

## **Abstract**

Nowadays, the rapid and accelerating urban growth and physical development of cities have caused significant changes in their physical and functional quality; consequently, it has raised modern dilemmas, problems, and requirements in the field of urban planning. Zabol city, as one of the most problematic cities of Iran, has never been an exception. In fact, due to its unplanned development in recent years, and excessive centralization of some specific usages, especially health care services, in the central part of the city, it has faced numerous problems such as inadequacy of transportation network and shortage of parking lots. Regarding the mutual relationship between the spatial and physical structure and the current transportation systems as the linking factor between these usages as well as the main factor determining traffic behavior and the rate of urban traffic, it must be considered seriously. This study attempted to understand the consequences of inappropriate distribution of applications (medical services) on urban traffic and evaluate its condition in the city center of Zabol. It is a developmental- applied research and as a descriptive- analytic research, it analyzes the issue through survey. The required data were gathered through spatial documentation, field, and a questionnaire. The results showed that locating the health- treatment usages in the city of Zabol has not been performed based on urbanism principles and planning, so they lack a proper forgiveness so that over centralization of these usages in downtown has led to their overlaps; therefore, most other urban district suffer from inadequate access to such facilities. Moreover, this centralization has left its upmost impact of absorption of daily trips to this part of the city so that most traffic problems in this central regions stems from this issue.

**Key words:** Land Use Planning, Urban Traffic, CBD, Zabol City



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**Examine how the Distribution of land Uses  
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