

# An Overview of Zoning in Texas

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## WHAT IS ZONING?

The division of a city or area into districts and the prescription and application of different regulations in each district generally is referred to as zoning. A comprehensive zoning ordinance necessarily divides a city into certain districts and prescribes regulations for each one having to do with the architectural design of structures, the area to be occupied by them, and the use to which the property may be devoted. The use of a building may be restricted to that of trade, industry or residence.



## **Why did Zoning Flourish in the USA?**

**New York City**



**Washington, D.C.**



## **“City Beautiful” Movement**

- **Beginning of 20th Century**
- **Precursor to modern urban planning**
- **Pressed for paving of streets, sidewalks, street lighting, trees, gardens, public parks and development and maintenance of attractive residential areas**
- **By 1920s, many cities had adopted zoning ordinances**

## The Feds step in. . .

United States Department of Commerce Secretary Herbert Hoover creates advisory committee in 1921 to draft model state zoning and planning enabling acts



## Standard State Zoning Enabling Act

1926 ed.

DEPARTMENT OF COMMERCE  
HERBERT HOOVER, SECRETARY

**A STANDARD  
STATE ZONING ENABLING ACT**  
UNDER WHICH MUNICIPALITIES MAY ADOPT ZONING  
REGULATIONS

BY THE  
ADVISORY COMMITTEE ON ZONING  
APPOINTED BY SECRETARY HOOVER

CHARLES B. BALL - - - - - Secretary-Treasurer, City Planning Division,  
Sanitary Engineer, American Society of Civil Engineers.  
EDWARD M. BASSETT - - - - - Council, Zoning Commission of New York.  
ALFRED BETTMAN - - - - - Director, National Conference on City Planning.  
IRVING L. HEIT - - - - - Ex-President, National Association of Real Estate  
Brokers.  
JOHN FIELDER - - - - - Manager, Civic Development Department of the  
Planning Commission.  
MORRIS ENOCHS - - - - - From the Chamber of Commerce of the United  
States; Chairman, City Planning Division,  
American Society of Civil Engineers.  
NELSON F. LEWIS - - - - - From the National Conference on City Planning  
and National Institute of Building.  
J. HORACE McFARLAND - - - - - Ex-President, The American Civic Association.  
Master Planner and City Investigator.  
FREDERICK L. W. CLIMBIE - - - - - Ex-President, The American Society of Land-  
scape Architects; Ex-President, American  
City Planning Institute.  
LAWRENCE VEBLER - - - - - Secretary and Director, The National Housing  
Association.  
\* DODDING.

JOHN M. GRIES  
Chief, Division of Building and Housing, Bureau of Standards,  
Department of Commerce



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2016 Land Use Fundamentals session

"Zoning 101"