive to build and maintain.
- 3) Commercial Land Use: Most cities started with a central downtown business. With the growth of outlet malls like Wal-Mart downtown business are having hard time competing.
- 4) Industrial Land Use: factories usually located along the railways or along water ways of the city.
- 5) Institutional Land Use: schools, hospitals, government buildings, and churches.
- 6) Recreational Land Use: parks, playgrounds, golf courses, and etcetera.
- 8) Mixed use.

Cities

Suburbs



Conflicting desires

- Industry
- Housing
- Transportation
- Commercial development
- Recreation

} Planning
resolves
conflicts

Industry zone

The Industrial zones established are designed to promote and protect the public health, safety, and general welfare.

Industry zone adopted for the following purposes:

To provide sufficient space in appropriate locations to meet the County's present and future needs for all types of industrial and related activities, that should be convince with community to possess fresh and clean air due to selected of the perfect position in sites.

To protect adjacent residential, commercial and agricultural areas and to protect the labor force in other establishments engaged in less offensive industrial activities by restricting industrial activities which produce objectionable influences to those limited areas of the County which are appropriate therefore.



Housing or Residential zones

Land use planning should make sure that community sets aside the right amount of land in a variety of locations for the real estate development, economic growth, and open space will need in the future.

Commonly communities undertake this venture as a major part of a comprehensive plan, master plan, or general plan. In most states, this type of planning is a legal and logical requirement prior to zoning.

Typically state laws assign this duty to a planning commission, sometimes called a planning and zoning commission.

Sometimes the residential category is divided by densities; density means the number of housing units per acre or square mile. Usually single-family homes are listed separately from multi-family, and sometimes mobile home parks are considered separately as well.

it is important to guarantee differentiated housing offers which include promotion plans providing the advantages of single family homes, while also in appropriately concentrated living forms. A settlement structure is proposed which allows the highest degree of housing and use of mixture possible. An adequate density can also be obtained by means of building heights usually not exceeding 4 floors.

For the master plan the population densities of the new residential building areas were divided into three levels:

Low: 80 inhabitants/hectare

Medium: 130 inhabitants/hectare

High



Public Services

Apart from housing and availability of employment opportunities, the most important element of a city is the quality and access to a wide variety of public services.

This zone is intended primarily for lands containing privately and publicly owned facilities serving the needs of the general community. (It is the intent that this zone be applied to an entire parcel of land or to a portion of a parcel of land, provided that the remainder of the parcel meets the area requirements for which it is zoned.)

Transportation zone

Transportation usually means highways, roads, and streets.

Land use Urban Transportation Planning have to includes Four Goals:

Conserve energy and land resources.

Provide efficient / inexpensive transportation.

Provide suburbanites efficient transportation opportunities.

Reduce urban pollution.

Commercial zones

A commercial area is real estate intended for use by for-profit businesses, such as office complexes, shopping malls, service stations and restaurants.

This type of property falls somewhere between residential and industrial property.

Practically every incorporated city uses a zoning system to regulate the use of property within its boundary. In order to grant permission to build a new office complex or other profit-making business, the city government must determine that the chosen area is indeed commercial area.

The goal's central concept is that commercial services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Recreational zones (open spaces and natural zones)

Open spaces may take the form of parks, preserves, conservation areas, or simply undeveloped land.

The quality of a city is significantly determined by the extent and attractiveness of its recreational and open areas.

The concept of »open spaces« comprises both open spaces in the inner city as well as its city surroundings. These areas serve the organization of recreational and leisure activities and their ecosystems have a positive influence on the city's vegetation and climate.

The following tasks arise for the creation and design of the open spaces:

Provision of sufficiently large and easily accessible undeveloped areas.

Design and outfitting of these open spaces for various forms of use.

Inclusion of natural conditions in the planning of a city structure and cityscape.

Completion of the vegetation in accordance with the location (positive bioclimatic).

Use of the open areas as essential elements for the structuring and formation of the city.

Zoning:

It is the distribution or division of land into particular zones based upon some criteria or principles.

The principles of zoning include the following elements which are given importance while zoning an area.

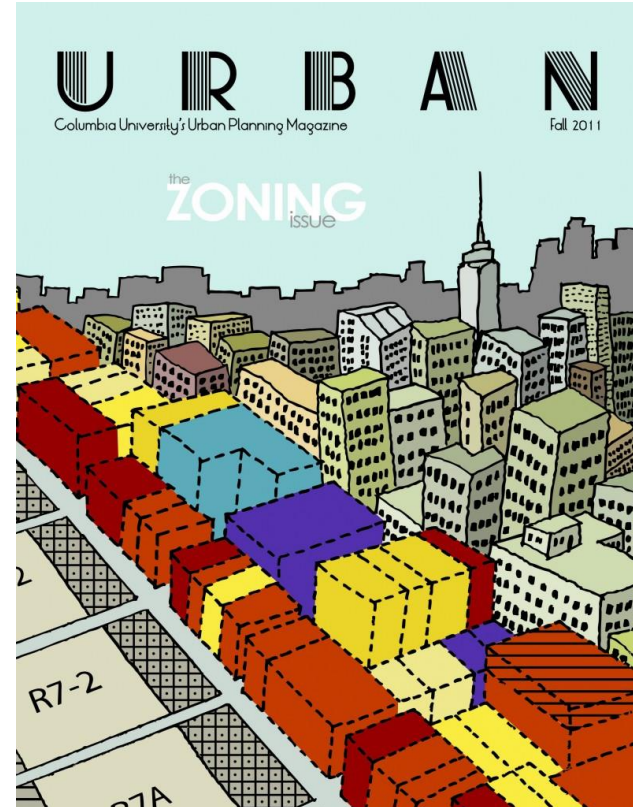
Concentric growth

Boundary

Existing towns

Flexibility

New towns



Zoning:

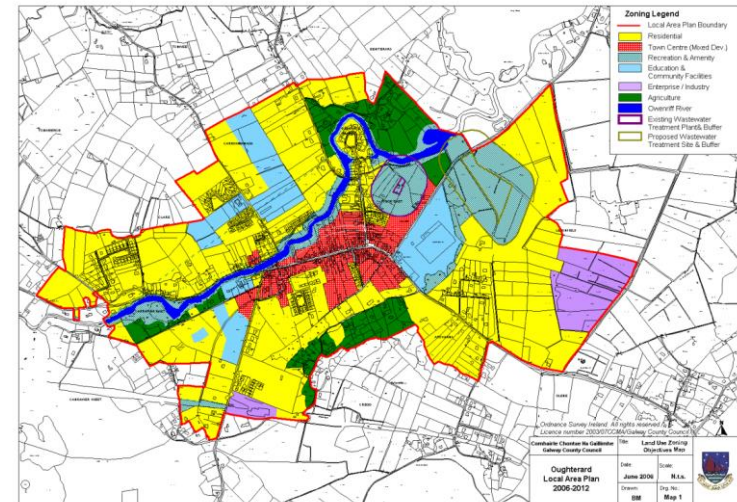
Concentric growth: The growth of buildings which spread from a center in all directions is called concentric growth. These types of buildings usually for a ring and consists of residential buildings surrounded by commercial areas.

Boundary: Boundaries are the important element in zoning. Usually the boundaries between two zones can be road, railway line, river, a wall or a green belt. Green belt is preferred to all others.

Existing towns: While zoning and planning new towns, the planner must keep in mind the convenience of existing towns. Zoning should be done in such a way so as not to disturb the ecosystem of the already existing towns.

Flexibility: The zoning of an area should be as such so as to provide maximum comfort and convenience to people. Zoning should also be done in such a way that in future new towns can be made and there is room for expansion of the zone.

New towns: New towns should be provided room for in zoning of site.



Urban (City) Master Plan

A Master Plan is a general plan for the future layout of a city showing either the existing and proposed streets or roads; open spaces public buildings, etc.



A city is historically established and the most rational and sustainable form of human settlement. Owing to objective regularities of regional town planning, cities have repeatedly been rebuilt, changing their architectural image and planning structure.



Urban sprawl

Urban Sprawl—Pattern of unplanned low density housing and commercial development outside of cities.

Usually takes place on undeveloped land.

Wealthy suburbs adjacent to the city.

Tract Development—Construction of similar residential units over large areas



Factors That Contribute to Urban Sprawl

Lifestyle

Increased wealth of population.

Economic

Building on agricultural land less expensive.

Tax laws encourage home development.

Planning and Policy

little coordination of effort.

Zoning ordinances prohibit land use mixing.

links between planning at different levels

National level

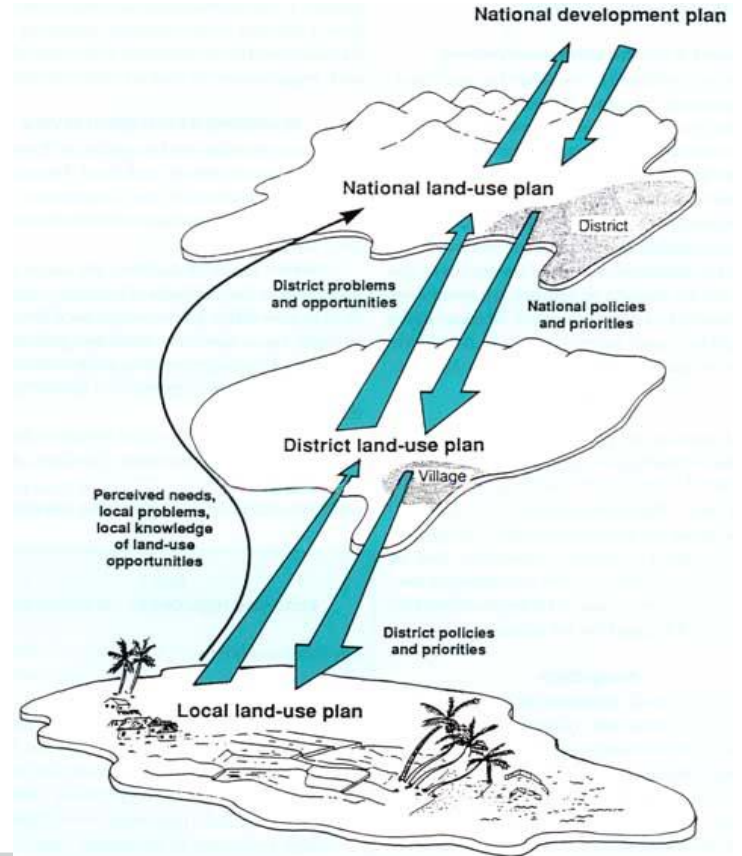
At the national level, planning is concerned with national goals and the allocation of resources. A national land-use plan may cover:

land-use policy: balancing the competing demands for land among different sectors of the economy food production, export crops, tourism, wildlife conservation, housing and public amenities, roads, industry;

national development plans and budget: project identification and the allocation of resources for development;

coordination of sectoral agencies involved in land use;

legislation on such subjects as land tenure, forest clearance and water rights.

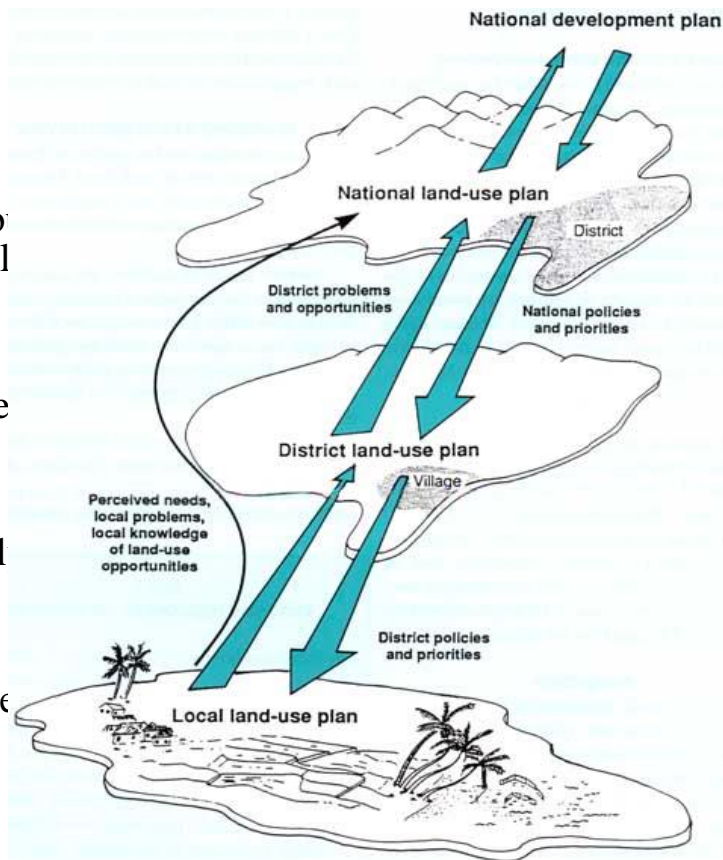


links between planning at different levels

District level

District level refers not necessarily to administrative districts but also to land areas that fall between national and local level. The kinds of issues tackled at this stage include:

- the siting of developments such as new settlements, forests, plantations and irrigation schemes;
- the need for improved infrastructure such as water supply, roads and marketing facilities;
- the development of management guidelines for improved kinds of land use on each type of land.



links between planning at different levels

Local level

The local planning unit may be the village, a group of villages or a small water catchment.

