

Texas Zoning Atlas

Lauren Ames Fischer, PhD

ERG Seminar

September 22, 2023

Texas Zoning Atlas @ UNT

PROJECT TEAM

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Supported by:

The Mercatus Center, George Mason University

Office of Research and Innovation Seed Grant, UNT

Zoning is.....

- A form of local land regulation (~30,000 municipalities in the U.S.)
- Almost 100 years old (1926 Euclid vs. Ambler)
- Rules on what type of development gets built where
- Identified as a driving force in policy issues related to:
 - Affordability of Housing
 - Overuse of Environmental Resources (“sprawl”)
 - Automobile Dependency
 - Small Business Development + Entrepreneurship

Viewpoint

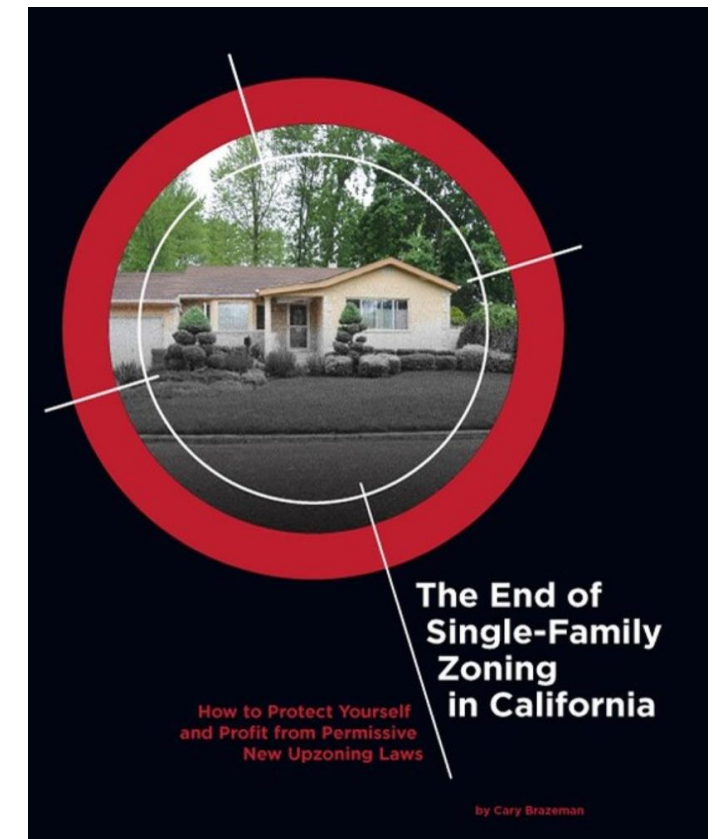
Death to Single-Family Zoning ... and New Life to the Missing Middle

Jake Wegmann

ABSTRACT

Planners in the United States and Canada should stop defending single-family zoning, the single most harmful widely used practice in planning. In the century since first adoption, it has exacerbated both inequality and climate change. Land use regulations that make a singly occupied, detached house on a large parcel the only allowable option should be replaced, wherever they exist, with new rules that allow medium-density, or "Missing Middle," housing to be built by right. These changes should be applied broadly at the scale of an entire city or, best of all, a state, rather than piecemeal. Encouraging recent events in Minneapolis (MN), Oregon, and elsewhere show that single-family zoning is being seriously challenged for the first time, but more progress is needed.

Keywords: climate crisis, Missing Middle housing, single-family detached housing, single-family zoning, wealth inequality



Beth Carruth, a member of the resident group opposed to the Plano Tomorrow comprehensive plan, holds a sign indicating her displeasure with the proposed plan at Monday's Planning and Zoning Commission meeting back in 2015. Commissioners approved the plan 5-2.

Conner Hammett / Staff photo

National Zoning Atlas



- Started in 2021
- Online database key aspects of zoning to enable comparisons across jurisdictions, illuminate regional and statewide trends
- National, publicly available dataset to democratize zoning information, inform zoning reform, and narrow an information gap that favors land speculators, institutional investors, over community residents



Zoning Ordinances

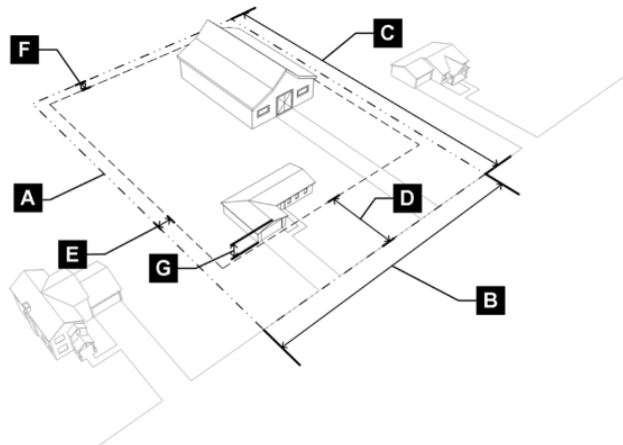
- Publicly available, municipal regulations
- Range from 20 to 800+ pages

3.2 - Residential Districts

3.2.1 - RR - Residential Rural.

A. **Purpose.** The RR district is intended to provide and maintain areas of rural use within the city. Application of this district will ensure that farming, forest, environmental, and scenic areas are protected from incompatible development. This district includes farms and ranches as the predominant use with large lot rural residential and rural commercial uses. The RR district may be used as a zoning district for annexed property.

Figure 3.2-A: RR District Dimensional Standards



Lot Dimensions (minimum)

A	Lot area	5 acres
B	Lot width	100 feet
C	Lot depth	200 feet

Setbacks (Minimum)

D	Front yard	50 feet
E	Side yard	10 feet
F	Rear yard	10 feet

Other Standards

G	Building height (maximum)	65 feet
	Building coverage (maximum)	15 percent
	Single-family detached dwelling, townhome, or duplex	

Texas Zoning Atlas

- Started in October 2022
- Research team of UNT Faculty + Students
- Starting with DFW 16-county region
 - 231 zoning eligible municipalities
- Progress:
 - Complete data 196 zoned municipalities in DFW
 - Geospatial assembly in progress (~50 remaining)
- Publicly Available December 2023



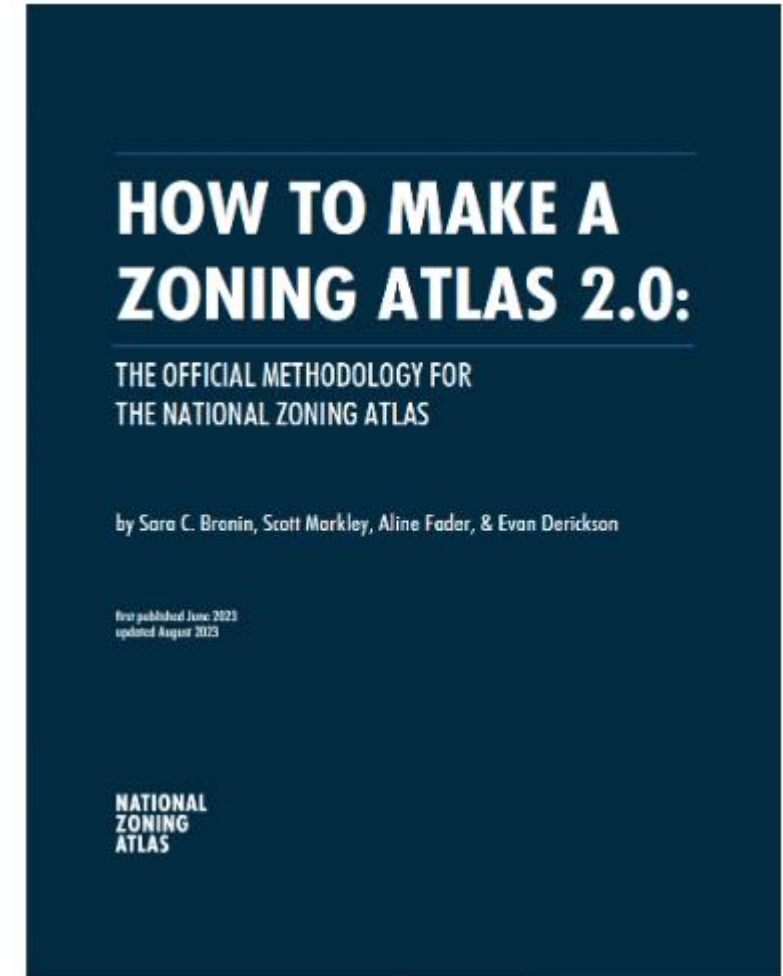
**NATIONAL
ZONING
ATLAS**

Funded By:



Methodology

- NZA Guidelines
- Regulations by zoning district, municipality
- Current as of June 2022 (or later)
- Residential Density, Minimum Lot Sizes, Setbacks, Height, Lot Coverage, Use, Parking, Overlay, Affordable Housing/ Special District Treatments, Accessory Dwelling Units.....
- Interactive, Geospatial database



**NATIONAL
ZONING
ATLAS**

Jurisdiction	County	Zoning District		District Mapped	District Mapped But Extinct	Overlay	Type of Zoning District	Special District/Treatments						1-Family Min. Lot (ACRES)	1-Family Front Setback (# of feet)
		Abbreviated District Name	Full District Name					Affordable Housing District	Elderly Housing District	1-Family Treatment	2-Family Treatment	3-Family Treatment	4+-Family Treatment		
Justin	Denton	SF-LL	Large Lot Single-Family Residential	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Prohibited	Prohibited	Prohibited	1	35
Justin	Denton	SF-1	Single-family Residential 1	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Prohibited	Prohibited	Prohibited	0.29	25
Justin	Denton	SF-1A	Single-family Residential 1A	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Prohibited	Prohibited	Prohibited	0.23	25
Justin	Denton	SF-2	Single-family Residential 2	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Prohibited	Prohibited	Prohibited	0.19	25
Justin	Denton	SF-OT	Single-family Residential Old Town	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Public Hearing	Prohibited	Prohibited	0.14	20
Justin	Denton	2F	Two-family Residential	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Allowed/Conditional	Prohibited	Prohibited	0.17	25
Justin	Denton	MF	Multifamily Residential	Yes	No	No	Primarily Residential	No	No	Allowed/Conditional	Allowed/Conditional	Allowed/Conditional	Allowed/Conditional	0.23	25
Justin	Denton	LR	Local Retail	Yes	No	No	Nonresidential I	No	No	Prohibited	Prohibited	Prohibited	Prohibited		
Justin	Denton	GB	General Business	Yes	No	No	Nonresidential I	No	No	Prohibited	Prohibited	Prohibited	Prohibited		
Justin	Denton	LI	Light Industrial	Yes	No	No	Nonresidential I	No	No	Prohibited	Prohibited	Prohibited	Prohibited		
Justin	Denton	OT	Old Town Overlay	Yes	No	Yes	Overlay	No	No						
Justin	Denton	PD	Planned Development					No	No						
Justin	Denton	MH	Mobile Homes	Yes	No	No	Primarily Residential	No	No					0.17	25

[Jurisdiction Information](#)
[Zoning Information](#)
[Unmapped Districts](#)
[+](#)
[◀](#)
[▶](#)

Accessory Dwelling Unit Regulations

Jurisdiction	County	Abbreviated District Name	Accessory Dwelling Unit (ADU) Treatment	ADU Employee or Family Occupancy Required	ADU Renter Occupancy Prohibited	ADU Owner Occupancy Required	ADU Elderly Housing Only	ADU Min. Lot (acres)	ADU Min. # Parking Spaces (Additional to Main Unit)	ADU Restricted to Only Primary Structure (i.e., No Outbuildings like Garages)	ADU Max. Size (% of Main Unit)	ADU Max. Size (SF)	ADU Max. # Bedrooms Per Unit	Planned Residential Development (PRD) Treatment	Mobile or Manufactured Home Park (Y/N)	PRD Min. Lot (Acres)	PRD Density (Units/Acre)
Denton	Denton	RR	Allowed/Conditional	No	No	No	No		1/BR	No	50			Public Hearing		5	
Denton	Denton	R1	Allowed/Conditional	No	No	No	No		1/BR	No	50			Public Hearing		5	
Denton	Denton	R2	Allowed/Conditional	No	No	No	No		1/BR	No	50			Public Hearing		5	
Denton	Denton	R3	Allowed/Conditional	No	No	No	No		1/BR	No	50			Public Hearing		5	
Denton	Denton	R4	Allowed/Conditional	No	No	No	No		1/BR	No	50	1000		Public Hearing		5	
Denton	Denton	R6	Allowed/Conditional	No	No	No	No		1/BR	No	50	1000		Public Hearing	Yes	5, 10	
Denton	Denton	R7	Allowed/Conditional	No	No	No	No		1/BR	No	50	1000		Public Hearing	Yes	5, 10	
Denton	Denton	MN	Allowed/Conditional	No	No	No	No		1/BR	No	50	1000					
Denton	Denton	MD	Prohibited														
Denton	Denton	MR	Prohibited														
Denton	Denton	SC	Prohibited														
Denton	Denton	HC	Prohibited														
Denton	Denton	GO	Prohibited														
Denton	Denton	LI	Prohibited														
Denton	Denton	HI	Prohibited														
Denton	Denton	PF	Prohibited														

Jurisdiction Information

Zoning Information

Unmapped Districts

Montana Zoning Atlas

This interactive map shows how outdated zoning laws make it hard to build diverse, affordable housing.

Use checkboxes below to filter zones in the map. Click a town to see what % of its territory satisfies selected criteria.

TYPE OF ZONING DISTRICT

- ☒ Primarily Residential (*satisfies criteria*)
- ☒ Mixed with Residential (*satisfies criteria*)
- ☒ Nonresidential Zone (*satisfies criteria*)
- ☐ Any Zone Not Satisfying Criteria

PERMITTED RESIDENTIAL USES

- ☐ 1-Family Housing
- ☐ 2-Family Housing
- ☐ 3-Family Housing
- ☐ 4+ Family Housing
- ☐ Accessory Dwelling Units
- ☐ Income Restricted Housing
- ☐ Planned Residential Development

OVERLAYS

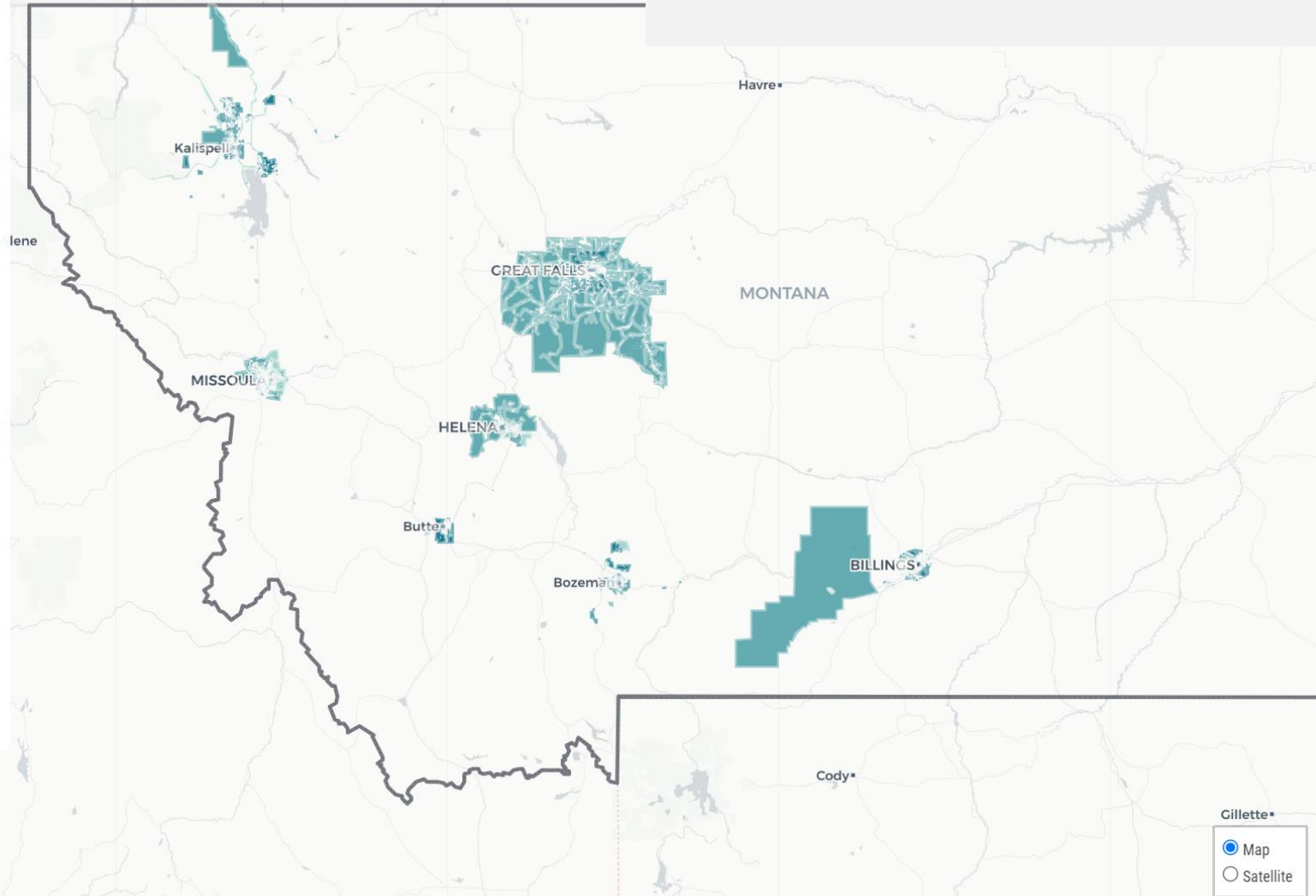
- ☒ Federal Land
- ☐ State Land
- ☐ Tribal Land

ZONE OPACITY



This map was created by the [Frontier Institute](#), with support from the [National Zoning Atlas](#).

Geospatial Database



Leaflet | Powered by Esri | © OpenStreetMap contributors © CARTO, data by the [Frontier Institute](#), map development by the [National Zoning Atlas](#). Supporting data from the Montana State Library and Living Atlas of the World.

<https://frontierinstitute.org/reports/the-montana-zoning-atlas-2-0/>

CONNECTICUT ZONING ATLAS

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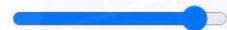
Permitted Residential Uses

- ☐ 1-Family Housing
- ☐ 2-Family Housing
- ☐ 3-Family Housing
- ☐ 4+ Family Housing
- ☐ Accessory Dwelling Units

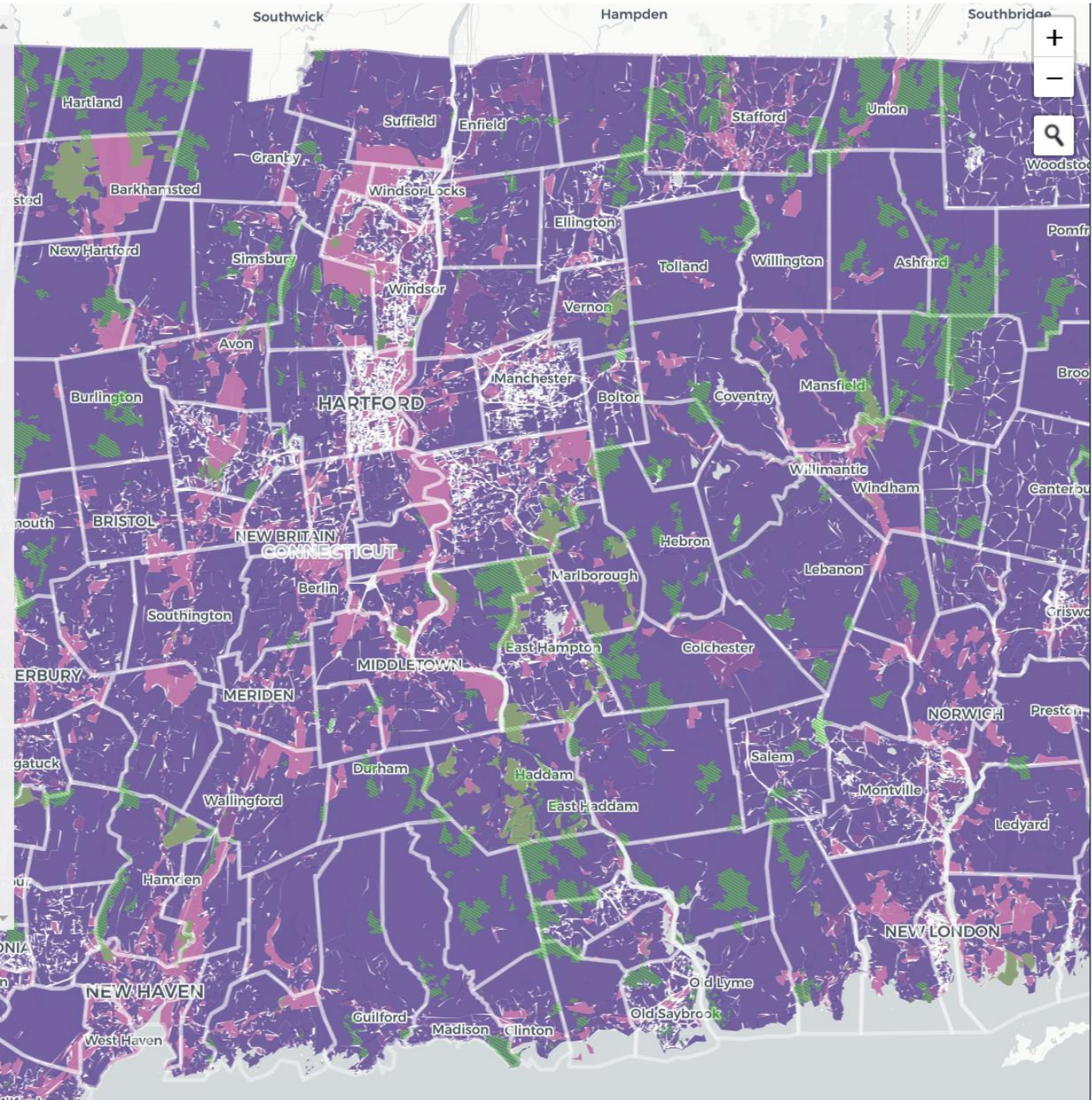
Overlays

- ☐ Waterways
- ☒ Federal/State Public Lands
- ☐ Sewer Service Areas
- ☐ Transit Stations (Rail & CTfastrak)

Zone Opacity



This map was created to support the [DesegregateCT](#) movement, with support from the [CT Data Collaborative](#).



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Permitted Residential Uses

☒ 1-Family Housing

- ☒ Allowed As of Right
- ☒ Allowed Only After Public Hearing

Minimum Lot Size, acres

- ☒ None ☒ .01-.46 ☒ .47-.91 ☒ .92-1.83 ☒ 1.84+

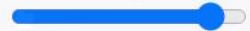
- ☐ No Minimum Unit Size Requirement
- ☐ Not Restricted to Elderly Only

- ☐ 2-Family Housing
- ☐ 3-Family Housing
- ☐ 4+ Family Housing
- ☐ Accessory Dwelling Units

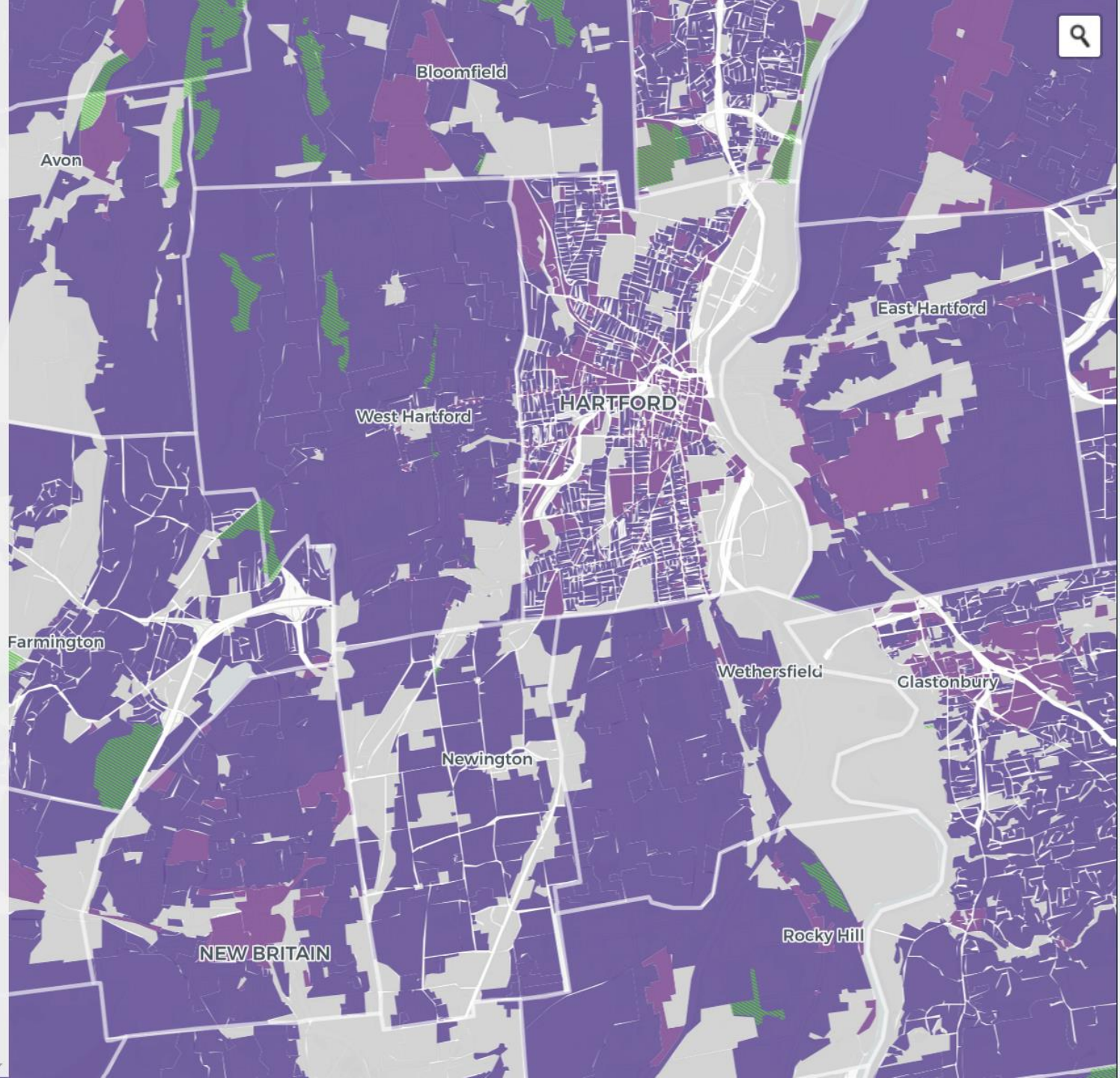
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- ☒ **Accessory Dwelling Units**
 - ☒ Allowed As of Right
 - ☒ Allowed Only After Public Hearing

Occupancy Requirements

- ☐ Allows Non-Owner Occupancy
- ☐ Allows Non-Family/Non-Employees
- ☐ Allows Renters
- ☐ Not Restricted to Elderly Only

Physical Requirements

- ☐ Not Restricted to Primary Structure
- ☐ No Maximum Size Limitation

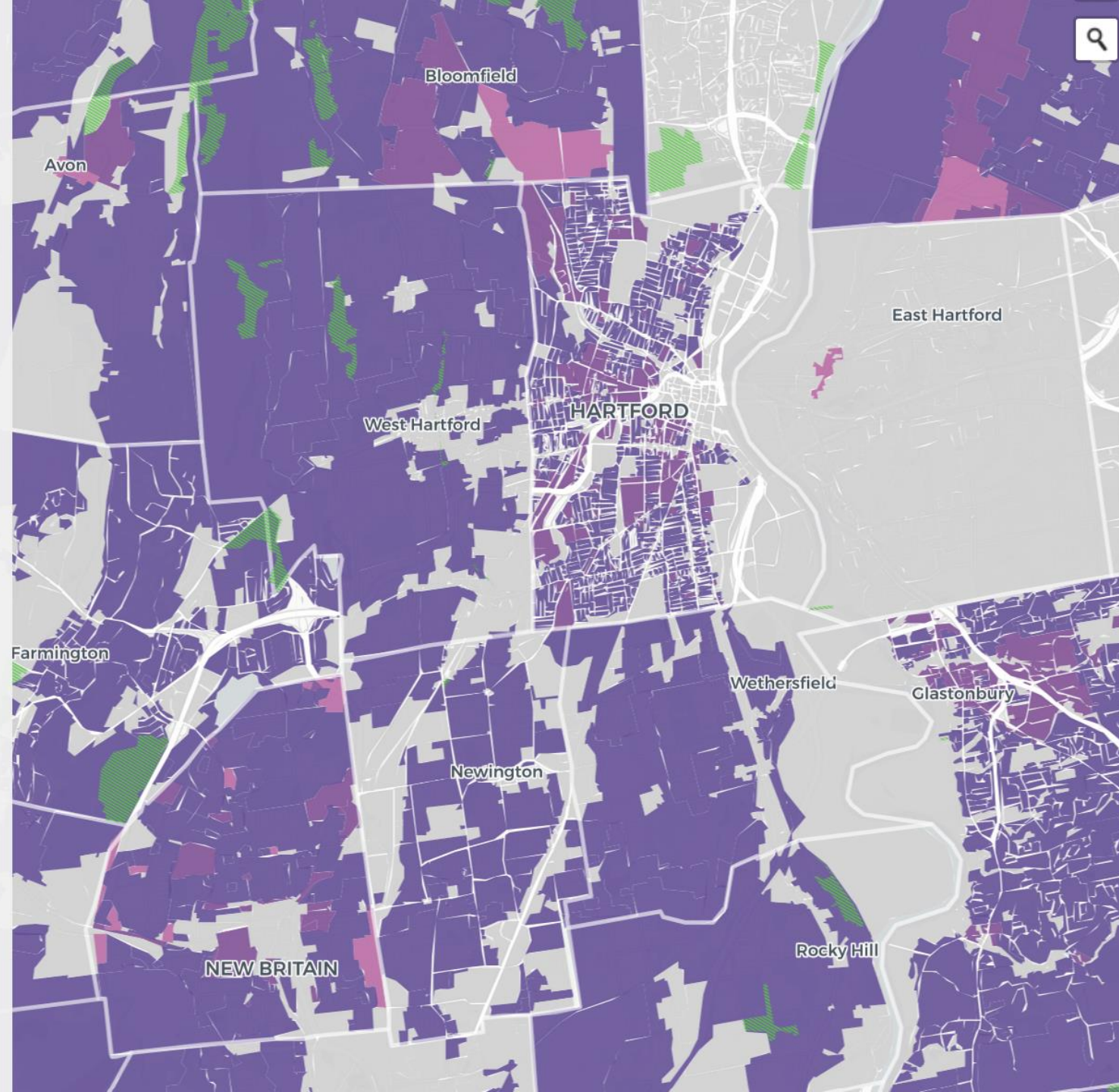
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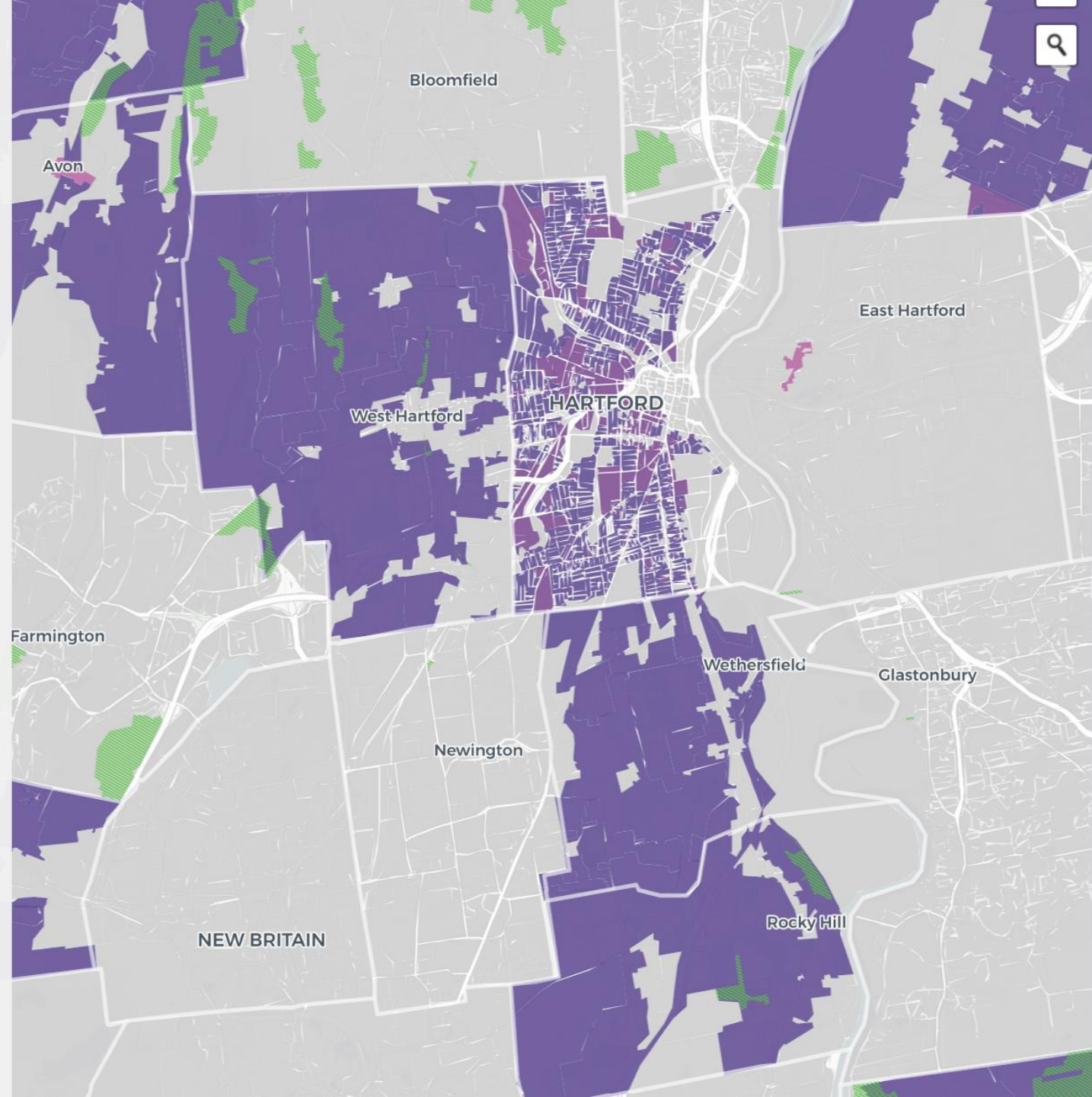
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TZA Descriptive Statistics

16-county DFW region

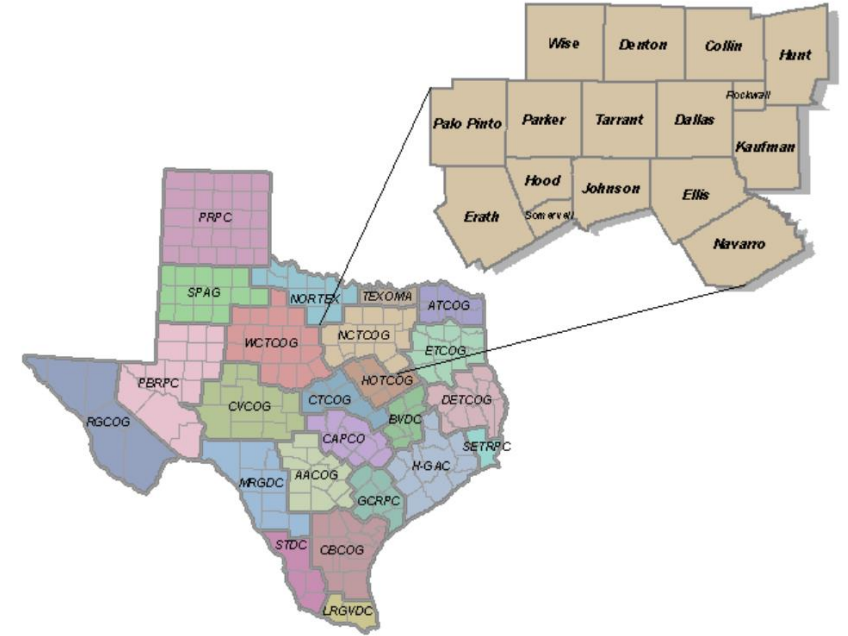
- 231 zoning-eligible municipalities

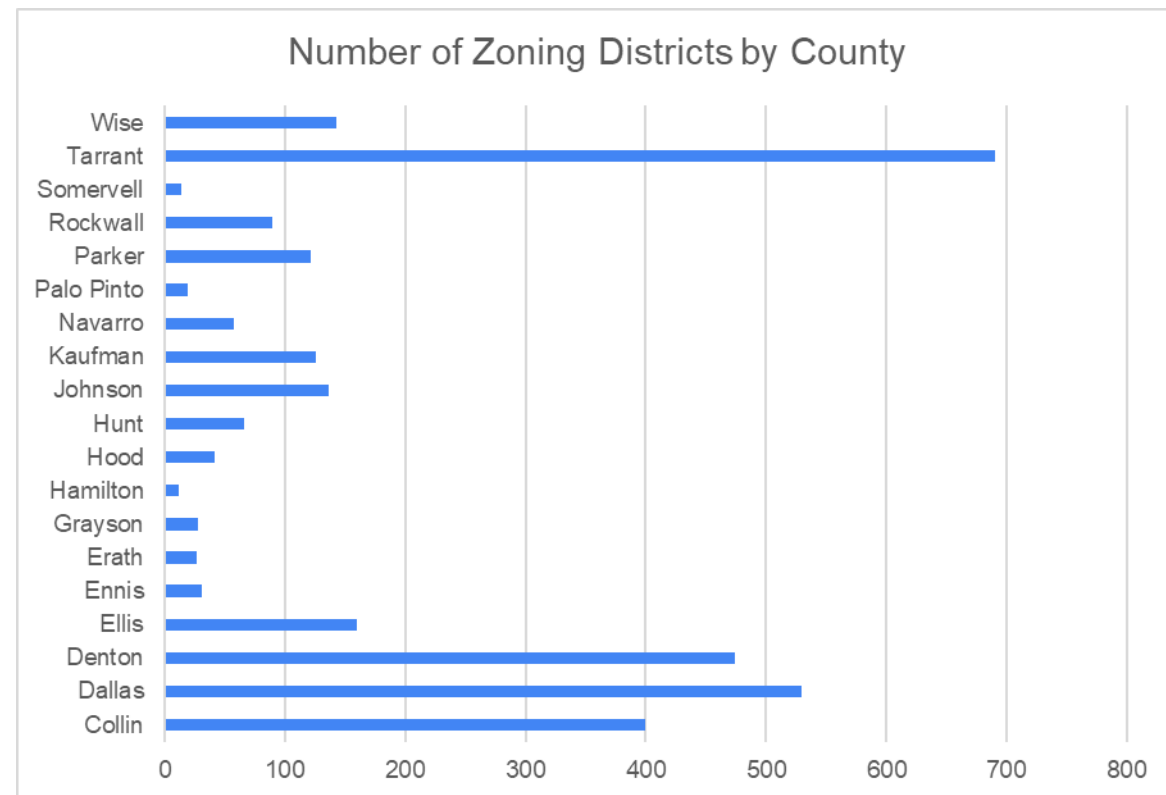
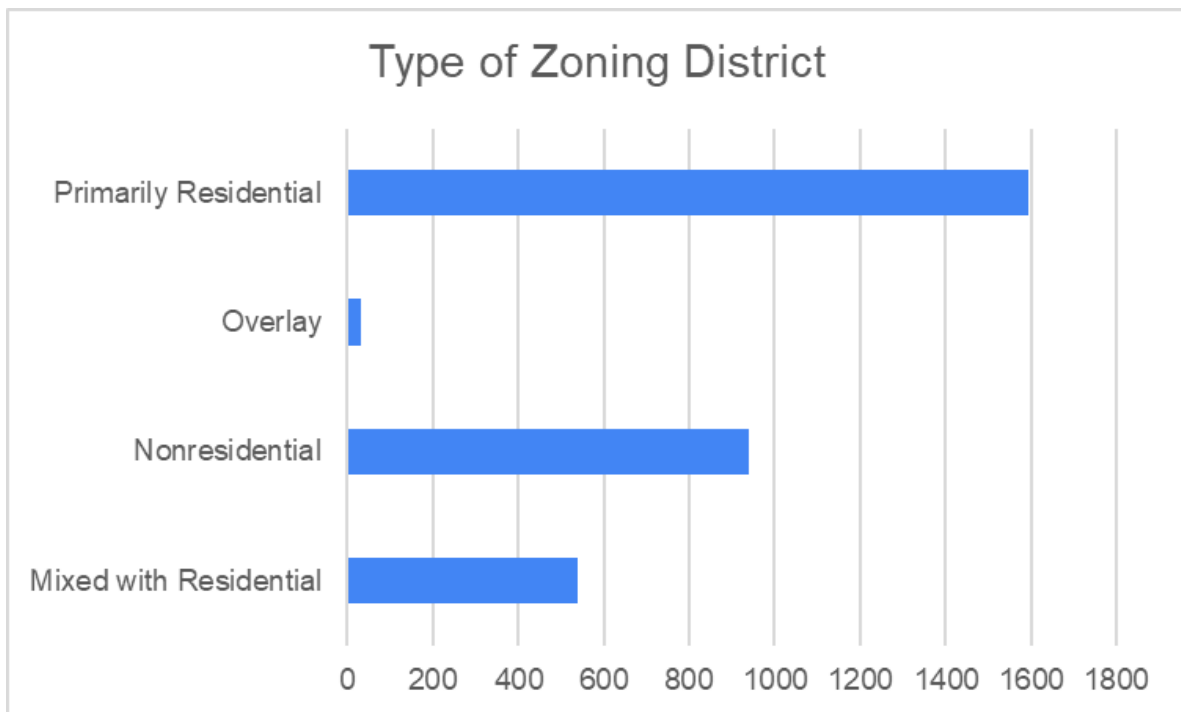
196 zoned municipalities (as of June 2022)

16 = average # zoning districts/municipality (median = 15)

176 = average # pages/ordinance (median = 133)

3,168 zoning districts in DFW region

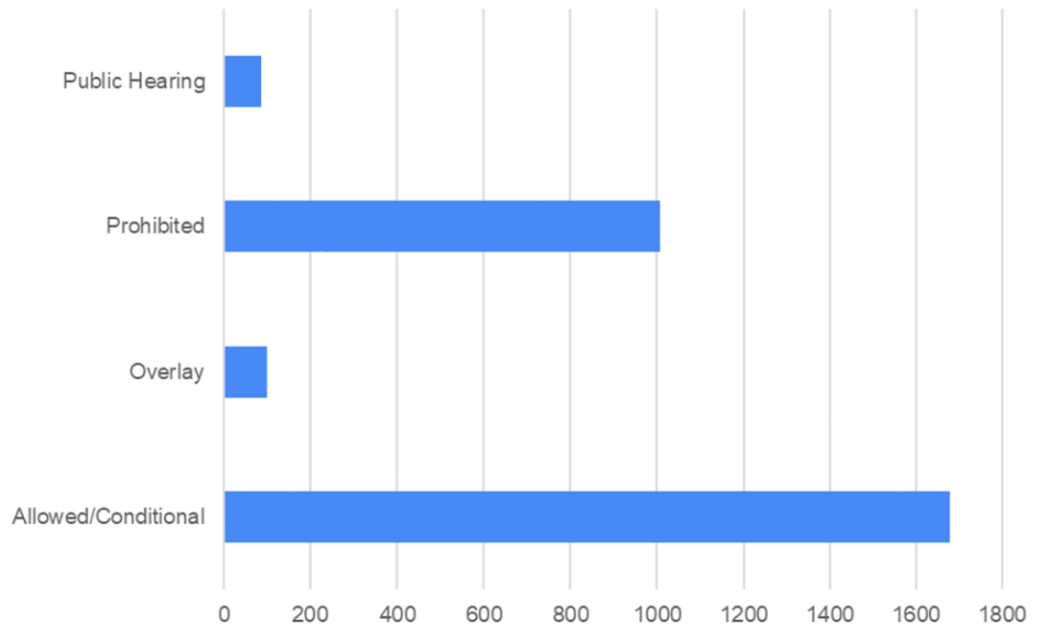




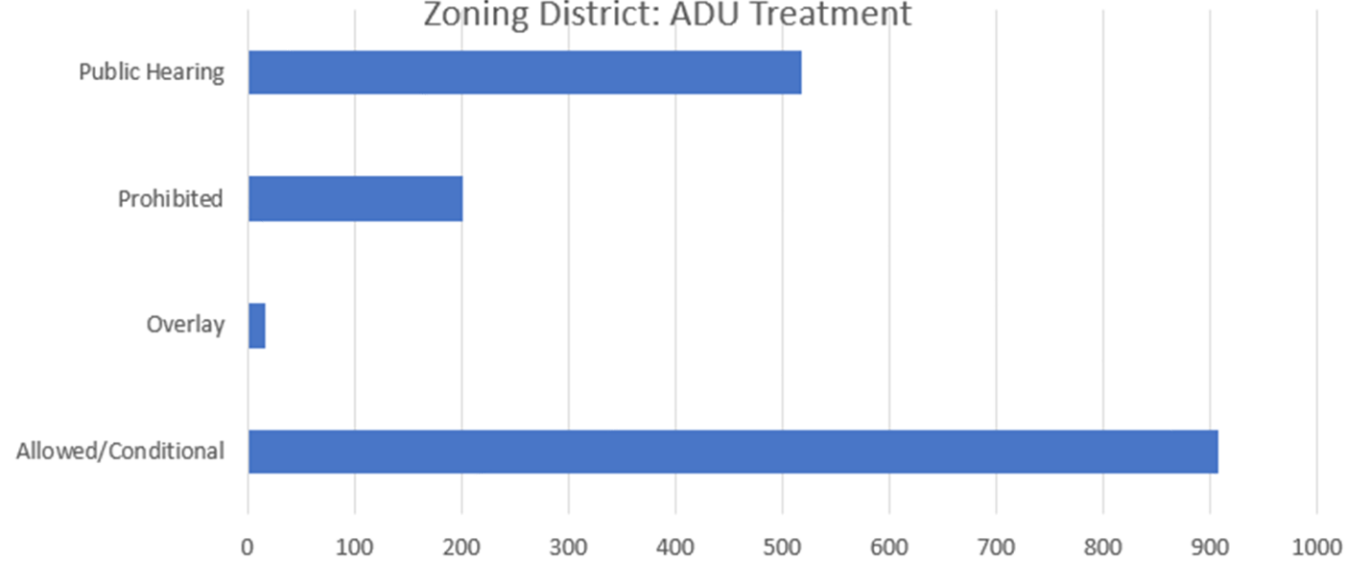
Excludes the city of Dallas

N = 3,168

Zoning Districts that Allow Single Family Residential



Zoning District: ADU Treatment



Project Schedule

DFW Region

- Fall 2023: Finish Geospatial Data
- December 2023 Data Release
 - Available on NZA website

Central Texas (Austin-San Antonio)

- Fall 2023: Data Collection
- Spring 2024 Data Release

2024

- Geographic Expansion
- Reports + Analysis
- Public Outreach
- Course Materials