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Continuing Education Course #526
An Engineer's Guide to Municipal Zoning Ordinances

1. What is a good document to check start a zoning review?
 - a. The municipal Master Plan.
 - b. The municipal zoning map.
 - c. The county road map.
 - d. All of the above.

2. Many municipalities have placed their zoning ordinances on the following website:
<https://www.generalcode.com/library/>
 - a. True.
 - b. False.

3. All single family residential zones in any municipality allow for the same minimum lot size.
 - a. True.
 - b. False.

4. Conditional uses are always permitted within a zone.
 - a. True.
 - b. False.

5. Which of the following are often included in the bulk requirements of a zoning code?
 - a. Minimum lot area.
 - b. Minimum front yard.
 - c. Minimum rear yard.
 - d. All of the above.

6. According to the course document what is the minimum required lot size for a lot in the City of Round Rock's TH Zone?
 - a. 10 acres.
 - b. 1 acre.
 - c. 3500 SF.
 - d. None of the above.

7. In some cities, certain zones can be broken down into sub-districts.
 - a. True.
 - b. False.

8. The allowable percentage of lot coverage for buildings in single family residential zones ordinarily increases with increasing minimum allowable lot size.
 - a. True.
 - b. False.

9. In the Round Rock zoning ordinance the minimum rear yard adjacent to a residential zone is always 50 feet in the OF-1 zone.
- a. True.
 - b. False.
10. It is common for commercial zones to require an increased rear yard if the property backs up to a residential zone.
- a. True.
 - b. False.
11. What document can be described as the underpinning of the zoning ordinance?
- a. The municipal charter.
 - b. The zoning board of adjustment rules.
 - c. The Master Plan.
 - d. All of the above.
12. Which of the following are generally discussed in the Master Plan?
- a. The desired residential density in various areas of the city.
 - b. The need to revitalize older areas
 - c. Both of the above.
 - d. Neither of the above
13. The term "Building Height" means the same thing in every municipality in America
- a. True.
 - b. False.
14. Overlay zones are used for which of the following?
- a. To create a walkable community.
 - b. To preserve sensitive environmental areas.
 - c. To preserve existing farmland.
 - d. All of the above.
15. What type of Overlay Zone is used in an older area to preserve the cultural value of the area?
- a. An Airport Overlay Zone.
 - b. An Historic Overlay Zone.
 - c. A Re-Development Zone.
 - d. None of the above.
16. Which of the following is not a goal of a Re-Development Zone?
- a. Improve and upgrade the area in a flexible manner that responds to current market needs.
 - b. Enhance the municipality's image.
 - c. Promote the re-purposing of existing buildings.
 - d. Clarify the definition of "building height".
17. Which of the following is a benefit of a cluster design?
- a. The developer can save money because significantly less road and other infrastructure will sometimes be required.
 - b. The environment can benefit from the preservation of a large portion of a tract.
 - c. The city can use some of the set-aside area for passive recreation.
 - d. All of the above.
18. All municipalities regulate steep slopes in the same way.

- a. True.
- b. False.

19. The setbacks in a local zoning ordinance always take precedence of any state and local regulations, such as those dealing with wetlands.

- a. True.
- b. False.

20. Which of the following is an example of a pre-existing non-conforming situation?

- a. A one acre lot located in a zone with a minimum lot size of 5 acres.
- b. A five acre lot located in a zone with a minimum lot size of 5 acres.
- c. A ten acre lot located in a zone with a minimum lot size of 5 acres.
- d. None of the above.

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