

# ZONING MAP GUIDE

AUSTIN  
LAND  
DEVELOPMENT  
CODE

Spring 2017

## WHAT'S INSIDE

### Color Key

Learn what zone district each color on the draft zoning map means.

### Comprehensive List

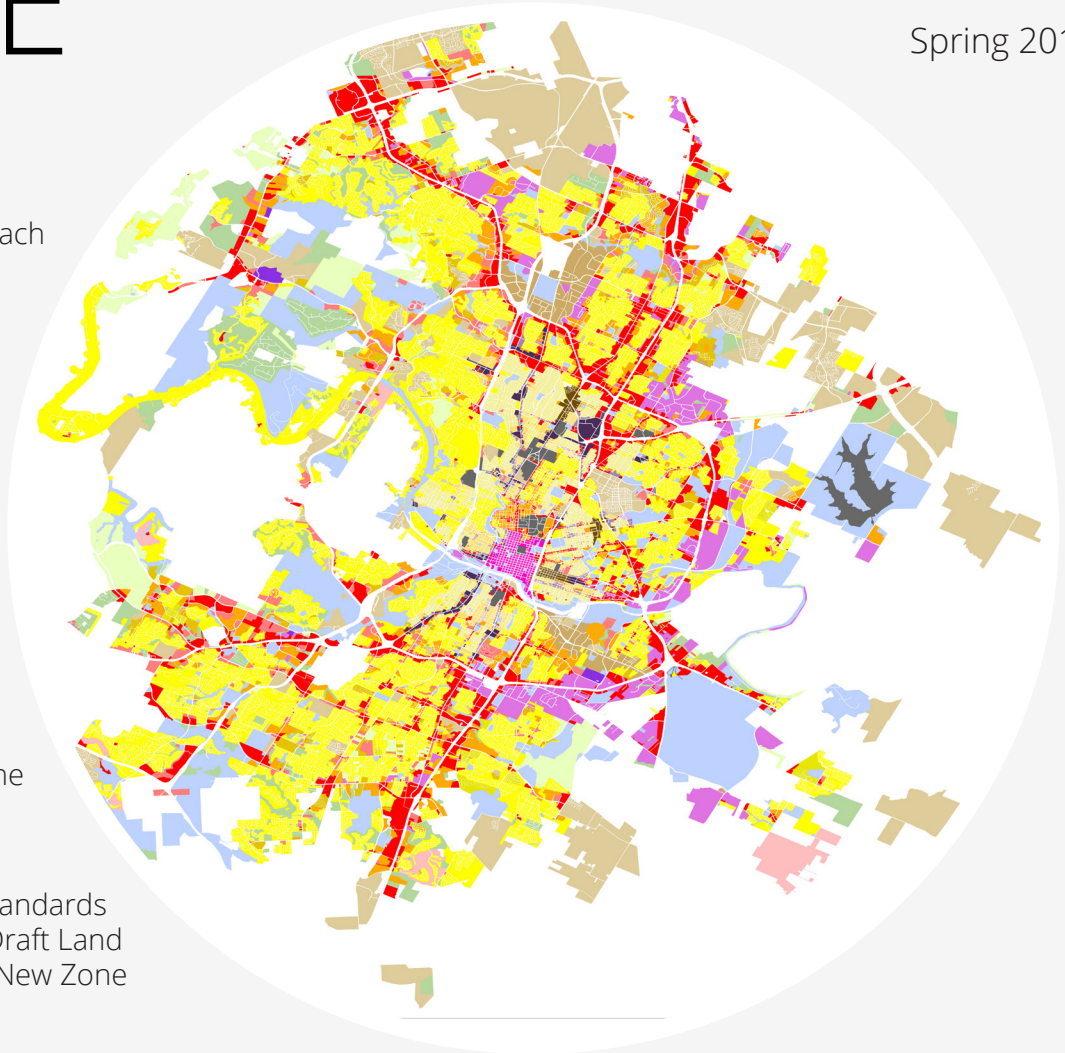
See all zones released in the Draft Land Development Code, plus three additional zones created in response to public feedback, listed in one place.

### Zone Translation

Find out which zones in the previous code document are similar to the new zones in CodeNEXT.

### Reference Information

Learn where to find the standards for each zone within the Draft Land Development Code or its New Zone Appendix.



## EXPLORE, COMPARE & COMMENT

See the whole city, zoom into a neighborhood and look up an address with the online mapping tool. To comment on the existing zoning map and the draft zoning map side-by-side, visit:

[codenext.engagingplans.org](http://codenext.engagingplans.org)

To read and comment on the Draft Land Development Code, visit:

[codenext.civicomment.org](http://codenext.civicomment.org)

## MEETINGS

To participate in a District Mapping Open House, visit:  
[codenext.engagingplans.org/events](http://codenext.engagingplans.org/events)

To find out what Council District you are in, visit:  
[austintexas.gov/GIS/CouncilDistrictMap](http://austintexas.gov/GIS/CouncilDistrictMap)

To sign up for office hours, visit:  
[tiny.cc/codenextofficehours](http://tiny.cc/codenextofficehours)

## Help us get it right.

Austin's Land Development Code is getting its most significant update in thirty years. As we work toward adoption of the new code, we invite you to review and comment on the draft code document, ask questions, and stay connected.

[facebook.com/austincodenext](https://facebook.com/austincodenext) 

[twitter.com/austincodenext](https://twitter.com/austincodenext) 

[austintexas.gov/codenext](http://austintexas.gov/codenext) 

[codenext@austintexas.gov](mailto:codenext@austintexas.gov) 

**CODENEXT**  
SHAPING THE AUSTIN WE IMAGINE

# residential+ NEIGHBORHOOD

## See the Standards

Follow references to Chapter 23-4D of the Draft Land Development Code.

### NEW ZONE:

Standards labeled New Zone have been added since the release of the Draft Land Development Code and are located in a New Zone Appendix document.

**\* Includes Open Sub-zone** that provides the same building form but allows for a more diverse mix of uses.

## Low to Medium Intensity Residential Zones

| Similar to | Reference                                 |
|------------|-------------------------------------------|
| RR         | 23-4D-3060                                |
| VLDR       | Very Low Density Residential              |
| LDR        | Low Density Residential                   |
| LMDR       | Low-Medium Density Residential            |
| LMDR-SL    | Low-Medium Density Residential- Small Lot |

## Medium to High Intensity Residential Zones

| Similar to | Reference                       |
|------------|---------------------------------|
| MDR        | Medium Density Residential      |
| MHDR       | Medium-High Density Residential |
| HDR        | High Density Residential        |
| VHDR       | Very High Density Residential   |
| MHP        | Manufactured Home Park          |

## Transect Neighborhood Zones

| Similar to | Reference                             |
|------------|---------------------------------------|
| T3NE.WL    | T3 Neighborhood Edge Wide Lot         |
| T3NE       | T3 Neighborhood Edge                  |
| T3N.DS     | T3 Neighborhood Deep Setback*         |
| T3N.IS     | T3 Neighborhood Intermediate Setback* |
| T4N.DS     | T4 Neighborhood Deep Setback*         |
| T4N.IS     | T4 Neighborhood Intermediate Setback* |
| T4N.SS     | T4 Neighborhood Shallow Setback*      |
| T4NC       | T4 Neighborhood Core*                 |
| T5N.SS     | T5 Neighborhood Shallow Setback       |



# commercial+ MIXED-USE

## Restricted Commercial Zones

|                                                                                  |    |                           |                  |                          |
|----------------------------------------------------------------------------------|----|---------------------------|------------------|--------------------------|
|  | NC | Neighborhood Commercial** | Similar to       | Reference                |
|                                                                                  | LC | Local Commercial**        | NO, LO, LR<br>GO | 23-4D-4060<br>23-4D-4070 |

## Retail and Office Commercial

### Service and Highway Commercial

|                                                                                  |    |                      |                |                          |
|----------------------------------------------------------------------------------|----|----------------------|----------------|--------------------------|
|  | GC | General Commercial** | Similar to     | Reference                |
|                                                                                  | RC | Regional Commercial  | GR             | 23-4D-4080               |
|                                                                                  | SC | Service Commercial** | -              | 23-4D-4090               |
|                                                                                  | HC | Highway Commercial   | CS, CS-1<br>CH | 23-4D-4130<br>23-4D-4140 |

## Mixed-Use Commercial Zones

|                                                                                  |    |                     |            |                          |
|----------------------------------------------------------------------------------|----|---------------------|------------|--------------------------|
|  | CC | Commercial Core     | Similar to | Reference                |
|                                                                                  | DC | Downtown Commercial | DMU<br>CBD | 23-4D-4100<br>23-4D-4110 |

## Special Commercial Zones

|                                                                                   |    |                       |            |            |
|-----------------------------------------------------------------------------------|----|-----------------------|------------|------------|
|  | CR | Commercial Recreation | Similar to | Reference  |
|                                                                                   |    |                       | CR         | 23-4D-4150 |

|                                                                                    |    |                      |      |            |
|------------------------------------------------------------------------------------|----|----------------------|------|------------|
|  | WC | Warehouse Commercial |      |            |
|                                                                                    |    |                      | W/LO | 24-4D-4120 |

## Transect Main Street and Urban Zones

|                                                                                    |      |                |            |           |
|------------------------------------------------------------------------------------|------|----------------|------------|-----------|
|  | T3MS | T3 Main Street | Similar to | Reference |
|                                                                                    |      |                | LR         | New Zone  |

|                                                                                    |      |                 |        |            |
|------------------------------------------------------------------------------------|------|-----------------|--------|------------|
|  | T4MS | T4 Main Street* |        |            |
|                                                                                    |      |                 | NO, LO | 23-4D-2140 |

|                                                                                    |        |                           |    |                          |
|------------------------------------------------------------------------------------|--------|---------------------------|----|--------------------------|
|  | T5U.SS | T5 Urban Shallow Setback* |    |                          |
|                                                                                    | T5U    | T5 Urban*                 | GR | 23-4D-2160<br>23-4D-2170 |

|                                                                                    |      |                 |    |            |
|------------------------------------------------------------------------------------|------|-----------------|----|------------|
|  | T5MS | T5 Main Street* |    |            |
|                                                                                    |      |                 | CS | 23-4D-2180 |

|                                                                                    |      |               |            |                          |
|------------------------------------------------------------------------------------|------|---------------|------------|--------------------------|
|  | T6U  | T6 Urban      |            |                          |
|                                                                                    | T6UC | T6 Urban Core | DMU<br>CBD | 23-4D-2190<br>23-4D-2200 |

## See the Standards

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### NEW ZONE:

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**\* Open Sub-zone** provides the same building form but allows for a more diverse mix of uses.

**\*\* Includes Limited and Open Sub-zones** that provides the same building form but allows for different mix of uses.

See how the new  
Land Development Code  
is helping to shape the Austin we imagine  
[austintexas.gov/codenext](http://austintexas.gov/codenext)



# other+ OVERLAYS

## See the Standards

Follow references to Chapter 23-4D of the Draft Land Development Code.

### Industrial Zones



FI Flex Industrial  
GI General Industrial

| Similar to | Reference  |
|------------|------------|
| LI         | 23-4D-5060 |
| IP         | 23-4D-5070 |



HI Heavy Industrial  
R&D Research and Development

|     |            |
|-----|------------|
| MI  | 23-4D-5080 |
| R&D | 23-4D-5090 |

### Other Zones



P Public  
AV Aviation Services

| Reference  |
|------------|
| 23-4D-6120 |
| 23-4D-6070 |



AG Agricultural  
OS Open Space  
DR Development Reserve

|            |
|------------|
| 23-4D-6060 |
| 23-4D-6110 |
| 23-4D-6080 |



PUD Planned Unit Development

|            |
|------------|
| 23-4D-6130 |
|------------|



ERC East Riverside Corridor  
NBG North Burnet/Gateway

|            |
|------------|
| 23-4D-6090 |
| 23-4D-6100 |

### Overlay Zones (not shown on zoning map)

Barton Springs  
Capitol View Corridor  
Downtown Civic Spaces  
Hill Country Roadway  
Historic Landmark  
Historic Area

Lake Austin  
Neighborhood Plan  
Planned Development Area  
University Neighborhood  
Overlay  
Waterfront

Standards for Overlay Zones are intended to ensure compatible development within unique parts of the city that have a particular character or open space considerations.

## NOTE:

**Some zoning districts not listed in this guide have been carried forward from the existing Land Development Code and may be mapped on the Draft Zoning Map.**



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