

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 KNOWLES - - - - - 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. CLIMETED - - - - - 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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"Zoning 101"