A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

A conditional overlay will be applied to Manor Rd., East 12th Street, Rosewood Ave. and Martin Luther King Blvd. to limit certain commercial uses.

Future Land Use Map

Rosewood Neighborhood Planning Area

Future Land Use

Legend

- Allow Neighborhood Urban Center Site Development Standards
- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Neighborhood Mixed Use
- Mixed Use
- Specific Regulating District
- Civic
- Recreation & Open Space

Garage apartments (secondary units) will be permitted as an accessory use on residentially zoned lots. In addition, single-family uses will be permitted on existing lots of 2,500 square feet or greater (small lot amnesty).

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Planning and Zoning Department
City of Austin