

Spring 2021 AICP Practice Exam

1. Which type of zoning allows a mixture of uses, and promotes flexibility in design and density?

- A. TDRs
- B. Pyramid Zoning
- C. Overlay Zones
- D. PUD

2. Who authored "The Image of the City"?

- A. Frank Lloyd Wright
- B. Kevin Lynch
- C. Louis Wirth
- D. James Rouse

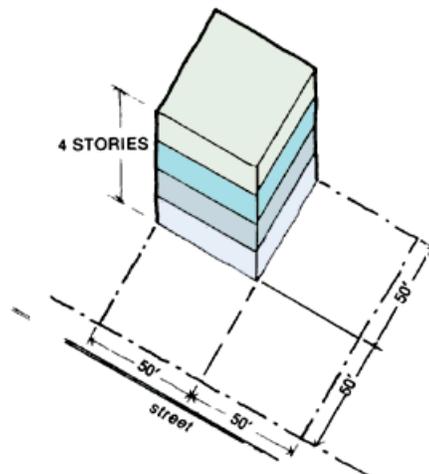
3. Which employee focused TDM strategies are commonly used specifically for Commute Trip Reduction?

- (i) Unbundled Parking Costs
- (ii) Traffic Calming
- (iii) End of Trip Facilities
- (iv) Transit Fare Subsidy

- A. i
- B. i, ii, iv
- C. ii, iii
- D. iii, iv

4. What is the floor area ratio of the building pictured below?

- A. .25
- B. 1.0
- C. .75
- D. 4.0



5. **Which book did the "father of regional planning" write?**
- A. **Cities in Evolution**
 - B. The Devil in the White City
 - C. Garden Cities of Tomorrow
 - D. The Culture of Cities
6. **What can be described as a budget that reflects one-time major expenditures to be used over a long period of time?**
- A. PPBS
 - B. **Capital Budget**
 - C. Operating
 - D. None of the above
7. **A Strategic Plan involves:**
- (v) **Focusing on a limited issue, problem, or project.**
 - (vi) **An open process that is not dictatorial.**
 - (vii) **Identification of S.W.O.T.**
 - (viii) **Identification of resources that can be used to achieve identified goals.**
- A. i
 - B. i and ii
 - C. ii, iii, and iv
 - D. **All of the above**
8. **A variance can be described as...**
- A. **A form of relief from requirements of an ordinance based upon "unnecessary hardships"**
 - B. An unnecessary hardship on a land owner
 - C. Something that cannot be granted by a board of adjustment
 - D. Something that cannot be granted by a board of zoning appeals
9. **Of the following growth management techniques, which would likely be used to reduce development density?**
- A. Building permit caps
 - B. Subdivision phasing
 - C. **Large lot zoning**
 - D. Building permit moratorium

10. For which of the following demographic groups is a mail survey instrument most effective?

- A. Senior citizens
- B. Middle-aged couples
- C. Apartment dwellers
- D. Minorities

11. Green Infrastructure:

- (i) Should be cost effective.
- (ii) Should be integrated with gray infrastructure.
- (iii) Should incorporate multi-functionality.
- (iv) Can be used to lessen heat island effects.

- A. i & ii
- B. i, ii, & iii
- C. i, ii, iii, & iv
- D. ii & iv

12. In which case did the Supreme Court say that a community may prohibit unrelated individuals from living as a family in the same house?

- A. Moore v. East Cleveland (1977)
- B. Village of Belle Terre v. Boraas (1974)
- C. Tennessee Valley Authority v. Hill (1978)
- D. April v. City of Broken Arrow (1989)

13. The 2010 US Census revealed which if the following?

- A. A slowing of migration into the United States
- B. An increasing diversity of the population
- C. A smaller gap in household income between the highest quintile and the lowest quintile
- D. A decreasing number of households below the poverty line

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14. In drafting a neighborhood plan, what is the most efficient and effective way to ensure that the interests of all groups have been addressed?

- A. Send a copy of the plan to all ethnic, religious, and social organizations in the neighborhood and request written comments.
- B. Conduct focus group meetings in the neighborhood to discuss plan concepts and issues prior to drafting the plan.
- C. Conduct statistically valid public opinion polls of residents to determine their issues and desires.
- D. Hold a public hearing on the draft plan at a regularly scheduled Planning Commission meeting.

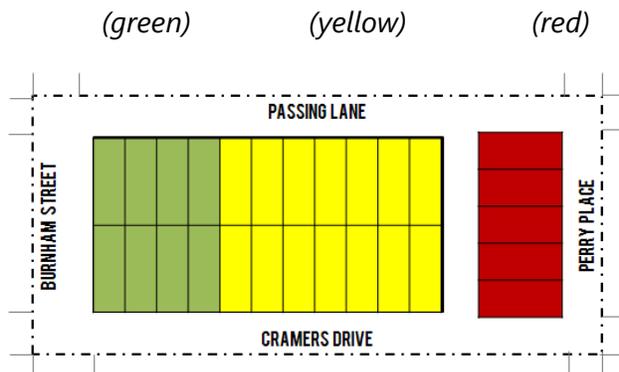
15. A planner's primary obligation is:

- A. To be conscious of others.
- B. To protect the environment.
- C. To serve the public interest.
- D. To further economic development.

16. The intensity of residential land use is typically measured by which of the following methods?

- A. FAR
- B. Impervious surface area ratio
- C. Dwelling units per acre
- D. Open space ratio

17. Which of the following best describes the composition of the block highlighted below?



- A. 50% Multi-Family Residential, 25% Park, 25% Retail
- B. 74.32% Residential, 9.76% Park, 15.87% Office
- C. 50% Residential, 30% Park, 20% Retail
- D. 65% Multi-Family Residential, 15% Park, 20% Retail

18. **A stratified sampling is when you:**

- A. Subdivide the population into at least two different subgroups that share the same characteristics, then draw a sample from each subgroup.
- B. Divide the population into sections or clusters then randomly select some of those clusters and choose all members from selected clusters.
- C. Choose the first 10 participants.
- D. Choose every 7th person of a group.

19. **Which of the following are included in subdivision regulations?**

- (i) **land recordation**
 - (ii) **dedication requirements**
 - (iii) **impact fees**
 - (iv) **growth management controls**
- A. iii only
 - B. iv only
 - C. i & ii
 - D. All of the above

20. **An LOS C at a signalized intersection indicates:**

- A. Mostly stable flow, but speeds and maneuverability are somewhat constricted by the volume.
- B. Free flow, with low volumes and high speeds.
- C. Unstable flow, near roadway capacity, limited speed, very long delays.
- D. Very low speeds, volumes greater than capacity, frequent stoppage.

21. **A complete submission for site plan review should provide each of the following types of information EXCEPT:**

- A. A location map, site plan, and grading plan.
- B. Indication of zoning, setbacks, and parking stalls around building footprints.
- C. A listing of specific rents to be charged for leasing space in the proposed development.
- D. Draining system specifications

22. **Clarence Perry's "Neighborhood Unit" was...**

- (i) **A self-contained residential area**
- (ii) **Bounded by major streets**
- (iii) **Shops at the intersections**
- (iv) **A school in the middle**

- A. i, ii & iv
- B. i, ii & iii
- C. i & ii
- D. All of the above

23. **Which of the following is a landmark housing case?**

- A. Hadacheck v. Sebastian (1915)
- B. Berman v. Parker (1954)
- C. Southern Burlington NAACP v. Township of Mt. Laurel (1975)
- D. Village of Euclid v. Ambler Realty Co. (1926)

24. **The three levels of the Ladder of Public Participation are:**

- (i) **Citizen Power**
- (ii) **Tokenism**
- (iii) **Non-participation**
- (iv) **Community Involvement**

- A. ii & iii
- B. i, ii & iv
- C. iii & iv
- D. i, ii & iii

25. You are the newly appointed planning director in the small town of Buckville. Your husband is also the new owner of a gardening store that is applying for the construction of a large green house to be built adjacent to the store. This will need to be reviewed by the planning commission for approval. In this example, you should do which of the following:

- A. You should craft an extensive staff report about the benefits of the greenhouse for the community. Referencing the potential classes that could be taught there.
- B. Invite the planning commission to try and grow flowers and plants outdoors in the winter months.
- C. Ask your husband to offer complimentary "flowers for a year" to all Planning Commissioners.
- D. Inform the Commission about your connection to the case and remove yourself from the review process.**

26. Who was the "father of zoning"?

- A. Burgess
- B. Bettman
- C. Bassett**
- D. Burnham

27. What Housing Act focused on slum clearance?

- A. Housing Act of 1954
- B. Housing Act of 1964
- C. Housing Act of 1949**
- D. Housing Act of 1970

28. What month has the APA designated as "National Community Planning Month?"

- A. January
- B. April
- C. July
- D. October**

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29. **According to ITE's Trip Generation, ___ trips per day per dwelling unit will be generated by single family homes.**
- A. 9.57
 - B. 6.59
 - C. 4.20
 - D. 3.56
30. **Who is involved with an organizational approach that has invitations sent out by the neighborhood or organization and a paid organizer is then sent to the neighborhood?**
- A. Paul Davidoff
 - B. Saul Alinsky
 - C. Sherry Arnstein
 - D. TJ Kent
31. **What does ZIP Code stand for?**
- A. Zone Improvement Plan Code
 - E. Zoning Improvement Plan Code
 - F. Zone Improvement Planning Code
 - G. Zoning Improvement Planning Code
32. **You are a Village Planner scheduled to attend a Plan Commission meeting to provide a staff recommendation on a PC Case #04-032. Prior to the meeting you receive a phone call from a friend and colleague who is a planner in a nearby community. She tells you that she has some "dirt" on the petitioner schedule to present PC Case #04-032. She says that you "won't believe your ears" and that although this information is confidential "you have to hear it!" You are afraid that this could impact your staff recommendation. What should you do?**
- A. Listen to what she has to say. You are a planner responsible for the public's interest.
 - B. Tell her to come in to your office so you can hear it face to face.
 - C. Provide time for her to present this information to your Plan Commission during its executive session.
 - D. Tell her that if she has anything to say that it should be done during public comment during the Plan Commission meeting this evening.

33. **An Environmental Impact Statement can be defined as which of the following?**

- A. A less extensive environmental review used by various agencies to determine whether or not an EIR will be required
- B. Written to satisfy requirements of NEPA when a major action will have a significant impact on the environment
- C. Written to satisfy requirements of NEPA when a governmental action is expected to have no impact on the environment
- D. None of the above

34. **A nonconformity can be defined as...**

- (i) Uses and structures that were created after the zoning ordinance and are not in conformity with its provisions.
 - (ii) Uses and structures that existed prior to the zoning ordinance and are in conformity with its provisions.
 - (iii) Uses and structures that existed prior to the zoning ordinance and are not in conformity with its provisions.
 - (iv) Uses and structures that existed after the Comprehensive Plan
- A. i & iii
 - B. iv only
 - C. iii only
 - D. All of the above

35. **The polycentric concept can be described as which of the following?**

- A. A single metropolitan region
- B. Metropolitan regions developed into a series of centers
- C. A central core with service moving "out" to the other regions
- D. None of the above

36. **Advantages of subdivision regulations include which of the following?**

- (i) The control and process for subdividing
 - (ii) A way to ensure that developers design developments in a correct fashion
 - (iii) Preservation of land records
 - (iv) Letting the developer design neighborhoods freely on their own
- A. i & ii
 - B. i, ii, & iii
 - C. iii & iv
 - D. iv

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37. **This is a strip of mostly level land bordering a stream or river subject to flooding.**
- A. Floodplain
 - B. Lagoon
 - C. Marsh
 - D. Peninsula
38. **The Policy Delphi method can be defined as:**
- A. Successive rounds of argument and counter argument that work towards a consensus.
 - B. An intensive, interactive problem solving process.
 - C. A group that is presumed to represent the attitudes and ideas of the smaller, local groups.
 - D. A collection of citizens who participate in workshops to process various land use related proposals.
39. **Which of the following are common principles of Transit Oriented Developments?**
- (i) **Walking environment**
 - (ii) **Access for vehicles and pedestrians**
 - (iii) **Residential development of less than 4 dwelling units per acre**
 - (iv) **Diversity of housing types**
 - (v) **Street orientated housing**
- A. i & ii
 - B. i, iv, & v
 - C. i, ii, iv & v
 - D. i, ii, iii, iv, & v
40. **These are deep lakes that have a low supply of nutrients and thus contain little organic matter.**
- A. Oligotrophic
 - B. Monomictic
 - C. Metalimnion
 - D. Filamentous
41. **What is the range of the following data set: 6, 8, 4, 3, 7, 2, 1, 1, 1, 7, 5, 8**
- A. 1
 - B. 53
 - C. 4.4
 - D. 7

42. **This can be described as a device to provide flexibility within the zoning ordinance.**

- A. Special Use Permit
- B. Nonconforming Uses
- C. Variance
- D. Subdivision Regulation

43. **Which are the key points to writing a WBS?**

- (i) **Keep the deliverable in mind**
- (ii) **Use a simple numbering system**
- (iii) **Its size and complexity is determined by the project**
- (iv) **Start general and work to more specific**

- A. i & iii
- B. ii only
- C. i & iv
- D. All of the above

44. **This type of land use can be described as being allowed “by-right.”**

- A. Conditional Use
- B. Accessory Use
- C. Permitted Use
- D. Temporary Use

45. **Which of the following could describe the term “Earned Value”?**

- A. The budgeted cost of work scheduled
- B. The profit made on the project
- C. What the project should be bid at
- D. A method for measuring the progress of a project against the plan

46. **Exactions can be defined as....**

- A. The city's financial responsibilities for private improvements associated with the development
- B. The removal of a rezoning request from the rezoning process
- C. The subdivider's financial responsibilities for public improvements associated with the development
- D. The cancellation of a governmentally funded project

47. **What is a disadvantage to Shift-Share analysis?**

- A. It does not discount the effect of abnormal events
- B. Evaluates the strengths and weaknesses of a region's industries
- C. Shows how well the region's current mix of industries is performing
- D. Shows how well the individual industries are doing

48. **Transfer of Development Rights (TDRs) do which of the following?**

- A. They create a market where people can sell their development rights to someone wishing to develop in a receiving area
- B. A way to help stop sprawl
- C. an economic incentive for preserving undeveloped land
- D. All of the above