

## Land Use and Zoning Matrix

### PURPOSE OF MATRIX:



This land use/zoning matrix is intended for use as a guide to show the permitted and typical zoning allowed in each land use category. The matrix also helps determine when a plan amendment is required. Each box shaded grey represents **permitted zoning** and each box shaded with a dark upward diagonal represents the **permitted "typical" zoning** in the associated land use category.

### REFERENCE MATERIALS:

Please refer to the *Land Use Standards* document for land use category definitions. Also, please refer to the *Guide to Zoning* document for explanation of different zoning districts and a list of permitted and conditional uses. Both documents can be found on-line at:  
[www.cityofaustin.org/planning/neighborhood/planning\\_zoning.htm](http://www.cityofaustin.org/planning/neighborhood/planning_zoning.htm)

**LAND USE AND ZONING MATRIX**

MAP COLOR	LAND USE	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	NO	LO	GO	LR	GR	CS	CS-1	CH	L	DMU	CBD	W/LO	IP	MI	LI	R&D	DR	AG	MH	CR	P	AV	PUD	TOD	MU & V					
Pale Yellow	Rural Residential			1	1	1	1	1	1	1																														5						
Yellow	Single Family						4	4	2	2																																5				
Yellow with Black Stipple	Urban Single Family																																									5				
Goldenrod	Higher Density Single Family																																									5				
Salmon	Mixed Residential																																									5				
Orange	Multifamily																																									5				
Brown with white stipple	Neighborhood Mixed Use																																									5				
Reddish Brown	Mixed Use/Office																																									5				
Brown	Mixed Use																																									3				
Dark Brown	High Density Mixed Use																																									3				
Pink	Office																																										5			
Red with white stipple	Neighborhood Commercial																																										5			
Red	Commercial																																										5			
Purple	Industry																																										5			
Pale Green	Agriculture																																										5			
Dark Purple	Major Impact Facilities																																										5			
Lavender	Major Planned Development																																											7		
Blue-Green	Environmental Conservation																																													
Green	Recreation & Open Space																																													
Blue	Civic																																													
Dark Grey	Utilities																																													
Magenta	Warehouse/Limited Office																																													
Beige	Mobile Homes																																													
Dark Olive w/ White Stipple	Specific Regulating District	This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations. (Note #10)																																												

 Permitted Zoning
  Typical Zoning

- NOTES:
- Other Single Family zoning districts may be allowed if overall density and impervious cover is consistent with the Rural Residential land use category.
  - For all plans adopted prior to January 2002, with the exception of the Central East Austin Neighborhood Plan, SF-5 and SF-6 can be used in the Single Family land use designation without a plan amendment.
  - In certain cases, LI zoning may be used in Mixed Use or High Density Mixed Use land use categories provided the most intense industrial uses are limited through a Conditional Overlay or Planned Development Area.
  - SF-4A and SF-4B zoning may be compatible with Single Family land use category only in plans adopted prior to January 2009; otherwise, these zoning categories are considered incompatible with a Single Family future land use designation.
  - If the uses included in a PUD development conflict with the future land use designation on the FLUM for the site, then a plan amendment will be required.
  - Warehouse/Limited Office is used only in the Dawson, Govalle/Johnston Terrace, and Southeast Combined plans - the permitted zoning categories are NO, LO, and W/LO.
  - Major Planned Development may be permitted in LI, IP, CH, MI, and R&D zoning districts with the combination of the PDA combining district.
  - Refer to Appendix C of the Oak Hill Combined Neighborhood Plan for the Council-amended matrix.
  - Mobile Home land use category is used only in the Govalle/Johnston Terrace Combined, North Austin Civic Association, South Congress Combined, and Southeast Combined Neighborhood Plans.
  - Transit-Oriented Development (TOD) land use was incorporated into the Specific Regulating District map designation (July 2011). A plan amendment is required when there is a rezoning request to change the regulating district boundaries.