

# 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

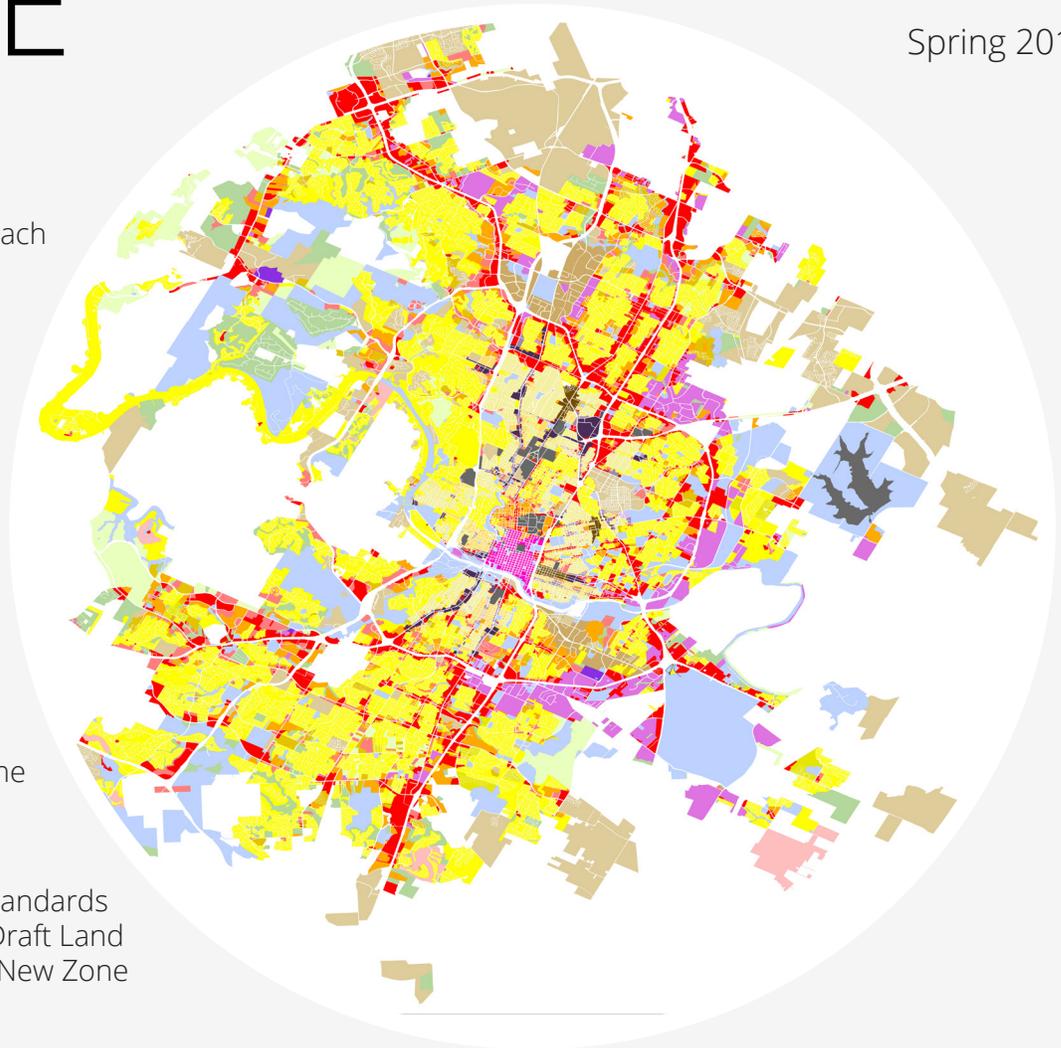
See all zones released in the Draft Land Development Code, plus three additional zones created in response to public feedback, listed in one place.

### 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.civiccomment.org](http://codenext.civiccomment.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	Rural Residential	RR	23-4D-3060
	VLDR	Very Low Density Residential	SF1	23-4D-3070
	LDR	Low Density Residential	SF2	23-4D-3080
	LMDR	Low-Medium Density Residential	SF3, SF4B	23-4D-3090
	LMDR-SL	Low-Medium Density Residential- Small Lot	SF4A	23-4D-3100

### Medium to High Intensity Residential Zones

			Similar to	Reference
	MDR	Medium Density Residential	SF5, SF6	23-4D-3110
	MHDR	Medium-High Density Residential	MF1, MF2	23-4D-3120
	HDR	High Density Residential	MF3, MF4	23-4D-3130
	VHDR	Very High Density Residential	MF5, MF6	23-4D-3140
	MHP	Manufactured Home Park	MH	23-4D-3150

### Transect Neighborhood Zones

			Similar to	Reference
	T3NE.WL	T3 Neighborhood Edge Wide Lot	SF3	23-4D-2080
	T3NE	T3 Neighborhood Edge	SF3	23-4D-2090
	T3N.DS	T3 Neighborhood Deep Setback*	SF3	23-4D-2100
	T3N.IS	T3 Neighborhood Intermediate Setback*	SF3	23-4D-2110
	T4N.DS	T4 Neighborhood Deep Setback*	MF2, MF3	New Zone
	T4N.IS	T4 Neighborhood Intermediate Setback*	MF2, MF3	23-4D-2120
	T4N.SS	T4 Neighborhood Shallow Setback*	MF2, MF3	23-4D-2130
	T4NC	T4 Neighborhood Core*	MF2, MF3	New Zone
	T5N.SS	T5 Neighborhood Shallow Setback	MF3	23-4D-2150



# commercial + MIXED-USE

<b>Restricted Commercial Zones</b>		Similar to	Reference
	NC Neighborhood Commercial**	NO, LO, LR	23-4D-4060
	LC Local Commercial**	GO	23-4D-4070
<b>Retail and Office Commercial</b>		Similar to	Reference
	GC General Commercial**	GR	23-4D-4080
	RC Regional Commercial	-	23-4D-4090
	SC Service Commercial**	CS, CS-1	23-4D-4130
	HC Highway Commercial	CH	23-4D-4140
	<b>Mixed-Use Commercial Zones</b>		Similar to
	CC Commercial Core	DMU	23-4D-4100
	DC Downtown Commercial	CBD	23-4D-4110
<b>Special Commercial Zones</b>		Similar to	Reference
	CR Commercial Recreation	CR	23-4D-4150
	WC Warehouse Commercial	W/LO	24-4D-4120
<b>Transect Main Street and Urban Zones</b>		Similar to	Reference
	T3MS T3 Main Street	LR	New Zone
	T4MS T4 Main Street*	NO, LO	23-4D-2140
	T5U.SS T5 Urban Shallow Setback*	GR	23-4D-2160
	T5U T5 Urban*		23-4D-2170
	T5MS T5 Main Street*	CS	23-4D-2180
	T6U T6 Urban	DMU	23-4D-2190
	T6UC T6 Urban Core	CBD	23-4D-2200

## 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.

\* **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	Lake Austin
Capitol View Corridor	Neighborhood Plan
Downtown Civic Spaces	Planned Development Area
Hill Country Roadway	University Neighborhood
Historic Landmark	Overlay
Historic Area	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.**

