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

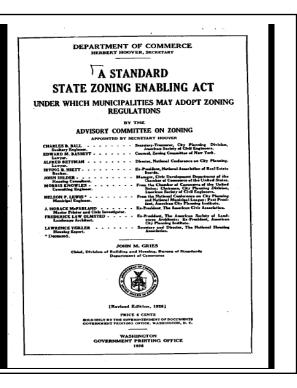
The Feds step in...

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.







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