

# Texas Zoning Atlas: An Introduction

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DFW Regional Housing Consortium  
December 12, 2023

# Texas Zoning Atlas

## **UNT PROJECT TEAM**

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Xi Yang, PhD


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# Instructions

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# 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
  - Segregation + Inequality



# Viewpoint

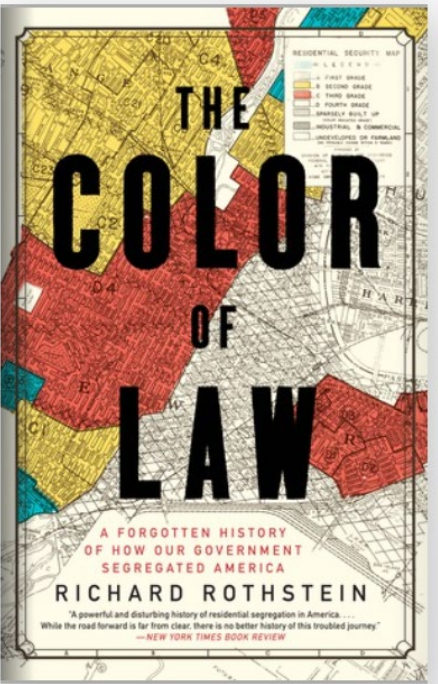
## Death to Single-Family Zoning ... and New Life to the Missing Middle

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.

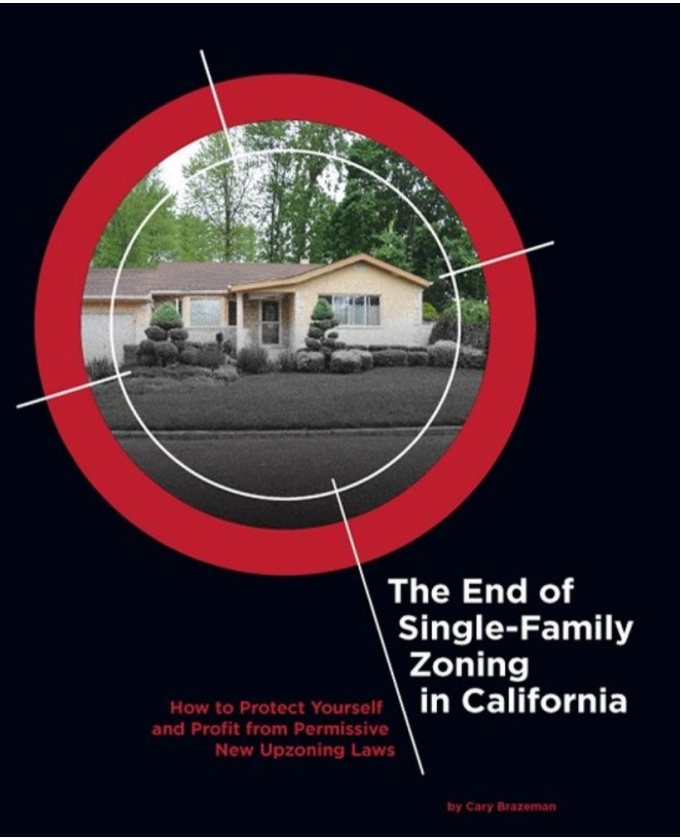
**Keywords:** climate crisis, Missing Middle housing, single-family detached housing, single-family zoning, wealth inequality



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

## California's SB9 and SB10



## Local Land Use Debates

# 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

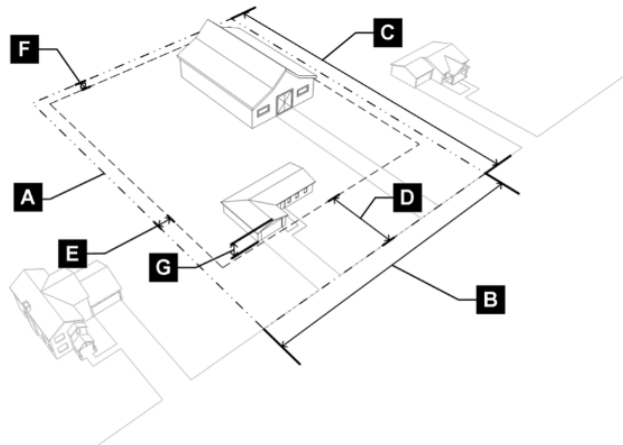
- Publicly available, municipal regulations
- Range from 20 to 800+ pages

## 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	

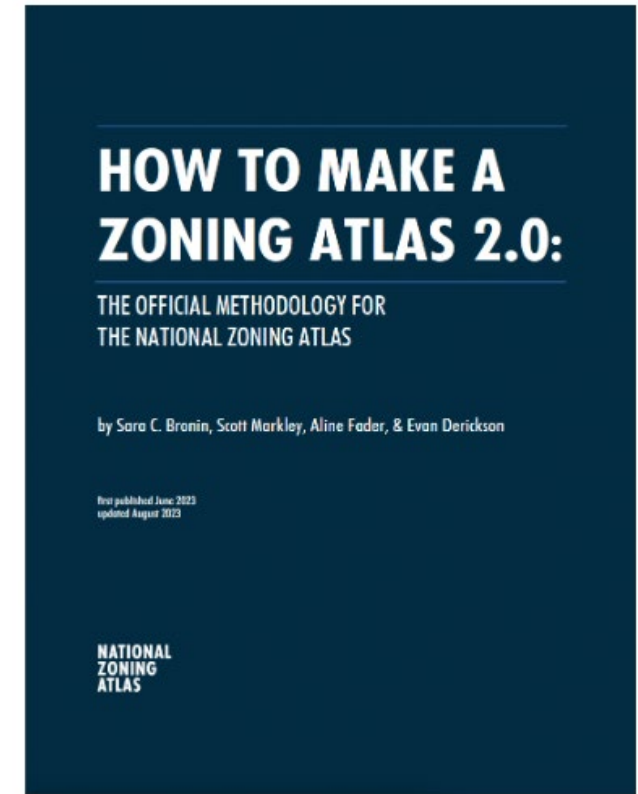


[illegible]



# Methodology

- Standardize data collection 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**

## 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

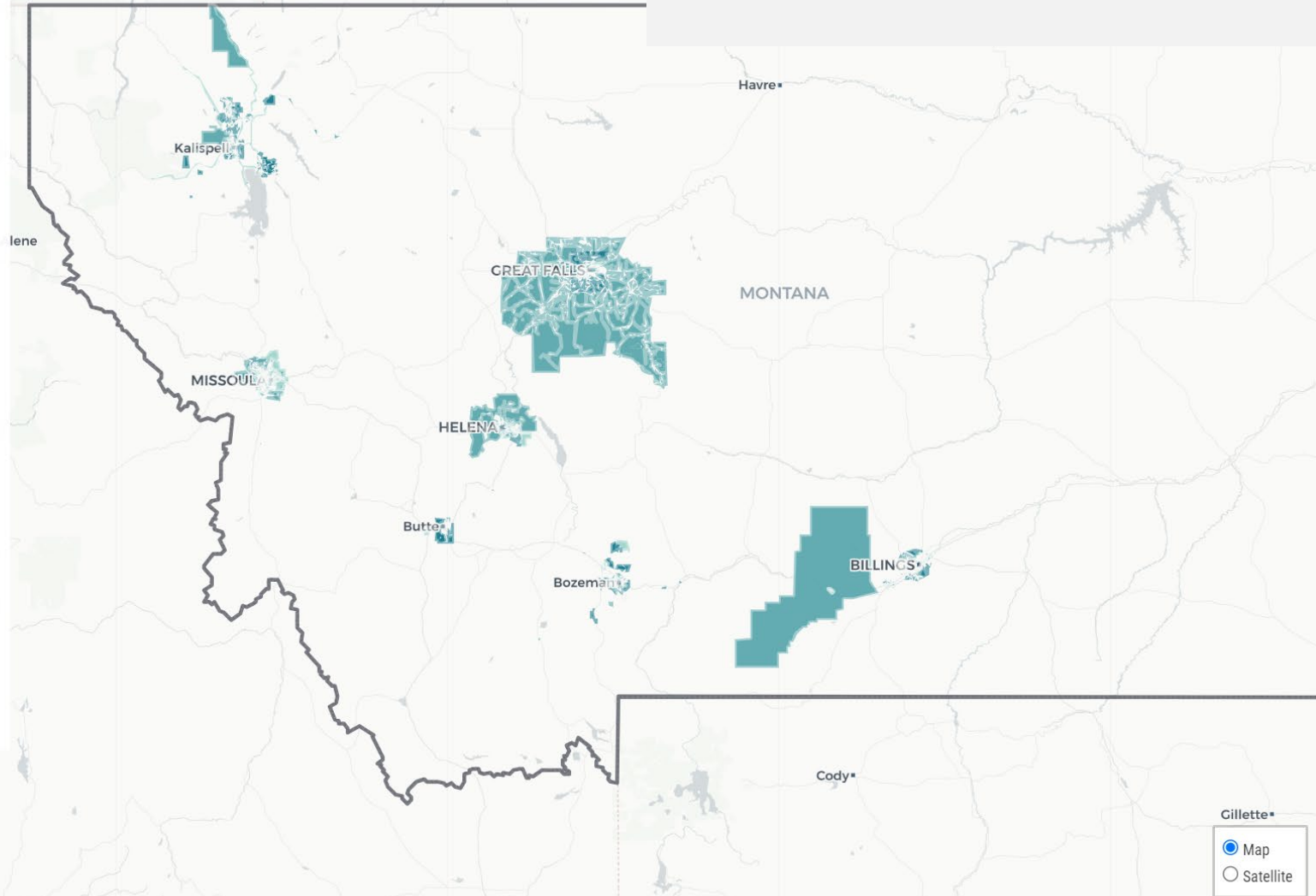
- ☒ Federal Land
- ☐ State Land
- ☐ Tribal Land

### 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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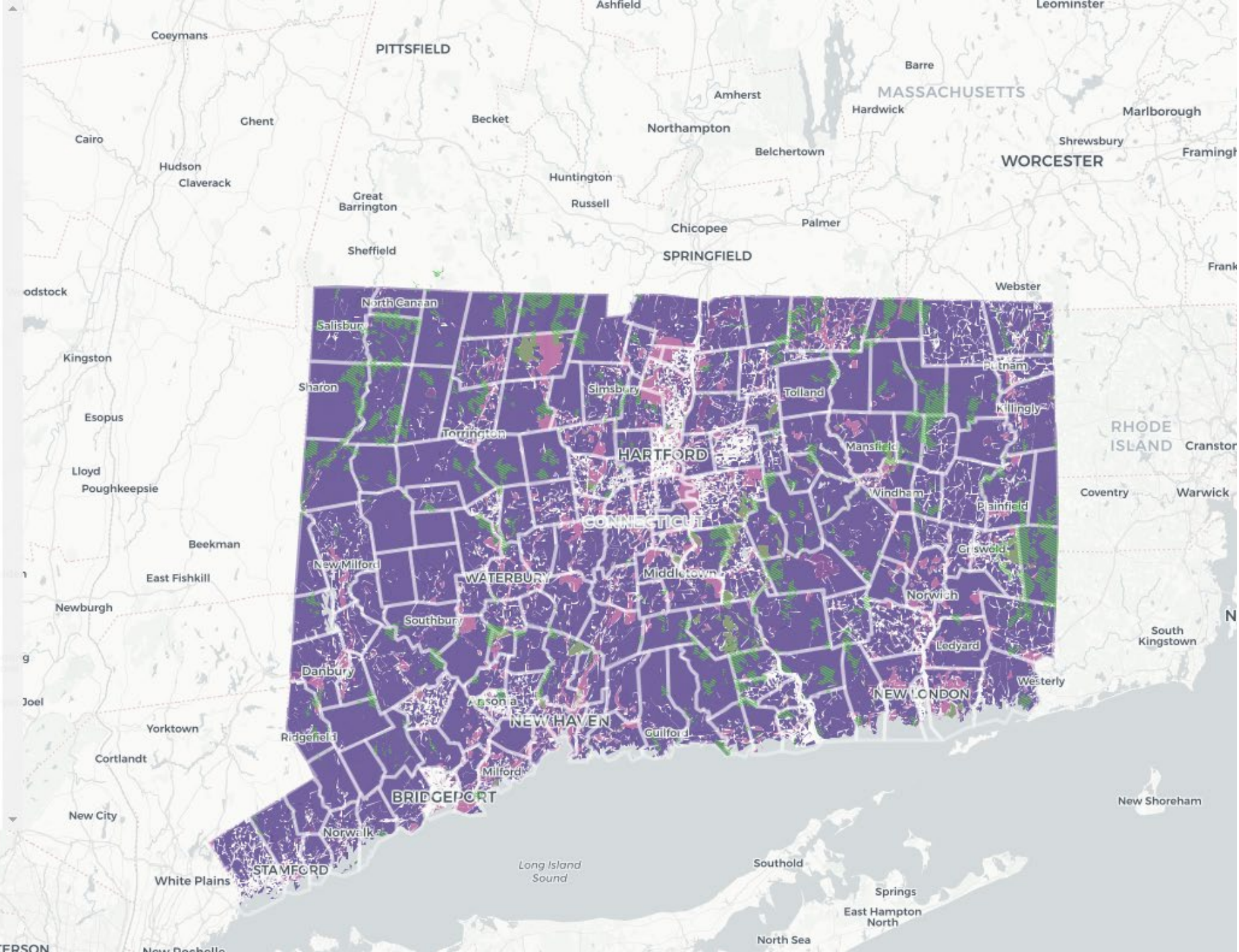
### Overlays

- ☐ 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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  - ☒ 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

- ☐ Accessory Dwelling Units

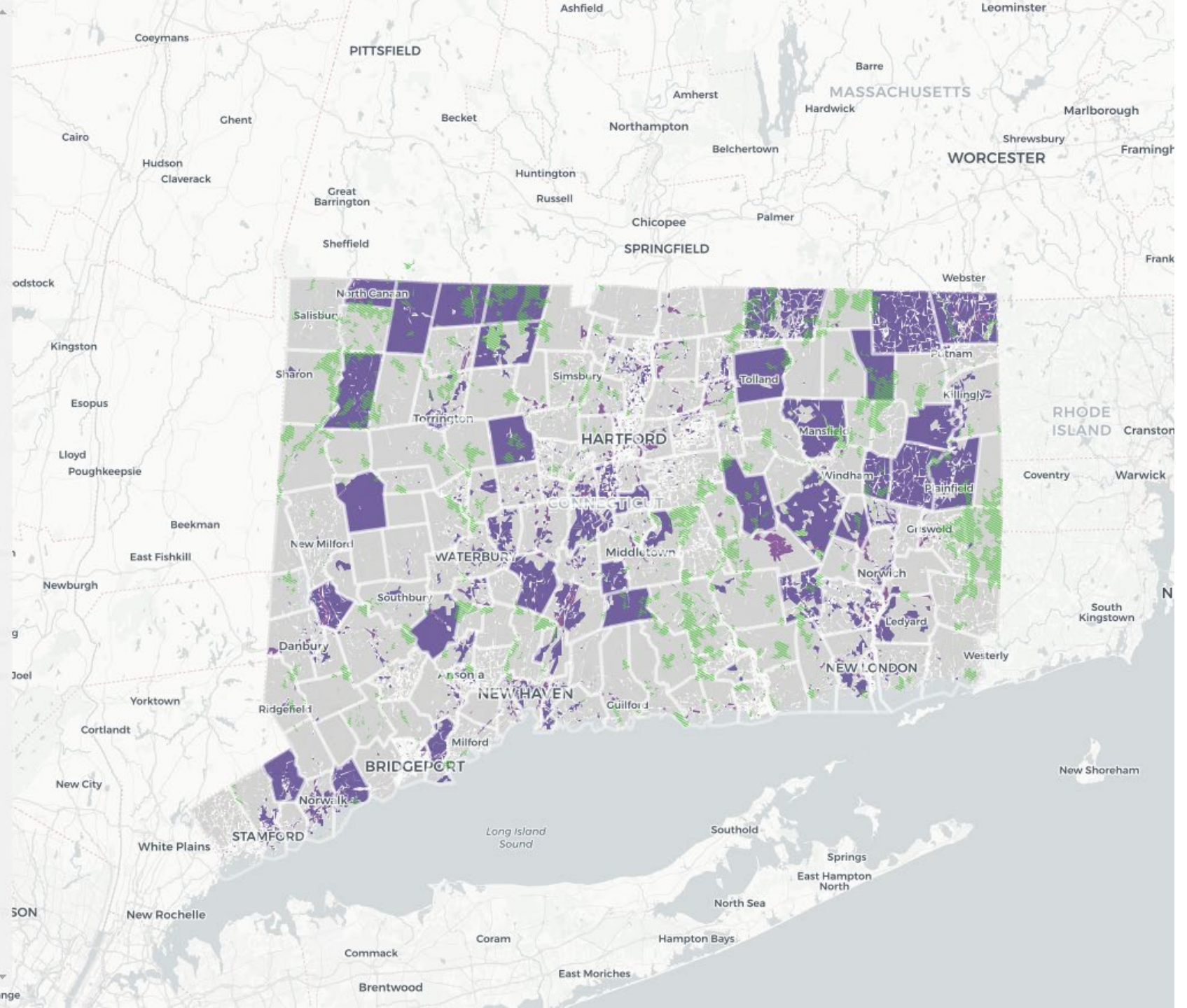
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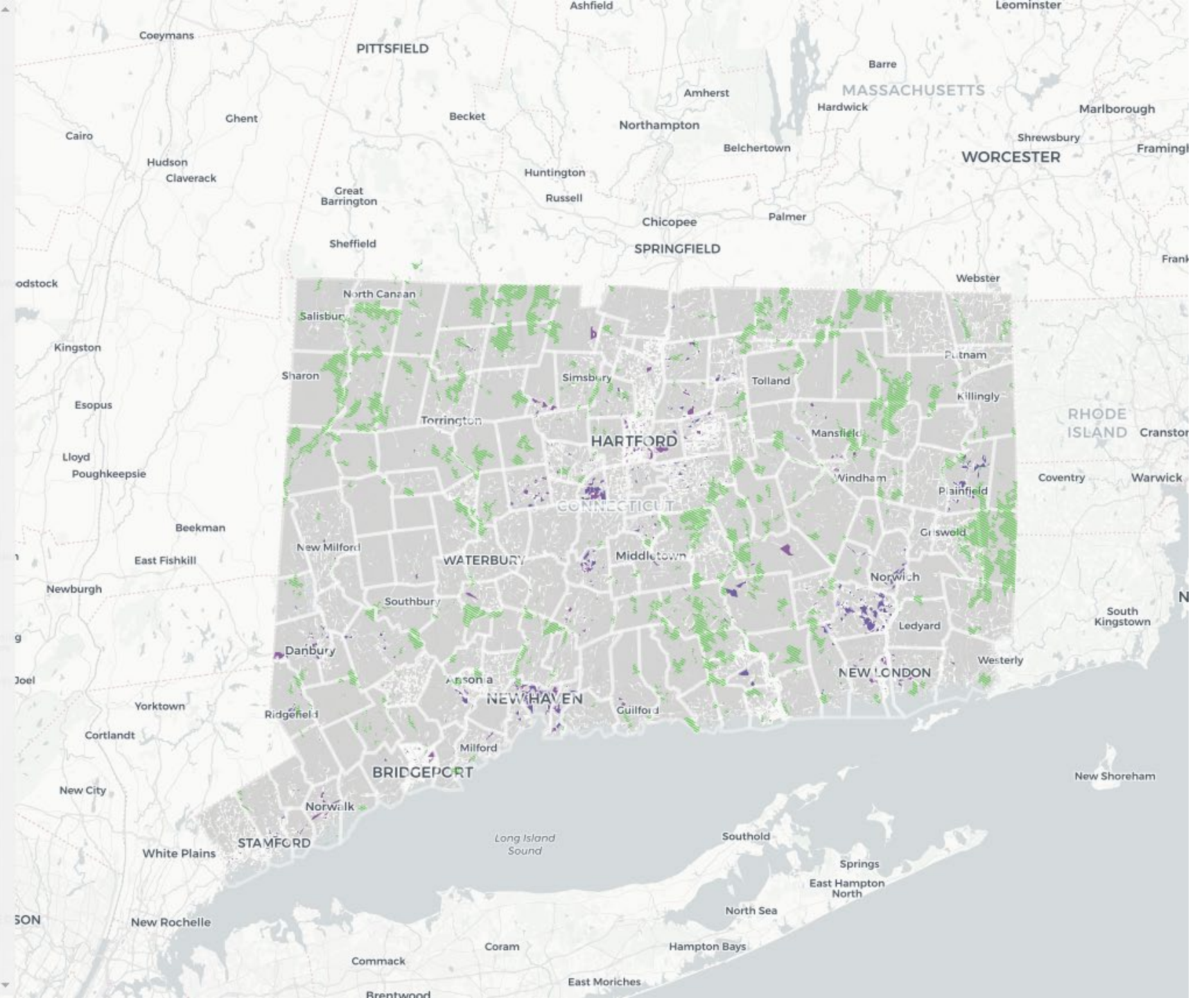
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### Occupancy Requirements

- ☐ 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

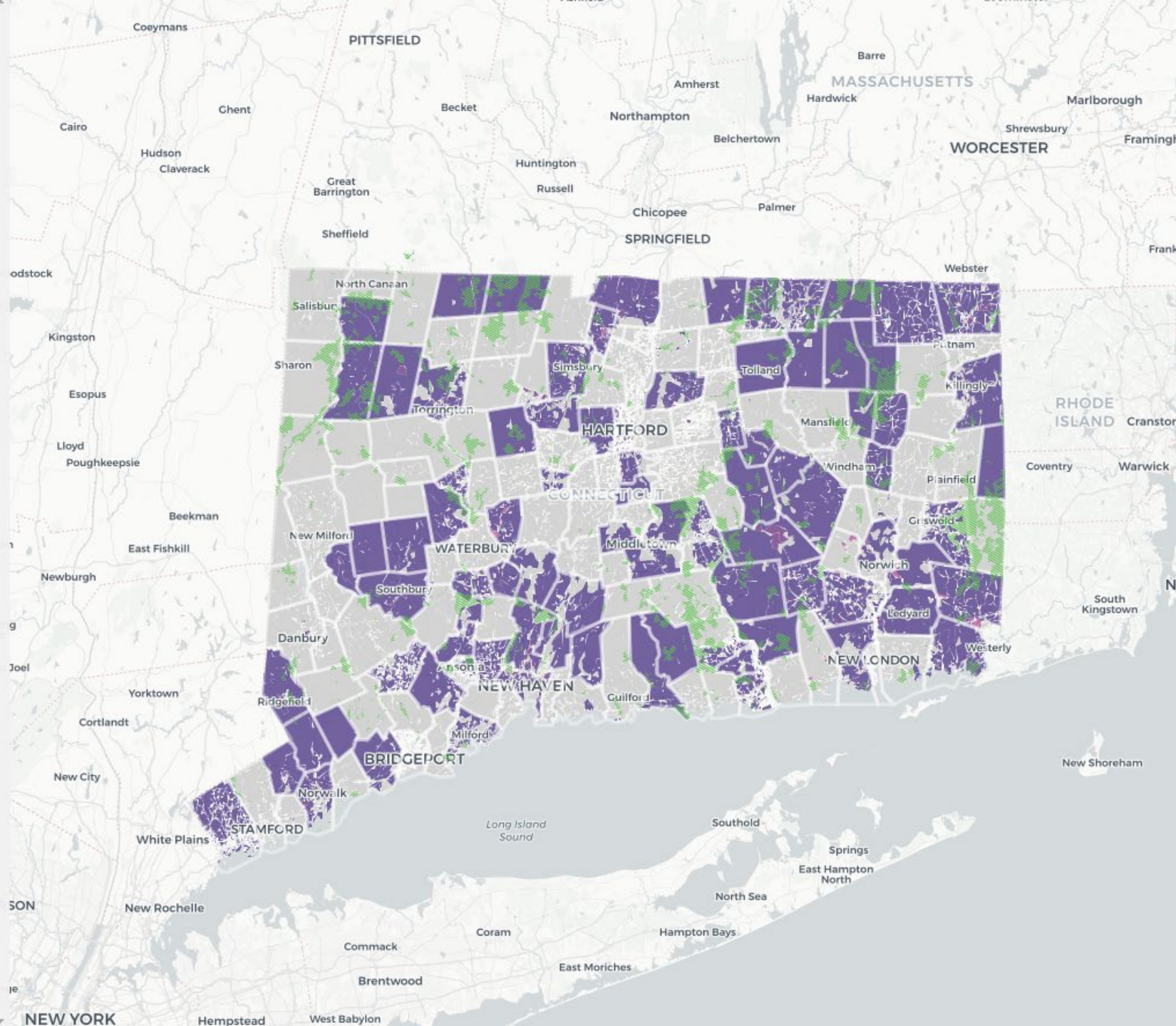
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# NATIONAL ZONING ATLAS

BASEMAP OPTIONS >



LAYER OPTIONS >

LEGEND ▾

## Jurisdiction Type

-  Has Zoning
-  No Zoning

## Boundaries

-  State Boundary
-  County Boundary

ZOOM TO



SHOW ME WHERE PEOPLE CAN BUILD



ADVANCED FILTERS



Zoom in to show zoning districts and enable filtering.

RESET FILTERS X

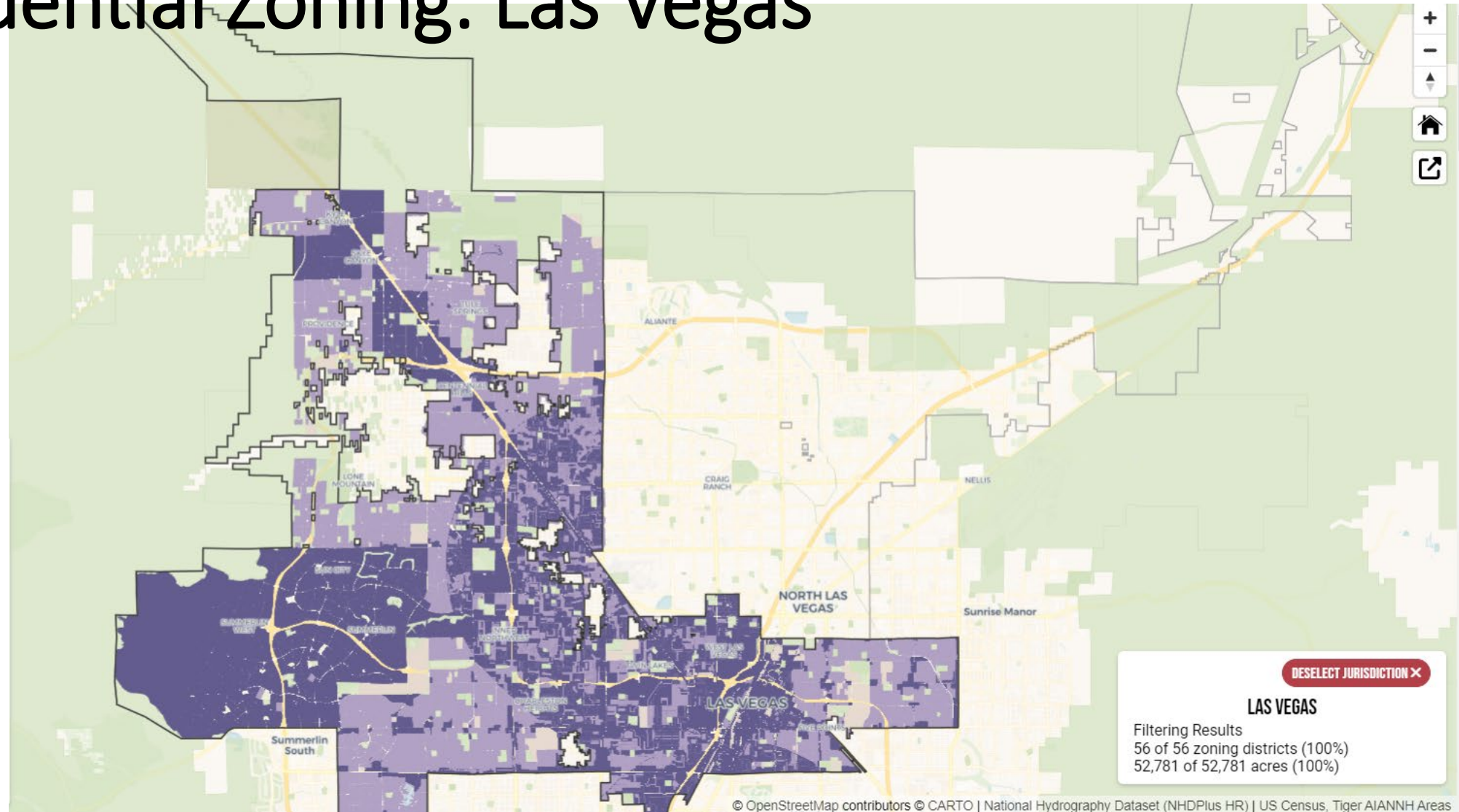
© OpenStreetMap contributors © CARTO | National Hydrography Dataset (NHDPlus HR) | US Census, Tiger AIANNH Areas



TABLE OF JURISDICTIONS IN CHOSEN GEOGRAPHY

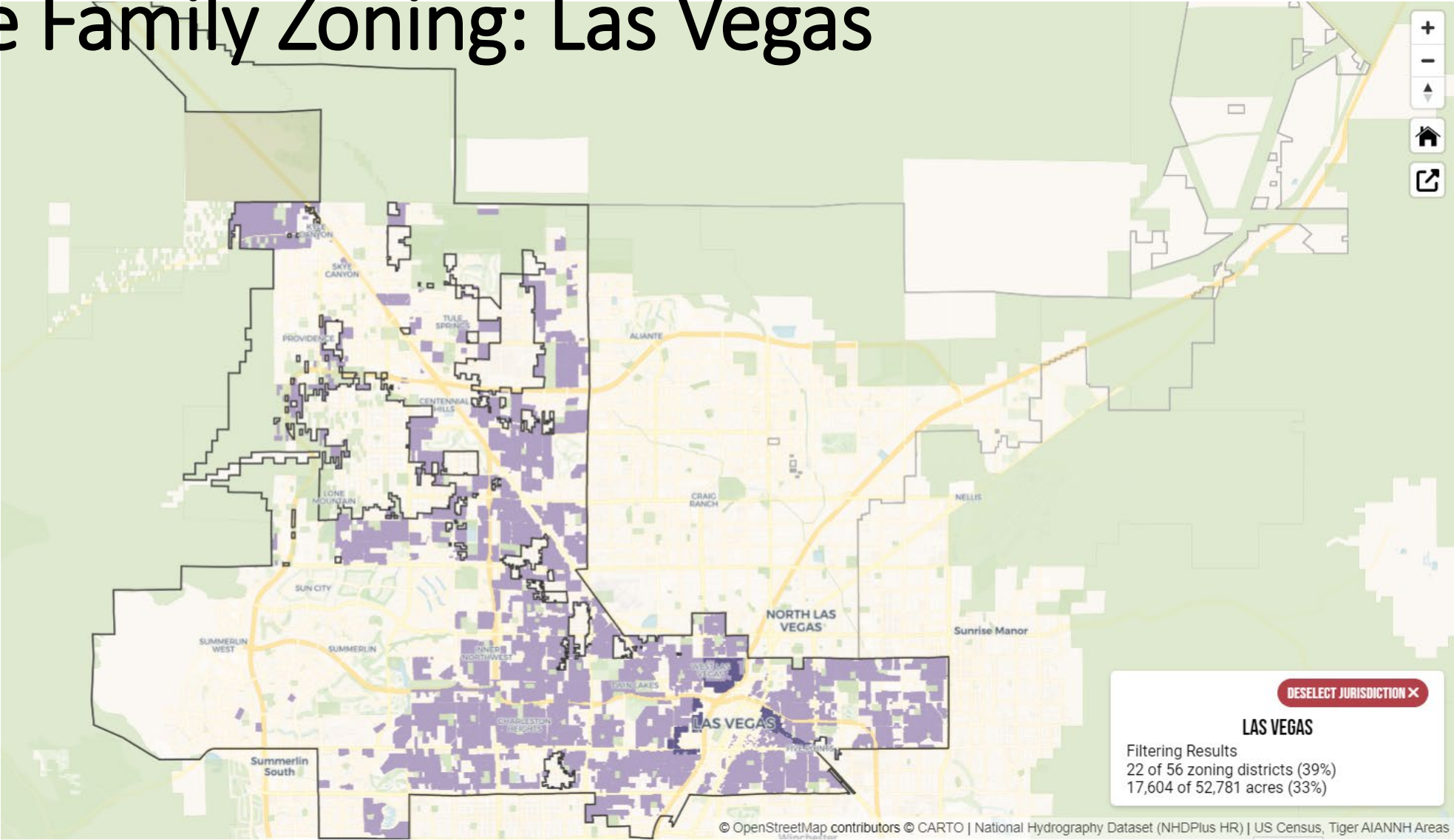


# Residential Zoning: Las Vegas

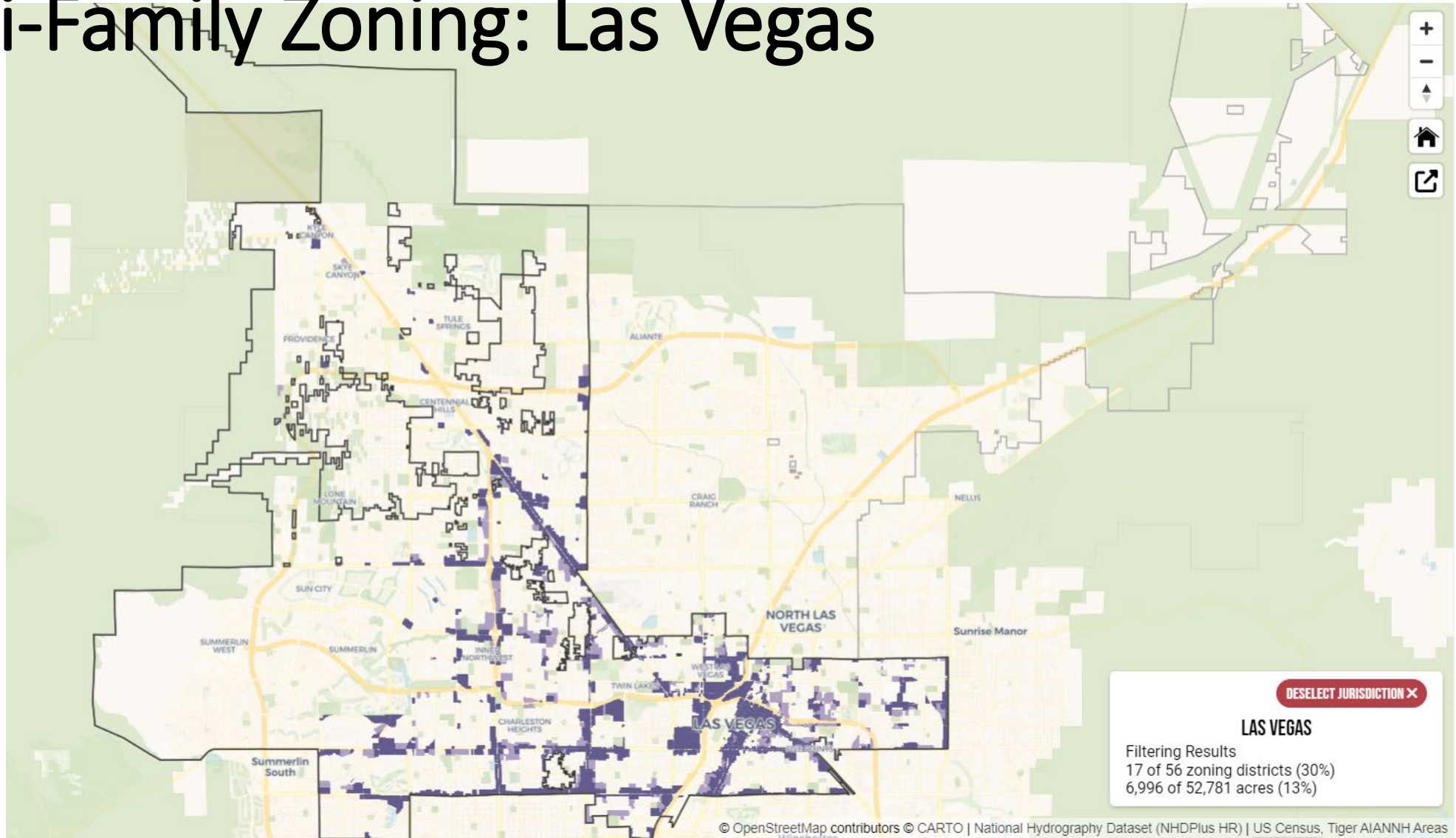




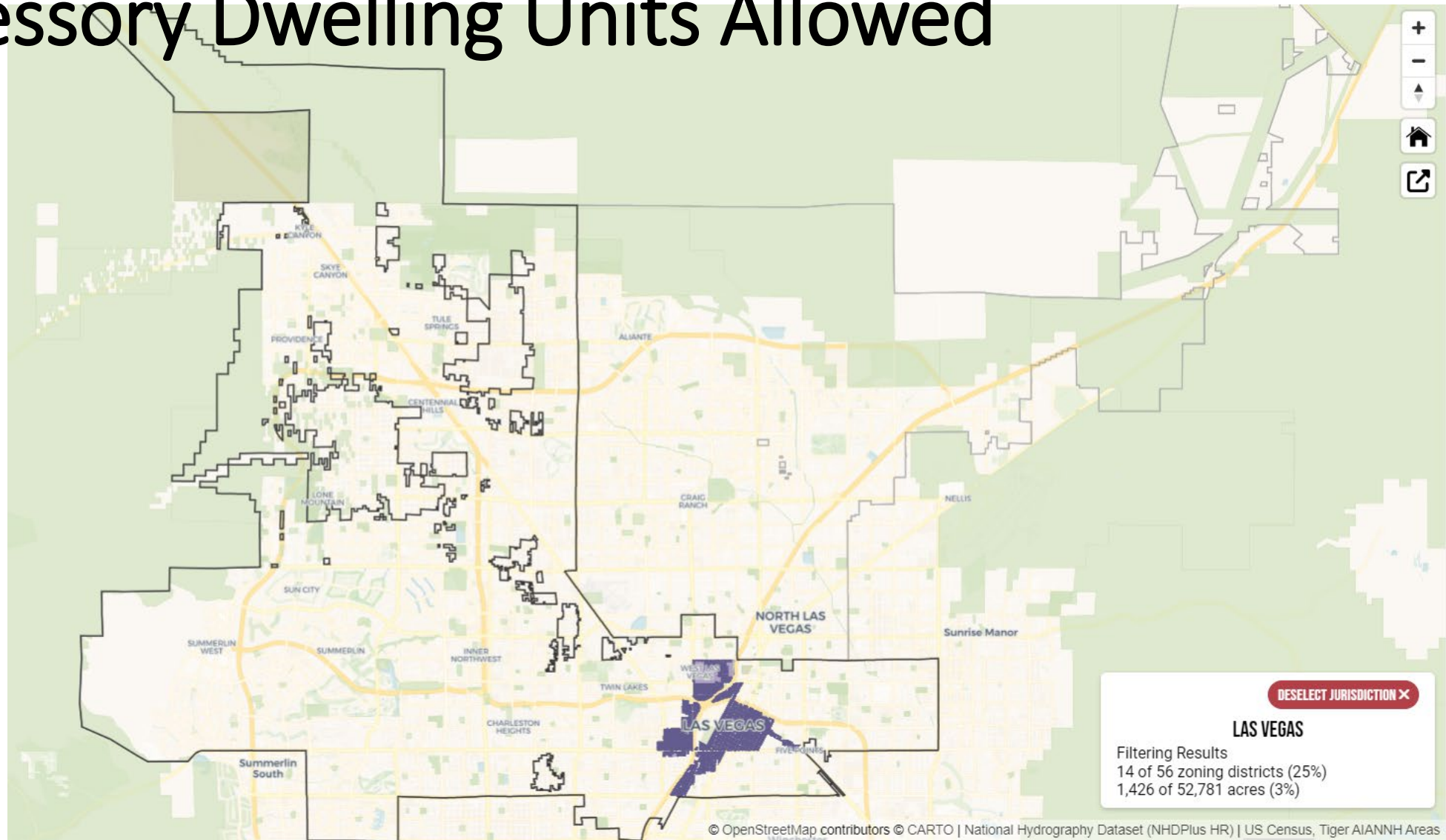
# Single Family Zoning: Las Vegas



# Multi-Family Zoning: Las Vegas

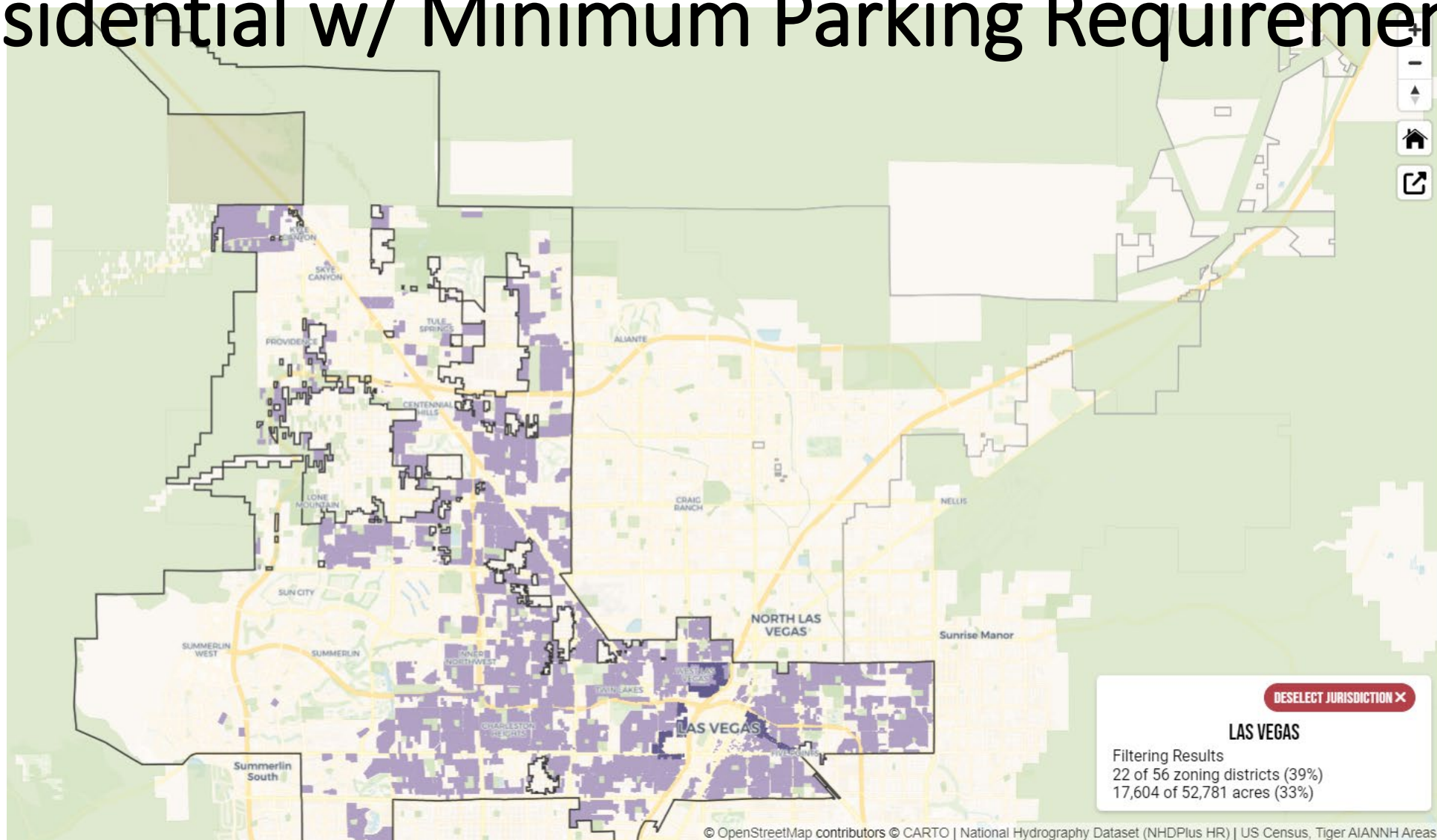


# Accessory Dwelling Units Allowed



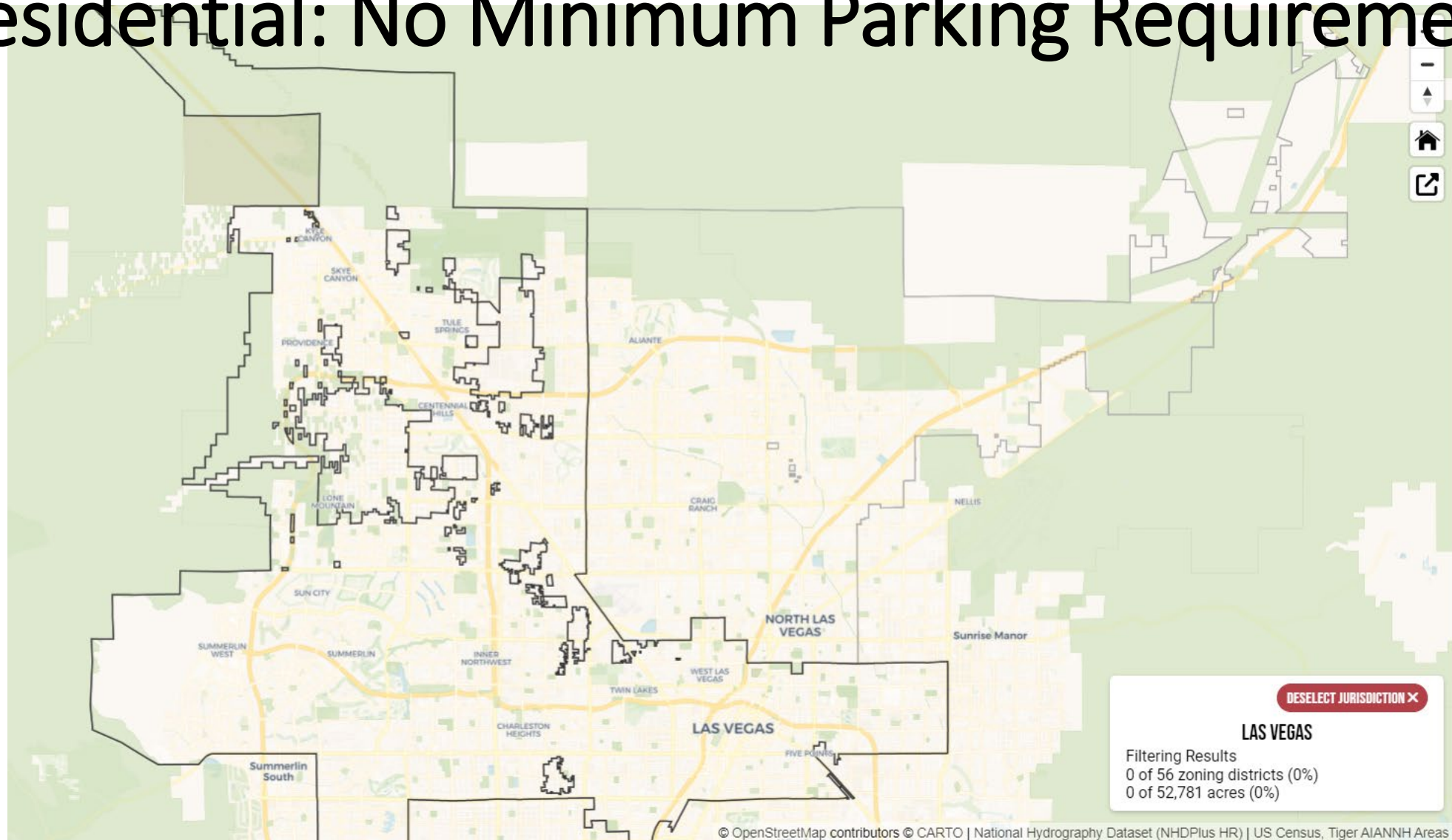


# SF Residential w/ Minimum Parking Requirements





# SF Residential: No Minimum Parking Requirements



# CLARK COUNTY, NV

## Zoning Snapshot

NOVEMBER 2023

NATIONAL  
ZONING  
ATLAS

### ZONING CODES OVERVIEW

6  
100%

Jurisdictions  
Analyzed

Jurisdictions  
with Zoning

2,372  
394

Pages of Zoning  
Text Analyzed

Avg. Pages per  
Zoning Code

217  
36

Total Districts  
Mapped

Avg. Districts  
per Jurisdiction

## Data Reports: County Snapshots

### SPECIAL PROVISIONS

(as percentage of residential land)



1%

requires housing to satisfy  
affordability criteria



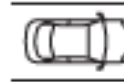
0%

restricts occupancy to  
elderly residents



3%

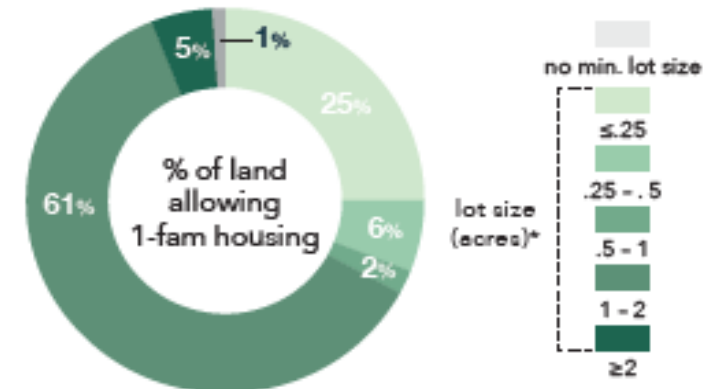
allows manufactured or  
mobile home planned  
developments



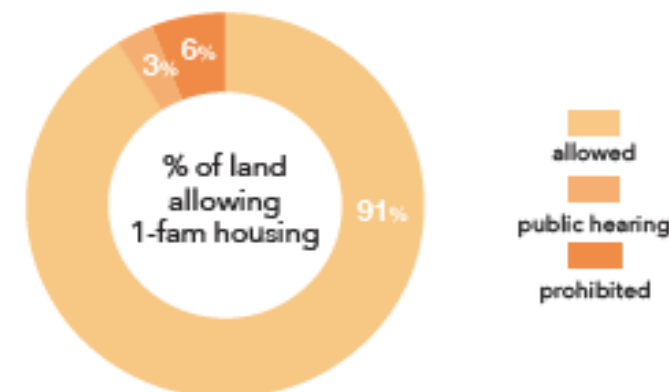
94%

has a minimum  
parking requirement

### 1-FAMILY MIN. LOT SIZES



### ACCESSORY DWELLING UNITS



# CLARK COUNTY, NV

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NOVEMBER 2023

NATIONAL  
ZONING  
ATLAS

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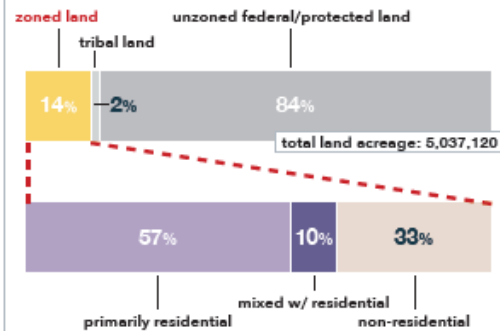
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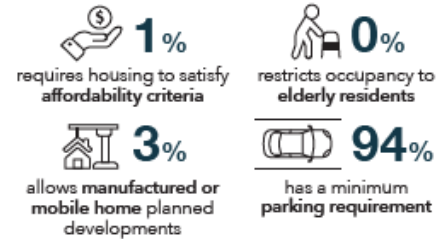
Total Districts  
Mapped  
  
Avg. Districts  
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### LAND USE

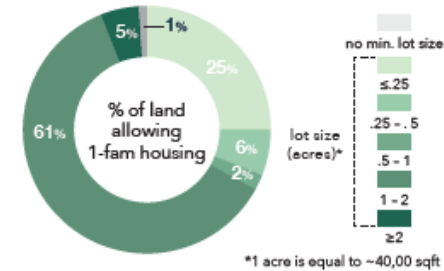


### SPECIAL PROVISIONS

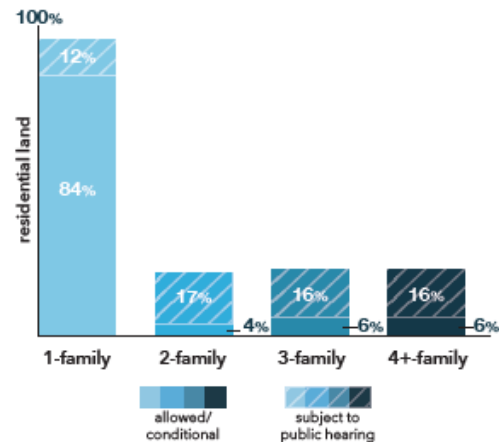
(as percentage of residential land)



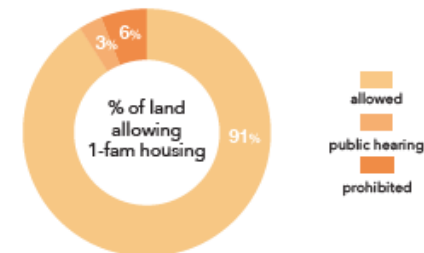
### 1-FAMILY MIN. LOT SIZES



### UNITS ALLOWED



### ACCESSORY DWELLING UNITS

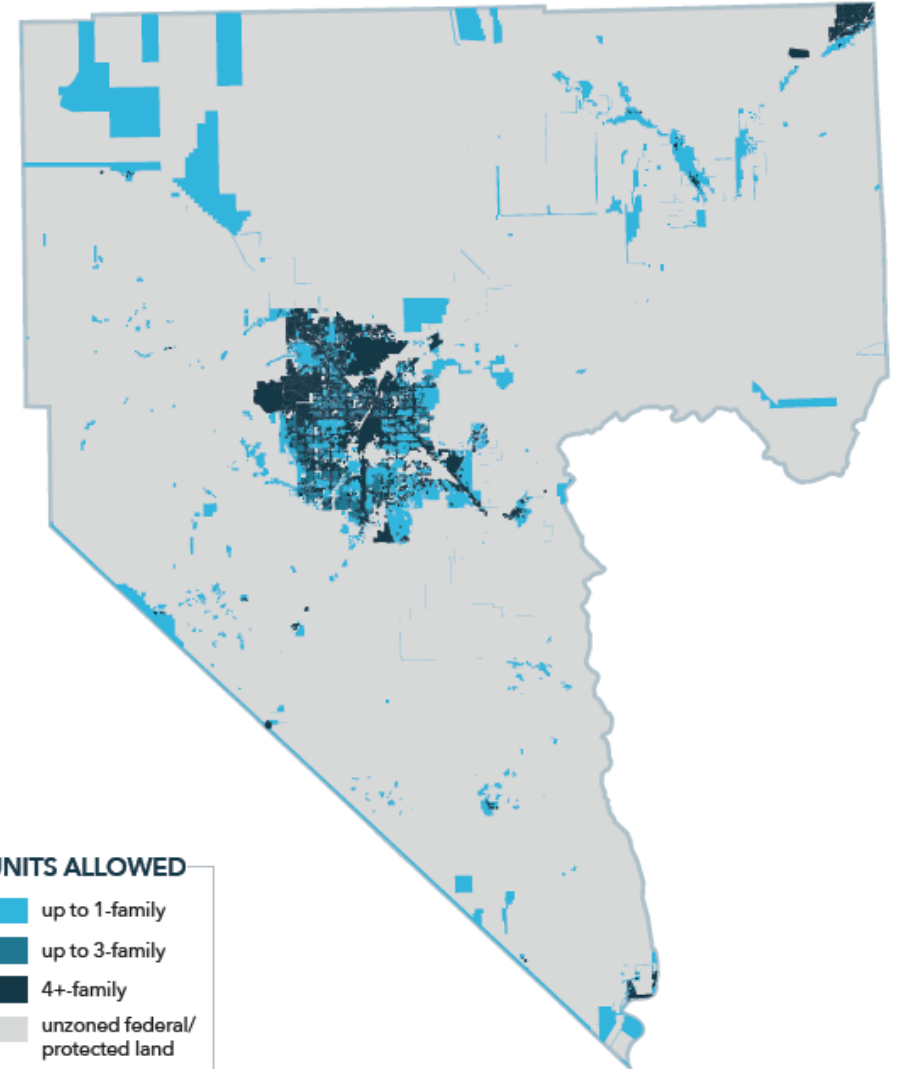


# CLARK COUNTY, NV

## Zoning Snapshot

NOVEMBER 2023

NATIONAL  
ZONING  
ATLAS



# North Texas: Preliminary Analysis

16-county DFW region

- 231 zoning-eligible municipalities

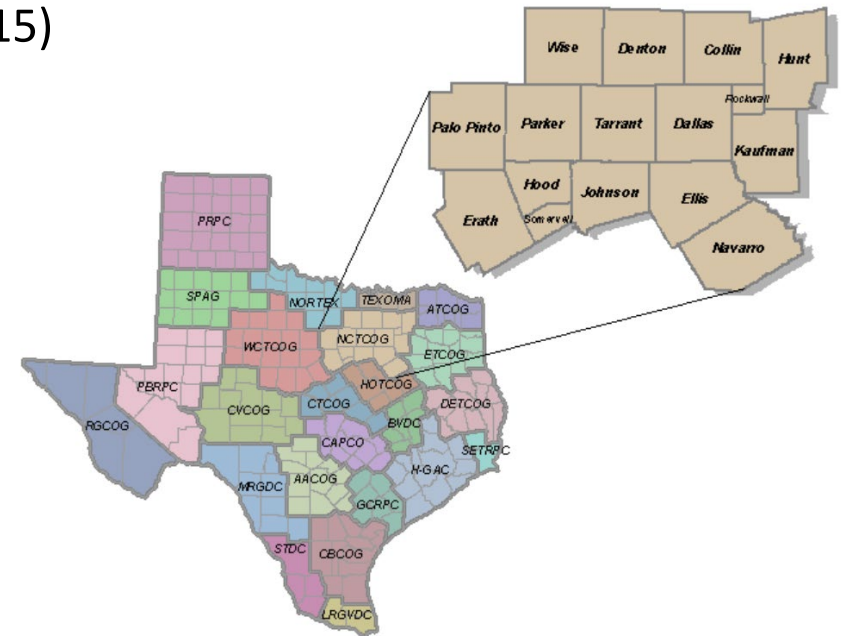
**196 zoned municipalities** (as of June 2022)

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

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

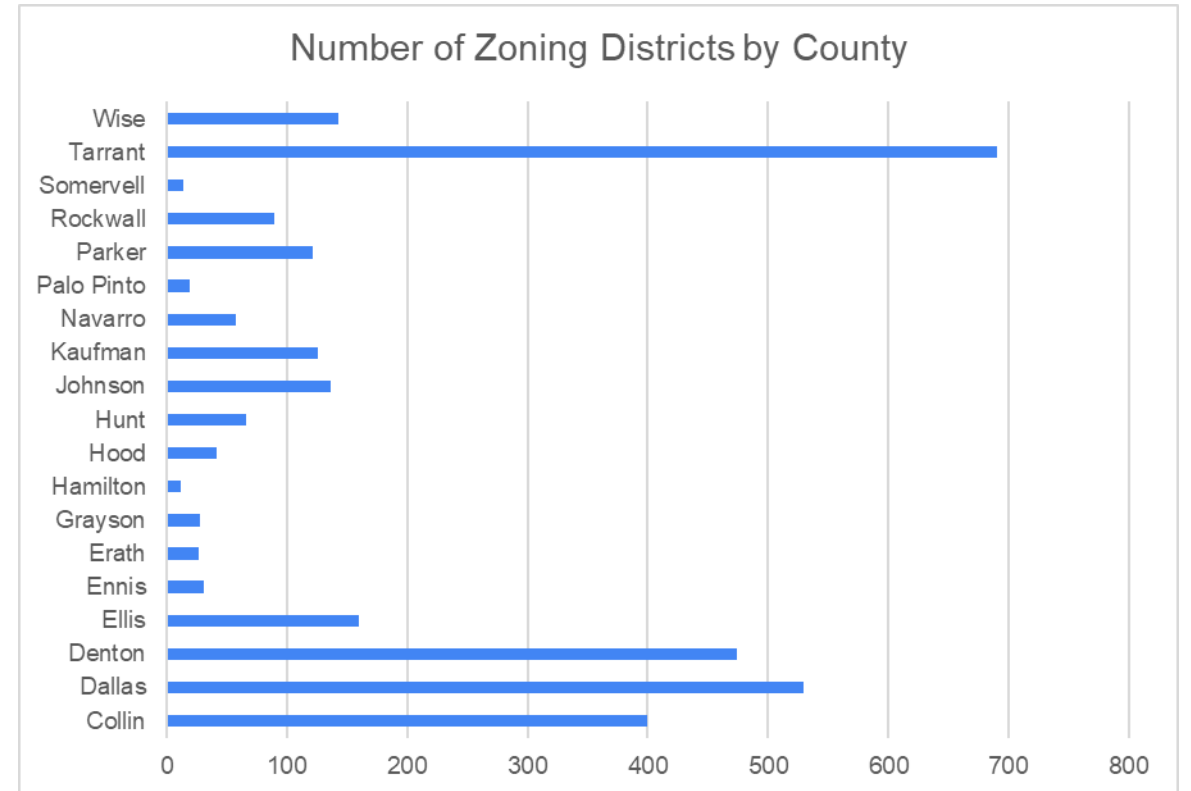
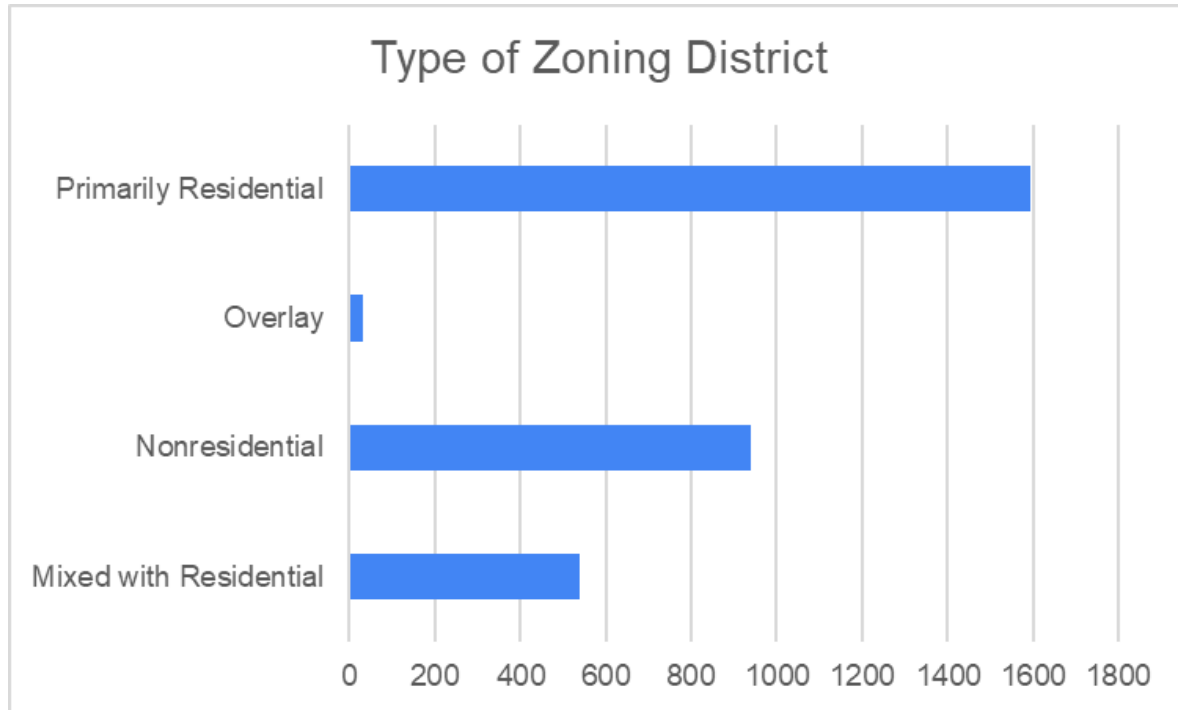
3,168 zoning districts in DFW region

- 50.3% (1,594) Primarily Residential
- 17.0% (540) Mixed Residential
- 29.6% (938) Non-Residential





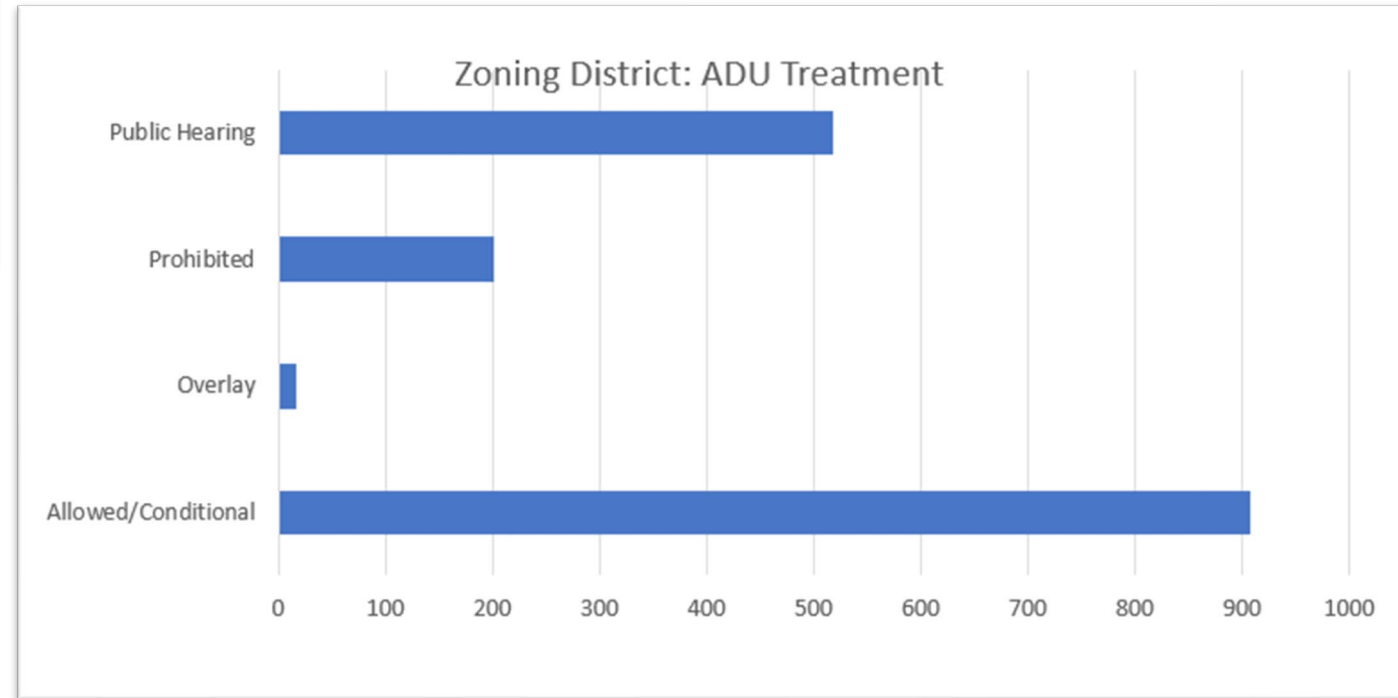
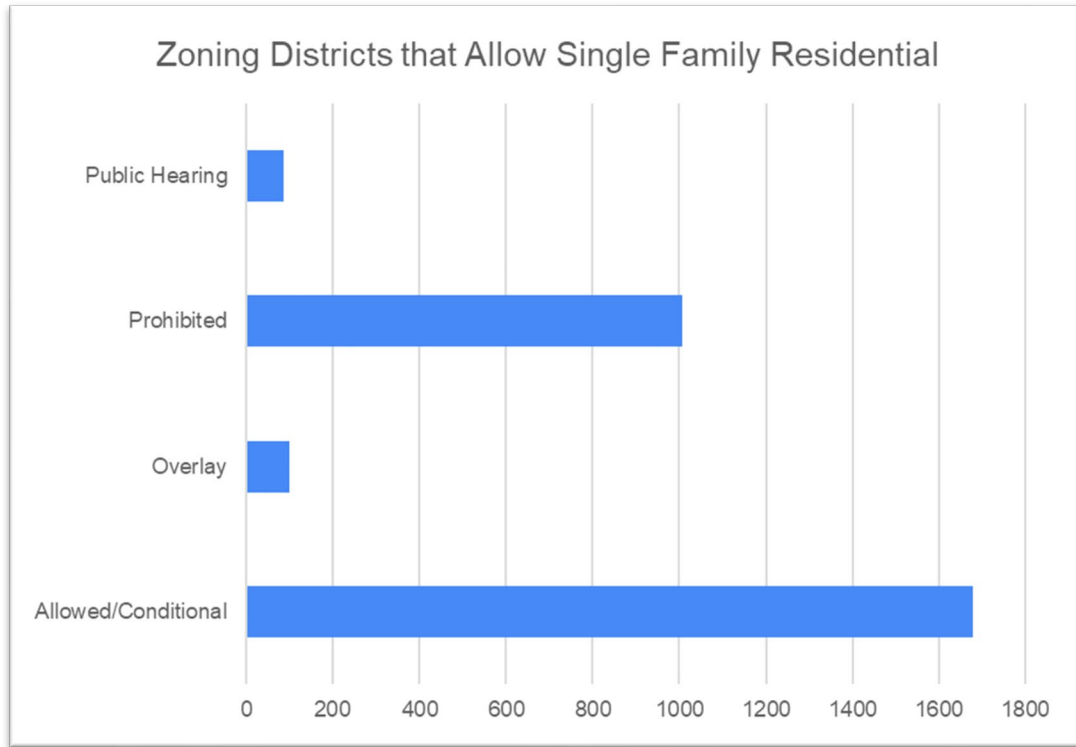
# Zoning Trends: DFW Region



*Excludes the city of Dallas*

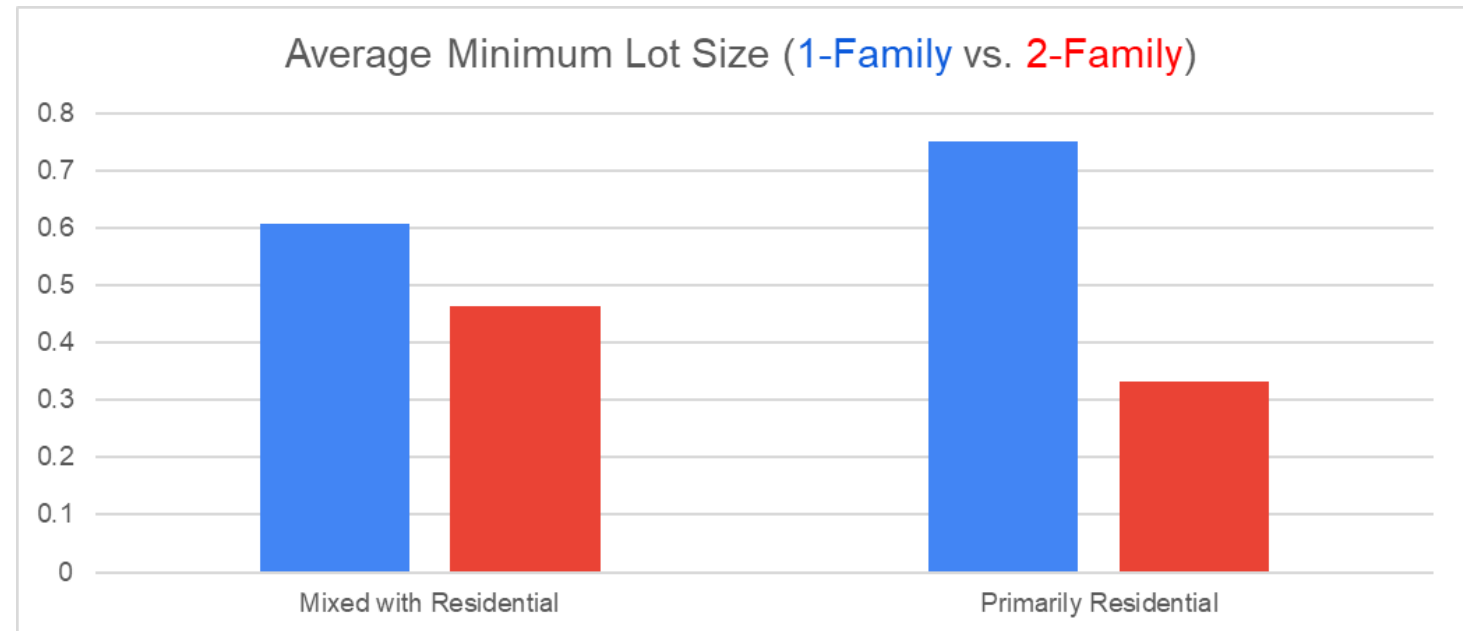
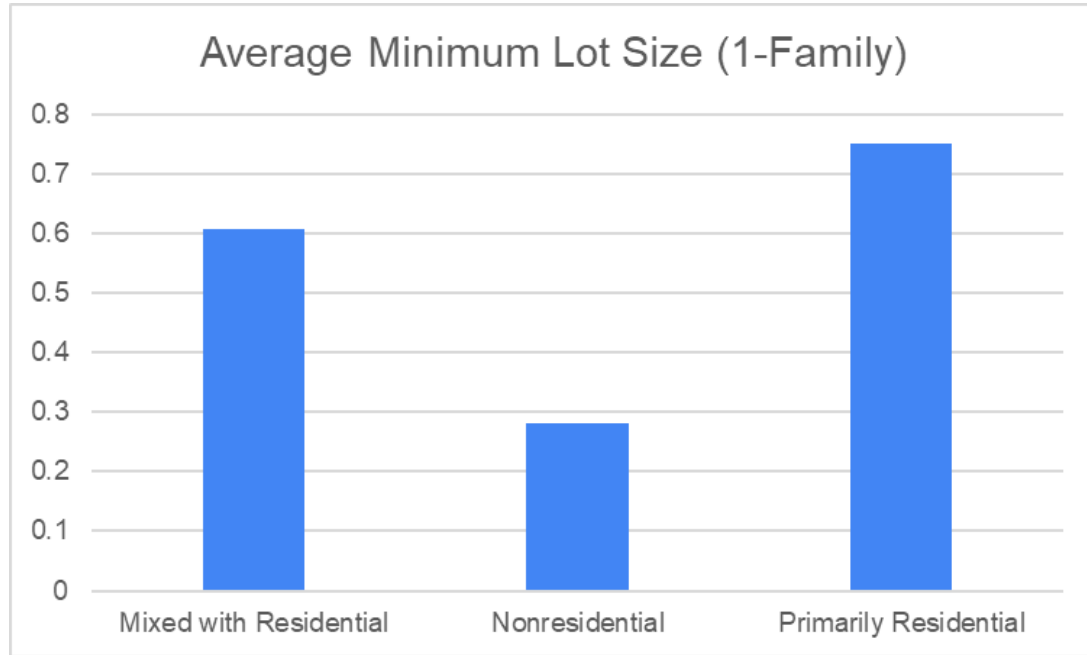
$N = 3,168$

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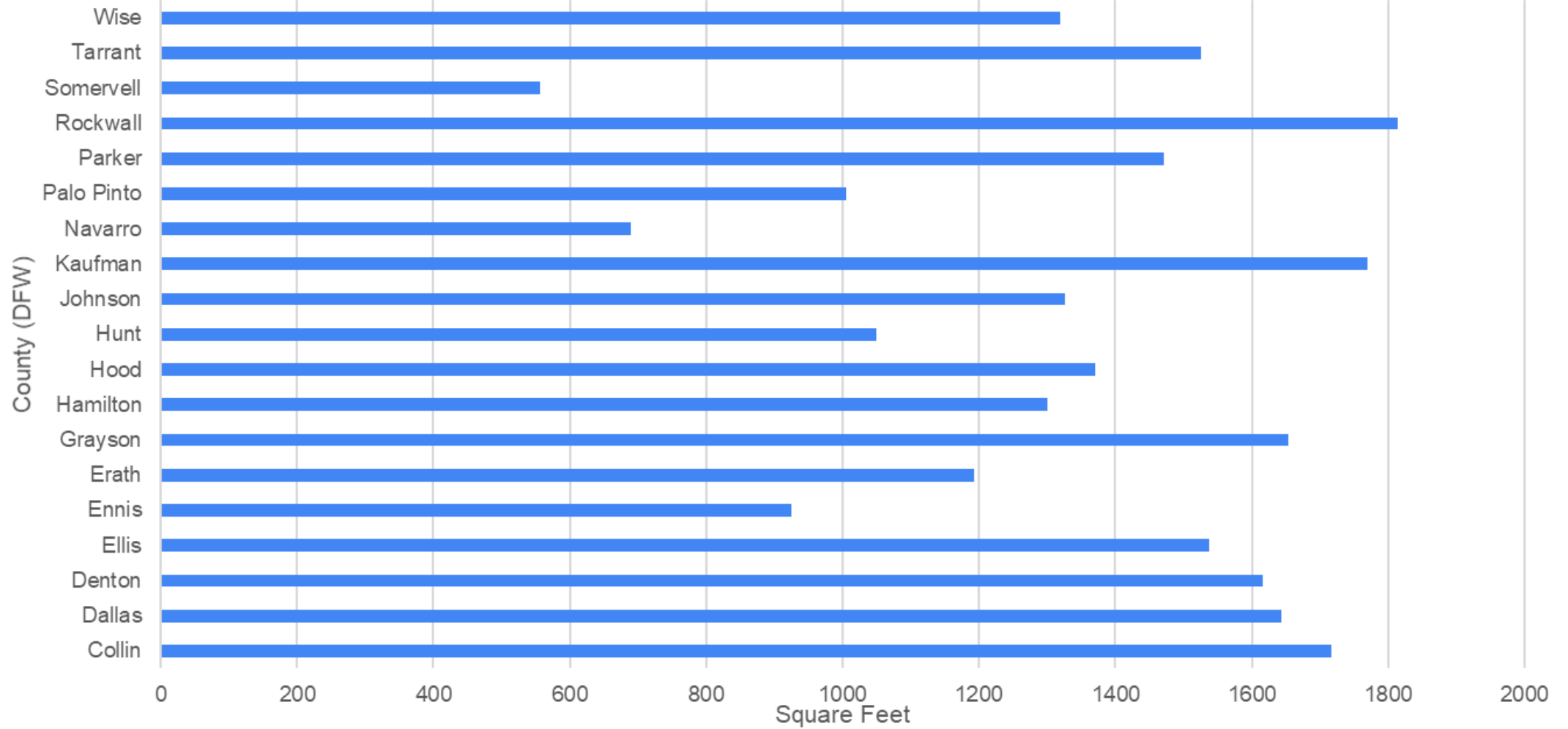




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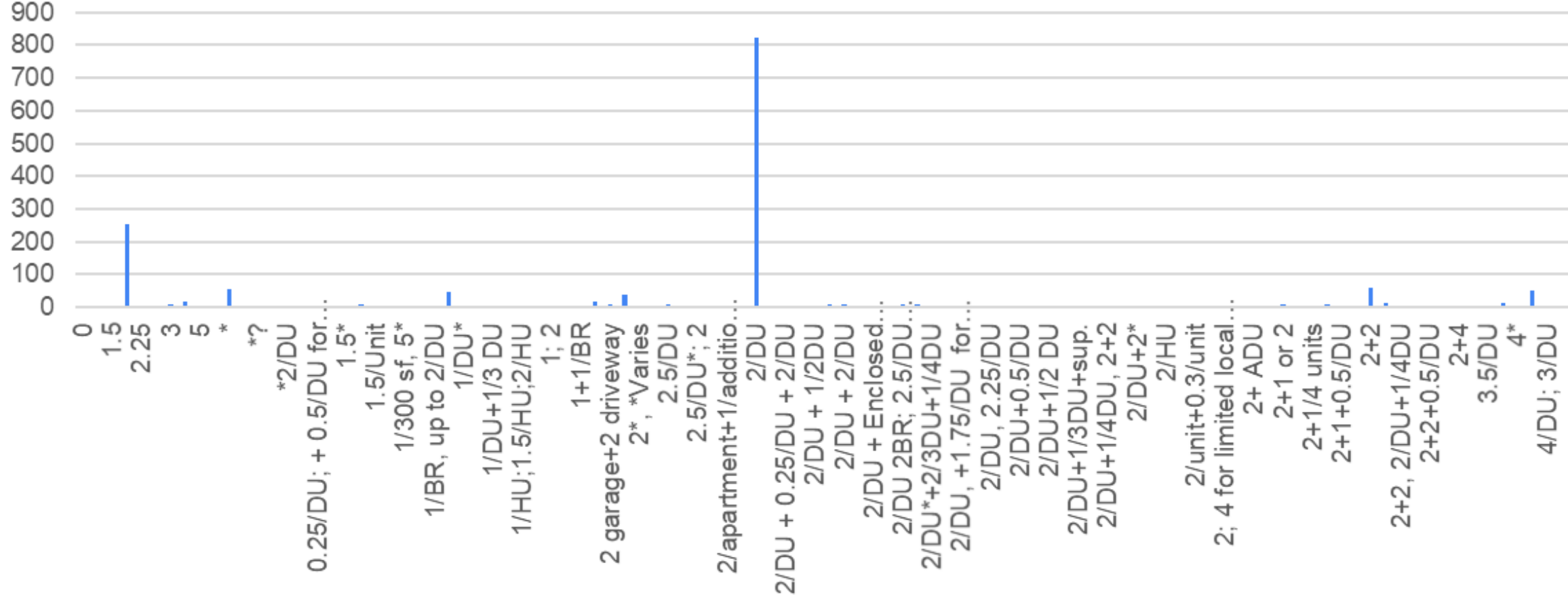


1-Family Average Minimum Unit Size by County



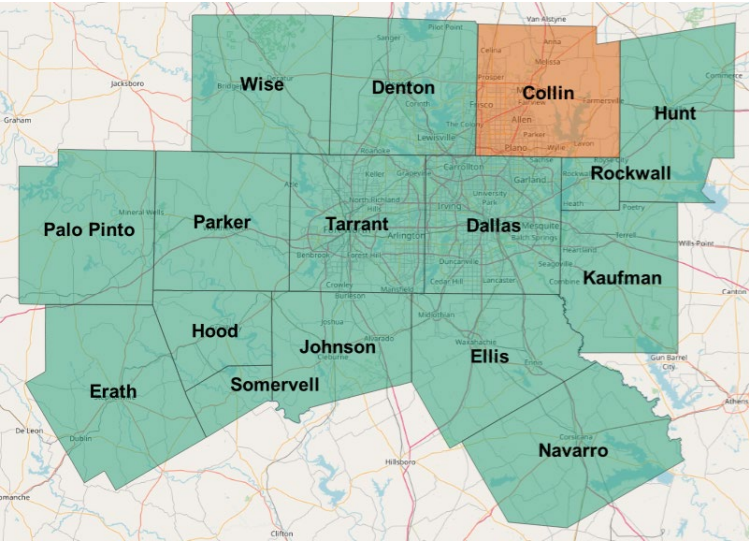
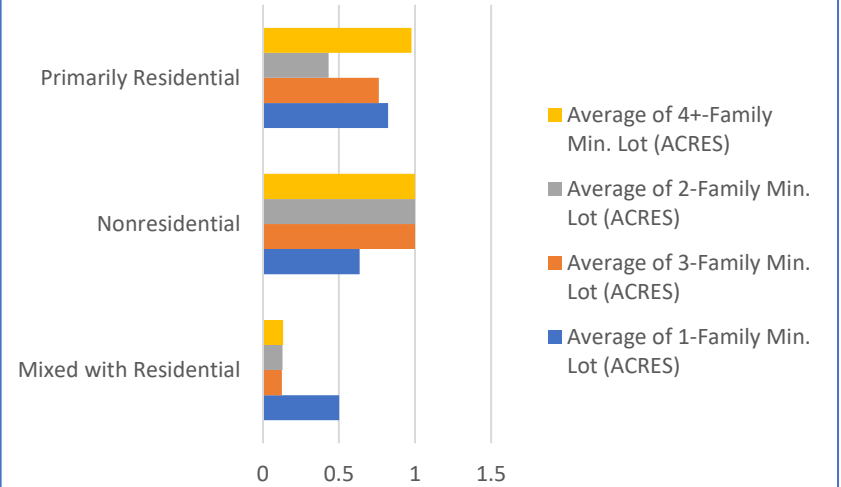


# 1-Family Parking Requirements

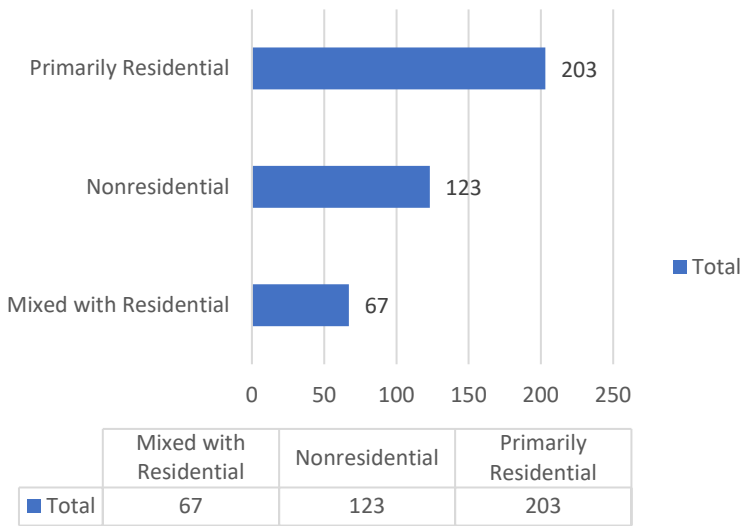


Collin county

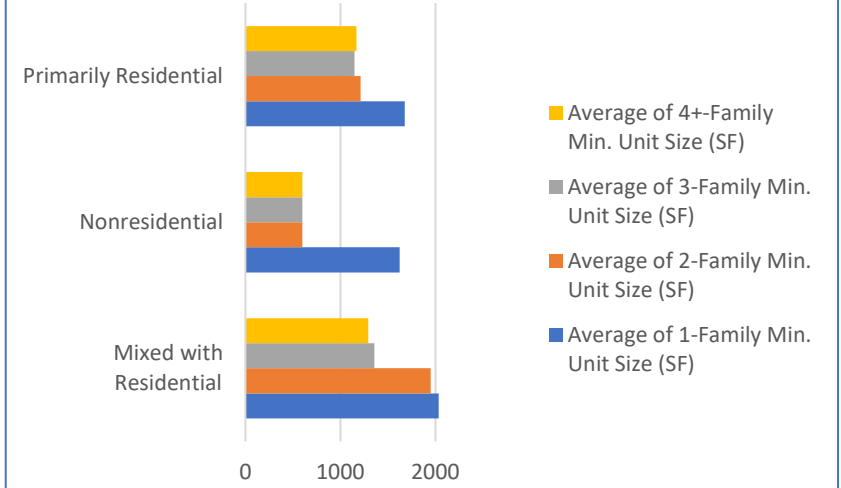
Average minimum lot size in Collin county (Acres)



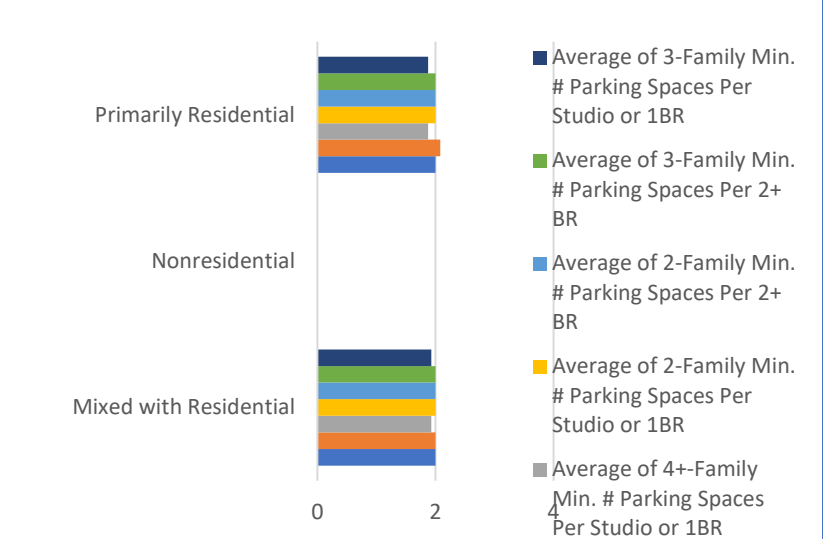
Types of zoning district in Collin county



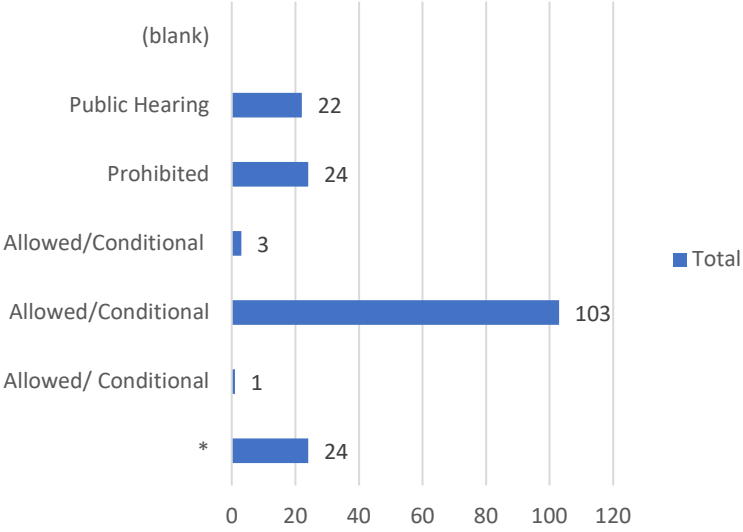
Average minimum unit size in Collin county (Square Feet)



Average minimum parking spaces



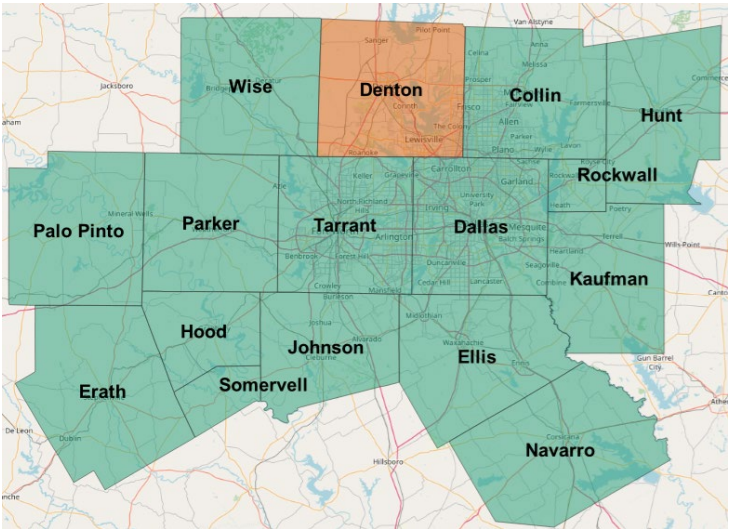
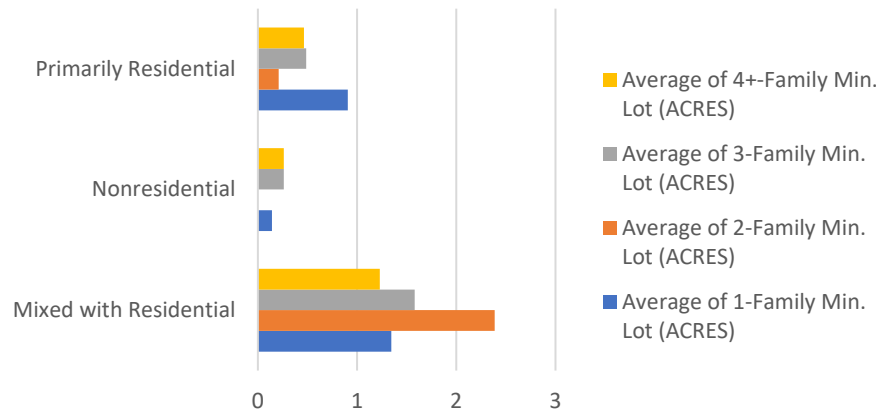
ADU treatment in Collin county



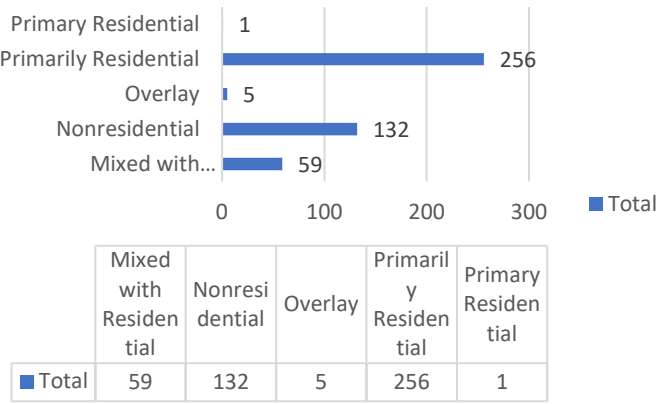


# Denton County

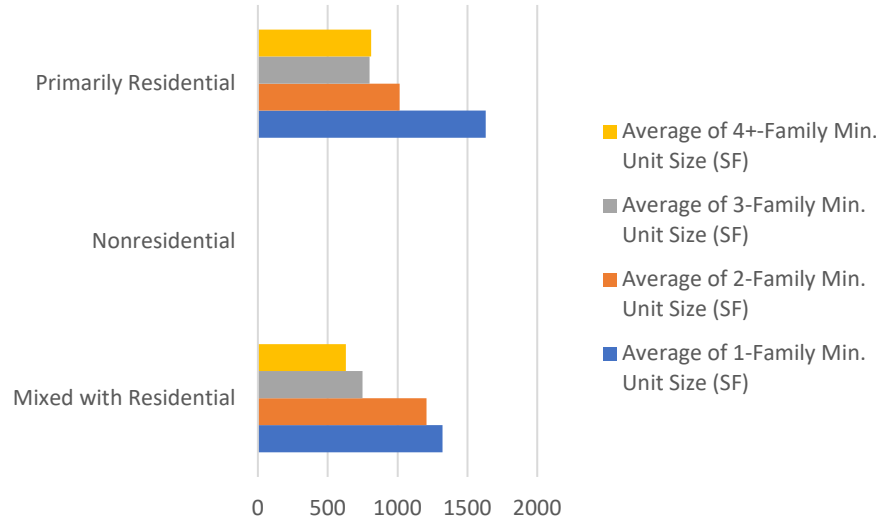
## Average minimum lot size in Denton County (Acres)



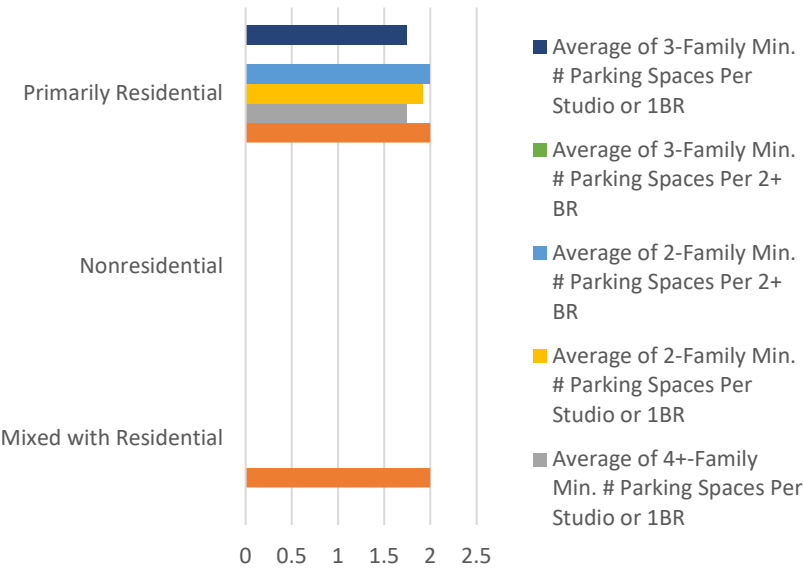
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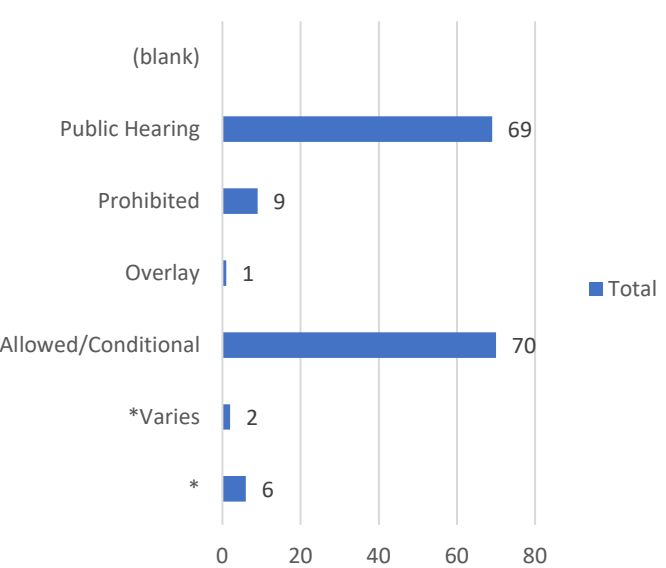
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## Average minimum parking spaces

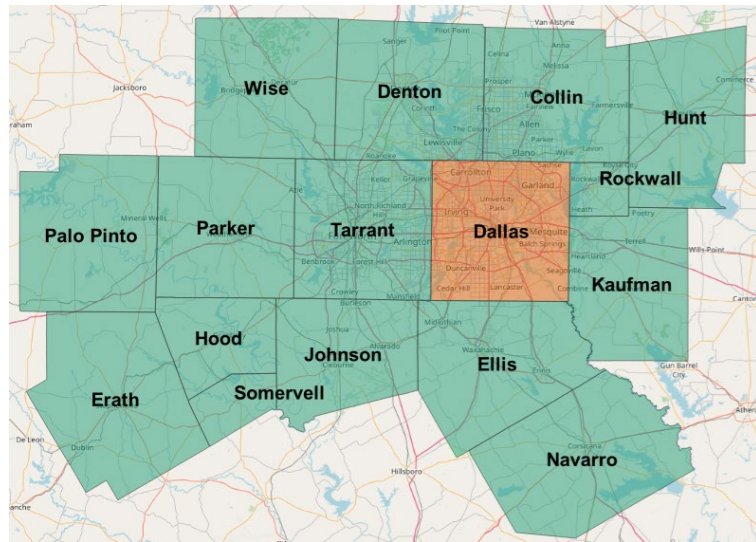
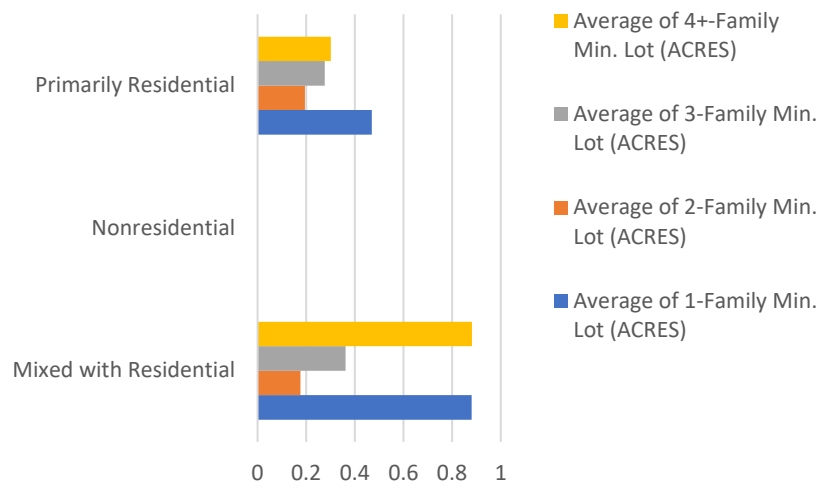


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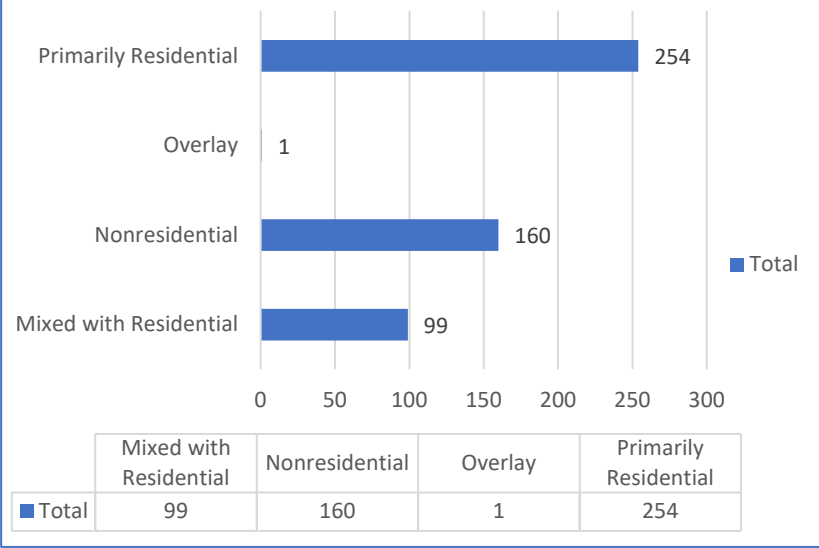


# Dallas County

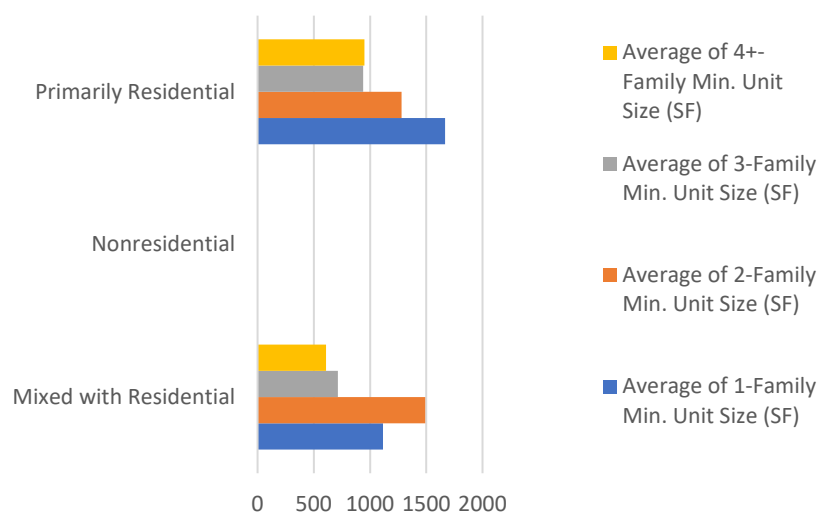
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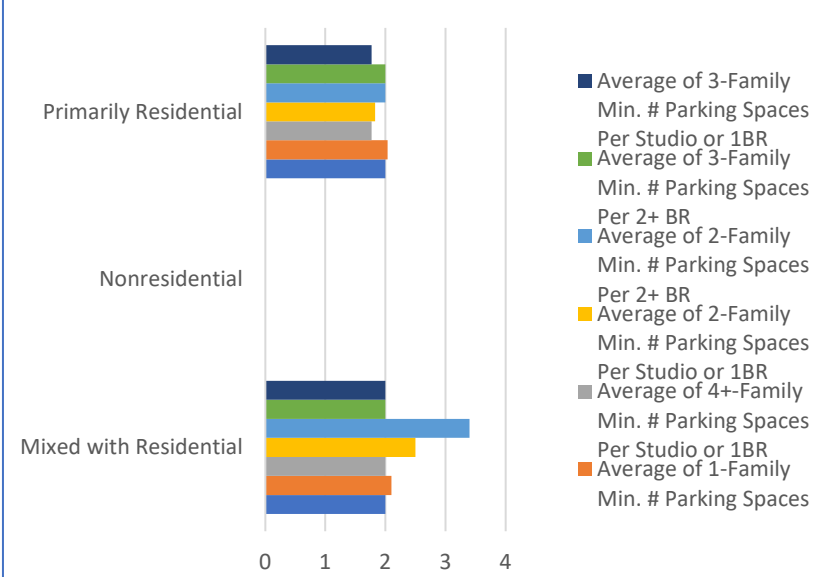
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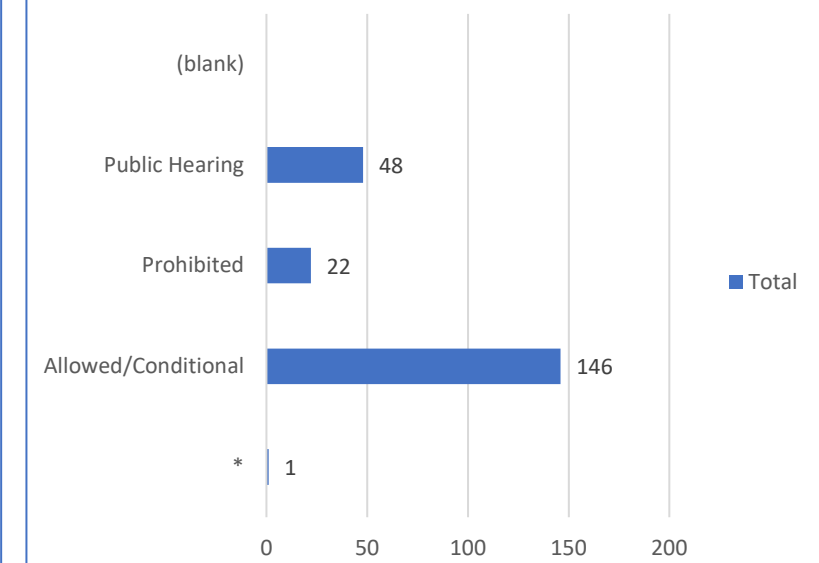
### Average minimum unit size in Dallas County (Square Feet)



### Average minimum parking spaces



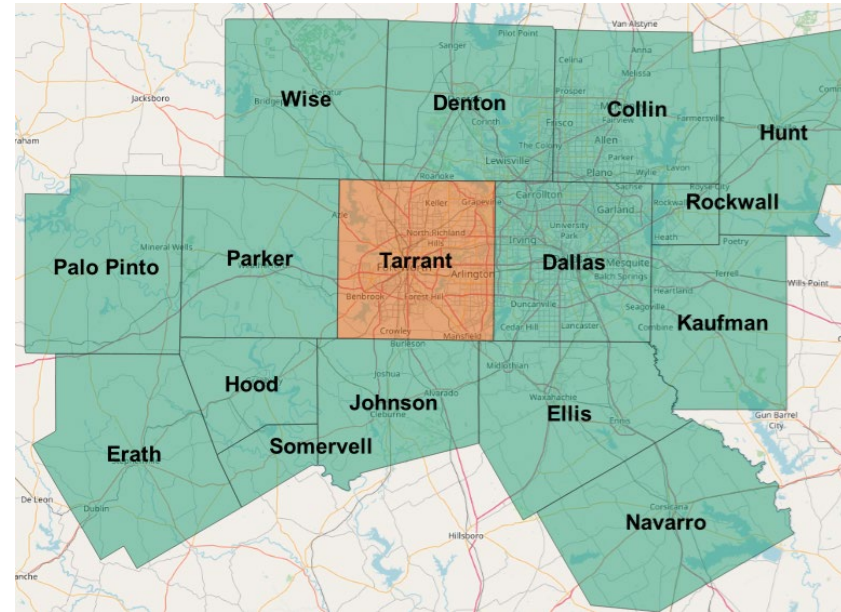
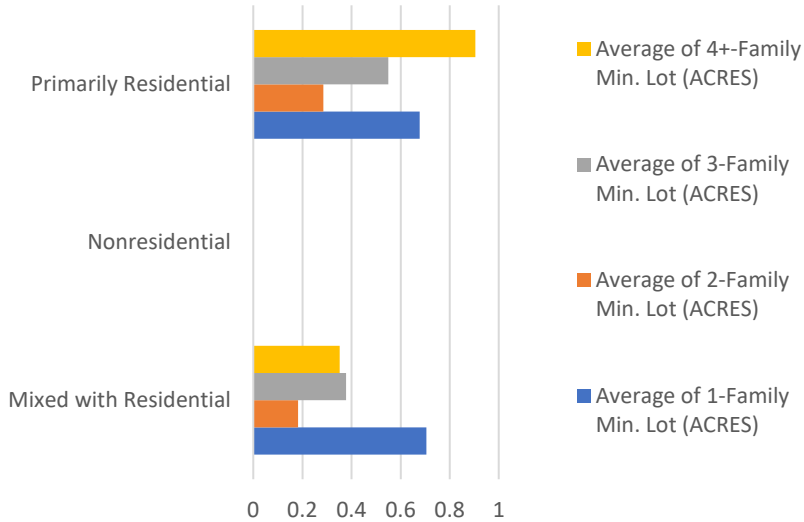
### ADU treatment in Dallas county



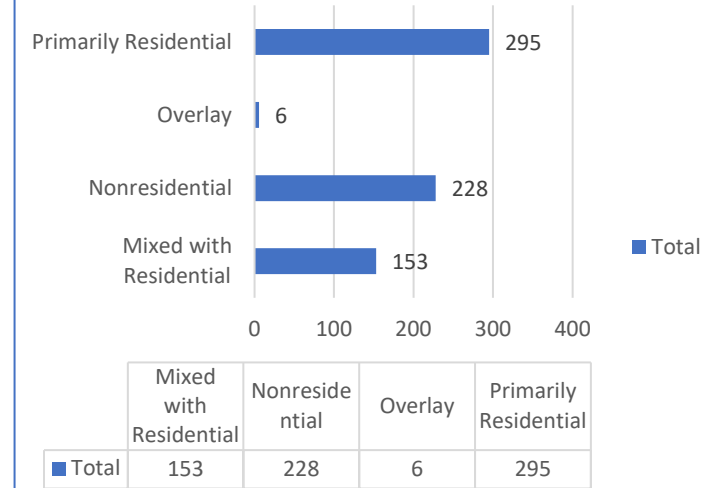


# Tarrant County

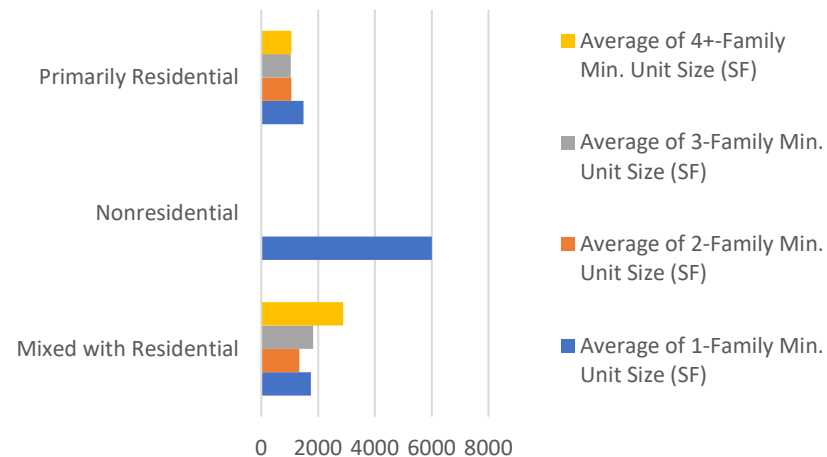
## Average minimum lot size in Tarrant county (Acres)



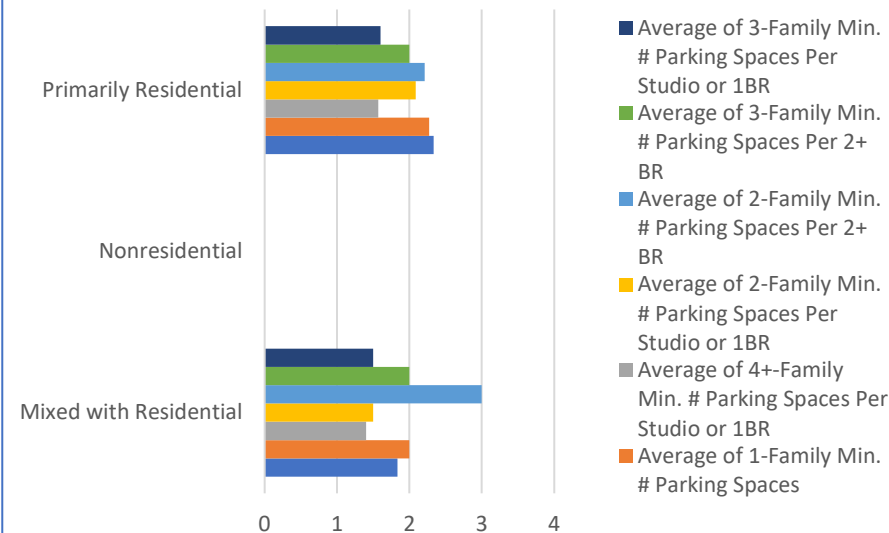
## Types of zoning district in Tarrant county



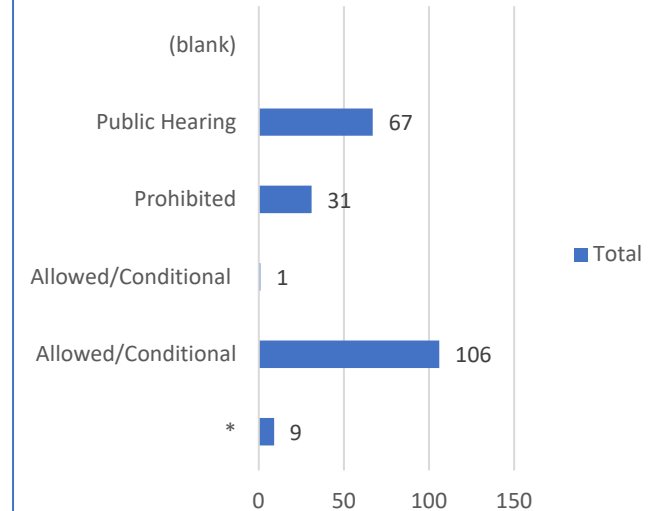
## Average minimum unit size in Tarrant county (Square Feet)



## Average minimum parking space




## ADU treatment in Tarrant County



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# Project Schedule

## DFW Region

- March 2024 Data Release
  - Available on NZA website

## Central Texas (Austin-San Antonio)

- Fall 2023: Data Collection
- Summer 2024: Data Release

## 2024 -

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



# Thank You!

For Questions + Collaborations:

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