

C7A-04-027
04-0204
UNDEV
SP-01-0345D

GO-CO

GR-CO

SP-05-1452D

04-0204

C7A-04-027

C7A-03-025

C7A-03-025

I-RR

BOTTLED BEER CO

RR-CO 05-0133

SF-4A 05-0127

SF-4A

SF-4A

INDIANA DUNES DR

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A

SF-4A




SF-4A

SF-4A

SF-4A



1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0103
ADDRESS: 2117 BRANDT RD
SUBJECT AREA: 25.990 ACRES
GRID: G12-13
MANAGER: W. RHOADES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Search

Find!

Options

Select a service

Select a map

[Directory](#) | [Departments](#) | [FAQ](#) | [Links](#) | [Site Map](#) | [Help](#) | [Contact Us](#)

Zoning Districts

LA Lake Austin Residence District

SF-2 Single Family Residence - Standard Lot

SF-4B Single Family Residence - Condominium

MF-1 Multi-Family Residence - Limited Density

MF-4 Multi-Family Residence - Moderate-High Density

MH Mobile Home Residence

CR Commercial Recreation

L Lake Commercial

WILO Warehouse Limited Office

CH Commercial Highway

LI Limited Industrial Services

AV Aviation Services

PUD Planned Unit Development

NBG North Burnet/Gateway District

RR Rural Residence District

SF-3 Family Residence

SF-5 Urban Family Residence

MF-2 Multi-Family Residence - Low Density

MF-5 Multi-Family Residence - High Density

LO Limited Office

LR Neighborhood Commercial

CBD Central Business District

CS Commercial Services

IP Industrial Park

R&D Research and Development

AG Agricultural District

NO Neighborhood Office

SF-1 Single Family Residence - Large Lot

SF-4A Single Family Residence - Small Lot

SF-6 Townhouse & Condominium Residence

MF-3 Multi-Family Residence - Medium Density

MF-6 Multi-Family Residence - Highest Density

GO General Office

GR Community Commercial

DMU Downtown Mixed Use

CS-1 Commercial-Liquor Sales

MI Major Industrial

DR Development Reserve

P Public District

TOD Transit-Oriented Development

OVERLAY DISTRICTS

LA Lake Austin Residence District

Height: 35 feet Minimum Lot: 1 acre

Intended as an area for low density single family residential use.

RR Rural Residence District

Height: 35 feet Minimum Lot: 1 acre

Intended as an area for very low density residential use.

SF-1 Single Family Residence - Large Lot

Height: 35 feet Minimum Lot: 10,000 sq. ft.

Single Family Dwelling.

SF-2 Single Family Residence - Standard Lot

Height: 35 feet Minimum Lot: 5,750 sq. ft.

Single Family Dwelling.

SF-3 Family Residence

Height: 35 feet

Single Family Dwelling Minimum Lot: 5,750 sq. ft.

Duplex Minimum Lot: 7,000 sq. ft.

SF-4A Single Family Residence - Small Lot

Height: 35 feet Minimum Lot: 3,600 sq. ft.

Single Family Dwelling.

SF-4B Single Family Residence - Condominium

Height: 2 stories Minimum Lot: 3,600 sq. ft.

Minimum Site Area: 1 acre Maximum Site Area: 5 acres

Single Family Dwelling.

SF-5 Urban Family Residence

Height: 35 feet (2) Minimum Lot: 5,750 sq. ft.

Single Family Dwelling, Duplex, Townhouses, Condominiums

SF-6 Townhouse & Condominium Residence

Height: 35 feet (2) Minimum Lot: 5,750 sq. ft.

Minimum Condominium Site Area: 14,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings (1), Townhouses, Condominiums

MF-1 Multi-Family Residence - Limited Density

Height: 40 feet (2) Minimum Lot: 8,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments up to 17 units per acre

MF-2 Multi-Family Residence - Low Density

Height: 40 feet (2) Minimum Lot: 8,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments up to 23 units per acre

MF-3 Multi-Family Residence - Medium Density

Height: 40 feet (2) Minimum Lot: 8,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments up to 36 units per acre

MF-4 Multi-Family Residence - Moderate-High Density

Height: 60 feet (2) Minimum Lot: 8,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments up to 54 units per acre.

Floor Area Ratio: 0.75 to 1

MF-5 Multi-Family Residence - High Density

Height: 60 feet (2) Minimum Lot: 8,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments up to 54 units per acre.

Floor Area Ratio: 1 to 1

MF-6 Multi-Family Residence - Highest Density

Height: 90 feet (2) Minimum Lot: 8,000 sq. ft.

Single Family Dwelling, Duplex, Two Family Dwellings, Townhouses, Apartments; unlimited density

MH Mobile Home Residence No Neighborhood Office

Height: 35 feet (2)

MH Park Minimum Site Area: 90,000 sq. ft.

MH Subdivision Minimum Site Area: 5,750 sq. ft.

NO Neighborhood Office

Height: 2 stories or 35 feet (2)

Small professional offices compatible with existing neighborhoods.

LO Limited Office

Height: 40 feet (2) Minimum Lot: 5,750 sq. ft.

Office use predominantly serving neighborhood or community needs; such as professional, semiprofessional, medical offices

GO General Office

Height: 60 feet (2) Minimum Lot: 5,750 sq. ft.

Offices and selected commercial uses predominantly serving community or city wide needs; such as medical or professional offices.

CR Commercial Recreation

Height: 40 feet (2) Minimum Lot: 20,000 sq.ft.

Intended to provide for commercial services and recreational needs of tourists and visitors to major recreational areas.

LR Neighborhood Commercial

Height: 40 feet (2) Minimum Lot: 5,750 sq.ft.

Shopping facilities that provide limited business service and office facilities to the residents of the neighborhood; such as consumer repair services, food sales, pet services.

GR Community Commercial

Height: 60 feet (2) Minimum Lot: 5,750 sq.ft.

Offices or commercial uses serving neighborhoods and community needs, including unified and individually developed shopping centers or commercial sites; such as service stations, restaurants.

L Lake Commercial

Height: 200 feet (2) Minimum Lot: 5,750 sq.ft.

Any combination of office, retail, commercial and residential uses within a single development. For application to areas in proximity to Town Lake.

CBD Central Business District

Height: Varies (3) No Lot Size Requirement

Uses intended for the core area of Austin, including residential use types and a wide variety of office and commercial activities.

DMU Downtown Mixed Use

Height: 120 feet (2) No Lot Size Requirement

Intended for application to areas on the periphery of the CBD, permitting a wide variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding densities.

W/LO Warehouse Limited Office

Height: 1 story or 25 feet (2) Minimum Lot: 1 acre

Intended predominantly for office and warehousing activities for building trades and similar businesses not necessarily requiring high visibility and having low or moderate trip generation.

CS Commercial Services

Height: 60 feet (2) Minimum Lot: 5,750 sq. ft.

Commercial or industrial activities which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, such as equipment sales, custom manufacturing, vehicle storage, or construction services.

CS-1 Commercial-Liquor Sales

Height: 60 feet (2) Minimum Lot: 5,750 sq. ft.

Liquor sales is added to the permitted uses of the CS District above; cocktail lounges are conditional uses.

CH Commercial Highway

Height: 120 feet (2) Minimum Lot: 20,000 sq. ft.

Uses intended predominately for major mixed use developments of a service nature which typically have operating characteristics requiring location at the intersection of State maintained highway, excluding scenic arterial.

IP Industrial Park

Height: 60 feet (2) Minimum Lot: 1 acre

Limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, typically located on large site or in planned industrial parks; such as administrative or business office, research services, light manufacturing.

MI Major Industrial

Height: 120 feet (2) Minimum Lot: 50 acres

Intended for commercial services, research and development, administrative facilities, and manufacturing uses that are typically located on large sites of 50 acres or more, planned for major industrial development.

LI Limited Industrial Services

Height: 60 feet (2) Minimum Lot: 5,750 sq. ft.

Commercial services, basic and limited manufacturing, warehousing and distribution.

R&D Research and Development

Height: 45 feet (2) Minimum Lot: 5 acres Minimum Area: 25 acres

Research testing services, research warehousing services, research assembly services. Subject to PDA (Planned Unit Development Area) combing district.

DR Development Reserve

Height: 35 feet (2) Minimum Lot: 10 acres

Intended to prevent premature land uses or land development for which adequate public services and facilities are unavailable.

AV Aviation Services

Height: Varies (3).

Uses are limited to aviation activities, business, and services dependent upon direct access to airport facilities.

AG Agricultural District

Height: 60 feet (2).

Stables, animal and crop production, and support housing, on sites of 10 acres or more which preserve open space and valuable farming lands.

P Public District

Height: Varies (3).

Land owned or leased by federal, state, county, or city government.

PUD Planned Unit Development

Height: Varies (3).

Planned Unit Development allows for cluster development and alternate design standards.

Minimum Site Areas:

Inside City - 10 acres recommended.

Outside City - 250 acres required.

TOD Transit-Oriented Development

Height varies (3)

TOD allows for a mix of uses and development that is compatible with and supportive of public transit and a pedestrian-oriented environment.

NBG North Burnet/Gateway District

Height varies (3)

NBG is the designation for an identified area subject to the approved North Burnet/Gateway Master Plan. It allows higher density and urban mixed-use development that is pedestrian and transit-friendly.

OVERLAY DISTRICTS

THESE DESIGNATIONS MAY BE USED IN ADDITION TO BASE ZONING CLASSIFICATIONS.

CAZ	CONGRESS AVENUE ZONE
CDZ	CAPITOL DOMINANCE ZONE
CJC	CRIMINAL JUSTICE CENTER OVERLAY ZONE
CO	CONDITIONAL OVERLAY
CVC	CAPITOL VIEW CORRIDOR
CURE	CENTRAL URBAN REDEVELOPMENT
DCZ	DOWNTOWN CREEKS ZONE
DPZ	DOWNTOWN PARKS ZONE
H	HISTORIC
MU	MIXED USE COMBINING DISTRICT
NCCD	NEIGHBORHOOD CONSERVATION COMBINING DISTRICT
PDA	PLANNED DEVELOPMENT AREA
PSZ	EAST SIXTH / PECAN STREET ZONE
UNO	UNIVERSITY NEIGHBORHOOD OVERLAY
WO	WATERFRONT OVERLAY

NOTES

1. **Two Family residential allows two separate structures on a single lot.**
2. **Height may be limited to when adjacent to more restrictive districts.**

3. Height not specified. See Austin City Code Vol. II

Development Home Page



Austin City Connection - The Official Web site of the City of Austin

Contact Us: Send Email or 512-974-6370.

[Legal Notices](#) | [Privacy Statement](#)

© 1995 City of Austin, Texas. All Rights Reserved.

P.O. Box 1088, Austin, TX 78767 (512) 974-2000

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LJ	R&D	DR	AV	AG	PUD	P		
Bed & Breakfast (Group 1)	--	--	P	P	P	--	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Bed & Breakfast (Group 2)	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Condominium Residential	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
Duplex Residential	--	--	--	--	P	--	--	--	--	--	C	P	P	P	--	--	--	--	--	--	--	--	C	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Group Residential	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	--	--	--	--	--	--	--	C	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--
Mobile Home Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Multifamily Residential	--	--	--	--	--	--	--	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	C	P	P	--	--	P	--	--	--	--	--	--	--	--	--	--	--
Retirement Housing (Small Site)	--	--	--	--	P	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Retirement Housing (Large Site)	--	--	--	--	--	--	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Single-Family Attached Residential	--	--	--	--	P	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Single-Family Residential	P	P	P	P	P	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	1	P	--	--	C	3	4
Small Lot Single-Family Residential	--	--	--	--	P	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Townhouse Residential	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	C	P	P	--	--	P	--	--	--	--	--	--	--	--	--	--	--
Two-Family Residential	--	--	--	--	P	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LJ	R&D	DR	AV	AG	PUD	P			
Administrative and Business Offices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	--	--	2	--	3	4	
Agricultural Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4
Art Gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	--	--	--	3	4	
Art Workshop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	1	--	--	--	--	3	4	
Automotive Rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4		
Automotive Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4		
Automotive Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4		
Automotive Washing (of any type)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4		
Bail Bond Services ¹⁰	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PC	--	PC	PC	--	PC	PC	PC	PC	PC	--	--	--	--	--	--		
Building Maintenance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	1	--	--	--	--	3	4		
Business or Trade School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	P	C	P	P	C	P	P	P	P	1	--	--	--	--	3	4		
Business Support Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	P	C	P	P	P	P	P	P	P	1	--	--	--	--	3	4		
Campground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	P	P	--	--	P	1	--	--	--	--	3	4		
Carriage Stable	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	C	--	--	--	P	--	--	
Cocktail Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	--	C	C	--	--	--	--	--	--	--	--	--	--	
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P5	P5	P5	--	--	--	--	--	--	--	--	--	--	
Commercial Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	--	P	1	--	2	--	3	4			
Communications Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	P	C	P	P	P	P	P	P	1	--	2	--	3	4				
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	1	--	--	--	--	3	4			
Consumer Convenience Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	P	P	C	P	P	--	P	P	--	P	1	--	2	--	3	4		
Consumer Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	--	--	--	--	--	--	--	--		
Convenience Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	1	--	--	--	--	3	4			
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P6	--	--	--	--	P	P	--	P	--	--	--	--	--	--	P4		
Electronic Prototype Assembly	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	--	--	--		
Electronic Testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	P	P	--	--	--	--	--	--	--	
Equipment Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	P	1	--	--	--	--	3	4			
Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	1	--	--	--	--	3	4			
Exterminating Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	1	--	--	--	--	3	4			
Financial Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	1	--	2	--	3	4				
Food Preparation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	1	--	2	--	3	4				
Food Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	1	--	2	--	3	4				
Funeral Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	1	--	--	--	--	3	4			
General Retail Sales (Convenience)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	1	--	2	--	3	4				
General Retail Sales (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	1	--	2	--	3	4				
Hotel-Motel	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	1	--	2	--	3	4				
Indoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	1	--	2	--	3	4				
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	1	--	2	--	3	4				

1 Refers to SS 25-2-602 (13-2-225) 3 Refers to Subchapter B, Art. 2, Div 5 5 Refers to 25-2-803 (13-2-233) 7 Subject to 25-2-839 (13-2-235 & 13-2-273) 9 Refers to 25-2-863
 2 Refers to SS 25-2-622 (13-2-226) 4 Refers to SS 25-2-624 (13-2-227) 6 Subject to 25-2-805 (13-2-224) 8 Refers to SS 25-2-842 10 Subject to 25-2-177 & 25-2-650
 PC Permitted in the district, but under some circumstances may be conditional

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Kennels																																							
Laundry Services			C																																				
Liquor Sales																																							
Marina																																							
Medical Offices -- exceeding 5000 sq. ft. gross floor area																																							
Medical Offices -- not exceeding 5000 sq. ft. gross floor area																																							
Monument Retail Sales																																							
Off-Site Accessory Parking																																							
Outdoor Entertainment																																							
Outdoor Sports and Recreation																																							
Pawn Shop Services																																							
Personal Improvement Services																																							
Personal Services																																							
Pet Services																																							
Plant Nursery																																							
Printing and Publishing																																							
Professional Office																																							
Recreational Equipment Maint. & Stor.																																							
Recreational Equipment Sales																																							
Research Assembly Services																																							
Research Services																																							
Research Testing Services																																							
Research Warehousing Services																																							
Restaurant (General)																																							
Restaurant (Limited)																																							
Scrap and Salvage																																							
Service Station																																							
Software Development																																							
Special Use Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Stables		C																																					
Theater																																							
Vehicle Storage																																							
Veterinary Services																																							

INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Basic Industry																																								
Custom Manufacturing																																								
General Warehousing and Distribution																																								
Light Manufacturing																																								
Limited Warehousing and Distribution																																								
Recycling Center																																								
Resource Extraction																																								

AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Urban Farm		P																																						
All Other Agricultural Uses																																								

1 Refers to SS 25-2-602 (13-2-225) 3 Refers to Subchapter B, Art. 2, Div 5 5 Refers to 25-2-803 (13-2-233) 7 Subject to 25-2-839 (13-2-235 & 13-2-273) 9 Refers to 25-2-863
 2 Refers to SS 25-2-622 (13-2-226) 4 Refers to SS 25-2-624 (13-2-227) 6 Subject to 25-2-805 (13-2-224) 8 Refers to SS 25-2-842 10 Subject to 25-2-177 & 25-2-650
 PC Permitted in the district, but under some circumstances may be conditional

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LJ	R&D	DR	AV	AG	PUD	P	
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	--	3	4		
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	C	--	C	3	4	
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	P	1	--	P	3	4
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	P	2	--	P	3	4	
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	P	P	P	P	1	--	2	--	3	4		
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	P	P	P	P	1	--	2	--	3	4			
Congregate Living	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	P	P	P	1	--	--	--	--	3	4		
Convalescent Services	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4		
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	C	P	P	P	P	P	P	P	1	--	2	--	3	4		
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Day Care Services (General)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	P	P	P	P	P	1	--	2	--	3	4			
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	P	P	P	P	1	--	2	--	3	4				
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	--	3	4		
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	1	P	--	--	3	4		
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	--	P	P	P	--	1	--	--	--	3	4			
Group Home, Class I (General)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	--	P	P	P	P	1	--	--	--	3	4			
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	--	P	P	P	P	1	--	--	--	3	4			
Group Home, Class II	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	--	P	P	P	P	1	--	--	--	3	4			
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	C	P	--	P	P	--	--	1	--	--	--	3	4			
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	C	C	--	--	1	--	2	--	3	4			
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	--	--	--	--	C	P	C	P	--	P	P	--	--	1	--	2	--	3	4			
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	P	C	P	P	P	P	P	P	1	--	2	--	3	4			
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	P	1	--	2	--	3	4			
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	C	P	P	P	P	P	--	--	1	--	--	--	3	4			
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	P	P	--	--	1	--	--	--	3	4			
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	P	P	--	--	1	--	--	--	3	4			
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	P	P	P	--	--	1	--	--	--	3	4			
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	1	--	2	--	3	4		
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	C	P	C	P	P	P	P	P	1	--	2	--	3	4			
Residential Treatment	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	C	--	C	P	C	P	--	P	P	P	P	1	--	--	--	3	4			
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	--	P	C	P	P	P	P	P	P	1	--	2	--	3	4				
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	C	C	C	C	1	--	--	--	3	4		
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	C	C	C	1	--	2	--	3	4			
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4			

1 Refers to SS 25-2-602 (13-2-225) 3 Refers to Subchapter B, Art. 2, Div 5 5 Refers to 25-2-803 (13-2-233) 7 Subject to 25-2-839 (13-2-235 & 13-2-273) 9 Refers to 25-2-863
 2 Refers to SS 25-2-622 (13-2-226) 4 Refers to SS 25-2-624 (13-2-227) 6 Subject to 25-2-805 (13-2-224) 8 Refers to SS 25-2-842 10 Subject to 25-2-177 & 25-2-650
 PC Permitted in the district, but under some circumstances may be conditional

Site Development Standards

Commercial Zoning

	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	P
Minimum Lot Size (Square Feet)	5,750	5,750	5,750	20,000	5,750	5,750	5,750	-	-	43,560	5,750	5,750	20,000	43,560	50	5,750	**	10	**	10	**
Minimum Lot Width	50	50	50	100	50	50	50	-	-	100	50	50	100	100	250	50	100	100	**	-	**
Maximum Height	35 or 2 stories	40 or 3 stories	60	40	40 or 3	60	200	**	120	25 or 1 story	60	60	**	60	120	60	45	35	**	60	**
Minimum Setbacks																					
Front Yard	25	25	15	50	25	10	10	-	-	25	10	10	50	25	-	-	75	25	**	100	**
Street Side Yard	15	15	15	50	15	10	10	-	-	25	10	10	50	25	-	-	**	25	**	100	**
Interior Side Yard	5	5	5	20	-	-	-	-	-	5	-	-	25	**	**	**	**	10	**	100	**
Rear Yard	5	5	5	20	-	-	-	-	-	25	-	-	25	**	**	**	**	10	**	100	**
Maximum Building Coverage	35%	50%	60%	25%	50%	75%	50%	100%	100%	-	95%	95%	85%	50%	75%	75%	40%	12,000	**	-	**
Maximum Impervious Cover	60%	70%	80%	60%	80%	90%	50%	100%	100%	70%	95%	95%	85%	80%	80%	80%	**	15,000	**	-	**
Maximum Floor Area Ratio	0.35:1	0.7:1	1:1	0.25:1	0.5:1	1:1	8:1	8:1	5:1	0.25:1	2:1	2:1	3:1	1:1	1:1	1:1	**	-	**	-	**

** See Austin City Code Volume III (Land Development Code)