

# Urban land use classification and functional zoning of Ulaanbaatar city, Mongolia!

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**Abstract :**

Abstract: As Mongolia moves to a market economy and begins to encourage land ownership and the creation of private land and housing markets, it will need to revise its approach to the spatial planning and control of land uses and development by individuals and businesses. Designed for a regime of exclusive state ownership of land, the existing “target use” restrictions for individual parcels as shown in the detailed Master Plans hinders the exercise of market-driven choices by individuals and businesses wishing to put land and infrastructure to their most productive uses. [Nature and Science 2010;8(2):90-97]. (ISSN: 1545-0740)

**Key Word :**

Urban land use classification, land use zoning and regulation, functional zones

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