This memo summarizes the regulatory dataset created by Bartik, Milo, and Gupta (2025).

Here are the levels of geographic granularity they have data on:

* Census tract
* State
* CBSA
* CSA (?)
* ZCTA (Zip Code Tabulation Area)

Then, these are the questions included in the CBSA-level dataset (w/variable names and then full questions included):

**Binary**

* Accessory Apartments Banned
  + “Are accessory or in-law apartments allowed (by right or special permit) in any district?”
* No Flexible Zoning By Right
  + “Is cluster development, planned unit development, open space residential design, or another type of flexible zoning allowed by right?”
* No Flexible Zoning By Permit
  + “Is cluster development, planned unit development, open space residential design, or another type of flexible zoning allowed by special permit?”
* Affordable Mandate
* Affordable Incentive
  + “Does the zoning bylaw/ordinance include any mandates or incentives for development of affordable units?”
* Permit Cap or Phasing
  + “Is there a town-wide annual or biannual cap on residential permits issued, and/or is project phasing required?”
* Wetlands Restricted in Lot Size Calc
  + “Are there restrictions on counting wetlands, sloped land or easements in lot size calculations?”
* Public Hearing Requirements
  + “Are there townwide requirements for public hearings on any type of multi-family residential projects?”
* Multifamily Not Allowed
  + “Is multifamily allowed, either by right or special permit (including through overlays or cluster zoning)?”
* No Mixed-Use Buildings
  + “Are apartments above commercial (mixed use) allowed in any district?”
* No Conversion to Multifamily
  + “Is multi-family housing listed as allowed through conversion (of either single family homes or non-residential buildings)?”
* Townhouses Not Allowed
  + “Are attached single family houses (townhouses, 3+ units) listed as an allowed use (by right or special permit)?”
* Age-Restricted Provisions
  + “Does zoning include any provisions for housing that is restricted by age?”

**Continuous Questions**

* Zoning District Count
  + “How many zoning districts, including overlays, are in the municipality?”
* Longest Frontage Requirement
  + “What is the longest frontage requirement for single family residential development in any district?”
* Highest Res Min Lot Size
* Mean Res Min Lot Size
* Lowest Res Min Lot Size
  + “What is the lowest residential minimum lot size?”
* Mandatory Approval Steps
  + “How many mandatory steps are involved in the approval process for a typical new multi-family building?”
* Distinct Approval Bodies
  + “For a typical new multi-family building project in this jurisdiction, how many distrinct governing bodies or agencies must give mandatory approval before construction can begin?”
* Max Review Waiting Time
  + “What is the maximum potential waiting time (in days) for government review of a typical new multi-family building?”

**Aggregate Measures/Indices**

* First\_PC
* Second\_PC
* Third\_PC
* Overall\_Index