

Setting the Stage for Reforms: Demystifying Zoning Codes with the **National Zoning Atlas**

MAY 2024

LAND
USE
ATLAS

NATIONAL
ZONING
ATLAS

**The National Zoning Atlas is a
collaborative project digitizing,
demystifying, & democratizing
U.S. zoning codes.**

Our Staff

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Founder &
Director



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NATIONAL ZONING ATLAS













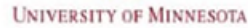




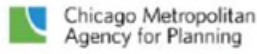
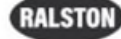


























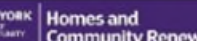


























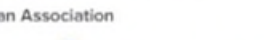










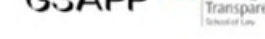

















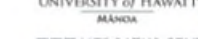






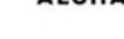


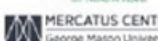
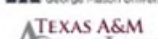






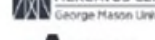




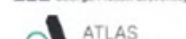



















































































































































































What Makes Zoning Complicated?

- Decentralized
 - ~30,000 jurisdictions
- Inconsistent
 - In definitions, substantive provisions, district types, & accessibility
- Convoluted
 - Long & jargon-heavy

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.
EDWARD M. BASSETT	Counsel, Zoning Committee of New York. Lawyer.
ALFRED BETTMAN	Director, National Conference on City Planning. Lawyer.
IRVING B. HIETT	Ex-President, National Association of Real Estate Boards. Realtor.
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MORRIS KNOWLES	From the Chamber of Commerce of the United Consulting Engineer. States; Chairman, City Planning Division, American Society of Civil Engineers.
NELSON P. LEWIS*	From the National Conference on City Planning Municipal Engineer. and National Municipal League; Past Presi- dent, American City Planning Institute.
J. HORACE McFARLAND	Ex-President, The American Civic Association. Master Printer and Civic Investigator.
FREDERICK LAW OLMSTED	Ex-President, The American Society of Land- scape Architects; Ex-President, American City Planning Institute.
LAWRENCE VEHLER	Secretary and Director, The National Housing Housing Expert. Association.

* Deceased.

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



[Revised Edition, 1926]

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WASHINGTON
GOVERNMENT PRINTING OFFICE
1926

How the NZA Responds

- Decentralized 
 - ~30,000 jurisdictions
- Inconsistent 
 - In definitions, substantive provisions, district types, & accessibility
- Convoluted 
 - Long & jargon-heavy
- Centralize Information
 - Create a one-stop shop for zoning codes
- Standardize Information
 - Enable apples-to-apples comparisons for jurisdictions
- Make Information Accessible
 - Translate jargon for the common man
 - Public exploration tool
 - Straightforward map visuals

How to Make A Zoning Atlas

- Provides our standard methodology for:
 - Zoning code analysis
 - Geospatial analysis
- Coordinates with the NZA Editor database
- Is continually updated

HOW TO MAKE A ZONING ATLAS 2.0:

THE OFFICIAL METHODOLOGY FOR
THE NATIONAL ZONING ATLAS

by Sara C. Bronin, Scott Markley, Aline Fader, & Evan Derickson

first published June 2023

NATIONAL
ZONING
ATLAS

Zoning Data Entry

Ithaca (City), Tompkins County, NY, CR-1, Collegetown Residential

Table of Contents: [Zoning District Map](#) • [Zoning District Details](#) • [1-Family Treatment](#) • [2-Family Treatment](#) • [3-Family Treatment](#) • [4+-Family Treatment](#) • [Affordable Housing \(AH\)](#) • [Accessory Dwelling Unit \(ADU\)](#) • [Planned Residential Development \(PRD\)](#) [Review Status](#) • [Need Help?](#)

SAVE CHANGES

1-FAMILY TREATMENT

AI/ML Annotation Mode

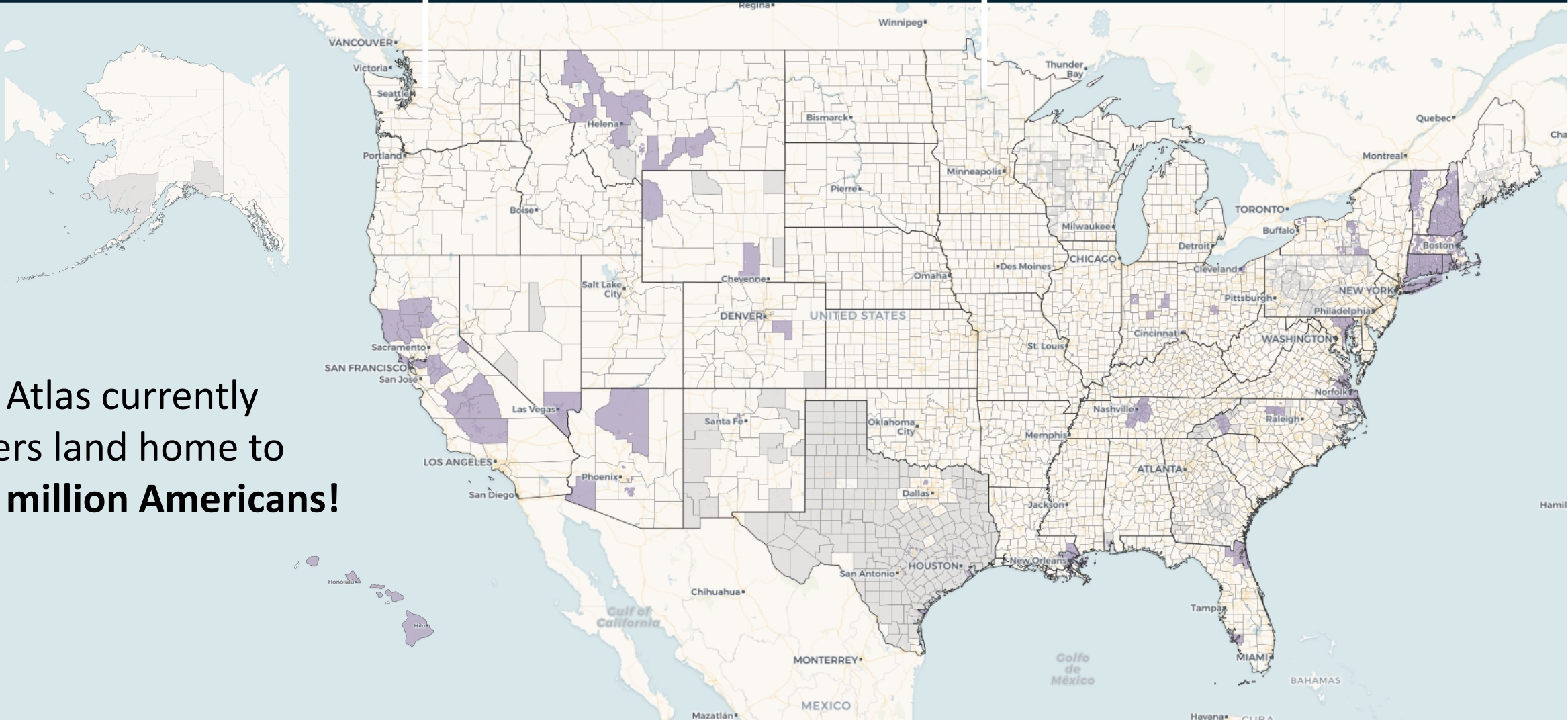
1-Family Treatment (MANDATORY) Allowed/Conditional		
Min. Lot Size 0.09		Units / Special Acres
Front Setback 10		Units / Special Feet
Side Setback 5		Units / Special Feet
Rear Setback < of 20' or 20% of lot depth		Units / Special Contextual
Max. Lot Coverage - Buildings 30		Units / Special Percent
Max. Lot Coverage - Buildings & Impervious Surface		Units / Special Percent
Min. Parking Spaces 1/3BR; 2/4or5BR; +1/add'l BR		Units / Special Alternatives
Max. Stories 3		Units / Special Stories
Max. Height 35		Units / Special Feet
Floor to Area Ratio		Units / Special Ratio
Min. Unit Size		Units / Special Square Feet

Jurisdictions in
Progress: 7,800

Jurisdictions
Completed: 3,300

Contributors
to Date: 320+

The Atlas currently
covers land home to
55+ million Americans!



Atlas Walk-Through



zoningatlas.org/atlas

LEGEND AND LAYER OPTIONS ▾

Basemap Options

- ☒ Plain
- ☐ Topo
- ☐ Imagery

Jurisdiction Type

- ☒ Has Zoning
- ☐ No Zoning

Boundaries

- ☐ State Boundary
- ☐ County Boundary

Other Features

- ☒  Water ⓘ
- ☒  Tribal Lands ⓘ
- ☒  Protected Lands ⓘ

ZOOM TO



SHOW ME WHERE PEOPLE CAN BUILD

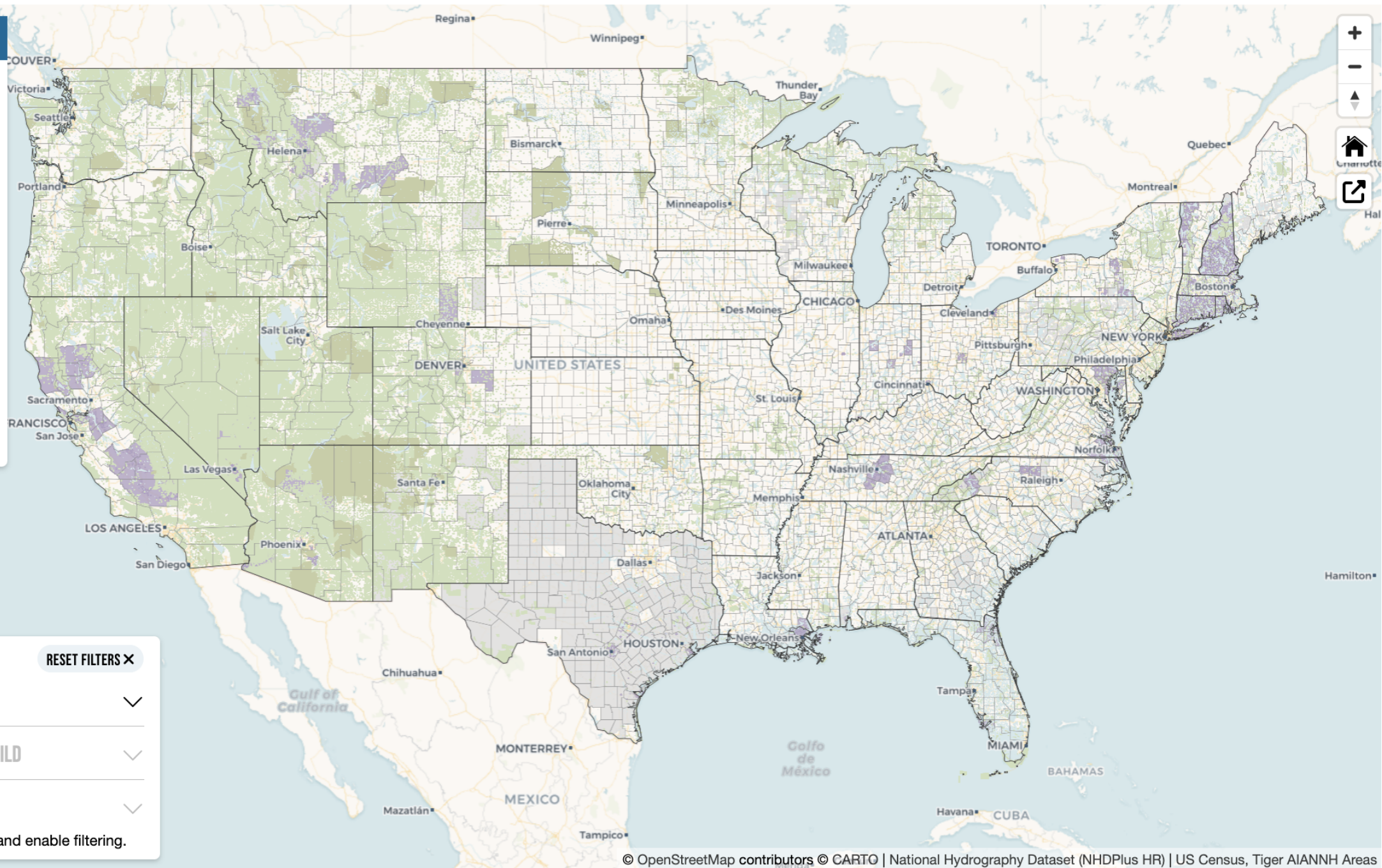


ADVANCED FILTERS



Zoom in to show zoning districts and enable filtering.

RESET FILTERS ✕



LEGEND AND LAYER OPTIONS >

RESET FILTERS X

ZOOM TO

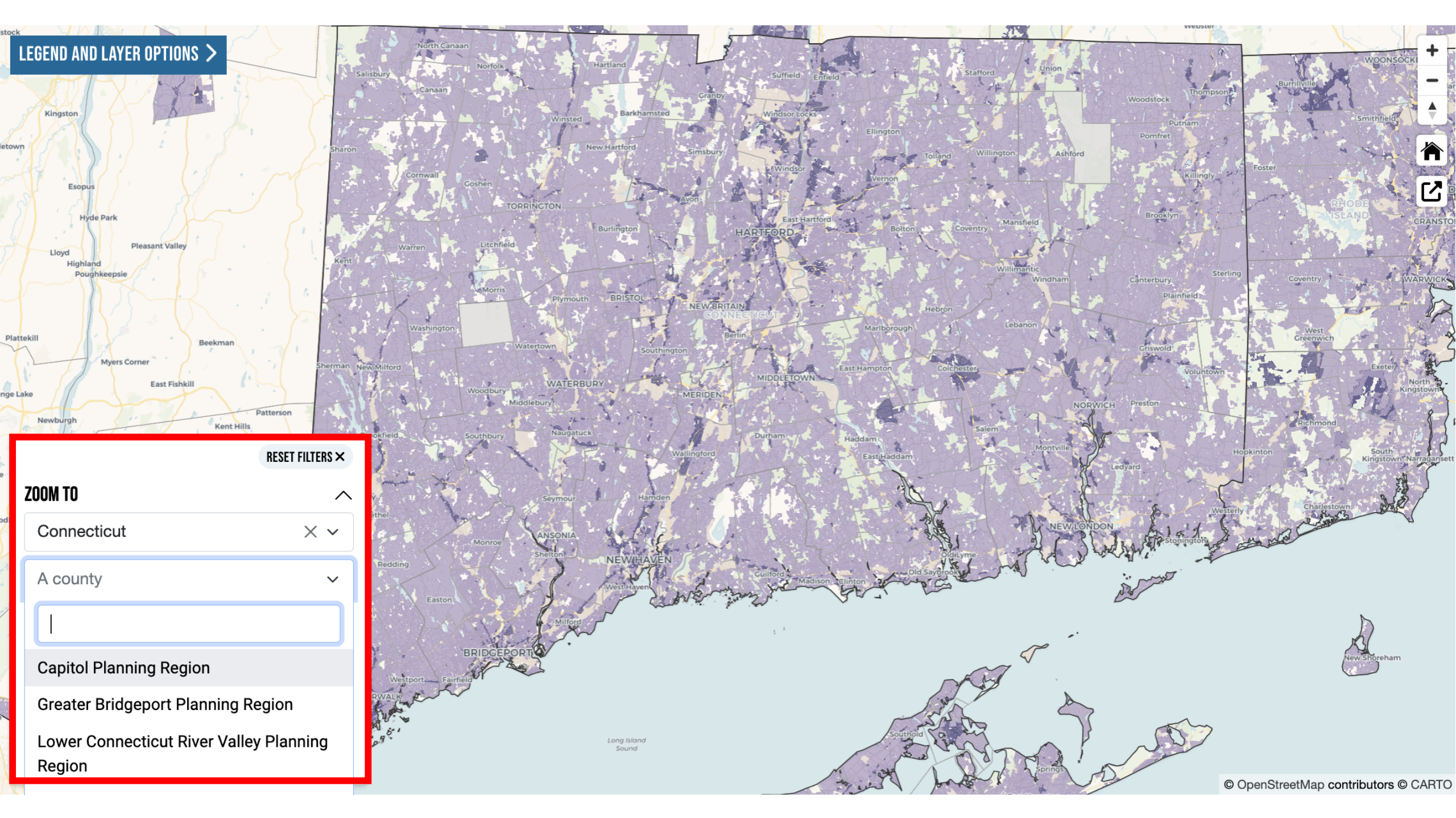
Connecticut X v

A county v

Capitol Planning Region

Greater Bridgeport Planning Region

Lower Connecticut River Valley Planning Region



LEGEND AND LAYER OPTIONS >



RESET FILTERS ✕

ZOOM TO

Connecticut ✕ ▾

South Central Connecticut Planning Region ▾

SELECT

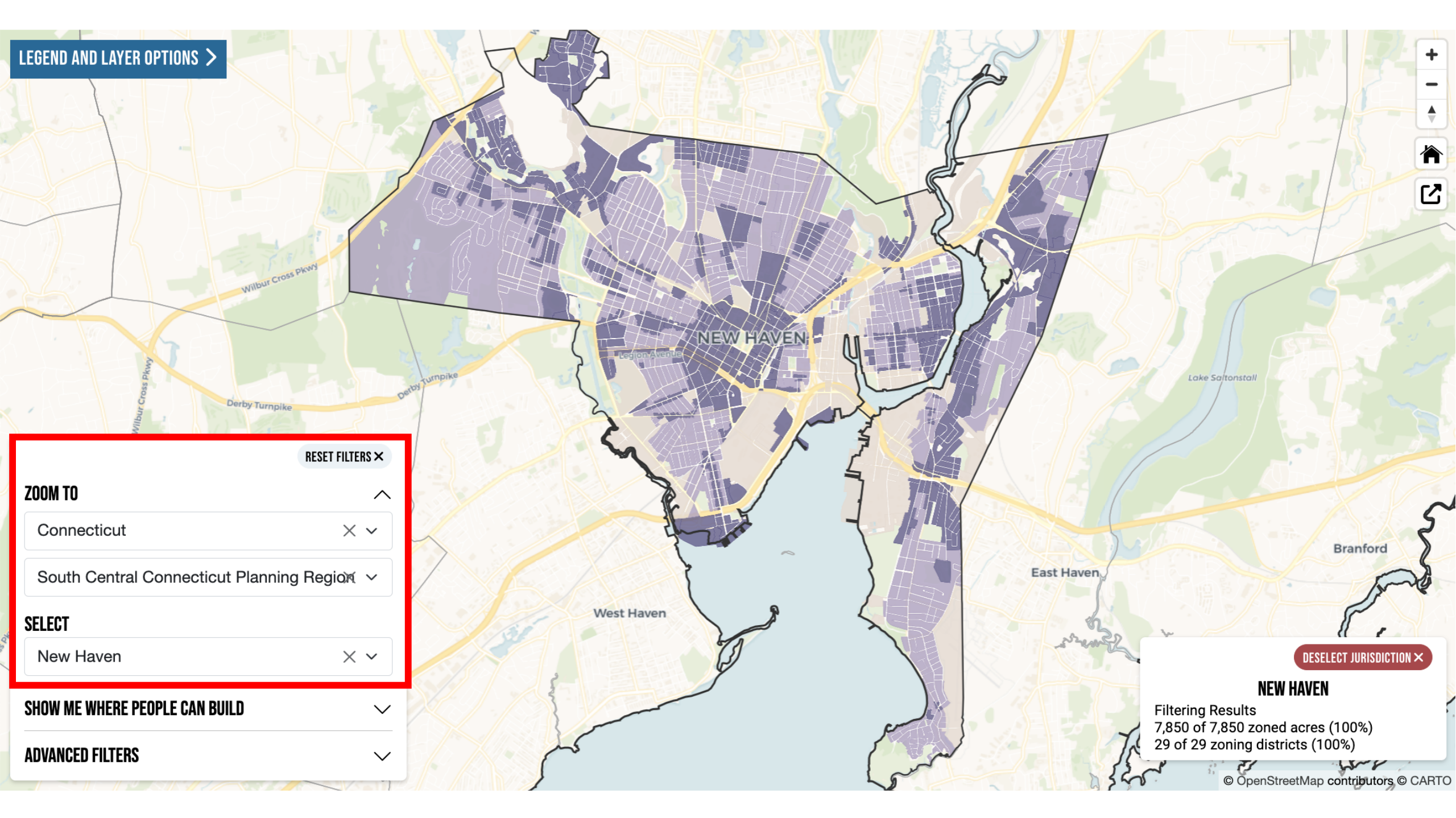
New Haven ✕ ▾

SHOW ME WHERE PEOPLE CAN BUILD

▾

ADVANCED FILTERS

▾



DESELECT JURISDICTION ✕

NEW HAVEN

Filtering Results

7,850 of 7,850 zoned acres (100%)

29 of 29 zoning districts (100%)

LEGEND AND LAYER OPTIONS ▾

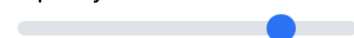
Basemap Options

- ☒ Plain
- ☐ Topo
- ☐ Imagery

Zoning District Type

- ☒ Primarily Residential
- ☒ Mixed with Residential
- ☐ Nonresidential
- ☐ No Zoning

Opacity



Boundaries

- ☒ State Boundary
- ☒ County Boundary

Other Features

- ☐ Water ⓘ
- ☐ Tribal Lands ⓘ
- ☐ Protected Lands ⓘ

ZOOM TO



SHOW ME WHERE PEOPLE CAN BUILD



ADVANCED FILTERS



RESET FILTERS ✕

RM-1, LOW MIDDLE DENSITY

Mixed with Residential

1-Family: Allowed/Conditional
2-Family: Allowed/Conditional
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Allowed/Conditional

NEW HAVEN

Filtering Results
7,850 of 7,850 zoned acres (100%)
29 of 29 zoning districts (100%)

DESELECT JURISDICTION ✕

LEGEND AND LAYER OPTIONS ▾

Basemap Options

- ☒ Plain
- ☐ Topo
- ☐ Imagery

Zoning District Type

- ☒ Primarily Residential
- ☒ Mixed with Residential
- ☐ Nonresidential
- ☐ No Zoning

Opacity



Boundaries

- ☒ State Boundary
- ☒ County Boundary

Other Features

- ☐ Water ⓘ
- ☐ Tribal Lands ⓘ
- ☐ Protected Lands ⓘ

ZOOM TO ▾

SHOW ME WHERE PEOPLE CAN BUILD ▾

ADVANCED FILTERS ▾

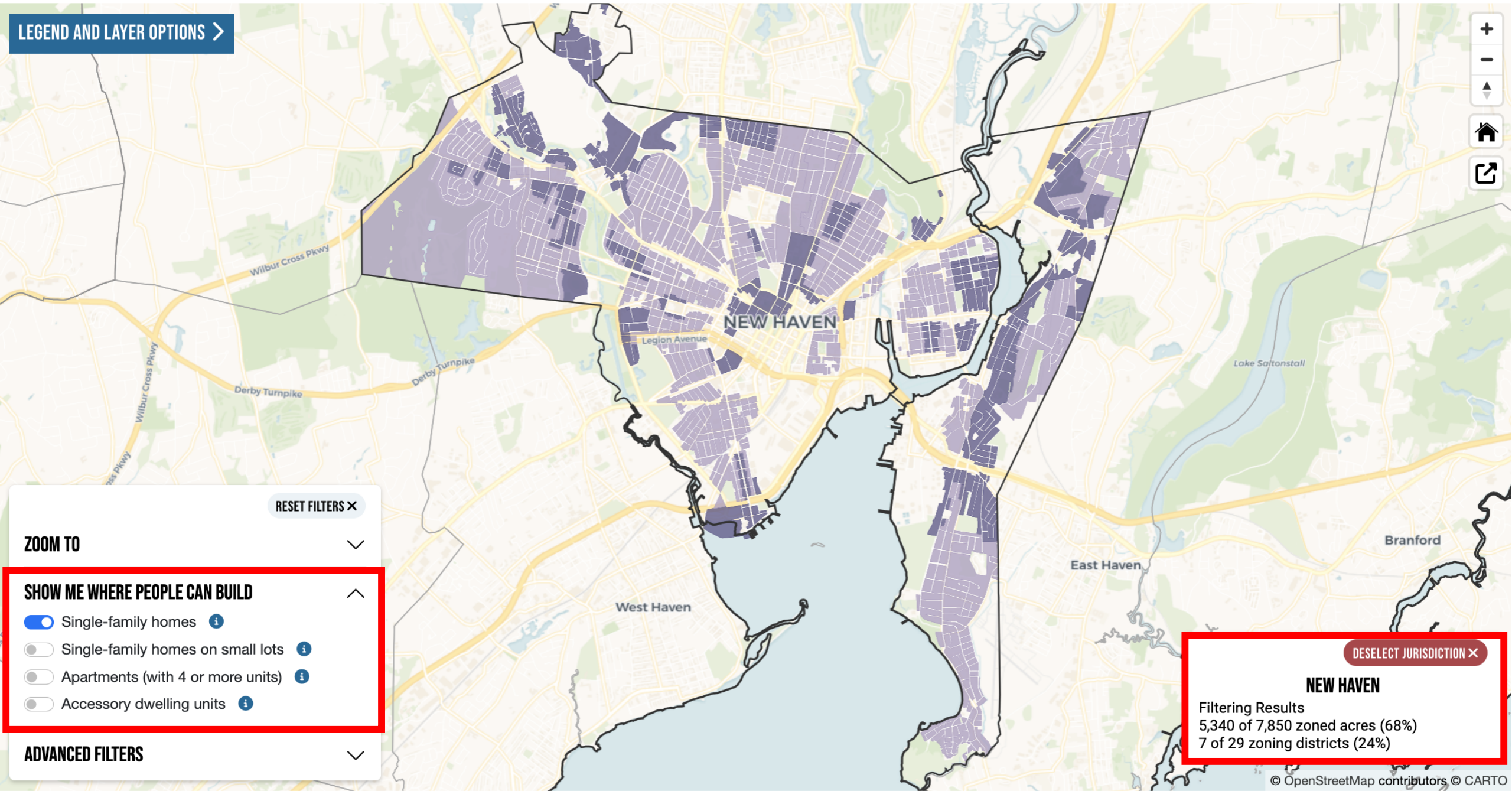
RESET FILTERS ✕

RM-2, HIGH MIDDLE DENSITY
Primarily Residential
1-Family: Allowed/Conditional
2-Family: Allowed/Conditional
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Allowed/Conditional

DESELECT JURISDICTION ✕

NEW HAVEN
Filtering Results
7,850 of 7,850 zoned acres (100%)
29 of 29 zoning districts (100%)

LEGEND AND LAYER OPTIONS >



RESET FILTERS ✕

ZOOM TO

SHOW ME WHERE PEOPLE CAN BUILD

- ☒ Single-family homes
- ☐ Single-family homes on small lots
- ☐ Apartments (with 4 or more units)
- ☐ Accessory dwelling units

ADVANCED FILTERS

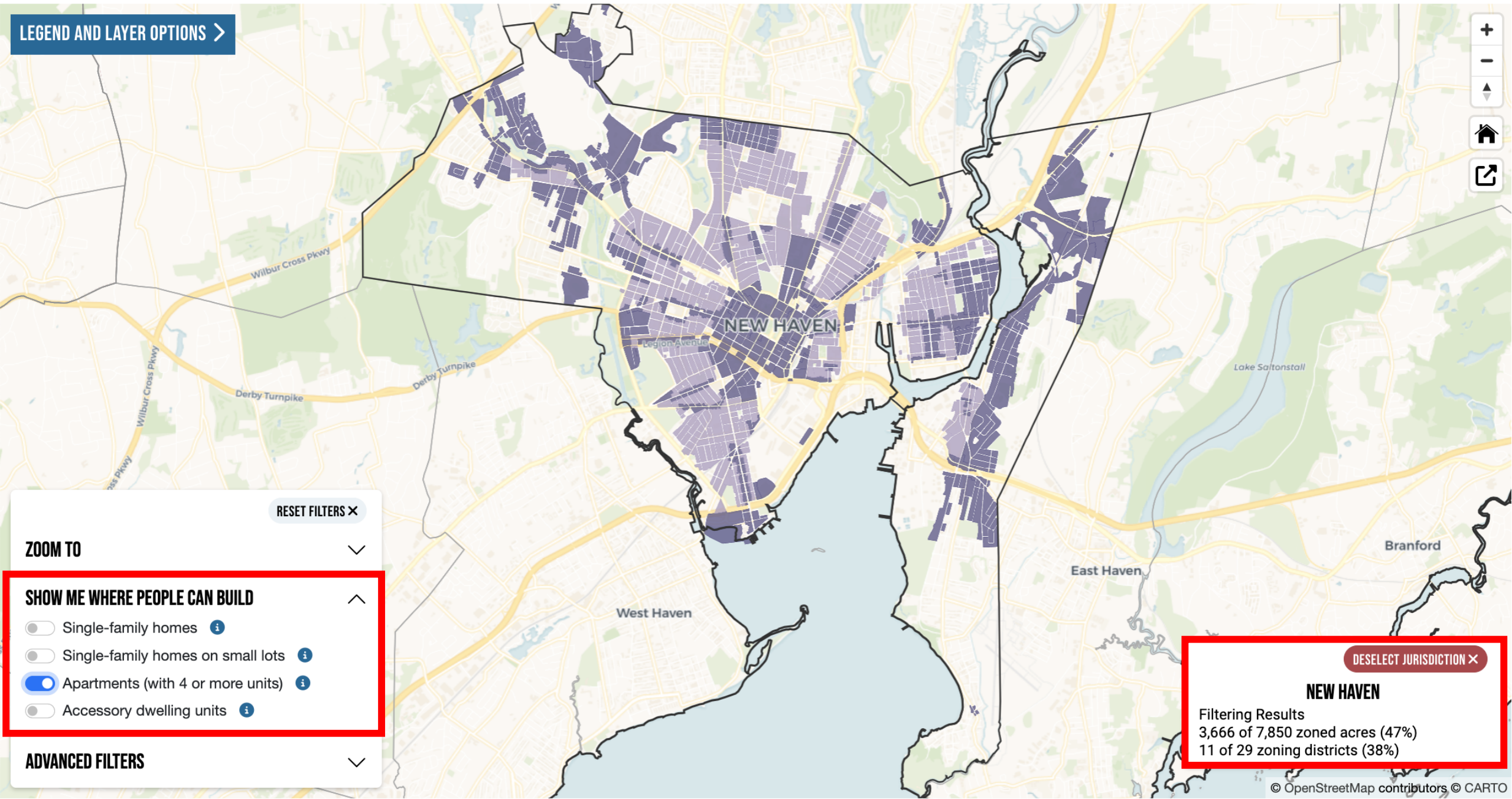
DESELECT JURISDICTION ✕

NEW HAVEN

Filtering Results
5,340 of 7,850 zoned acres (68%)
7 of 29 zoning districts (24%)

LEGEND AND LAYER OPTIONS >

Map navigation controls: zoom in (+), zoom out (-), full screen (house icon), and share (link icon).



RESET FILTERS ✕

ZOOM TO ▼

SHOW ME WHERE PEOPLE CAN BUILD ▲

- ☐ Single-family homes ⓘ
- ☐ Single-family homes on small lots ⓘ
- ☒ Apartments (with 4 or more units) ⓘ
- ☐ Accessory dwelling units ⓘ

ADVANCED FILTERS ▼

DESELECT JURISDICTION ✕

NEW HAVEN

Filtering Results
3,666 of 7,850 zoned acres (47%)
11 of 29 zoning districts (38%)

LEGEND AND LAYER OPTIONS >

RESET FILTERS ✕

ZOOM TO >

SHOW ME WHERE PEOPLE CAN BUILD >

ADVANCED FILTERS >

1-Family >v ⓘ

2-Family >v ⓘ

3-Family >v ⓘ

4+-Family >v ⓘ

☐ Is it Allowed? >

☐ Minimum Parking Requirement >

☐ Maximum Height Cap >

☐ Elderly Housing Only >

☐ Sewage/Water Connection Required >

☐ Transit Connection Required >

☐ Minimum Lot Size >

Accessory Dwelling Unit (ADU) >v ⓘ

☐ Is it Allowed? >

☐ Occupancy Restrictions >

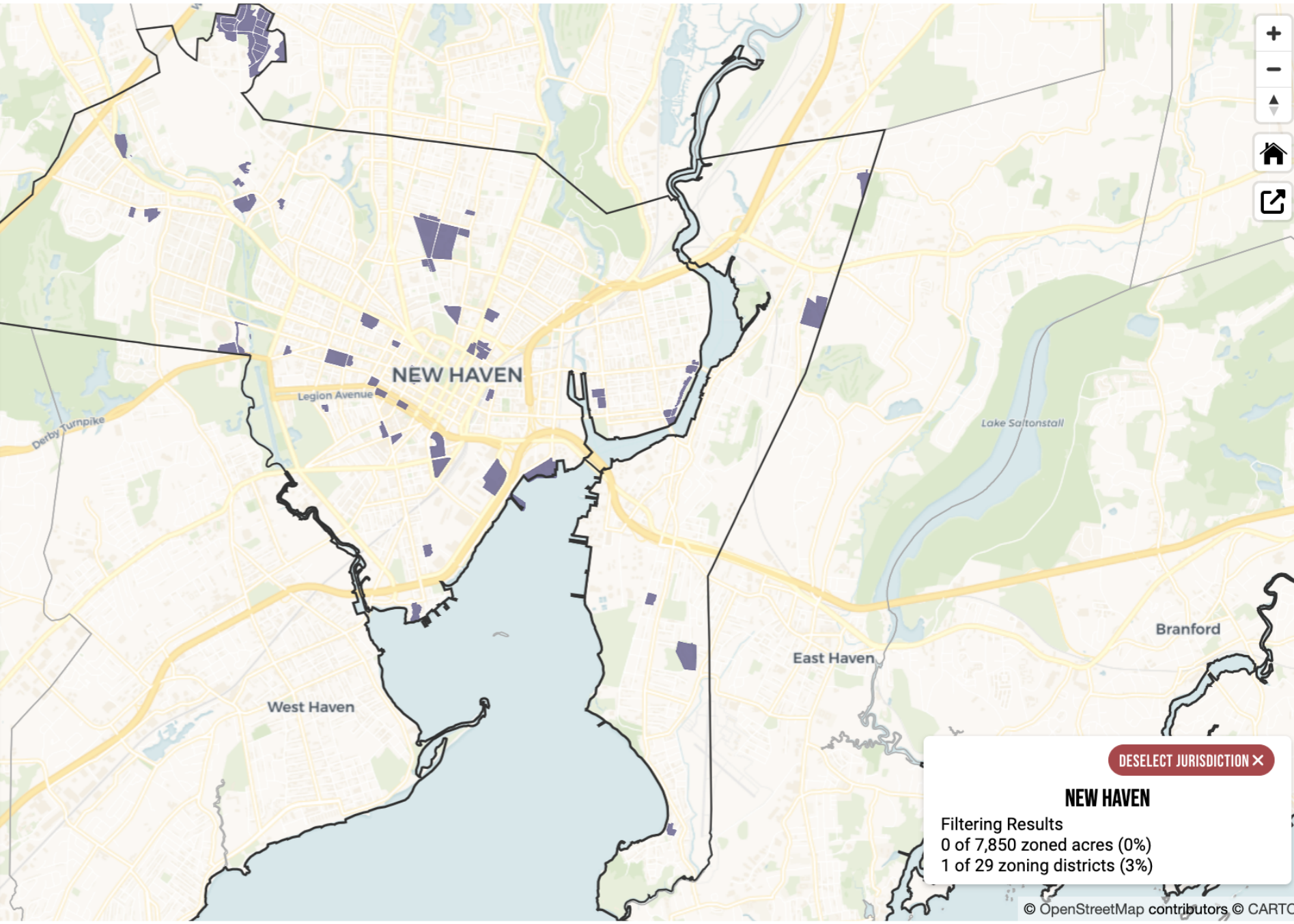
Planned Residential Development (PRD) >v ⓘ

☒ Is it Allowed? >

☒ Yes

☐ Maybe (Subject to a Public Hearing)

☐ No



DESELECT JURISDICTION ✕

NEW HAVEN

Filtering Results

0 of 7,850 zoned acres (0%)

1 of 29 zoning districts (3%)

CARDS OF ZONING DISTRICTS IN SELECTED AREA FOR CHOSEN JURISDICTION

Showing 29 out of 29 zoning districts in New Haven

AIRPORT, AIRPORT

Nonresidential, 167 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Prohibited
4+-Family: Prohibited
ADU: Prohibited

SHOW MORE DETAILS

BA, GENERAL BUSINESS

Mixed with Residential, 420 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Prohibited

SHOW MORE DETAILS

BA-1, NEIGHBORHOOD CENTER MIXED USE

Mixed with Residential, 31 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Prohibited

SHOW MORE DETAILS

BB, AUTOMOBILE SALES

Nonresidential, 50 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Prohibited
4+-Family: Prohibited
ADU: Prohibited

SHOW MORE DETAILS

BC, MARINE

Mixed with Residential, 35 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Public Hearing
4+-Family: Public Hearing
ADU: Prohibited

SHOW MORE DETAILS

BD, CENTRAL BUSINESS

Mixed with Residential, 76 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Prohibited

SHOW MORE DETAILS

BD-1, CENRAL BUSINESS/RESIDENTIAL

Mixed with Residential, 53 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Prohibited

SHOW MORE DETAILS

BD-2, CENTRAL BUSINESS/MEDICAL

Mixed with Residential, 21 total acres

1-Family: Prohibited
2-Family: Prohibited
3-Family: Allowed/Conditional
4+-Family: Allowed/Conditional
ADU: Prohibited

SHOW MORE DETAILS

BD-3, CENTRAL BUSINESS/MIXED-USE

Mixed with Residential, 12 total acres

1-Family: Prohibited

BE, WHOLESALE & DISTRIBUTION

Nonresidential, 99 total acres

1-Family: Prohibited

CEM, CEMETERY

Nonresidential, 229 total acres

1-Family: Prohibited

CGD

Mixed with Residential, 0 total acres

This is an overlay district.

BD-3, CENTRAL BUSINESS/MIXED-USE

New Haven, South Central Connecticut Planning Region

REPORT DATA ISSUES



Record Last Updated: Jan 12, 2024

This zoning district is a Mixed with Residential district. The most common nonresidential use permitted is Retail/Service. To dig deeper into the meaning of the following details, check out our [How To Make a Zoning Atlas guide](#).

1-Family Treatment: Prohibited

2-Family Treatment: Prohibited

3-Family Treatment: Allowed/Conditional

Limited to Elderly Housing Only?	No
Min. Lot Size	None
Has a Max. Density?	No
Has a Min. Parking Requirement for 0/1BR?	No
Has a Min. Parking Requirement for 2+ BR?	No
Requires Connection to Sewer and/or Water?	No
Requires Connection to Public Transit?	No
Has a Height Cap (Stories)?	Yes
Has a Height Cap (Feet)?	Yes

4+-Family Treatment: Allowed/Conditional

Limited to Elderly Housing Only?	No
Min. Lot Size	None
Has a Max. Density?	No
Has a Min. Parking Requirement for 0/1BR?	No
Has a Min. Parking Requirement for 2+ BR?	No
Requires Connection to Sewer and/or Water?	No
Requires Connection to Public Transit?	No
Has a Height Cap (Stories)?	No
Has a Height Cap (Feet)?	Yes

Accessory Dwelling Unit (ADU) Treatment: Prohibited

Planned Residential Development (PRD) Treatment: Not Mentioned

LEGEND AND LAYER OPTIONS >

RESET FILTERS ✕

ZOOM TO 

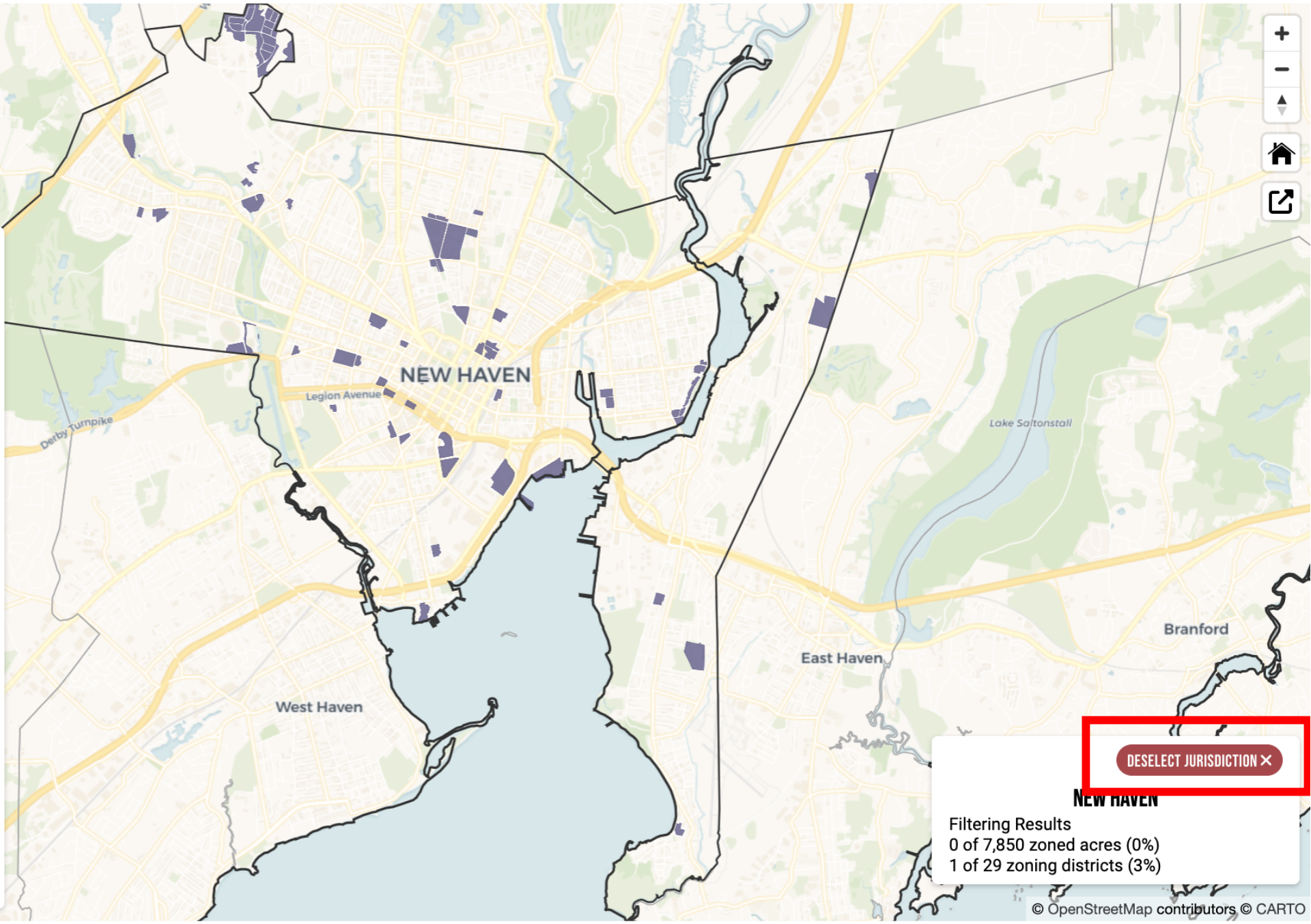
SHOW ME WHERE PEOPLE CAN BUILD 

ADVANCED FILTERS

- 1-Family >v ⓘ
- 2-Family >v ⓘ
- 3-Family >v ⓘ
- 4+-Family >v ⓘ
 - ☐ Is it Allowed? >
 - ☐ Minimum Parking Requirement >
 - ☐ Maximum Height Cap >
 - ☐ Elderly Housing Only >
 - ☐ Sewage/Water Connection Required >
 - ☐ Transit Connection Required >
 - ☐ Minimum Lot Size >

- Accessory Dwelling Unit (ADU) >v ⓘ
- ☐ Is it Allowed? >
 - ☐ Occupancy Restrictions >

- Planned Residential Development (PRD) >v ⓘ
- ☒ Is it Allowed? >
 - ☒ Yes
 - ☐ Maybe (Subject to a Public Hearing)
 - ☐ No



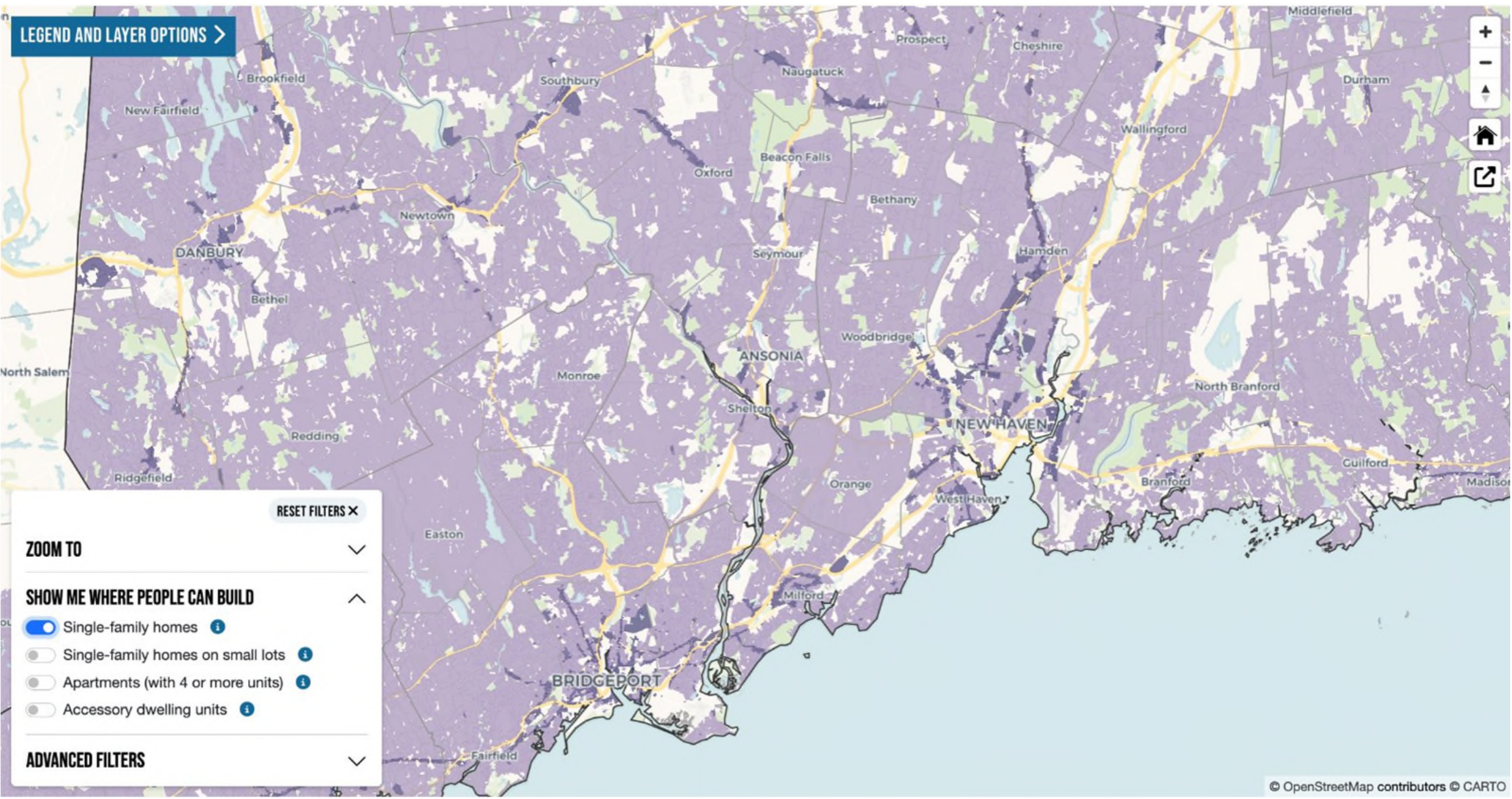
Map navigation controls: zoom in (+), zoom out (-), full screen (house icon), and share (link icon).

DESELECT JURISDICTION ✕

NEW HAVEN

Filtering Results
0 of 7,850 zoned acres (0%)
1 of 29 zoning districts (3%)

LEGEND AND LAYER OPTIONS >



RESET FILTERS X

ZOOM TO



SHOW ME WHERE PEOPLE CAN BUILD

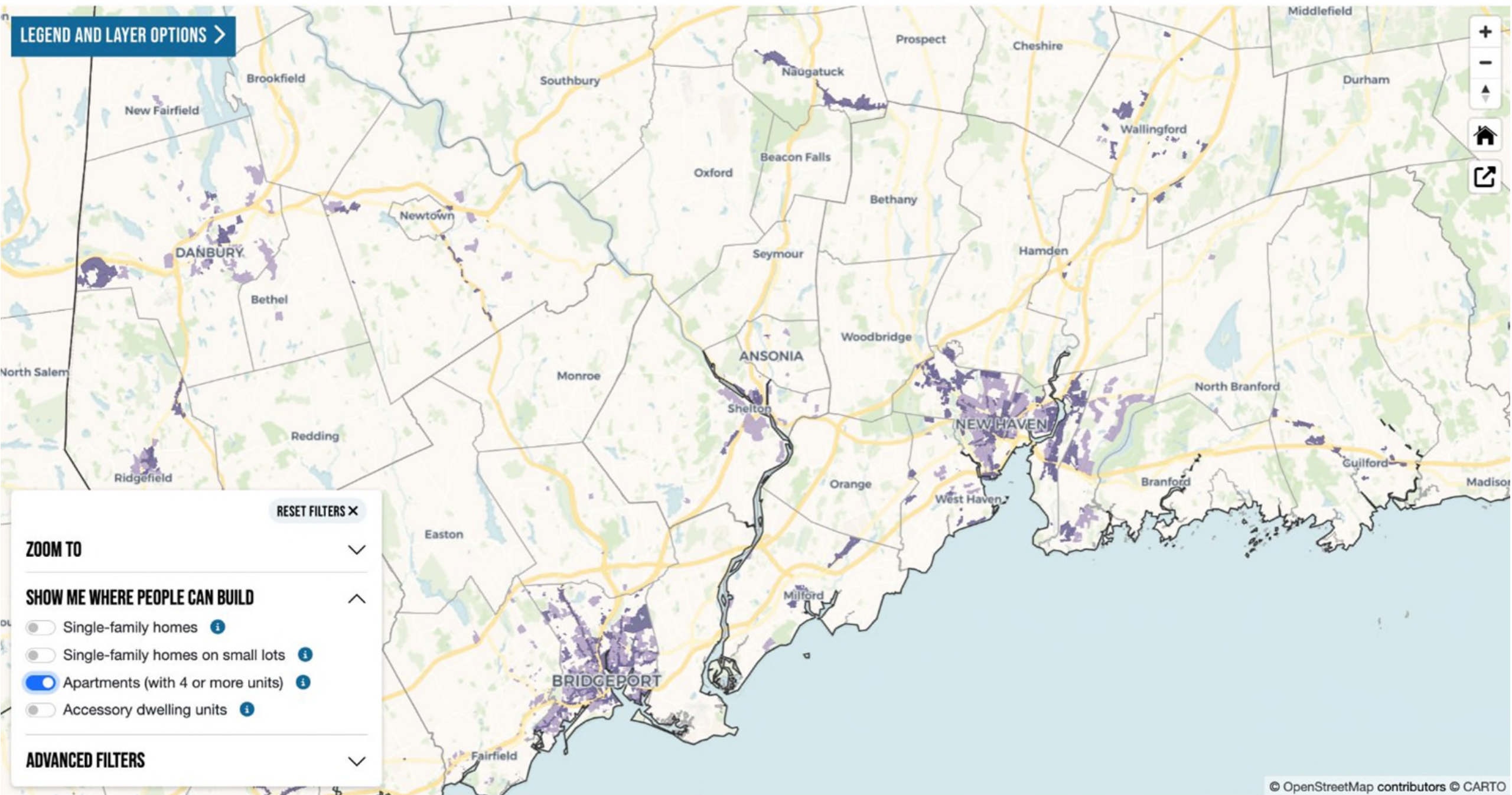


- ☒ Single-family homes ⓘ
- ☐ Single-family homes on small lots ⓘ
- ☐ Apartments (with 4 or more units) ⓘ
- ☐ Accessory dwelling units ⓘ

ADVANCED FILTERS



LEGEND AND LAYER OPTIONS >



RESET FILTERS ✕

ZOOM TO

SHOW ME WHERE PEOPLE CAN BUILD

- ☐ Single-family homes ⓘ
- ☐ Single-family homes on small lots ⓘ
- ☒ Apartments (with 4 or more units) ⓘ
- ☐ Accessory dwelling units ⓘ

ADVANCED FILTERS

The background of the slide is a dark blue color with a subtle, light blue grid pattern. The grid lines are slightly irregular and intersect to form various sized rectangular and polygonal shapes, creating a textured, map-like appearance.

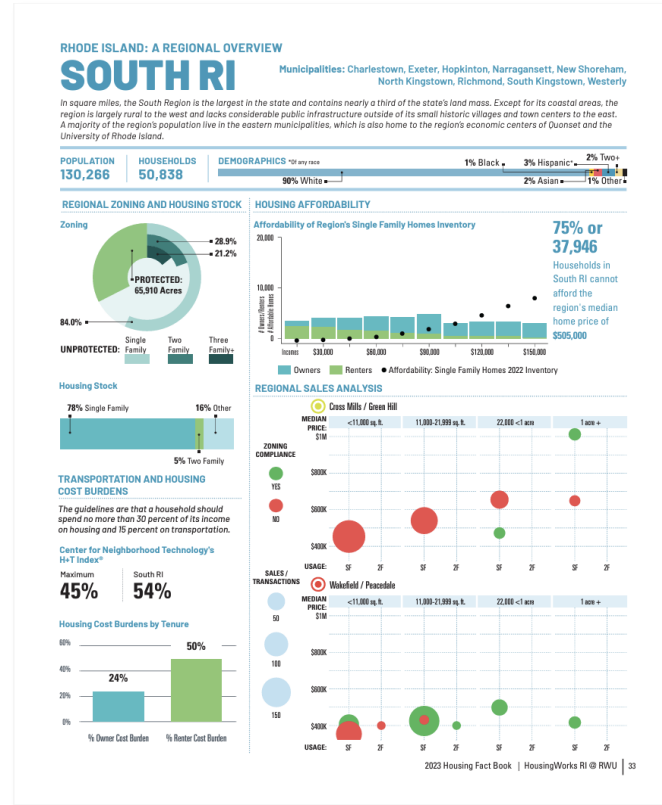
Activating the Atlases

Advocacy, Analysis, & Research



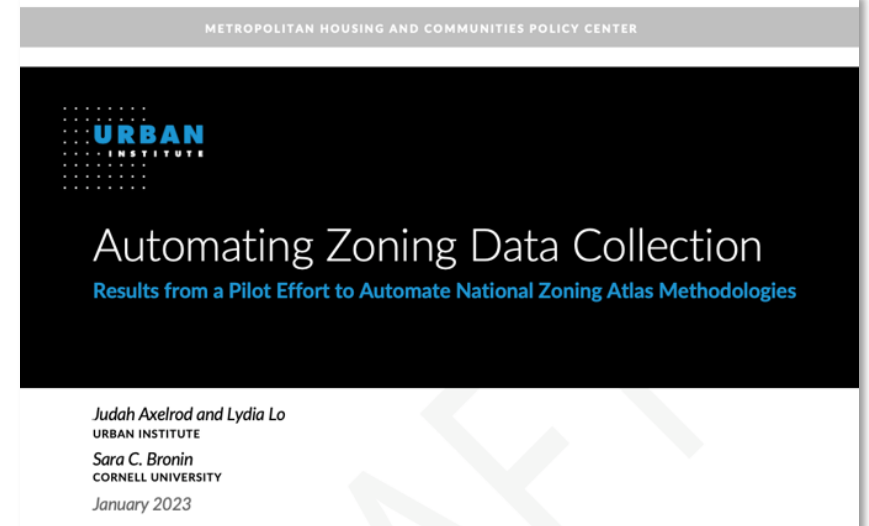
MONTANA
ZONING
ATLAS

FRONTIER
INSTITUTE



RHODE
ISLAND
ZONING
ATLAS

HousingWorksRI
at Roger Williams University



CORNELL
TECH

Cornell AAP
Legal Constructs Lab



zoningatlas.org/action

MSA Analysis: Snapshots

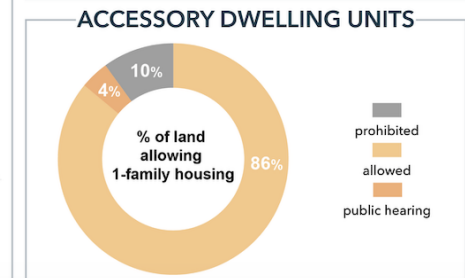
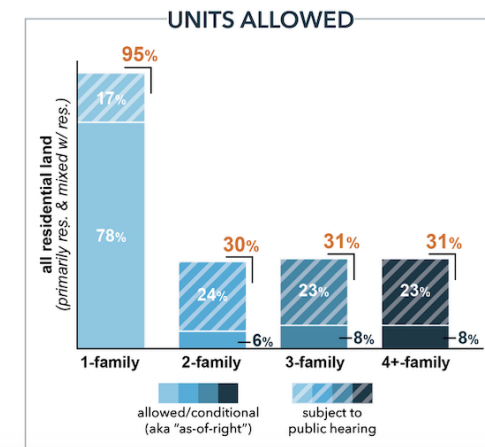
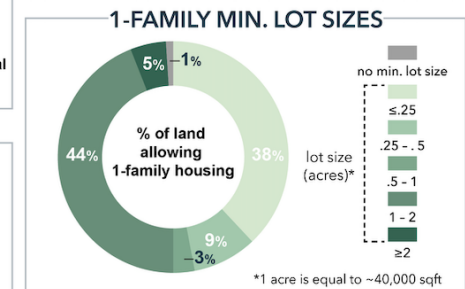
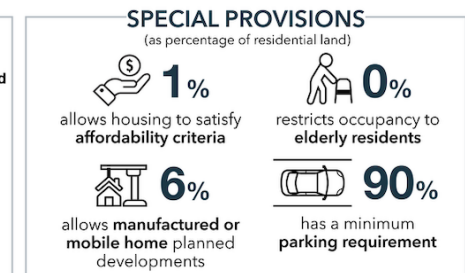
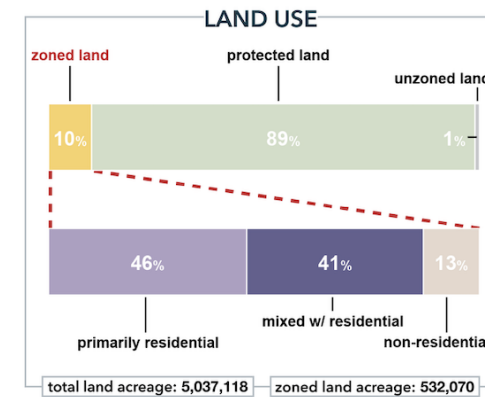
METRO LAS VEGAS Zoning Snapshot

DATA COLLECTED JULY 2023

NATIONAL
ZONING
ATLAS

ZONING CODES OVERVIEW

6	Jurisdictions Analyzed	2,372	Pages of Zoning Text Analyzed	218	Total Districts Mapped
100%	Jurisdictions with Zoning	395	Avg. Pages per Zoning Code	36	Avg. Districts per Jurisdiction



www.zoningatlas.org

@zoningatlas

info@zoningatlas.org

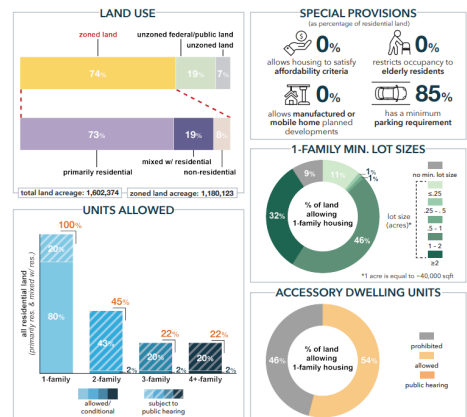
METRO JACKSONVILLE Zoning Snapshot

DATA COLLECTED JULY 2023

NATIONAL
ZONING
ATLAS

ZONING CODES OVERVIEW

20	Jurisdictions Analyzed	5,364	Pages of Zoning Text Analyzed	397	Total Districts Mapped
100%	Jurisdictions with Zoning	268	Avg. Pages per Zoning Code	20	Avg. Districts per Jurisdiction



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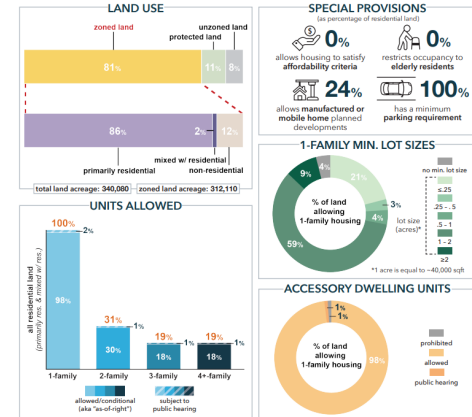
BALTIMORE COUNTY Zoning Snapshot

DATA COLLECTED FEBRUARY 2024

NATIONAL
ZONING
ATLAS

ZONING CODES OVERVIEW

1	Jurisdiction Analyzed	364	Pages of Zoning Text Analyzed	48	Total Districts Mapped
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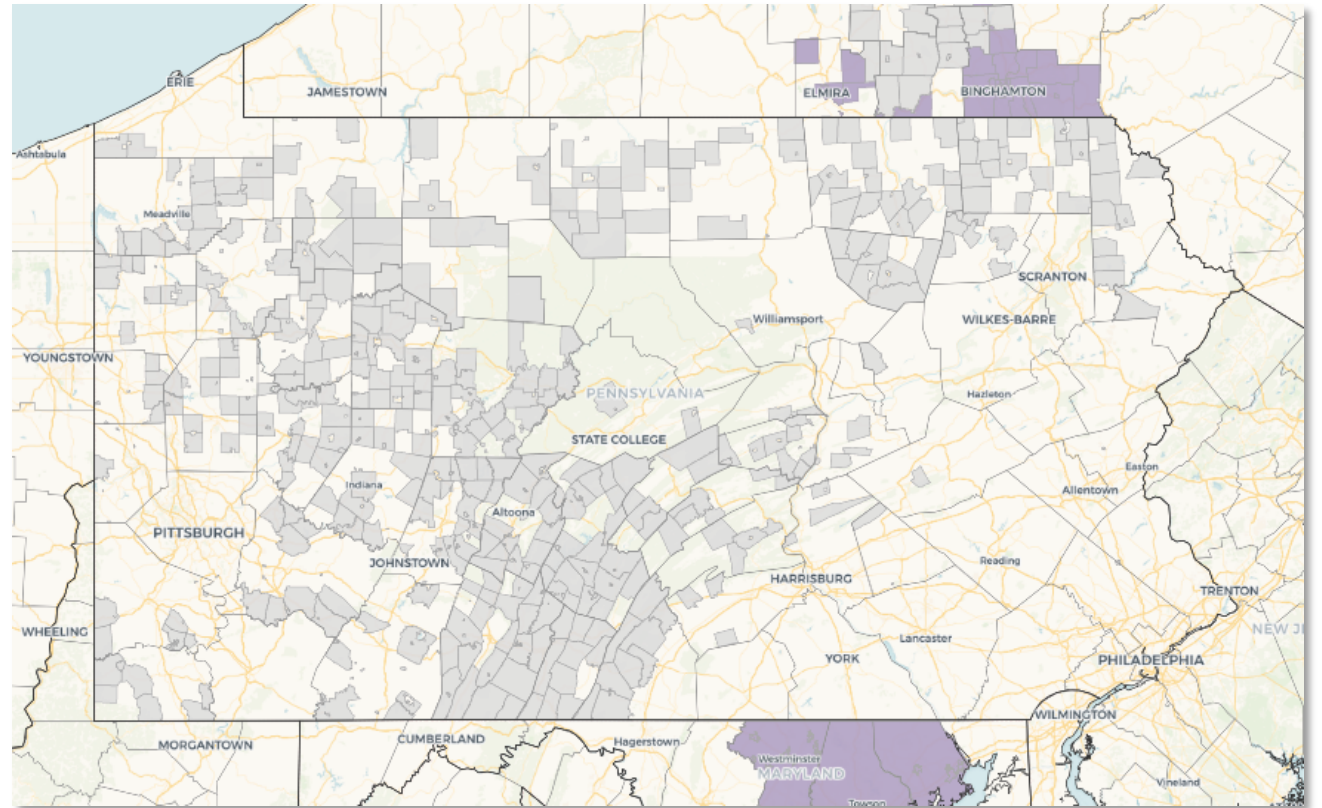


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zoningatlas.org/snapshots

Building the PA Zoning Atlas

- **2,561 jurisdictions in PA!**
 - 536 jurisdictions *without* zoning
 - 1,998 to go!
- Handful of volunteers already at work



NZA Now Offering Commissions

- Commission the NZA central team to add your jurisdiction(s) to our analysis queue
- Pricing based on code size



zoningatlas.org/commission

How You can Participate

- Use the Atlas
- Share what you find
- Contact us for more info on commissions
- Follow our platforms to watch the Atlas grow!

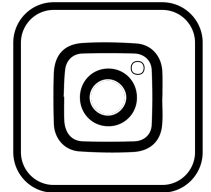
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