

Z.**ZAP**

zap. See INTERSUBJECTIVE ZAP.

ZBA

ZBA.abbr.ZERO-BRACKET AMOUNT.

Z-BOND

Z-bond. See accrual bond under BOND(3).

ZEALOUS WITNESS

zealous witness.See WITNESS.

ZEIR AND DAY

zeir and day (year). See YEAR AND DAY. • Zeir is an obsolete graphic variant of year.

ZERO-BRACKET AMOUNT

zero-bracket amount.A tax deduction formerly available to all individual taxpayers, regardless of whether they itemized their deductions. • In 1944 this was replaced by the standard deduction. — Abbr. ZBA. See standard deduction under DEDUCTION.

ZERO-COUPON BOND

zero-coupon bond.See BOND(3).

ZERO-COUPON SECURITY

zero-coupon security.See SECURITY.

ZERO-RATE MORTGAGE

zero-rate mortgage.See MORTGAGE.

ZERO-TOLERANCE POLICY

zero-tolerance policy.An established plan or method of action stating that certain acts will not be permitted or condoned. • School districts often have a zero-tolerance policy regarding the use of drugs and alcohol on school premises or at school-sponsored functions. In 1995 Congress enacted a nationwide zero-tolerance statute to combat underage drinking.

ZETETIC

zetetic (zi-tet-ik), adj. Hist. Proceeding by inquiry; investigative. — Also spelled zetetick.

ZIFT

ZIFT.abbr.ZYGOTE INTRAFALLOPIAN TRANSFER.

ZIPPER CLAUSE

zipper clause.Contracts. A contractual provision that operates both as an integration clause and as a no-oral-modification clause. See INTEGRATION CLAUSE ; NO-ORAL-MODIFICATION CLAUSE.

“[A] ‘zipper clause’ ... so called because the combination of the integration clause and the no-oral-modification clause is intended to foreclose claims of any representations outside the written contract” *Pace v. Honolulu Disposal Serv.*, 227 F.3d 1150, 1159 (9th Cir. 2000).

ZONE

zone. 1. An area that is different or is distinguished from surrounding areas < zone of danger>.2. An area in a city or town that, through zoning regulations, is under particular restrictions as to building size, land use, and the like <the capitol is at the center of the height-restriction zone>. [Cases: Zoning and Planning 31. C.J.S. Zoning and Land Planning §§ 40, 42.]

holding zone.Temporary, low-density zoning used until a community determines how the area should be rezoned.

ZONE-OF-DANGER RULE

zone-of-danger rule.Torts. The doctrine allowing the recovery of damages for negligent infliction of emotional distress if the plaintiff was both located in the dangerous area created by the defendant's negligence and frightened by the risk of harm. [Cases: Damages 49.10. C.J.S. Damages § 95; Torts §§ 67, 76–79, 82–83.]

ZONE OF EMPLOYMENT

zone of employment.Workers' compensation. The physical place of employment within which an employee, if injured there, can receive compensation. Cf. COURSE OF EMPLOYMENT; SCOPE OF EMPLOYMENT. [Cases: Workers' Compensation 604–618, 710–755. C.J.S. Workmen's Compensation §§ 365–373, 376–387, 425–432, 435–447.]

ZONE OF INTERESTS

zone of interests.The class or type of interests or concerns that a statute or constitutional guarantee is intended to regulate or protect. • To have standing to challenge a ruling (esp. of an administrative agency), the plaintiff must show that the specific injury suffered comes within the zone of interests protected by the statute on which the ruling was based. [Cases: Action 13; Administrative Law and Procedure 666; Federal Civil Procedure 103.2. C.J.S. Actions §§ 57–63.]

ZONE OF PRIVACY

zone of privacy.Constitutional law. A range of fundamental privacy rights that are implied in the express guarantees of the Bill of Rights. See PENUMBRA; RIGHT OF PRIVACY. [Cases:

Constitutional Law 82(7). C.J.S. Constitutional Law §§ 584, 630–648; Right to Die § 2.]

ZONE SEARCH

zone search. See SEARCH.

ZONING

zoning, n. The legislative division of a region, esp. a municipality, into separate districts with different regulations within the districts for land use, building size, and the like. [Cases: Zoning and Planning 1, 4. C.J.S. Zoning and Land Planning §§ 2–3, 5–7, 10, 17–18, 85.] — zone, vb.

aesthetic zoning. Zoning designed to preserve the aesthetic features or values of an area. [Cases: Zoning and Planning 36. C.J.S. Zoning and Land Planning § 45.]

bonus zoning. See incentive zoning.

cluster zoning. Zoning that favors planned-unit development by allowing a modification in lot size and frontage requirements under the condition that other land in the development be set aside for parks, schools, or other public needs. — Also termed density zoning. See PLANNED-UNIT DEVELOPMENT. [Cases: Zoning and Planning 85, 245. C.J.S. Zoning and Land Planning §§ 46, 101.]

conditional zoning. Zoning in which a governmental body (without definitively committing itself) grants a zoning change subject to conditions that are usu. not imposed on similarly zoned property. [Cases: Zoning and Planning 382, 382.1. C.J.S. Zoning and Land Planning §§ 195–197.]

“Conditions imposed are designed to protect adjacent land from the loss of use value which might occur if the newly authorized use was permitted without restraint of any kind. Thus, conditional zoning seeks to minimize the potentially deleterious effect of a zone change on neighboring properties through reasonably conceived conditions which harmonize the landowner's need for rezoning with the public interest.” 83 Am. Jur. 2d Zoning and Planning § 218, at 193 (1992).

contextual zoning. An approach to zoning that considers appropriate use of a lot based on the scale and types of nearby buildings. • Contextual zoning has been used, for example, to prevent the destruction of older, smaller residences to make room for larger houses disparagingly called “monster homes” or “McMansions” in established neighborhoods.

contract zoning. 1. Zoning according to an agreement, by which the landowner agrees to certain restrictions or conditions in exchange for more favorable zoning treatment. • This type of contract zoning is usu. considered an illegal restraint of the government's police power, because by private agreement, the government has committed itself to a particular type of zoning. 2. Rezoning of property to a less restrictive classification subject to the landowner's agreement to observe specified limitations on the use and physical development of the property that are not imposed on other property in the zone. • This device is esp. used when property is located in a more restrictive zone that borders on a less restrictive zone. [Cases: Zoning and Planning 160. C.J.S. Zoning and

Land Planning § 75.]

cumulative zoning.A method of zoning in which any use permitted in a higher-use, less intensive zone is per-missible in a lower-use, more intensive zone. • For example, under this method, a house could be built in an industrial zone but a factory could not be built in a residential zone.

density zoning.See cluster zoning.

Euclidean zoning (yoo-klid-ee-<<schwa>>n). Zoning by specific and uniform geographical division. • This type of zoning takes its name from the Supreme Court case that approved it: Village of Euclid v. Ambler Realty Co., 272 U.S. 365, 47 S.Ct. 114 (1926). — Also termed use zoning. [Cases: Zoning and Planning 1, 31. C.J.S. Zoning and Land Planning §§ 2, 5–7, 17–18, 40, 42.]

“Operating from the premise that everything has its place, zoning is the comprehensive division of a city into different use zones. Use zoning is also known as Euclidean zoning, taking the name from the leading case of Euclid v. Ambler Realty Co., which upheld its validity.... In the typical zoning ordinance each zone has three varieties of uses: permitted, accessory and conditional. Ordinances may also specifically prohibit some uses.” Julian Conrad Juergensmeyer & Thomas E. Roberts, Land Use Planning and Development Regulation Law § 4.2, at 69 (2003).

exclusionary zoning.Zoning that excludes a specific class type of business from a district. [Cases: Zoning and Planning 1. C.J.S. Zoning and Land Planning §§ 2, 5–7, 17–18.]

floating zoning.Zoning that creates exceptional-use districts, as needed, within ordinary zoned districts.

incentive zoning.A relaxation in zoning restrictions (such as density limits) that offer an incentive to a developer to provide certain public benefits (such as building low-income housing units). — Also termed bonus zoning. [Cases: Zoning and Planning 382.1. C.J.S. Zoning and Land Planning § 197.]

interim zoning.Temporary emergency zoning pending revisions to existing ordinances or the development of a final zoning plan. — Also termed stopgap zoning. [Cases: Zoning and Planning 22. C.J.S. Zoning and Land Planning § 16.]

inverse zoning.Zoning that attempts to disperse particular types of property use rather than concentrate them.

partial zoning.Zoning that affects only a portion of a municipality's territory, and that is usu. invalid because it contradicts the comprehensive zoning plan. — Also termed piecemeal zoning. [Cases: Zoning and Planning 35. C.J.S. Zoning and Land Planning § 44.]

private zoning.The use of restrictive covenants in private agreements to restrict the use and occupancy of real property. • Private zoning often covers such things as lot size, building lines, architectural specifications, and property uses. [Cases: Covenants 1. C.J.S. Covenants §§ 2–3.]

reverse spot zoning.Zoning of a large area of land without regard for the zoning of a small

piece of land within that area. [Cases: Zoning and Planning 35, 162. C.J.S. Zoning and Land Planning §§ 44, 74.]

“When parcels around a given property are rezoned to allow for higher uses leaving an island of less intensive use, reverse spot zoning is the result.” Donald G. Hagman & Julian Conrad Juergensmeyer, *Urban Planning and Land Development Control Law* § 5.4, at 136 (2d ed. 1986).

spot zoning. Zoning of a particular piece of land without regard for the zoning of the larger area surrounding the land. [Cases: Zoning and Planning 35, 162. C.J.S. Zoning and Land Planning §§ 44, 74.]

“To the popular mind, spot zoning means the improper permission to use an ‘island’ of land for a more intensive use than permitted on adjacent properties. The popular definition needs several qualifications The set of facts usually involves an ‘island’ of more intensive use than surrounding property Usually the ‘island’ is small Furthermore, the term is not properly applied to development permission that comes about by variance or special exception. Rather, the term refers to a legislative act, such as a rezoning, or to a situation in which the ‘island’ is created by the original ordinance.” Donald G. Hagman & Julian Conrad Juergensmeyer, *Urban Planning and Land Development Control Law* § 5.4, at 136 (2d ed. 1986).

stopgap zoning. See interim zoning.

use zoning. See Euclidean zoning.

ZONING MAP

zoning map. The map that is created by a zoning ordinance and shows the various zoning districts. [Cases: Zoning and Planning 30. C.J.S. Zoning and Land Planning §§ 2, 5, 12, 39.]

ZONING ORDINANCE

zoning ordinance. A city ordinance that regulates the use to which land within various parts of the city may be put. • It allocates uses to the various districts of a municipality, as by allocating residences to certain parts and businesses to other parts. A comprehensive zoning ordinance usually regulates the height of buildings and the proportion of the lot area that must be kept free from buildings. [Cases: Zoning and Planning 4, 21. C.J.S. Zoning and Land Planning §§ 3, 5–7, 10, 18–19, 37, 85.]

ZONING VARIANCE

zoning variance. See VARIANCE(2).

ZYGNOMIC

zygnomic (zig-noh-mik), adj. Of, relating to, or involving an act whose evolution directly abridges the freedom of a person who bears a duty in the enjoyment of a legal advantage. • This rather abstract term was coined by the philosopher Albert Kocourek in his book *Jural Relations* (1927). Cf. MESONOMIC.

ZYGOCEPHALUM

zygocephalum (zI-g<<schwa>>-sef-<<schwa>>-l<<schwa>>m), n.[Greek fr. zygo- “yoke, pair” + kephalos “head”] Hist. A measure of land, esp. the amount that can be plowed in one day.

ZYGOSTATES

zygostates (zI-goh-stay-teez), n.[Greek] Roman law. An officer who resolved controversies over weight; a public weigher.

ZYGOTE

zygote. A two-celled organism formed by the joining of egg and sperm. Cf. EMBRYO; FETUS.

ZYGOTE INTRAFALLOPIAN TRANSFER

zygote intrafallopian transfer. A procedure in which mature eggs are fertilized in a test tube or petri dish and then injected into a woman's fallopian tubes. — Abbr. ZIFT. — Also termed zygote intrafallopian-tube transfer. Cf. ARTIFICIAL INSEMINATION; GAMETE INTRAFALLOPIAN TRANSFER; IN VITRO FERTILIZATION .