

# ZONED OUT

*Regulation, Markets, and  
Choices in Transportation  
and Metropolitan Land-Use*

---

Jonathan Levine

**Resources for the Future  
Washington, DC, USA**

# CONTENTS

<i>Acknowledgments</i>	vii
<b>1 Market Failures and Planning Failures</b>	<b>1</b>
<b>2 Travel Behavior Research and the “Market”</b>	<b>21</b>
<b>3 Marketlike Interpretations of Land-Use Controls</b>	<b>50</b>
<b>4 The Harms of Regulatory Exclusion</b>	<b>67</b>
<b>5 Is Zoning State Regulation or a Local Property Right?</b>	<b>86</b>
<b>6 The Limited Power of Smart-Growth Regulation</b>	<b>109</b>
<b>7 Developers, Planners, and Neighborhood Supply</b>	<b>123</b>
<b>8 The Demand for Transportation and Land-Use Innovation</b>	<b>149</b>
<b>9 A New Foundation for Policy Reform</b>	<b>171</b>
<i>Notes</i>	203
<i>References</i>	207
<i>Index</i>	219