NZA Data Dictionary

Compiled by Eli Kahn, Mercatus Center
Accurate as of 8/12/2024. Incorporates data from Hawaii 2023, New Hampshire 2023, Montana 2023, Virginia 2023, and Middle Tennessee 2023.

This dictionary is intended for scholars and members of the public interested in analyzing data collected for the National Zoning Atlas, a project created by Professor Sara Bronin of Cornell University. Entries in this dictionary are organized by the variable name as found in the Excel files. To the extent possible, entries relate values in the GeoJSON tables to values in the Excel/CSV tables. (The Excel file for Middle Tennessee was made by me on the basis of the GeoJSON file in order to perform additional analysis on minimum lot sizes, and is not formatted comparably to the other Excel files.)

For in-depth discussion of the precise meaning of each variable and consideration of edge cases, refer to Bronin, Fader, Markley, and Derickson, "How to Make a Zoning Atlas 2.0: The Official Methodology for the National Zoning Atlas". For sourcing on the interpretation of numeric variables encoded under letter-based buckets, please consult the respective Github sites of various NZA projects, whose index files can be found here:

National (as used in TN): https://github.com/National-Zoning-Atlas/web-map-sample/blob/main/index.html
Hawaii: https://github.com/CodeWithAloha/Hawaii-Zoning-Atlas/blob/main/index.html
Montana: https://github.com/National-Zoning-Atlas/MontanaAtlas/blob/main/web-map/index.html

Encodings are not used by all documents; some may use plain text. Please be aware that the categorization of variable types in this dictionary lists how the variables are *supposed* to be analyzed; expect numeric variables to be stored as strings in the files. (A string is a unit of text which must be converted to a different format in order for many programs to perform mathematical operations on it.) Also, please be aware that it is very common for numeric variables in these datasets to have no single numeric value due to complex and context-dependent regulations within districts; thus, columns in these datasets can almost never be easily de-strung without further analytic judgments.

Contents

1. Standard variables

1.a. Basic variables

Variable: Jurisdiction
Also stored as: T
Variable type: discrete, string
Possible values: the local government exercising zoning authority, most often the municipality but sometimes e.g. the county in unincorporated areas

Variable: County
Variable type: discrete, string
Possible values: the name of the county where the district is located

Variable: Abbreviated District Name
Also stored as: abbrvname, AbbreviatedDistrict
Variable type: discrete, string
Possible values: a brief string of letters and sometimes numbers characterizing the district

Variable: Full District or Sub-District Name
Also stored as: name, Z, Full_District_Name
Variable type: discrete, string
Possible values: the full name describing the zoning district

Variable: District Mapped
Also stored as: mapped
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	There is land regulated under the district's rules
No	0	No actual land area is currently regulated under the district's rules

Variable: District Mapped But Extinct
Also stored as: extinct
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Land is still assigned to the district but the jurisdiction's laws have phased out the district
No	0	The district still has the force of law, or else does not regulate any land

Variable: Overlay

Also stored as: O
Variable type: discrete, binary
Possible values:

Text value	Encoded value (VA)	Interpretation
Yes	-1	The district is an overlay (and can intersect base districts)
No	0	The district is a base district (and cannot intersect other base districts)

Variable: Type of Zoning District
Also stored as: Ty, type, Type_of_Zoning_District
Variable type: discrete, string
Possible values:

Text value	Encoded value (HI, TN, MT)	Encoded value (VA)	Interpretation
Primarily Residential	R	R	Zone primarily devoted to housing or agriculture
Mixed With Residential	M	M	Zone which permits housing as well as other uses, such as commercial or mixed-use
Nonresidential	N	X	Zone which permits no housing except as a single accessory use
Overlay	[not in the GeoJSON]	O	Zone with special regulations overlying the base zoning
[blank]	[Null]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: Affordable Housing District
Also stored as: affordable_district, AHD*, Affordable_Housing_District
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Housing construction is only permitted in the district if it is deed-restricted affordable
No	0	District either permits no housing construction, permits both market-rate and affordable housing construction, or permits only market-rate construction
[blank]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

*in TN. MT however uses "AHD" to mean "Affordable Housing – Definition" (see Section 1f)

Variable: Elderly Housing District
Also stored as: elderly_district, EHD, Elderly_Housing_District
Variable type: discrete, binary

Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Housing construction is only permitted in the district if it is age-restricted for elderly residents
No	0	District either permits no housing construction or permits housing construction that is not age-restricted for elderly residents
[blank]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: 1-Family Treatment
Also stored as: family1_treatment, F1F, F1_Family_Treatment
Variable type: discrete, string
Possible values:

Text value	Encoded value (VA)	Encoded value (HI, MT)	Encoded value (TN)	Interpretation
Allowed/Conditional	allowed	A	A	Single-family homes (including detached or attached/townhouses) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	hearing	AH	O	Single-family homes (including detached or attached/townhouses) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	prohibited	N	P	Single-family homes (including detached or attached/townhouses) may not be constructed in the district
Income Restricted	[MT only]	IR	[MT only]	Single-family homes may be built in the district only as deed-restricted affordable housing
Overlay	overlay	O	[VA/MT only]	The district is an overlay whose rules do not affect which among the above options holds true in underlying base districts
[blank]	[Null]	[Null]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: 2-Family Treatment
Also stored as: family2_treatment, F2_Family_Treatment, F2F
Variable type: discrete, string

Possible values:

Text value	Encoded value (VA)	Encoded value (HI, MT)	Encoded value (TN)	Interpretation
Allowed/Conditional	allowed	A	A	Two-family homes (duplexes) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	hearing	AH	O	Two-family homes (duplexes) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	prohibited	N	P	Two-family homes (duplexes) may not be constructed in the district
Income Restricted	[MT only]	IR	[MT only]	Two-family homes may only be built in the district as deed-restricted affordable housing
Overlay	overlay	O	[VA/MT only]	The district is an overlay whose rules do not affect which among the above options holds true in underlying base districts
[blank]	[Null]	[Null]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: 3-Family Treatment
Also stored as: family3_treatment, F3F, F3_Family_Treatment
Variable type: discrete, string
Possible values:

Text value	Encoded value (VA)	Encoded value (HI, MT)	Encoded value (TN)	Interpretation
Allowed/Conditional	allowed	A	A	Three-family homes (triplexes) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	hearing	AH	O	Three-family homes (triplexes) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	prohibited	N	P	Three-family homes (triplexes) may not be constructed in the district
Income Restricted	[MT only]	IR	[MT only]	Three-family homes may only be built in the district as deed-restricted affordable housing

| Overlay | overlay | O | [VA/MT only] | The district is an overlay whose rules do not affect which among the above options holds true in underlying base districts |
| [blank] | [Null] | [Null] | [Null] | This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped |

Variable: 4+-Family Treatment
Also stored as: family4_treatment, F4F, F4_Family_Full_Treatment*
Variable type: discrete, string
Possible values:

Text value	Encoded value (VA)	Encoded value (HI, MT)	Encoded value (TN)	Interpretation
Allowed/Conditional	allowed	A	A	Multifamily housing with a unit count of four or greater (fourplexes, fiveplexes, sixplexes, large multifamily buildings, etc.) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	hearing	AH	O	Multifamily housing with a unit count of four or greater (fourplexes, fiveplexes, sixplexes, large multifamily buildings, etc.)) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	prohibited	N	P	Multifamily housing with a unit count of four or greater (fourplexes, fiveplexes, sixplexes, large multifamily buildings, etc.) may not be constructed in the district
Income Restricted	[MT only]	IR	[MT only]	Multifamily housing with a unit count of four or greater may only be built in the district as deed-restricted affordable housing
Overlay	overlay	O	[VA/MT only]	The district is an overlay whose rules do not affect which among the above options holds true in underlying base districts
[blank]	[Null]	[Null]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the

				whole jurisdiction or the district is extinct or unmapped

*Note: in addition to the above categories, the New Hampshire Zoning Atlas measures the treatment of 4-family housing and 5+-family housing separately. For those variables, see Section 2a: "Nonstandard variables: New Hampshire 4-family and 5+-family treatment".

Variable: Minimum Unit Size
Also stored as: MUS
Variable type: discrete, binary
Possible values:

Value	Interpretation
1	The district sets a minimum unit size for at least one type of housing
0	The district does not set a minimum unit size for any type of housing
[null]	The district is extinct/unmapped or the row stands for the whole jurisdiction

1b. 1-family

Variable: 1-Family Min Lot (ACRES)
Also stored as: F1MLS, family1_minlotacres, F1_Family_Min_Lot__ACRES_
Variable type: **VA, NH, and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **HI & MT GeoJSON and all TN files:** discrete, string
Units: acres
Possible values (numeric): the minimum lot size per unit for a single-family home (detached, attached, or townhouse)
Null/blank/empty: this district does not permit single-family homes, or there is no listed minimum lot size for a single-family home
Possible values (discrete):

Encoding value	Interpretation (HI, TN)	Interpretation (MT)
A	No minimum lot size	No minimum lot size
B	Minimum lot size 0.1-0.46 acres	Minimum lot size 0.01-0.062 acres
C	Minimum lot size 0.47-0.91 acres	Minimum lot size 0.062-0.125 acres
D	Minimum lot size 0.92-1.83 acres	Minimum lot size 0.125-0.25 acres
E	Minimum lot size 1.84 acres or more	Minimum lot size 0.25-0.5 acres
F	[MT only]	Minimum lot size 0.5 acres or more

Variable: 1-Family Front Setback (# of feet)
Also stored as: family1_frontsetbackft, F1_Family_Front_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet

Possible values: the minimum distance back from the street the front of a single-family home (whether detached, attached, or townhouse) must be built from

Null/blank/empty: this district does not permit single-family homes, or there is no listed minimum front setback

Variable: 1-Family Side Setback (# of feet)
Also stored as: family1_sidesetbackft, F1_Family_Side_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the side of the lot a single-family home (detached, attached, or townhouse) must be built
Null/blank/empty: this district does not permit single-family homes, or there is no listed minimum side setback for a single-family home

Variable: 1-Family Rear Setback (# of feet)
Also stored as: family1_rearsetbackft, F1_Family_Rear_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the back of the lot a single-family home (detached, attached, or townhouse) must be built
Null/blank/empty: this district does not permit single-family homes, or there is no listed minimum rear setback for a single-family home

Variable: 1-Family Max. Lot Coverage – Buildings (%)
Also stored as: family1_maxlotcoverage_building, F1_Family_Max_Lot_Coverage__Buildings___
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a single-family home (detached, attached, or townhouse) that can be covered by the building itself
Null/blank/empty: this district does not permit single-family homes, or there is no listed maximum lot coverage for buildings alone

Variable: 1-Family Max. Lot Coverage – Buildings & Impervious Surface (%)
Also stored as: family1_maxlotcoverage_buildingimpervious,
F1_Family_Max_Lot_Coverage__Buildings__Impervious_Surface___
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a single-family home (detached, attached, or townhouse) that can be covered by buildings or other impervious surfaces such as driveways

Null/blank/empty: this district does not permit single-family homes, or there is no listed maximum lot coverage for buildings and impervious surfaces

Variable: 1-Family Min. # Parking Spaces
Also stored as: family1_minparking, F1_Family_Min__Parking_Spaces
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces
Possible values: the minimum number of parking spaces for a single-family home (detached, attached, or townhouse)
Null/blank/empty: this district does not permit single-family homes, or there is no listed parking minimum for a single-family home

Variable: 1-Family Max. Height (# of stories)
Also stored as: family1_maxstories, F1_Family_Max_Height___of_stories_, F1MH
Variable type: **VA, NH, and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT GeoJSON and all TN files:** discrete, string
Units: stories
Possible values (numeric): the maximum height of a single-family home (detached, attached, or townhouse) in stories
Null/blank/empty: this district does not permit single-family homes, or there is no listed maximum height in stories for a single-family home
Possible values (string):

Value	Height limit in stories
NA	None
A	1
B	2
C	3
D	4
E	5+

Variable: 1-Family Max. Height (# of feet)
Also stored as: family1_maxheightft, F1_Family_Max_Height___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the maximum height of a single-family home (detached, attached, or townhouse) in feet
Null/blank/empty: this district does not permit single-family homes, or there is no listed maximum height for a single-family home in feet

Variable: 1-Family Floor to Area Ratio
Also stored as: family1_floorarearatio, F1_Family_Floor_to_Area_Ratio

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: none (ratio)
Possible values: the maximum floor-to-area ratio (FAR) allowed for a single-family home (whether detached, attached, or townhouse)
Null/blank/empty: this district does not permit single-family homes, or there is no listed maximum FAR for single-family homes

Variable: 1-Family Min. Unit Size (SF)
Also stored as: family1_minunitsqft, F1_Family_Min_Unit_Size__SF_, F1MUS
Variable type: **VA, NH and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **HI/MT Excel files and TN:** discrete, binary
Units: square feet
Possible values (continuous): the minimum square footage for a single-family home (detached, attached, or townhouse)
Null/blank/empty: this district does not permit single-family homes, or there is no listed minimum unit size for a single-family home
Possible values (discrete):

Value	Interpretation
1	The district sets a minimum unit size for single-family homes
0	The district does not set a minimum unit size for single-family homes
[null]	The district is extinct/unmapped or the row stands for the whole jurisdiction

1c. 2-family

Variable: 2-Family Affordable Housing Only
Also stored as: family2_affordable_only, F2_Family_Affordable_Housing_Only, F2AHO
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	2-family housing may only be built in this district if it is deed-restricted affordable housing
No	0	2-family housing may be built in this district regardless of whether it is deed-restricted affordable housing
[blank]	[Null]	This district does not permit 2-family housing, or no regulations were found as to the above question

Variable: 2-Family Elderly Housing Only
Also stored as: family2_elderly_only, F2_Family_Elderly_Housing_Only, F2E
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation

Yes	-1	2-family housing may only be built in this district if it is age-restricted housing for the elderly
No	0	2-family housing may be built in this district regardless of whether it is age-restricted housing for the elderly
[blank]	[Null]	This district does not permit 2-family housing, or no regulations were found as to the above question

Variable: 2-Family Min. Lot (ACRES)
Also stored as: family2_minlotacres, F2_Family_Min_Lot__ACRES_, F2MLS
Variable type: **VA, NH, and all Excel files:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT and TN GeoJSON files:** discrete, string
Units: acres per unit
Possible values (numeric): the minimum lot size per unit for a 2-family home (duplex)
Null/blank/empty: this district does not permit 2-family homes, or there is no listed minimum lot size for a 2-family home
Possible values (discrete):

Encoding value	Interpretation (HI, TN)	Interpretation (MT)
A	No minimum lot size	No minimum lot size
B	Minimum lot size 0.1-0.46 acres/unit	Minimum lot size 0.01-0.062 acres/unit
C	Minimum lot size 0.47-0.91 acres/unit	Minimum lot size 0.062-0.125 acres/unit
D	Minimum lot size 0.92-1.83 acres/unit	Minimum lot size 0.125-0.25 acres/unit
E	Minimum lot size 1.84 acres or more per unit	Minimum lot size 0.25-0.5 acres/unit
F	[MT only]	Minimum lot size 0.5 acres or more per unit

Variable: 2-Family Max. Density (UNITS/ACRE)
Also stored as: family2_maxunitsperacre, F2_Family_Max_Density__UNITS_ACRE_
Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: units per acre
Possible values: the maximum number of units of two-family (duplex) housing which may be built on one acre of land in the district
Null/blank/empty: the district does not permit two-family housing, or there is no listed maximum density for two-family housing

Variable: 2-Family Front Setback (# of feet)
Also stored as: family2_frontsetbackft, F2_Family_Front_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet

Possible values: the minimum distance back from the street the front of a 2-family home (duplex) must be built from

Null/blank/empty: the district does not permit 2-family housing, or there is no listed minimum front setback for 2-family housing

Variable: 2-Family Side Setback (# of feet)
Also stored as: family2_sidesetbackft, F2_Family_Side_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the side of the lot a two-family home (duplex) must be built

Null/blank/empty: this district does not permit two-family homes, or there is no listed minimum side setback for a two-family home

Variable: 2-Family Rear Setback (# of feet)
Also stored as: family2_rearsetbackft, F2_Family_Rear_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the back of the lot a two-family home (duplex) must be built

Null/blank/empty: this district does not permit two-family homes, or there is no listed minimum rear setback for a two-family home

Variable: 2-Family Max. Lot Coverage – Buildings (%)
Also stored as: family2_maxlotcoverage_building, F2_Family_Max_Lot_Coverage__Buildings___
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a two-family home (duplex) that can be covered by the building itself

Null/blank/empty: this district does not permit two-family homes, or there is no listed maximum lot coverage for buildings alone

Variable: 2-Family Max. Lot Coverage – Buildings & Impervious Surface (%)
Also stored as: family2_maxlotcoverage_buildingimpervious,
F2_Family_Max_Lot_Coverage__Buildings__Impervious_Surface___
Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a two-family home (duplex) that may be covered by buildings or other impervious surfaces such as driveways

Null/blank/empty: this district does not permit two-family homes, or there is no listed maximum lot coverage for buildings plus impervious surfaces

Variable: 2-Family Min. Parking Spaces Per Studio or 1BR
Also stored as: family2_minparking_1br, F2_Family_Min__Parking_Spaces_Per_Studio_Or_1BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces per unit
Possible values: the minimum number of parking spaces for a two-family home (duplex) per studio or one-bedroom apartment
Null/blank/empty: this district does not permit two-family homes, or there is no listed parking minimum for a two-family home that contains studio or one-bedroom apartments

Variable: 2-Family Min. Parking Spaces Per 2+BR
Also stored as: family2_minparking_2br, F2_Family_Min__Parking_Spaces_Per_2__BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces per unit
Possible values: the minimum number of parking spaces for a two-family home (duplex) per apartment with two or more bedrooms
Null/blank/empty: this district does not permit two-family homes, or there is no listed parking minimum for a two-family home that contains two- or more-bedroom apartments

Variable: 2-Family Max. Height (# of stories)
Also stored as: family2_maxstories, F2_Family_Max_Height___of_stories_, F2MH
Variable type: **VA, NH, and all Excel files exc. TN:** continuous, numeric (with strings where regulation cannot be summed up as a single number); **MT GeoJSON and all TN files:** discrete, string
Units: stories
Possible values (numeric): the maximum height of a two-family home (duplex) in stories
Null/blank/empty: this district does not permit two-family homes, or there is no listed maximum height in stories for a two-family home
Possible values (string):

Value	Height limit in stories
NA	None
A	1
B	2
C	3
D	4
E	5+

Variable: 2-Family Max. Height (# of feet)
Also stored as: family2_maxheightft, F2_Family_Max_Height___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Units: feet
Possible values: the maximum height of a two-family home (duplex) in feet
Null/blank/empty: this district does not permit two-family homes, or there is no listed maximum height in feet for a two-family home

Variable: 2-Family Floor to Area Ratio
Also stored as: family2_floorarearatio, F2_Family_Floor_to_Area_Ratio
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: none (ratio)
Possible values: the maximum floor-to-area ratio (FAR) allowed for a two-family home (duplex)
Null/blank/empty: the district does not permit 2-family housing, or there is no listed maximum FAR for 2-family housing

Variable: 2-Family Min. Unit Size (SF)
Also stored as: family2_minunitsqft, F2_Family_Min_Unit_Size__SF_, F2MUS
Variable type: **VA, NH and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT/HI GeoJSON files and TN:** discrete, binary
Units: square feet per unit
Possible values (continuous): the minimum square footage for a unit in a two-family home (duplex)
Null/blank/empty: this district does not permit two-family homes, or there is no listed minimum unit size for a two-family home
Possible values (discrete):

Value	Interpretation
1	The district sets a minimum unit size for two-family homes
0	The district does not set a minimum unit size for two-family homes
[null]	The district is extinct/unmapped or the row stands for the whole jurisdiction

1d. 3-family

Variable: 3-Family Affordable Housing Only
Also stored as: family3_affordable_only, F3_Family_Affordable_Housing_Only, F3AHO
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	3-family housing (triplexes) may only be built in this district if it is deed-restricted affordable housing
No	0	3-family housing may be built in this district regardless of whether it is deed-restricted affordable housing
[blank]	[Null]	This district does not permit 3-family housing, or no regulations were found as to the above question

Variable: 3-Family Elderly Housing Only
Also stored as: family3_elderly_only, F3_Family_Elderly_Housing_Only, F3E
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	3-family housing (triplexes) may only be built in this district if it is age-restricted housing for the elderly
No	0	3-family housing may be built in this district regardless of whether it is age-restricted housing for the elderly
[blank]	[Null]	This district does not permit 3-family housing, or no regulations were found as to the above question

Variable: 3-Family Min. Lot (ACRES)
Also stored as: family3_minlotacres, F3_Family_Min_Lot__ACRES_, F3MLS
Variable type: **VA, NH, and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT GeoJSON and all TN files:** discrete, string
Units: acres per unit
Possible values (numeric): the minimum lot size per unit for a 3-family home (triplex)
Null/blank/empty: this district does not permit 3-family homes, or there is no listed minimum lot size for a 3-family home
Possible values (discrete):

Encoding value	Interpretation (HI, TN)	Interpretation (MT)
A	No minimum lot size	No minimum lot size
B	Minimum lot size 0.1-0.46 acres/unit	Minimum lot size 0.01-0.062 acres/unit
C	Minimum lot size 0.47-0.91 acres/unit	Minimum lot size 0.062-0.125 acres/unit
D	Minimum lot size 0.92-1.83 acres/unit	Minimum lot size 0.125-0.25 acres/unit
E	Minimum lot size 1.84 acres or more per unit	Minimum lot size 0.25-0.5 acres/unit
F	[MT only]	Minimum lot size 0.5 acres or more per unit

Variable: 3-Family Max. Density (UNITS/ACRE)
Also stored as: family3_maxunitsperacre, F3_Family_Max_Density__UNITS_ACRE_
Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: units per acre
Possible values: the maximum number of units of three-family (triplex) housing which may be built on one acre of land in the district
Null/blank/empty: the district does not permit three-family housing, or there is no listed maximum density for three-family housing

Variable: 3-Family Front Setback (# of feet)
Also stored as: family3_frontsetbackft, F3_Family_Front_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance back from the street the front of a 3-family home (triplex) must be built from
Null/blank/empty: the district does not permit 3-family housing, or there is no listed minimum front setback for 3-family housing

Variable: 3-Family Side Setback (# of feet)
Also stored as: family3_sidesetbackft, F3_Family_Side_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the side of the lot a three-family home (triplex) must be built
Null/blank/empty: this district does not permit three-family homes, or there is no listed minimum side setback for a three-family home

Variable: 3-Family Rear Setback (# of feet)
Also stored as: family3_rearsetbackft, F3_Family_Rear_Setback___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the back of the lot a three-family home (triplex) must be built
Null/blank/empty: this district does not permit three-family homes, or there is no listed minimum rear setback for a three-family home

Variable: 3-Family Max. Lot Coverage – Buildings (%)
Also stored as: family3_maxlotcoverage_building, F3_Family_Max_Lot_Coverage__Buildings___
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a three-family home (triplex) that can be covered by the building itself
Null/blank/empty: this district does not permit three-family homes, or there is no listed maximum lot coverage for buildings alone

Variable: 3-Family Max. Lot Coverage – Buildings & Impervious Surface (%)
Also stored as: family3_maxlotcoverage_buildingimpervious,
F3_Family_Max_Lot_Coverage__Buildings__Impervious_Surface___

Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a two-family home (duplex) that may be covered by buildings or other impervious surfaces such as driveways
Null/blank/empty: this district does not permit two-family homes, or there is no listed maximum lot coverage for buildings plus impervious surfaces

Variable: 3-Family Min. # Parking Spaces Per Studio or 1BR
Also stored as: family3_minparking_1br, F3_Family_Min__Parking_Spaces_Per_Studio_Or_1BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces per unit
Possible values: the minimum number of parking spaces for a three-family home (triplex) per studio or one-bedroom apartment
Null/blank/empty: this district does not permit three-family homes, or there is no listed parking minimum for a three-family home that contains studio or one-bedroom apartments

Variable: 3-Family Min. # Parking Spaces Per 2+BR
Also stored as: family3_minparking_2br, F3_Family_Min__Parking_Spaces_Per_2__BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces per unit
Possible values: the minimum number of parking spaces for a three-family home (triplex) per apartment with two or more bedrooms
Null/blank/empty: this district does not permit three-family homes, or there is no listed parking minimum for a three-family home that contains two- or more-bedroom apartments

Variable: 3-Family Connection to Sewer and/or Water Required
Also stored as: family3_water_required, F3_Family_Connection_to_Sewer_and_or_Water_Required
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	3-family housing (triplexes) may only be built in this district where connected to existing sewer and/or water systems
No	0	3-family housing may be built in this district regardless of whether it is connected to existing sewer and/or water systems
[blank]	[Null]	This district does not permit 3-family housing, or no regulations were found as to the above question

Variable: 3-Family Connection or Proximity to Public Transit Required
Also stored as: family3_transit_required,
F3_Family_Connection_or_Proximity_to_Public_Transit_Required
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	3-family housing (triplexes) may only be built in this district near transit or where the developer funds a transit expansion to connect to the project
No	0	3-family housing may be built in this district regardless of proximity to transit
[blank]	[Null]	This district does not permit 3-family housing, or no regulations were found as to the above question

Variable: 3-Family Max. Height (# of stories)
Also stored as: family3_maxstories, F3_Family_Max_Height___of_stories_, F3MH
Variable type: **VA, NH, and all Excel files exc. TN:** continuous, numeric (with strings where regulation cannot be summed up as a single number); **MT GeoJSON and all TN files:** discrete, string
Units: stories
Possible values (numeric): the maximum height of a three-family home (triplex) in stories
Null/blank/empty: this district does not permit three-family homes, or there is no listed maximum height in stories for a three-family home
Possible values (string):

Value	Height limit in stories
NA	None
A	1
B	2
C	3
D	4
E	5+

Variable: 3-Family Max. Height (# of feet)
Also stored as: family3_maxheightft, F3_Family_Max_Height___of_feet_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the maximum height of a three-family home (triplex) in feet
Null/blank/empty: this district does not permit three-family homes, or there is no listed maximum height in feet for a three-family home

Variable: 3-Family Floor to Area Ratio
Also stored as: family3_floorarearatio, F3_Family_Floor_to_Area_Ratio
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: none (ratio)
Possible values: the maximum floor-to-area ratio (FAR) allowed for a three-family home (triplex)
Null/blank/empty: the district does not permit 3-family housing, or there is no listed maximum FAR for 3-family housing

Variable: 3-Family Min. Unit Size (SF)

Also stored as: family3_minunitsqft, F3_Family_Min_Unit_Size__SF_, F3MUS

Variable type: **VA, NH and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT/HI GeoJSON files and TN:** discrete, binary

Units: square feet per unit

Possible values (continuous): the minimum square footage for an apartment in a three-family building (triplex)

Null/blank/empty: this district does not permit three-family homes, or there is no listed minimum unit size for a three-family home

Possible values (discrete):

Value	Interpretation
1	The district sets a minimum unit size for three-family homes
0	The district does not set a minimum unit size for three-family homes
[null]	The district is extinct/unmapped or the row stands for the whole jurisdiction

Variable: 3-Family Max. # Bedrooms Per Unit

Also stored as: family3_maxbedrooms, F3_Family_Max__Bedrooms_Per_Unit

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Units: bedrooms per unit

Possible values: the maximum number of bedrooms permitted in one unit built within a 3-family housing project (triplex)

Null/blank/empty: the district does not permit 3-family housing, or there is no listed maximum number of bedrooms per unit for 3-family housing

1.e. 4+-family

Variable: 4+-Family Affordable Housing Only

Also stored as: family4_affordable_only, F4AHO

Variable type: discrete, binary

Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Multifamily housing with 4 or more units may only be built in this district if it is deed-restricted affordable housing
No	0	Multifamily housing with 4 or more units may be built in this district regardless of whether it is deed-restricted affordable housing
[blank]	[Null]	This district does not permit multifamily housing with 4 or more units, or no regulations were found as to the above question

Variable: 4+-Family Elderly Housing Only

Also stored as: family4_elderly_only, F4E
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Multifamily housing with 4 or more units may only be built in this district if it is age-restricted housing for the elderly
No	0	Multifamily housing with 4 or more units may be built in this district regardless of whether it is age-restricted housing for the elderly
[blank]	[Null]	This district does not permit multifamily housing with 4 or more units, or no regulations were found as to the above question

Variable: 4+-Family Min. Lot (ACRES)
Also stored as: family4_minlotacres, F4MLS
Variable type: **VA and all non-TN Excel files:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT and TN GeoJSON files and TN Excel file:** discrete, string
Units: acres per unit
Possible values (numeric): the minimum lot size per unit for a multifamily building with 4 or more units
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed minimum lot size for a multifamily building with 4 or more units
Possible values (discrete):

Encoding value	Interpretation (HI, TN)	Interpretation (MT)
A	No minimum lot size	No minimum lot size
B	Minimum lot size 0.1-0.46 acres/unit	Minimum lot size 0.01-0.062 acres/unit
C	Minimum lot size 0.47-0.91 acres/unit	Minimum lot size 0.062-0.125 acres/unit
D	Minimum lot size 0.92-1.83 acres/unit	Minimum lot size 0.125-0.25 acres/unit
E	Minimum lot size 1.84 acres or more per unit	Minimum lot size 0.25-0.5 acres/unit
F	[MT only]	Minimum lot size 0.5 acres or more per unit

Variable: 4+-Family Max. Density (UNITS/ACRE)
Also stored as: family4_maxunitsperacre
Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: units per acre
Possible values: the maximum number of units of multifamily housing with 4 or more units which may be built on one acre of land in the district
Null/blank/empty: the district does not permit multifamily housing with 4 or more units, or there is no listed maximum density for multifamily housing with 4 or more units

Variable: 4+-Family Front Setback (# of feet)
Also stored as: family4_frontsetbackft
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance back from the street the front of a multifamily building with 4 or more units must be built from
Null/blank/empty: the district does not permit multifamily housing with 4 or more units, or there is no listed minimum front setback for multifamily housing with 4 or more units

Variable: 4+-Family Side Setback (# of feet)
Also stored as: family4_sidesetbackft
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the side of the lot a multifamily building with 4 or more units must be built
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed minimum side setback for a multifamily building with 4 or more units

Variable: 4+-Family Rear Setback (# of feet)
Also stored as: family4_rearsetbackft
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the minimum distance from the back of the lot a multifamily building with 4 or more units must be built
Null/blank/empty: this district does not permit multifamily buildings with 4 or more units, or there is no listed minimum rear setback for a multifamily building with 4 or more units

Variable: 4+-Family Max. Lot Coverage – Buildings (%)
Also stored as: family4_maxlotcoverage_building
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a multifamily building with 4 or more units that can be covered by the building itself
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed maximum lot coverage for buildings alone

Variable: 4+-Family Max. Lot Coverage – Buildings & Impervious Surface (%)
Also stored as: family4_maxlotcoverage_buildingimpervious

Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: percentage points
Possible values: the maximum percent of the lot for a multifamily building with 4 or more units that may be covered by buildings or other impervious surfaces such as driveways
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed maximum lot coverage for buildings plus impervious surfaces

Variable: 4+-Family Min. # Parking Spaces Per Studio or 1BR
Also stored as: family4_minparking_1br
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces per unit
Possible values: the minimum number of parking spaces per studio or one-bedroom apartment for a multifamily building with 4 or more units
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed parking minimum for studios and one-bedroom apartments in a multifamily building with 4 or more units

Variable: 4+-Family Min. # Parking Spaces Per 2+BR
Also stored as: family4_minparking_2br
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: parking spaces per unit
Possible values: the minimum number of parking spaces per apartment with two or more bedrooms for a multifamily building with 4 or more units
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed parking minimum for two- or more-bedroom apartments in a multifamily building with 4 or more units

Variable: 4+-Family Connection to Sewer and/or Water Required
Also stored as: family4_water_required
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Multifamily housing with 4 or more units may only be built in this district where connected to existing sewer and/or water systems
No	0	Multifamily housing with 4 or more units may be built in this district regardless of whether it is connected to existing sewer and/or water systems
[blank]	[Null]	This district does not permit multifamily housing with 4 or more units, or no regulations were found as to the above question

Variable: 4+-Family Connection or Proximity to Public Transit Required
Also stored as: family4_transit_required

Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Multifamily housing with 4 or more units may only be built in this district near transit or where the developer funds a transit expansion to connect to the project
No	0	Multifamily housing with 4 or more units may be built in this district regardless of proximity to transit
[blank]	[Null]	This district does not permit multifamily housing with 4 or more units, or no regulations were found as to the above question

Variable: 4+-Family Max. Height (# of stories)
Also stored as: family4_maxstories, F4MH
Variable type: **VA and all Excel files exc. TN:** continuous, numeric (with strings where regulation cannot be summed up as a single number); **MT GeoJSON and all TN files:** discrete, string
Units: stories
Possible values (numeric): the maximum height of a multifamily building with 4 or more units, in stories
Null/blank/empty: this district does not permit multifamily buildings with 4 or more units, or there is no listed maximum height in stories for a multifamily building with 4 or more units
Possible values (string):

Value	Height limit in stories
NA	None
A	1
B	2
C	3
D	4
E	5+

Variable: 4+-Family Max. Height (# of feet)
Also stored as: family4_maxheightft
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: feet
Possible values: the maximum height of a multifamily building with 4 or more units, in feet
Null/blank/empty: this district does not permit multifamily buildings with 4 or more units, or there is no listed maximum height in feet for a multifamily building with 4 or more units

Variable: 4+-Family Floor to Area Ratio
Also stored as: family4_floorarearatio
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: none (ratio)
Possible values: the maximum floor-to-area ratio (FAR) allowed for a multifamily housing project with 4 or more units

Null/blank/empty: the district does not permit multifamily housing with 4 or more units, or there is no listed maximum FAR for multifamily housing with 4 or more units

Variable: 4+-Family Min. Unit Size (SF)
Also stored as: family4_minunintsqft, F4MUS
Variable type: **VA, NH and all Excel files exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **MT/HI GeoJSON files and TN:** discrete, binary
Units: square feet per unit
Possible values (continuous): the minimum square footage for an apartment in a multifamily building with 4 or more units
Null/blank/empty: this district does not permit multifamily housing with 4 or more units, or there is no listed minimum unit size for a multifamily building with 4 or more units
Possible values (discrete):

Value	Interpretation
1	The district sets a minimum unit size for multifamily buildings with a unit count of 4 or greater
0	The district does not set a minimum unit size for multifamily buildings with a unit count of 4 or more
[null]	The district is extinct/unmapped or the row stands for the whole jurisdiction

Variable: 4+-Family Max. # Bedrooms Per Unit
Also stored as: family4_maxbedrooms
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Units: bedrooms per unit
Possible values: the maximum number of bedrooms permitted in one unit built within a multifamily housing project with at least 4 units
Null/blank/empty: the district does not permit multifamily housing with 4 or more units, or there is no listed maximum number of bedrooms per unit for multifamily housing with 4 or more units

Variable: 4+-Family Max. # Units Per Building
Also stored as: family4_maxunitsperbldg
Variable type: continuous, numeric (with strings where regulation cannot be summed up as a single number)
Units: units per building
Possible values: the maximum number of units allowed in a multifamily building in the district
Null/blank/empty: the district does not permit multifamily housing with 4 or more units, or there is no listed maximum number of units per building for housing

1f. Affordable housing

Variable: Affordable Housing (AH) Treatment
Also stored as: affordable_treatment, Affordable_Housing__AH__Treatment, AHT
Variable type: discrete, string
Possible values:

Text value	Encoded value (VA)	Encoded value (MT)	Interpretation
Allowed/Conditional	allowed	A	Deed-restricted affordable housing may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	hearing	AH	Deed-restricted affordable housing may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	prohibited	N	Deed-restricted affordable housing may not be constructed in the district
Not Mentioned	nomention	NM	The zoning code has no specific language pertaining to the permitting regime for deed-restricted affordable housing in this district
[blank]	[Null]	[Null]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: AH – Definition
Also stored as: affordable_definition, AH__Definition, AHD*
Variable type: discrete, string
Possible values: the jurisdiction's definition of the term "affordable housing", where one can be found
*In MT. TN uses "AHD" to stand for "Affordable Housing District" (see Section 1a)

Variable: AH – Elderly Housing Only
Also stored as: affordable_elderly_only, AH__Elderly_Housing_Only
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Deed-restricted affordable housing is only permitted in this district when it is also restricted to residents over a certain age
No	0	Deed-restricted affordable housing may be permitted in this district regardless of whether it is also restricted to residents over a certain age
[blank]	[Null]	This district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or no regulations were found as to the above question

Variable: AH Min. Lot (ACRES)
Also stored as: affordable_minlotacres, AH_Min_Lot__ACRES_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum lot size for a deed-restricted affordable housing project where that minimum is specific to affordable housing and differs from the minimum for market-rate housing
Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the minimum lot size for an affordable housing project is the same as the minimum lot size for a market-rate project of the same dimensions

Variable: AH Max. Density (UNITS/ACRE)
Also stored as: affordable_maxunitsperacre, AH_Max_Density__UNITS_ACRE_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: units per acre
Possible values: the maximum density of deed-restricted affordable housing units per acre, where that maximum is specific to affordable housing and differs from the maximum for market-rate housing
Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the maximum density of affordable housing units per acre is the same as the maximum density of market-rate units of the same dimensions per acre

Variable: AH Min. # Parking Spaces per Studio or 1BR
Also stored as: affordable_minparking_1br, AH_Min__Parking_Spaces_Per_Studio_or_1BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces per unit
Possible values: the minimum number of parking spaces required per unit for a studio or a one-bedroom apartment that is a deed-restricted affordable unit, where that minimum is specific to affordable housing and differs from the minimum for market-rate housing
Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the parking minimum for an affordable studio or one-bedroom apartment is the same as the parking minimum for a market-rate studio or one-bedroom apartment of the same dimensions

Variable: AH Min. # Parking Spaces per 2+BR
Also stored as: affordable_minparking_2br, AH_Min__Parking_Spaces_Per_2__BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces per unit

Possible values: the minimum number of parking spaces required per deed-restricted affordable unit in a housing project of 2 or more units, where that minimum is specific to affordable housing and differs from the minimum for market-rate housing

Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the parking minimum for an affordable unit in a housing project of 2 or more units is the same as the parking minimum for a market-rate unit in a housing project of 2 or more units of the same dimensions

Variable: AH Connection to Sewer and/or Water Required
Also stored as: affordable_water_required, AH_Connection_to_Sewer_and_or_Water_Required
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Deed-restricted affordable housing (specifically) may only be built in this district where connected to existing sewer and/or water systems
No	0	Deed-restricted affordable housing may be built regardless of whether it is connected to existing sewer and/or water systems
[blank]	[Null]	This district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or no regulations were found as to the above question

Variable: AH Connection or Proximity to Public Transit Required
Also stored as: affordable_transit_required,
AH_Connection_or_Proximity_to_Public_Transit_Required
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	Deed-restricted affordable housing may only be built in this district near transit or where the developer funds a transit expansion to connect to the project
No	0	Deed-restricted affordable housing may be built in this district regardless of proximity to transit
[blank]	[Null]	This district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or no regulations were found as to the above question

Variable: AH Min. Unit Size (SF)
Also stored as: affordable_minunitsqft, AH_Min_Unit_Size__SF_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: square feet per unit

Possible values: the minimum square footage required per deed-restricted affordable housing unit, where that minimum is specific to affordable housing and differs from the minimum for market-rate housing

Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the minimum square footage for an affordable unit is the same as the minimum square footage for a market-rate unit of the same dimensions

Variable: AH Max. # Bedrooms Per Unit
Also stored as: affordable_maxbedrooms, AH_Max__Bedrooms_Per_Unit
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: bedrooms per unit
Possible values: the maximum number of bedrooms per unit of deed-restricted affordable housing, where that maximum is specific to affordable housing and differs from the maximum for market-rate housing

Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the maximum number of bedrooms per unit for affordable housing is the same as the maximum number of bedrooms per unit for market-rate housing of the same dimensions

Variable: AH Max. # Units Per Building
Also stored as: affordable_maxunitsperbldg, AH_Max__Units_Per_Building
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: units per building
Possible values: the maximum number of deed-restricted affordable units per building where that maximum is specific to affordable housing and differs from the maximum for market-rate housing

Null/blank/empty: this district does not permit deed-restricted affordable housing, or there is no specific language pertaining to deed-restricted affordable housing for this district, or the maximum number of affordable units per building is the same as the maximum number of market-rate units in a building of the same dimensions

1g. Accessory dwelling units

Variable: Accessory Dwelling Unit (ADU) Treatment
Also stored as: Accessory_Dwelling_Unit__ADU__Treatment, accessory_treatment, AD
Variable type: discrete, string
Possible values:

Text value	Encoded value (VA)	Encoded value (MT)	Encoded value (TN)	Interpretation
Allowed/Conditional	Allowed	A	A	Accessory dwelling units may be constructed in the district without a

				public hearing, even if only under certain conditions
Public Hearing	hearing	AH	O	Accessory dwelling units may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	prohibited	N	P	Accessory dwelling units may not be constructed in the district
Overlay	overlay	[VA only]	[VA only]	The district is an overlay whose rules do not affect which among the above options holds true in underlying base districts
Not Mentioned	nomention	[Null]	[Null]	The zoning code has no specific language pertaining to the permitting regime for accessory dwelling units in this district

Variable: ADU Employee or Family Occupancy Required

Also stored as: accessory_family_required, ADU_Employee_or_Family_Occupancy_Required, AFam

Variable type: discrete, binary

Possible values:

Text value	Encoded value	Interpretation
Yes	-1	ADUs are only permitted in this district if the resident is an employee or family member of the owner of the primary unit
No	0	ADUs are permitted in this district regardless of the resident's personal relationship to the owner of the primary unit
[blank]	[Null]	This district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or no specific regulations were found as to the above question

Variable: ADU Renter Occupancy Prohibited

Also stored as: accessory_renter_prohibited, ADU_Renter_Occupancy_Prohibited, ARent

Variable type: discrete, binary

Possible values:

Text value	Encoded value	Interpretation
Yes	-1	ADUs built in this district may not be offered as rental housing
No	0	ADUs built in this district may be offered as rental housing
[blank]	[Null]	This district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or no specific regulations were found as to the above question

Variable: ADU Owner Occupancy Required

Also stored as: accessory_owner_required, ADU_Owner_Occupancy_Required, AOwn

Variable type: discrete, binary

Possible values:

Text value	Encoded value	Interpretation
Yes	-1	ADUs are only permitted in this district if the owner of the parcel resides in either the main unit or the ADU
No	0	ADUs are permitted in this district regardless of whether the owner of the parcel resides in the main unit, the ADU, or neither
[blank]	[Null]	This district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or no specific regulations were found as to the above question

Variable: ADU Elderly Housing Only
Also stored as: accessory_elderly_only, ADU_Elderly_Housing_Only, AEld
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	ADUs are only permitted in this district if the resident is over a certain age
No	0	ADUs are permitted in this district without discrimination as to the resident's age
[blank]	[Null]	This district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or no specific regulations were found as to the above question

Variable: ADU Min. Lot (ACRES)
Also stored as: accessory_minlotacres
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum lot size required to build an ADU
Null/blank/empty: this district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or there is no minimum lot size required to build an ADU

Variable: ADU Min. # Parking Spaces (Additional to Main Unit)
Also stored as: accessory_minparking, ADU_Min__Parking_Spaces__Additional_to_Main_Unit_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces
Possible values: the number of parking spaces that must be added to the property, beyond what is required for the main unit, to build an ADU
Null/blank/empty: this district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or no additional parking spaces must be built along with an ADU beyond what's required for the main unit

Variable: ADU Restricted to Only Primary Structure (i.e., No Outbuildings like Garages)
Also stored as: accessory_primarystructure_only,
ADU_Restricted_to_Only_Primary_Structure__ie_No_Outbuildings_li, APrim

Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	ADUs can only be built if they are attached to the primary building; detached ADUs are prohibited
No	0	ADUs can be built regardless of whether they are attached to or detached from the primary building
[blank]	[Null]	This district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or no specific regulations were found as to the above question

Variable: ADU Max. Size (% of Main Unit)
Also stored as: accessory_maxpercent, ADU_Max_Size__SF_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: percentage points
Possible values: the maximum size of an ADU as a percentage of the primary unit
Null/blank/empty: this district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or there is no maximum size for an ADU phrased as a percentage of the size of the primary unit

Variable: ADU Max. Size (SF)
Also stored as: accessory_maxsqft, ADU_Max_Size___of_Main_Unit_
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: square feet
Possible values: the maximum size of an ADU in square feet
Null/blank/empty: this district does not permit ADUs, or the zoning code has no specific language pertaining to ADUs for this district, or there is no maximum size for an ADU phrased in absolute terms

Variable: ADU Max. # Bedrooms Per Unit
Also stored as: accessory_maxbedrooms, ADU_Max__Bedrooms_Per_Unit
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: bedrooms per unit
Possible values: the maximum number of bedrooms allowed per ADU unit
Null/blank/empty: this district does not permit ADUs or the zoning code has no specific language pertaining to ADUs for this district, or there is no maximum number of bedrooms per ADU

1h. Planned residential developments

Variable: Planned Residential Development (PRD) Treatment
Also stored as: plannedresidential_treatment, PRD
Variable type: discrete, string

Possible values:

Text value	Encoded value (VA)	Encoded value (MT)	Encoded value (TN)	Interpretation
Allowed/Conditional	allowed	A	A	Planned residential developments may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	hearing	AH	AH	Planned residential developments may only be constructed in the district after a permitting process that involves a public hearing (in the current methodological guidance, this is also the coding used for zoning districts specifically created for planned residential developments)
Prohibited	prohibited	N	P	Planned residential developments may not be constructed in the district
Not Mentioned	nomention	NM	NM	The regulations contain no mention of planned residential developments
[blank]	[Null]	[Null]	[Null]	This is a required category to finalize the analysis, so if it is empty it means either the district is extinct or the row represents an entire jurisdiction

Variable: Mobile or Manufactured Home Park (Y/N)
Also stored as: plannedresidential_mobilehome, MHP
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	-1	The district permits the development of mobile or manufactured home parks (either as a dedicated district for this purpose, or alongside other forms of housing)
No	0	The district prohibits mobile or manufactured housing
[blank]	[Null]	The district does not permit planned residential developments, or the regulations for the district have no mention of planned residential developments, or there is no language on whether the district prohibits or permits manufactured or mobile home parks

Variable: PRD Min. Lot (ACRES)
Also stored as: plannedresidential_minlotacres, PRD_MLS
Variable type: **all exc. TN:** continuous, numeric (with strings where the regulation cannot be summed up as a single number); **TN:** discrete, string

Units: acres per unit

Possible values (continuous): the minimum size of a lot within a planned residential development in this district

Null/blank/empty: the district does not permit planned residential developments, or the regulations or the district have no mention of planned residential developments, or there is no listed minimum lot size in planned residential developments in the district

Possible values (discrete):

Encoding value	Interpretation
A	No minimum lot size
B	Minimum lot size 0.1-0.46 acres/unit
C	Minimum lot size 0.47-0.91 acres/unit
D	Minimum lot size 0.92-1.83 acres/unit
E	Minimum lot size 1.84 acres or more per unit

Variable: PRD Max. Density (Units/Acre)

Also stored as: plannedresidential_maxunitsperacre

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Units: housing units per acre

Possible values: the maximum number of housing units that can be built per acre of a planned residential development within the district

Null/blank/empty: the district does not permit planned residential developments, or the regulations for the district have no mention of planned residential developments, or there is no listed maximum number of housing units per acre in planned developments

Variable: PRD Max. # Units Per Development

Also stored as: plannedresidential_maxunits

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Units: housing units per development

Possible values: the maximum number of units that can be built as part of a planned residential development within the district

Null/blank/empty: the district does not permit planned residential developments, or the regulations for the district have no mention of planned residential developments, or there is no listed maximum number of housing units per development

1i. Bonus, custom, special, and GeoJSON-specific variables

Variable: OBJECTID

Variable type: numeric

Possible values: a unique numeric marker for the row in the GeoJSON table

Variable: Shape

Variable type: discrete, string

Possible values: all these values should be "Polygon Z", the type of geometric object associated with the data entry

Variable: id
Variable type: numeric
Possible values: a unique numeric marker for the zoning district within the NZA dataset

Internal variable: created
Variable type: date
Possible values: the date on which a file for the district was opened in the NZA database

Internal variable: updated
Variable type: date
Possible values: the date on which the district's NZA file was last updated

Variable: expired
Variable type: date
Possible values: if the district has been marked as repealed, the date on which the repeal took effect
Null/blank/empty: the district still has the force of law

Internal variable: Special Notes
Also stored as: Special_Notes
Variable type: discrete, string
Possible values: this field contains internal communications within the code analysis team about the district

Variable: Tooltip Notes
Also stored as: tooltipnotes, TN
Variable type: discrete, string
Possible values: this field contains text strings meant to give online viewers of the Atlas additional important context on the district's regulations not covered by any of the other fields.

Variable: customfielddata
Also stored as: [specific to each region]
Variable type: [dependent on region]
Possible values: this field encodes the values for custom fields added to the Atlas by specific state teams. The values within the GeoJSON tables take the form of a dictionary listing numbers for all custom fields that have been created, with values after the colons where the fields have answers the teams are tracking. You will need to cross-reference the Excel spreadsheets and/or the online Atlas display to decode the values tracked by this field within any given GeoJSON table.

Variable: effectivedate
Variable type: date

Possible values: the date when the data for the district was finalized in the Atlas

Variable: acres
Variable type: continuous, numeric
Units: acres
Possible values: calculates the land area covered by the district

Variable: Most Common Nonresidential Use Permitted
Also stored as: nonresidential_type
Variable type: discrete, string
Possible values:

Text value	Encoded value	Interpretation
Agricultural-Industrial	agindust	The most common nonresidential use permitted in this district is large-scale industrial agriculture (e.g. feed lots, animal processing, slaughterhouses, marijuana farms)
Cultural/Entertainment/Tourist	culture	The most common nonresidential use permitted in this district has to do with culture, entertainment, or tourism (e.g. library, museum, bars, restaurants, nightclubs, hotel/motel, adult uses)
General Nonresidential (also sometimes called "Mixed – Any/All Nonresidential")	general	This is the only or one of very few nonresidential districts in a small jurisdiction, and its rules say little beyond that only nonresidential uses are allowed
Industrial	industrial	The most common nonresidential use permitted in this district is industrial (wholesale, manufacturing, car sales/service, warehouse/storage, open industrial uses, industrial parks, light industrial, and/or mining/extractive)
Institutional/Government	gov	This district is intended for institutional campuses or government buildings (e.g. universities, religious institutions, public buildings, museums, government or military facilities, hospitals, schools, private clubs)
Mining/Extractive		The most common nonresidential use permitted in this district is resource extraction (mines, quarries, oil fields and related processing)
Mixed – Industrial-Commercial Uses	indcom	Common nonresidential uses permitted in this district include both industrial – including heavy industry – and commercial uses
Mixed – Specified Commercial Uses	commercial	Common nonresidential uses permitted in this district include some combination of light industrial, retail/service, office,

		cultural/entertainment/tourist, and/or institutional/government – this is the standard coding for commercial and mixed-use districts which permit a broad array of commercial uses
Office	office	The most common nonresidential use permitted in this district is office buildings, office parks with minimal retail, or medical doctors' offices
Open Space/Protected	protected	This district is set aside for keeping land undeveloped, as parks or campgrounds, or otherwise to preserve natural landscapes
Research/Tech	tech	The most common nonresidential use permitted in this district has to do with research and technology (e.g. labs or tech company offices)
Retail/Service	retail	The most common nonresidential use permitted in this district is some kind of retail or service industry use (e.g. shops, services, banks, restaurants, salons, tailors, marijuana dispensary/retail)
Transportation	transport	This is a district designed around transportation uses (e.g. airports, maritime activities & ports, rail yards, transit facilities)
Utilities		The most common nonresidential use permitted in this district has to do with utilities (e.g. power plant, incinerator, recycling, sewage treatment, telecom, solar or wind)
[blank]	[Null]	This district is primarily residential, or an overlay that does not affect the above question

Variable: State
Variable type: discrete, string
Possible values: the state (stored as its full name, not its postal code)

Variable: Shape_Length
Variable type: continuous, numeric
Possible values: the ArcGIS calculation of the length of the district's borders

Variable: Shape_Area
Variable type: continuous, numeric
Possible values: the ArcGIS calculation of the district's land area

2. Nonstandard variables

2a. New Hampshire 4-family and 5+-family housing

Variable: 4-Family Treatment
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed/Conditional	Four-family homes (fourplexes) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	Four-family homes may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	Four-family homes may not be constructed in the district
[blank]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: 5+-Family Treatment
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed/Conditional	Multifamily housing with a unit count of five or greater (fiveplexes, sixplexes, large multifamily buildings, etc.) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	Multifamily housing with a unit count of five or greater (fiveplexes, sixplexes, large multifamily buildings, etc.) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	Multifamily housing with a unit count of five or greater (fiveplexes, sixplexes, large multifamily buildings, etc.) may not be constructed in the district
[blank]	This is a mandatory field to finalize the analysis, so if the field is blank either the GeoJSON entry is the whole jurisdiction or the district is extinct or unmapped

Variable: 4-Family Affordable Housing Only
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Four-family housing (fourplexes) may only be constructed in this district if it is deed-restricted affordable housing
No	Four-family housing may be constructed in this district regardless of whether it is deed-restricted affordable housing
[blank]	This district does not permit four-family housing

Variable: 4-Family Elderly Housing Only
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Four-family housing (fourplexes) may only be constructed in this district if they are age-restricted housing for the elderly
No	Four-family housing may be constructed in this district regardless of whether it is age-restricted
[blank]	This district does not permit four-family housing

Variable: 4-Family Min. Lot (ACRES)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the smallest possible lot on which a four-family home (fourplex) may be built in this district
Blank/null/empty: there is no minimum lot size for a four-family home in this district, or the district does not permit four-family homes

Variable: 4-Family min lot acres under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum possible minimum lot size for a four-family home, especially for use in situations where minimum lot size varies widely depending on whether the lot is connected to water and sewer, for instance
Null/blank/empty: there is no minimum lot size for a four-family home in this district, or the district does not permit four-family homes

Variable: 4-Family min lot acres under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Possible values: the *maximum* possible *minimum* lot size for a four-family home, especially useful in situations where minimum lot size varies widely depending on whether the lot is connected to water and sewer, for instance

Variable: Is there a 4-family max density?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	There is a maximum number of units per acre that may be built in four-family homes (fourplexes) in the district
No	0	There is no listed maximum number of units per acre that may be built in four-family homes in the district
[Blank]	[null]	There is no listed maximum number of units per acre that may be built in four-family homes in the district, or the district does not permit four-family homes

Variable: 4-Family Max Density (UNITS/ACRE)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the maximum number of units per acre that may be built in four-unit housing developments (fourplexes)
Null/blank/empty: there is no maximum density for four-unit housing, or the district does not permit four-unit housing

Variable: 4-family max density under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the maximum possible maximum density for four-family housing, especially useful where the maximum varies widely depending on whether the lot is connected to water and/or sewer services, for instance
Null/blank/empty: there is no maximum density for four-unit housing, or the district does not permit four-unit housing

Variable: 4-family max density under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the *minimum* possible *maximum* density for four-family housing, especially useful where the maximum varies widely depending on whether the lot is connected to water and/or sewer services, for instance
Null/blank/empty: there is no maximum density for four-unit housing, or the district does not permit four-unit housing

Variable: 4-Family Front Setback (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum distance from the street the front of a four-family home (fourplex) must be set back
Null/blank/empty: there is no minimum front setback for a four-family home, or the district does not permit four-family housing

Variable: 4-Family Side Setback (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum distance from the side of the lot a four-family home (fourplex) must be set back
Null/blank/empty: there is no minimum side setback for a four-family home, or the district does not permit four-family housing

Variable: 4-Family Rear Setback (# of feet)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum distance from the back of the lot a four-family home (fourplex) must be set back
Null/blank/empty: there is no minimum rear setback for a four-family home, or the district does not permit four-family housing

Variable: 4-Family Min Road Frontage
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum length abutting a street or road necessary for a lot where a four-family home (fourplex) may be constructed
Null/blank/empty: there is no minimum road frontage for a four-family home, or the district does not permit four-family housing

Variable: 4-family min road frontage under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum possible value for the minimum length abutting a street or road necessary for a lot where a four-family home (fourplex) may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a four-family home, or the district does not permit four-family housing

Variable: 4-family min road frontage under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the *maximum* possible value for the *minimum* length abutting a street or road necessary for a lot where a four-family home (fourplex) may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a four-family home, or the district does not permit four-family housing

Variable: Is there a 4-family max lot coverage?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum lot coverage for a four-family home (fourplex)
No	0	The district does not have a listed maximum lot coverage for a four-family home

[Blank]	[null]	The district does not have a listed maximum lot coverage for a four-family home, or the district does not permit four-family homes

Variable: 4-Family Max Lot Coverage – Buildings (%)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: percentage points
Possible values: the maximum percent of the lot for a four-family housing (fourplex) that can be covered by the building itself
Null/blank/empty: this district does not permit four-family housing, or there is no listed maximum lot coverage for buildings alone

Variable: 4-Family Max Lot Coverage – Buildings & Impervious Surface (%)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: percentage points
Possible values: the maximum percent of the lot for a four-family home (fourplex) that may be covered by buildings or other impervious surfaces such as driveways
Null/blank/empty: this district does not permit four-family housing, or there is no listed maximum lot coverage for buildings plus impervious surfaces

Variable: 4-Family Min # Parking Spaces Per Studio or 1BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces per unit
Possible values: the minimum number of parking spaces required for a studio or one-bedroom unit within a four-family housing development (fourplex)
Null/blank/empty: there is no minimum number of parking spaces for a studio or one-bedroom unit within a four-family home, or the district does not permit four-family housing

Variable: 4-Family Min # Parking Spaces Per 2 BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces per unit
Possible values: the minimum number of parking spaces required for a unit of 2 or more bedrooms within a four-family housing development (fourplex)
Null/blank/empty: there is no minimum number of parking spaces for a unit of 2 or more bedrooms within a four-family home, or the district does not permit four-family housing

Variable: 4-Family Connection to Sewer or Water Required
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Four-family housing (fourplexes) may only be built in the district where connected to sewer and/or water services
No	Four-family housing may be built in the district regardless of connection to sewer or water services

[blank]	Four-family housing may be built in the district regardless of connection to sewer or water services, or the district does not permit four-family housing

Variable: 4-Family Connection or Proximity to Public Transit Required
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Four-family housing (fourplexes) may only be built in this district where near to public transit
No	Four-family housing may be built in the district regardless of distance to public transit
[blank]	Four-family housing may be built in the district regardless of distance to public transit, or the district does not permit four-family housing

Variable: Is there a 4-family max height?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum height for a four-family home (fourplex)
No	0	The district does not have a listed maximum height for a four-family home
[Blank]	[null]	The district does not have a listed maximum height for a four-family home, or the district does not permit four-family homes

Variable: 4-Family Max Height (# of stories)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: stories
Possible values: the maximum height in stories of a four-family housing project (fourplex)
Null/blank/empty: there is no maximum height denominated in stories for a four-family home, or the district does not permit four-family housing

Variable: 4-Family Max Height (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the maximum height in feet of a four-family housing project (fourplex)
Null/blank/empty: there is no maximum height denominated in feet for a four-family home, or the district does not permit four-family housing

Variable: Is there a 4-family FAR?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum floor-to-area ratio for a four-family home (fourplex)
No	0	The district does not have a listed maximum floor-to-area ratio for a four-family home

[Blank]	[null]	The district does not have a listed maximum floor-to-area ratio for a four-family home, or the district does not permit four-family homes

Variable: 4-Family Floor to Area Ratio
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: none (ratio)
Possible values: the maximum floor-to-area ratio for a four-family housing project (fourplex)
Null/blank/empty: there is no maximum floor-to-area ratio for a four-family housing project, or the district does not permit four-family housing

Variable: 4-Family Min Unit Size (SF)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: square feet per unit
Possible values: the minimum square footage of a unit within four-family housing (fourplexes)
Null/blank/empty: there is no minimum square footage for a unit within four-family housing, or the district does not permit four-family housing

Variable: Is there a 4-family max bedrooms per unit?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of bedrooms per unit in a four-family home (fourplex)
No	0	The district does not have a listed maximum number of bedrooms per unit in a four-family home
[Blank]	[null]	The district does not have a listed maximum number of bedrooms per unit for a four-family home, or the district does not permit four-family homes

Variable: 4-Family Max # Bedrooms Per Unit
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: bedrooms per unit
Possible values: the maximum number of bedrooms per unit within four-family housing (fourplexes)
Null/blank/empty: there is no maximum number of bedrooms per unit within four-family housing, or the district does not permit four-family housing

Variable: Is there a 4-family max units per building?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of units per building for a four-family home (fourplex)
No	0	The district does not have a listed maximum number of units per building for a four-family home

[Blank]	[null]	The district does not have a listed maximum number of units per building for a four-family home, or the district does not permit four-family homes

Variable: 4-Family Max # Units Per Building
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: units per building
Possible values: the maximum number of units per building within a four-family housing development (fourplex)
Null/blank/empty: there is no maximum number of units per building in a four-family housing development, or the district does not permit four-family housing

Variable: 5+-Family Affordable Housing Only
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Multifamily housing of 5 or more units may only be constructed in the district if it is deed-restricted affordable housing
No	Multifamily housing of 5 or more units may be constructed regardless of whether it is deed-restricted affordable housing
[blank]	Multifamily housing of 5 or more units may be constructed regardless of whether it is deed-restricted affordable, or the district does not permit multifamily housing over 4 units

Variable: 5+-Family Elderly Housing Only
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Multifamily housing of 5 or more units may only be constructed in the district if it is age-restricted housing for the elderly
No	Multifamily housing of 5 or more units may be constructed regardless of whether it is age-restricted
[blank]	Multifamily housing of 5 or more units may be constructed regardless of whether it is age-restricted, or the district does not permit multifamily housing over 4 units

Variable: 5+-Family Min Lot (ACRES)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum lot required to build a multifamily building with 5 or more units
Null/blank/empty: there is no minimum lot size for multifamily housing of 5 or more units, or the district does not permit multifamily housing of 5 or more units

Variable: 5+-family min lot acres under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: acres

Possible values: the minimum possible minimum lot size for a multifamily building of 5 or more units, especially useful where there is a wide difference between minimum lot sizes depending on whether the lot is connected to water or sewer services, for instance

Null/blank/empty: there is no minimum lot size for multifamily housing of 5 or more units, or the district does not permit multifamily housing of 5 or more units

Variable: 5+-family min lot acres under worst conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: acres

Possible values: the *maximum* possible *minimum* lot size for a multifamily building of 5 or more units, especially useful where there is a wide difference between minimum lot sizes depending on whether the lot is connected to water or sewer services, for instance

Variable: Is there a 5+-family max density?

Variable type: binary, string

Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of units of multifamily housing per acre
No	0	The district does not have a maximum number of units of multifamily housing per acre
[Blank]	[null]	The district does not have a listed maximum number of units of multifamily housing per acre, or the district does not permit multifamily housing with a unit count of five or greater

Variable: 5+-Family Max Density (UNITS/ACRE)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: housing units per acre

Possible values: the maximum number of housing units per acre in a housing development of 5 or more units

Null/blank/empty: there is no maximum density per acre for multifamily developments of 5 or more units, or the district does not permit multifamily developments of 5 or more units

Variable: 5+-family max density under ideal conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: housing units per acre

Possible values: the maximum possible maximum density in a housing development of 5 or more units, especially useful where the maximum varies widely depending on whether the lot is connected to water and/or sewer services, for instance

Null/blank/empty: there is no maximum density per acre for multifamily developments of 5 or more units, or the district does not permit multifamily developments of 5 or more units

Variable: 5+-family max density under worst conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: housing units per acre

Possible values: the *minimum* possible *maximum* density in a housing development of 5 or more units, especially useful where the maximum varies widely depending on whether the lot is connected to water and/or sewer services, for instance

Null/blank/empty: there is no maximum density per acre for multifamily developments of 5 or more units, or the district does not permit multifamily developments of 5 or more units

Variable: 5+-Family Front Setback (# of feet)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: feet

Possible values: the minimum distance from the street the front of a multifamily building of 5 or more units must be set back

Null/blank/empty: there is no minimum front setback for a multifamily building of 5 or more units, or the district does not permit multifamily housing of 5 or more units

Variable: 5+-Family Side Setback (# of feet)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: feet

Possible values: the minimum distance from the side of the lot a multifamily building of 5 or more units must be set back from

Null/blank/empty: there is no minimum side setback for a multifamily building of 5 or more units, or the district does not permit multifamily housing of 5 or more units

Variable: 5+-Family Rear Setback (# of feet)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: feet

Possible values: the minimum distance from the back of the lot a multifamily building of 5 or more units must be set back from

Null/blank/empty: there is no minimum rear setback for a multifamily building of 5 or more units, or the district does not permit multifamily housing of 5 or more units

Variable: 5+-Family Min Road Frontage (# of feet)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: feet

Possible values: the minimum length abutting a street or road necessary for a lot where multifamily housing with 5 units or more may be constructed

Null/blank/empty: there is no minimum road frontage for a multifamily building with 5 or more units, or the district does not permit multifamily housing over 4 units

Variable: 5+-family min road frontage under ideal conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: feet

Possible values: the minimum possible value for the minimum length abutting a street or road necessary for a lot where multifamily housing with 5 units or more may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance

Null/blank/empty: there is no minimum road frontage for a multifamily building with 5 or more units, or the district does not permit multifamily housing over 4 units

Variable: 5+-family min road frontage under worst conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Possible values: the *maximum* possible value for the *minimum* length abutting a street or road necessary for a lot where multifamily housing with 5 units or more may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance

Null/blank/empty: there is no minimum road frontage for a multifamily building with 5 or more units, or the district does not permit multifamily housing over 4 units

Variable: Is there a 5+-family max lot coverage?

Variable type: binary, string

Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum lot coverage for a multifamily development of five units or greater
No	0	The district does not have a listed maximum lot coverage for a multifamily development of five units or greater
[Blank]	[null]	The district does not have a listed maximum lot coverage for a multifamily development of five units or greater, or the district does not permit multifamily developments of five units or greater

Variable: 5+-Family Max Lot Coverage – Buildings (%)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: percentage points

Possible values: the maximum percent of the lot for a multifamily building with 5 or more units that can be covered by the building itself

Null/blank/empty: this district does not permit multifamily housing with 5 or more units, or there is no listed maximum lot coverage for buildings alone

Variable: 5+-Family Max Lot Coverage – Buildings & Impervious Surface (%)

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)

Unit: percentage points

Possible values: the maximum percent of the lot for a multifamily building with 5 or more units that may be covered by buildings or other impervious surfaces such as driveways

Null/blank/empty: this district does not permit multifamily housing with 5 or more units, or there is no listed maximum lot coverage for buildings plus impervious surfaces

Variable: 5+-Family Min Parking Spaces Per Studio or 1BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces per unit
Possible values: the minimum number of parking spaces per unit for a studio or 1-bedroom apartment within a housing development with 5 or more units
Null/blank/empty: there is no minimum number of parking spaces per unit for studios or 1-bedroom apartments within a housing development with 5 or more units, or the district does not permit multifamily housing developments with 5 or more units

Variable: 5+-Family Min # Parking Spaces Per 2 BR
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: parking spaces per unit
Possible values: the minimum number of parking spaces per unit for a unit of 2 or more bedrooms within a housing development with 5 or more units
Null/blank/empty: there is no minimum number of parking spaces per unit for a unit of 2 or more bedrooms within a housing development with 5 or more units, or the district does not permit multifamily housing developments with 5 or more units

Variable: 5+-Family Connection to Sewer and/or Water Required
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Multifamily housing with 5 or more units may only be constructed in the district where connected to sewer and/or water services
No	Multifamily housing with 5 or more units may be constructed in the district regardless of connection to sewer and/or water services
[blank]	Multifamily housing with 5 or more units may be constructed in the district regardless of connection to sewer and/or water services, or the district does not permit multifamily housing over 4 units

Variable: 5+-Family Connection or Proximity to Public Transit Required
Variable type: binary, string
Possible values:

Value	Interpretation
Yes	Multifamily housing with 5 or more units may only be constructed in the district where close to public transit
No	Multifamily housing with 5 or more units may be constructed in the district regardless of proximity to public transit
[blank]	Multifamily housing with 5 or more units may be constructed in the district regardless of proximity to public transit, or the district does not permit multifamily housing over 4 units

Variable: Is there a 5+-family max height?
Variable type: binary, string

Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum height for a multifamily building of five units or more
No	0	The district does not have a listed maximum height for a multifamily building of five units or more
[Blank]	[null]	The district does not have a listed maximum lot coverage for a multifamily building of five units or more, or the district does not permit multifamily housing of five units or more

Variable: 5+-Family Max Height (# of stories)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: stories
Possible values: the maximum height in stories permitted for a multifamily building with five or more units
Null/blank/empty: there is no maximum height denominated in stories for a multifamily building with five or more units

Variable: 5+-Family Max Height (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the maximum height in feet permitted for a multifamily building with five or more units
Null/blank/empty: there is no maximum height denominated in feet for a multifamily building with five or more units, or the district does not permit multifamily housing with five or more units

Variable: Is there a 5+-family FAR?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum floor-to-area ratio for a multifamily building of five units or more
No	0	The district does not have a listed maximum floor-to-area ratio for a multifamily building of five units or more
[Blank]	[null]	The district does not have a listed maximum floor-to-area ratio for a multifamily building of five units or more, or the district does not permit multifamily buildings of five units or more

Variable: 5+-Family Floor to Area Ratio
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: none (ratio)
Possible values: the maximum floor-to-area ratio for a multifamily building with five or more units

Null/blank/empty: there is no listed maximum floor-to-area ratio for a multifamily building containing five or more units, or the district does not permit housing developments with five or more units

Variable: 5+-Family Min Unit Size (SF)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: square feet per unit
Possible values: the minimum square footage of a unit within a housing development of five or more units
Null/blank/empty: there is no listed minimum square footage for a unit within a housing development of five or more units, or the district does not permit housing developments with five or more units

Variable: Is there a 5+-family max bedrooms per unit?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of bedrooms permitted in a unit within a multifamily development of five units or more
No	0	The district does not have a listed maximum number of bedrooms permitted in a unit within a multifamily development of five units or more
[Blank]	[null]	The district does not have a listed maximum number of bedrooms permitted in a unit within a multifamily development of five units or greater, or the district does not permit multifamily developments of five units or greater

Variable: 5+-Family Max Bedrooms Per Unit
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: bedrooms per unit
Possible values: the number of bedrooms permitted per unit within a housing development of five or more units
Null/blank/empty: there is no listed maximum number of bedrooms permitted per unit within a housing development of five or more units, or the district does not permit housing developments of five or more units

Variable: Is there a 5+-family max units per building?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of units per building for a multifamily development of five units or more
No	0	The district does not have a listed maximum number of units per building for a multifamily development of five units or more

[Blank]	[null]	The district does not have a listed maximum number of units per building for a multifamily development of five units or more, or the district does not permit multifamily housing with five or more units

Variable: 5+Family Max Units Per Building
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: units per building
Possible values: the maximum number of units permitted in a multifamily building of 5 or more housing units
Null/blank/empty: there is no maximum number of units per building in this district, or the district does not permit multifamily buildings of 5 or more units

2b. New Hampshire binary variables (exc. 4- and 5+-family housing, for which see 2a)

Variable: Is there a 1-family max lot coverage?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum lot coverage for a single-family home (whether detached, attached, or townhouse)
No	0	The district does not have a listed maximum lot coverage for a single-family home
[Blank]	[null]	The district does not have a listed maximum lot coverage for a single-family home, or the district does not permit single-family homes

Variable: Is there a 1-family max height?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum height for a single-family home (whether detached, attached, or townhouse)
No	0	The district does not have a listed maximum height for a single-family home
[Blank]	[null]	The district does not have a listed maximum height for a single-family home, or the district does not permit single-family homes

Variable: Is there a 1-family FAR?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum floor area ratio for a single-family home (whether detached, attached, or townhouse)
No	0	The district does not have a listed maximum floor-to-area ratio for a single-family home

[Blank]	[null]	The district does not have a listed maximum floor-to-area ratio for a single-family home, or the district does not permit single-family homes

Variable: Is there a 2-family max density?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of two-family homes (duplexes) permitted per acre
No	0	The district does not have a maximum number of two-family homes permitted per acre
[Blank]	[null]	The district does not have a maximum number of two-family homes permitted per acre, or the district does not permit two-family homes

Variable: Is there a 2-family max lot coverage?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum lot coverage for a two-family home (duplex)
No	0	The district does not have a listed maximum lot coverage for a two-family home
[Blank]	[null]	The district does not have a listed maximum lot coverage for a two-family home, or the district does not permit two-family homes

Variable: Is there a 2-family max height?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum height for a two-family home (duplex)
No	0	The district does not have a listed maximum height for a two-family home
[Blank]	[null]	The district does not have a listed maximum height for a two-family home, or the district does not permit two-family homes

Variable: Is there a 2-family FAR?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum floor-to-area ratio for a two-family home (duplex)
No	0	The district does not have a listed maximum floor-to-area ratio for a two-family home
[Blank]	[null]	The district does not have a listed maximum floor-to-area ratio for a two-family home, or the district does not permit two-family homes

Variable: Is there a 3-family max density?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of three-family homes (triplexes) permitted per acre
No	0	The district does not have a listed maximum number of three-family homes permitted per acre
[Blank]	[null]	The district does not have a listed maximum number of three-family homes permitted per acre, or the district does not permit three-family homes

Variable: Is there a 3-family max lot coverage?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum lot coverage for a three-family home (triplex)
No	0	The district does not have a listed maximum lot coverage for a three-family home
[Blank]	[null]	The district does not have a listed maximum lot coverage for a three-family home, or the district does not permit three-family homes

Variable: Is there a 3-family max height?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum height for a three-family home (triplex)
No	0	The district does not have a listed maximum height for a three-family home
[Blank]	[null]	The district does not have a listed maximum height for a three-family home, or the district does not permit three-family homes

Variable: Is there a 3-family FAR?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum floor-to-area ratio for a three-family home (triplex)
No	0	The district does not have a listed maximum floor-to-area ratio for a three-family home
[Blank]	[null]	The district does not have a listed maximum floor-to-area ratio for a three-family home, or the district does not permit three-family homes

Variable: Is there an AH max density?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of deed-restricted affordable homes permitted per acre (that is specific to affordable homes and different from any maximum for market-rate housing of the same dimensions)
No	0	The district does not have a listed maximum number of deed-restricted affordable homes permitted per acre, or the maximum number of affordable homes permitted per acre is the same as the maximum for market-rate housing of the same dimensions
[Blank]	[null]	The district does not have a listed maximum number of deed-restricted affordable homes permitted per acre, or the maximum number of affordable homes permitted per acre is the same as the maximum for market-rate housing of the same dimensions, or the district does not permit affordable housing, or the regulations contain no mention of affordable housing

Variable: Is there an AH max bedrooms per unit?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of bedrooms per unit for deed-restricted affordable housing (that is specific to affordable homes and different from any maximum for market-rate housing of the same dimensions)
No	0	The district does not have a listed maximum number of bedrooms per unit for deed-restricted affordable homes, or the maximum number of bedrooms for affordable homes is the same as the maximum for market-rate housing of the same dimensions
[Blank]	[null]	The district does not have a listed maximum number of bedrooms per unit for deed-restricted affordable homes, or the maximum number of bedrooms for affordable homes is the same as the maximum for market-rate housing of the same dimensions, or the district does not permit affordable housing, or the regulations contain no mention of affordable housing

Variable: Is there an AH max units per building?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of units per building for deed-restricted affordable housing (that is specific to affordable homes and different from any maximum for market-rate housing of the same dimensions)

| No | 0 | The district does not have a listed maximum number of units per building for deed-restricted affordable homes, or the maximum number of bedrooms for affordable homes is the same as the maximum for market-rate housing of the same dimensions |
| [Blank] | [null] | The district does not have a listed maximum number of units per building for deed-restricted affordable homes, or the maximum number of units per building for affordable homes is the same as the maximum for market-rate housing of the same dimensions, or the district does not permit affordable housing, or the regulations contain no mention of affordable housing |

Variable: Is there an ADU max size?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum size for an accessory dwelling unit
No	0	The district has no listed maximum size for an ADU
[Blank]	[null]	The district has no listed maximum size for an ADU, or the district does not permit ADUs, or the regulations contain no mention of ADUs

Variable: Is there an ADU max bedrooms?
Variable type: binary, string
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has a maximum number of bedrooms for an accessory dwelling unit
No	0	The district has no listed maximum number of bedrooms for an ADU
[Blank]	[null]	The district has no listed maximum number of bedrooms for an ADU, or the district does not permit ADUs, or the regulations contain no mention of ADUs

2c. New Hampshire road frontage variables (exc. 4- and 5+-family housing, for which see 2a)

Variable: 1-Family Min Road Frontage (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum length abutting a street or road necessary for a lot where a single-family home may be constructed
Null/blank/empty: there is no minimum road frontage for a single-family home, or the district does not permit single-family homes

Variable: 1-family min road frontage under ideal conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum possible value for the minimum length abutting a street or road necessary for a lot where a single-family home may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a single-family home, or the district does not permit single-family homes

Variable: 1-family min road frontage under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the *maximum* possible value for the *minimum* length abutting a street or road necessary for a lot where a single-family home may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a single-family home, or the district does not permit single-family housing

Variable: 2-Family Min Road Frontage (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum length abutting a street or road necessary for a lot where a two-family home (duplex) may be constructed
Null/blank/empty: there is no minimum road frontage for a two-family home, or the district does not permit two-family housing

Variable: 2-family min road frontage under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum possible value for the minimum length abutting a street or road necessary for a lot where a two-family home (duplex) may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a two-family home, or the district does not permit two-family housing

Variable: 2-family min road frontage under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the *maximum* possible value for the *minimum* length abutting a street or road necessary for a lot where a two-family home (duplex) may be constructed; useful especially where

the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a two-family home, or the district does not permit two-family housing

Variable: 3-Family Min Road Frontage (# of feet)
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum length abutting a street or road necessary for a lot where a three-family home (triplex) may be constructed
Null/blank/empty: there is no minimum road frontage for a three-family home, or the district does not permit three-family housing

Variable: 3-family min road frontage under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the minimum possible value for the minimum length abutting a street or road necessary for a lot where a three-family home (triplex) may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a three-family home, or the district does not permit three-family housing

Variable: 3-family min road frontage under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the *maximum* possible value for the *minimum* length abutting a street or road necessary for a lot where a three-family home (triplex) may be constructed; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum road frontage for a three-family home, or the district does not permit three-family housing

2d. Other New Hampshire nonstandard variables

Variable: 2-Family Full Treatment
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed/Conditional	Two-family homes (duplexes) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	Two-family homes (duplexes) may only be constructed in the district after a permitting process that involves a public hearing

Prohibited	Two-family homes (duplexes) may not be constructed in the district
Prohibited Unless Affordable	Two-family homes may only be constructed in the district if they are deed-restricted affordable housing
Prohibited Unless Elderly	Two-family homes may only be constructed in the district if they are age-restricted housing for the elderly

Variable: 3-Family Full Treatment
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed/Conditional	Three-family homes (triplexes) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	Three-family homes (triplexes) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	Three-family homes (triplexes) may not be constructed in the district
Prohibited Unless Affordable	Three-family homes may only be constructed in the district if they are deed-restricted affordable housing
Prohibited Unless Elderly	Three-family homes may only be constructed in the district if they are age-restricted housing for the elderly

Variable: 4-Family Full Treatment
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed/Conditional	Four-family homes (quadplexes) may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	Four-family homes (quadplexes) may only be constructed in the district after a permitting process that involves a public hearing
Prohibited	Four-family homes (quadplexes) may not be constructed in the district
Prohibited Unless Affordable	Four-family homes may only be constructed in the district if they are deed-restricted affordable housing
Prohibited Unless Elderly	Four-family homes may only be constructed in the district if they are age-restricted housing for the elderly

Variable: 5-Family Full Treatment
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed/Conditional	Multifamily housing with 5+ units may be constructed in the district without a public hearing, even if only under certain conditions
Public Hearing	Multifamily housing with 5+ units may only be constructed in the district after a permitting process that involves a public hearing

Prohibited	Multifamily housing with 5+ units may not be constructed in the district
Prohibited Unless Affordable	Multifamily housing with 5+ units may only be constructed in the district if it is deed-restricted affordable housing
Prohibited Unless Elderly	Multifamily housing with 5+ units homes may only be constructed in the district if it is age-restricted housing for the elderly

Variable: 1-family minimum lot acres under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum possible minimum lot size for a single-family home; useful especially where the minimum lot size varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum lot size for a single-family home, or the district does not permit single-family homes

Variable: 1-family minimum lot acres under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the *maximum* possible *minimum* lot size for a single-family home; useful especially where the minimum lot size varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum lot size for a single-family home, or the district does not permit single-family homes

Variable: 2-family min lot acres under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum possible minimum lot size for a two-family home (duplex); useful especially where the minimum lot size varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum lot size for a two-family home, or the district does not permit two-family homes

Variable: 2-family min lot acres under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the *maximum* possible *minimum* lot size for a two-family home (duplex); useful especially where the minimum lot size varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum lot size for a two-family home, or the district does not permit two-family homes

Variable: 2-family max density under ideal conditions

Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the maximum possible maximum number of units per acre within two-family homes (duplexes) that may be built in the district; useful especially where the maximum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no maximum density for two-family homes in this district, or the district does not permit two-family homes

Variable: 2-family max density under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the *minimum* possible *maximum* number of units per acre within two-family homes (duplexes) that may be built in the district; useful especially where the maximum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no maximum density for two-family homes in this district, or the district does not permit two-family homes

Variable: 3-family min lot acres under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the minimum possible minimum lot size for a three-family home (triplex) in the district; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum lot size for three-family homes in this district, or the district does not permit three-family homes

Variable: 3-family min lot acres under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: acres
Possible values: the *maximum* possible *minimum* lot size for a three-family home (triplex) in the district; useful especially where the minimum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no minimum lot size for three-family homes in this district, or the district does not permit three-family homes

Variable: 3-family max density under ideal conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the maximum possible maximum number of units per acre that may be built in three-family housing (triplexes) in the district; useful especially where the maximum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no maximum density for three-family homes in this district, or the district does not permit three-family homes

Variable: 3-family max density under worst conditions
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: housing units per acre
Possible values: the *minimum* possible *maximum* number of units per acre that may be built in three-family housing (triplexes) in the district; useful especially where the maximum varies widely according to whether the area is connected to water or sewer services, for instance
Null/blank/empty: there is no maximum density for three-family homes in this district, or the district does not permit three-family homes

Variable: AH minimum buffer from other residential
Variable type: continuous, numeric (with strings where the regulation cannot be summed up as a single number)
Unit: feet
Possible values: the required distance deed-restricted affordable housing must be built from neighboring market-rate housing
Null/blank/empty: there is no required buffer between affordable and market-rate housing, or the district does not permit affordable housing, or any housing

Variable: Manufactured Housing Zoning
Variable type: discrete, string
Possible values:

Value	Interpretation
Allowed on Individual Lots Only	Manufactured housing is only permitted as individual projects
Allowed in Parks Only	Manufactured housing is only permitted if it takes the form of manufactured home parks (e.g. trailer parks)
Allowed on Both Lots and Parks	Manufactured housing is permitted both on individual lots and as manufactured home parks
Prohibited	Manufactured housing is prohibited

2e. Middle Tennessee nonstandard variables

Variable: AdjTy ("adjusted district type")
Variable type: discrete, string
Possible values:

Value	Interpretation
Nonresidential	The district does not permit housing
Single-family	The district permits single-family homes but no denser form of housing
Duplex	The district permits two-family homes but no form of housing denser than that (regardless of whether it permits single-family homes)
Multifamily	The district permits multifamily housing (regardless of which levels of less-dense housing it permits)

PUD	The district is a planned unit development where what types of development are permitted have been negotiated in a bespoke way during the rezoning process
[blank]	The row represents an entire jurisdiction

Variable: F1NMLS ("1-family numeric minimum lot size")
Variable type: continuous, numeric
Possible values: on the basis of data gathered by the Beacon Center in their internal files, the minimum lot size for detached single-family homes
NaN: there is no minimum lot size for single-family homes, or the district does not permit single-family homes
Blank: the row represents an entire jurisdiction

Variable: THNMLS ("townhouse numeric minimum lot size")
Variable type: continuous, numeric
Possible values: on the basis of data gathered by the Beacon Center in their internal files, the minimum lot size for townhouses
NaN: there is no minimum lot size for townhouses, or the district does not permit townhouses
Blank: the row represents an entire jurisdiction

Variable: F2NMLS ("2-family numeric minimum lot size")
Variable type: continuous, numeric
Possible values: on the basis of data gathered by the Beacon Center in their internal files, the minimum lot size for two-family homes (duplexes)
NaN: there is no minimum lot size for two-family homes, or the district does not permit two-family homes
Blank: the row represents an entire jurisdiction

2f. Nonstandard variables in Middle Tennessee and Montana

Variable: MA ("mapped area")
Variable type: continuous, numeric
Unit: acres
Possible values: the land area covered by the district. Present as a column but unfilled in the Middle TN data.

Variable: F1E ("single-family restricted to elderly only")
Variable type: discrete, binary
Possible values:

Text value	Interpretation
Yes	Single-family homes may only be constructed in this district as age-restricted housing for the elderly
No	Single-family homes may be constructed in this district regardless of whether they are age-restricted housing for the elderly
Null/blank/empty	The district is extinct or the row represents an entire jurisdiction

Variable: ASize ("ADU maximum size limitation")
Variable type: discrete, binary
Possible values:

Text value	Encoded value	Interpretation
Yes	1	The district has some regulation setting a cap on the size of an ADU, be it absolute or relative to the main building
No	0	The district does not have a regulation setting a cap on the size of an ADU
[blank]	[Null]	The district does not have a regulation capping the size of ADUs, or the district does not permit ADUs, or no regulation could be found as to the above question

Variable: PK ("parking requirements")
Variable type: discrete, string
Possible values: a text description of the parking minimums by structure type, where such can be found

Appendix A: Directory of TN/MT/HI abbreviated variable names to full names

Table continues to next page.

Abbreviated name	Full variable name	Section
T	Jurisdiction	1a
Z	Full district name	1a
Ty	Type of district	1a
MA	Mapped area	2f
F1F	1-Family Treatment	1a
F2F	2-Family Treatment	1a
F3F	3-Family Treatment	1a
F4F	4-Family Treatment	1a
AD	Accessory Dwelling Unit Treatment	1g
F1E	1-Family Restricted to Elderly Only	2f
F2E	2-Family Restricted to Elderly Only	1c
F3E	3-Family Restricted to Elderly Only	1d
F4E	4-Family Restricted to Elderly Only	1e
F1MUS	1-Family Minimum Unit Size	1b
F2MUS	2-Family Minimum Unit Size	1c
F3MUS	3-Family Minimum Unit Size	1d
F4MUS	4-Family Minimum Unit Size	1e
MUS	Minimum Unit Size	1a
F1MLS	1-Family Minimum Lot Size	1b
F2MLS	2-Family Minimum Lot Size	1c
F3MLS	3-Family Minimum Lot Size	1d
F4MLS	4-Family Minimum Lot Size	1e
PRD_MLS	Planned residential district minimum lot size	1h
F1MH	1-Family Max Height (stories)	1b
F2MH	2-Family Max Height (stories)	1c
F3MH	3-Family Max Height (stories)	1d
F4MH	4-Family Max Height (stories)	1e
AHT	Affordable housing treatment	1f
AHD	Affordable housing district/Affordable housing definition	1a (TN)/1f (MT)
EHD	Elderly housing district	1a
PRD	Planned residential development treatment	1h
MHP	Manufactured home park	1h
ASize	ADU maximum size limitation	2f
AOwn	ADU owner occupancy required	1g
AEld	ADU restricted to elderly only	1g
APrim	ADU restricted to primary structure	1g
ARent	ADU renter occupancy prohibited	1g
AFam	ADU family or employee occupancy required	1g

TN	Tooltip notes	1i
F2AHO	2-family affordable housing only	1c
F3AHO	3-family affordable housing only	1d
F4AHO	4-family affordable housing only	1e
O	Overlay	1a
PK	Minimum parking requirements	2f