

**AN EVALUATION OF THE EFFECTIVENESS OF ZONING AS  
A PLANNING TOOL TO PRESERVE URBAN GREEN SPACE  
CASE STUDY**

**B.H.M. RanjithBandara**

**(08/9604)**



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**Degree of Master of Science**

**Department of Town & Country Planning**

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**Sri Lanka**

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## CERTIFICATION

I certify here that B.H.M.RanjithBandara Index No.08/9604 of the 2008/2009 group has prepared this research project report under my supervision.

.....

Signature of Principal Supervisor  
Town & Country Planning  
Date:

.....

Head of the Department of  
Town & Country Planning

Date:



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## DECLARATION

I declare that this research project represents my own work, except where due acknowledgements is made, and that has not been previously included in a thesis, dissertation submitted to the any University for a Master of Science Degree qualification. I wish to also declare that the total number of words of this report (excusing the annexure) is 12500.

B.H.M. RanjithBandara

Date



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## ABSTRACT

Zoning is premised upon the segregation of land uses. Rudimentary zoning ordinances originated in new York around 1916 as a means of separating the lower class fabrics originated in new York around 1916 as a means of separating the lower class fabric market from the upscale retails of 5<sup>th</sup> Avenue nearby and tend to reduce density.

The standard enabling acts of the 1920 granted governments the broad authority to enact zoning ordinances to reduce population densities for the purpose of health, safety and will being of the people. Since ninety years this decision became the planning professions primary tool to regulate land use.

The open economic process of 1978 and relevant social, political and physical changing pattern directly involved the land use management system of the island and urban development green faster than rural development. The development plan proposed for Colombo CMC introduces the first attempt of Sri Lanka.



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## ACKNOWLEDGEMENT

I wish to record its sincere thanks to the following for their support and contribution to the successful completion of the report on An Evaluation of the Effectiveness of zoning as a planning tool to preserve Urban Green Space.

I am grateful to my supervisor Dr.JagathMunasingha the head of the Department (Department of Town & Country Planning, University of Moratuwa).

Prof. P.K.S.Mahanama, Dean, Faculty of Architecture, Senior Lecture K.D.Fernando and Senior lecture Ms. MalaniHerathMoratuwa University, for providing valuable guidance, critical comments and a useful feedback to improve this report.

Mr. R.M.Somarathana who is the Former Provincial Director, W.Gunarathna Director (Sabaragamuwa) of UDA for the support and encouragement extended to me in preparation of this report.

My special grateful to former Director General UDA Mr. PrasannaSilva , Prof. Mahinda S Rupasingha vice chancellor of the University of Sabaragamuwa& My parents who encourage me to follow this course.

Miss ManoriCrisenta who was appear my duty and signed my bonds, My official supervisor Mr.AnuraMadawala who encourage me to do this task, Mrs. SandyaBabarenda and Miss D.A. Roshani and all the staff in my office who help in preparation of required maps and computer type setting for the report.



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Mrs. R.M.J.M.Rathnayaka my wife always encourages me and contributes to the report in data collection, data tabulating and computer work. Finally I grateful to all those who provided data and information, expressing their views on the report.

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