To properly interpret this chart, see the legend and issues at bottom of the last page of this chart.

ZILKER NEIGHBORHOOD ZONES		RES. H-S			RES. MULTI-UNIT						MIXED USE					MAIN STREET					OTHER		
USE	STANDARD	R2A	R2C	R4A	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	MU1A	MU1B	MU1C	MU1D	MU4B	MS2A	MS2B	MS2C	MS3A	MS3B	P	PR	F25
(1) Residential																							
Accessory Dwelling Unit - Residential	23-4E-6030	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P1	N	
Accessory Dwelling Unit - Commercial	23-4E-6040										P	P	P	P	P	P	P	P	P	P			
Bed and Breakfast	23-4E-6090	C	C	C	P	P	P	C	P	C	P	P	P	P	P	P	P	P	P	P	N	N	
Cooperative Housing		N	C	M	M	M	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P1	N	
Cottage Court	23-4E-6150			P																			
Duplex	23-4E-6160	P	P	P							P	P	P	P	P	P	P	P	P	P	P1	N	
Group Residential				N	C	C	M	N	P	N					N						P1	N	
Home Occupations	23-4E-6200	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
Live/Work	23-4E-6210				P	P	P	P	P	P						P	P	P	P	P			
Manufactured Home					N	N	N	N	N	N					N						P1	N	
Multi-Family	23-4E-6250			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
Senior/Retirement Housing: ≤12 Residents	23-4E-6330	M	P	P	P	P	P	P	P	P	M	M	M	M	P	P	P	P	P	P	P1	N	
Senior/Retirement Housing: >12 Residents	23-4E-6330	N	N	N	N	N	C	C	M	M	N	N	N	N	P	P	P	P	P	P	P1	N	
Single-Family		P	P	P	P	N	N	N	N	N	P	P	P	P							P1	N	
Single-Family Attached		P	P	P	P	P	N	N	N	N	P	P	P	P	P								
Short-term Rental: Type 1	23-4E-6340	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P			
Short-term Rental: Type 2	23-4E-6340	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N	N			
Short-term Rental: Type 3	23-4E-6340	N	N	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P			
Townhouse					P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
Work/Live	23-4E-6380										N	N	N	N	P	P	P	P	P	P	P1	N	
(2) Residential Support																							
Emergency Shelter		N	N	N							N	N	N	N	P						P1	N	
Residential Care Facility		N	N	N	N	N	C	N	C	N	N	N	N	N	P						P1	N	
Transitional and Supportive Housing		N	N	N	N	N	N	N	C	N					P						P1	N	
(3) Services																							
Alternative Financial Services	23-4E-6080										N	N	N	N	P	N	N	N	C	C	N	N	
Animal Service/Boarding: Level1											N	N	N	N	P	P	P	P	P	P	N	N	
Animal Service/Boarding: Level2											N	N	N	N	P	N	N	N	N	N	N	N	
Animal Service/Boarding: Level3											N	N	N	N	P	N	N	N	N	N	N	N	
Business and Financial/Professional Services											C	C	C	C	P	P	P	P	P	P	P	N	
Commercial Blood Plasma Center	23-4E-6110														P/C								
Commercial Services: No Outside Storage											C	C	C	C	P	M	M	M	P	P	N	N	
Commercial Services: w/ Incidental Outside Storage											N	N	N	N	P	C	C	C	P	P	N	N	
Day Care: Small (≤7 Children)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Day Care: Large(>7 and <20 Children)		C	C	C	M	M	P	P	P	P	C	C	C	C	P	P	P	P	P	P	P	N	
Day Care: Commercial		N	C	N	C	C	C	N	M	M	C	C	C	C	P	P	P	P	P	P	P	N	
Drive Through, Retail, or Service Facility	23-4E-6160										N	C	N	C	M	N	C	C	M	M	N	N	
Funeral/Mortuary Home (and incidental sales)															P						P	N	
Hospital					N	N	N	N	C	C	N	N	N	N	P						P	N	
Hotel/Motel											N	N	N	N	P	P	P	P	P	P	N	N	
Medical Services (<2500sf)											P	P	P	P	P	P	P	P	P	P	P	N	
Medical Services (>2500sf)					N	N	N	P	N	P	M	P	M	P	P	P	P	P	P	P	P	N	
Pawn Shops															P								
Personal Services: Non-restricted											P	P	P	P	P	P	P	P	P	P	N	N	
Personal Services: Restricted											N	N	N	N	P	N	P	P	P	P	N	N	
Personal Storage															P								
(4) Office																							
Office, General (non-medical)											P	P	P	P	P	P	P	P	P	P	N	N	
(5) Civic and Public Assembly																							
Cemetery																					P	N	
Detention Facility																					P	N	
Government					N	N	N	N	N	N	N	N	N	N	P	M	M	M	M	M	P	N	
Library, Museum, or Public Art Gallery		C	C	C	M	M	M	M	M	M	C	C	C	C	P	P	P	P	P	P	P	P1	
Meeting Facility (public or private)		C	C	C	C	C	C	C	M	C	C	C	C	C	P	P	P	P	P	P	P	P1	
Public Safety Facility		C	C	C	C	C	C	C	M	C	C	C	C	C	P	P	P	P	P	P	P	P1	
Religious Assembly Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	

ZILKER NEIGHBORHOOD ZONES		RES. H-S			RES. MULTI-UNIT						MIXED USE					MAIN STREET					OTHER		
USE	STANDARD	R2A	R2C	R4A	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	MU1A	MU1B	MU1C	MU1D	MU4B	MS2A	MS2B	MS2C	MS3A	MS3B	P	PR	F25
School: Business, or Trade	23-4E-6320	N	N	N	N	N	N	P	N	P	N	N	N	N	P	P	P	P	P	P	P	N	
School: College or University	23-4E-6320	C	C	C	C	C	C	P	C	P	C	C	C	C	P	P	P	P	P	P	P	N	
School: Private Primary	23-4E-6320	C	C	C	C	C	C	P	C	P	C	C	C	C	P	P	P	P	P	P	P	N	
School: Private Secondary	23-4E-6320	C	C	C	C	C	C	P	C	P	C	C	C	C	P	P	P	P	P	P	P	N	
School: Public Primary	23-4E-6320	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
School: Public Secondary	23-4E-6320	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
(6) Restaurants and Bars																							
Bar/Nightclub: Level1 (no outdoor seating, no late hours)											N	C	N	C	P	N	M	M	P	P	P1	N	
Bar/Nightclub: Level2 (outdoor seating or late hours)											N	N	N	N	P	N	N	N	M	M	N	N	
Micro-Brewery/Micro-Distillery/Winery											N	M	N	M	P	N	P	P	P	P			
Mobile Food Sales	23-4E-6230										N	N	N	N	P	P	P	P	P	P	N	N	
Restaurant: Without Alcohol Sales											M	M	P	P	P	P	P	P	P	P	P1	N	
Restaurant: With Alcohol Sales	23-4E-6310										N	C	N	C	P	N	M	M	P	P	P1	N	
Restaurant: Drive-Through	23-4E-6160										N	C	N	C	M	N	C	C	M	M	N	N	
Restaurant: Late Night Operation	23-4E-6310										N	C	N	C	P	C	C	C	C	C	N	N	
(7) Retail																							
Alcohol Sales (for off-premises consumption)	23-4E-6070										N	C	N	C	P	N	C	C	C	C	P1	N	
Commercial Food Preparation															P						P1	N	
Food Sales											P	P	P	P	P	P	P	P	P	P	P1	N	
General Retail: ≤5,000 sf											N	P	N	P	P	P	P	P	P	P	P1	N	
General Retail: >5,000 and ≤10,000 sf											N	M	N	M	P	N	P	P	P	P	P1	N	
General Retail: >10,000 and ≤100,000 sf															P						P1	N	
General Retail: >100,000 sf															C						N	N	
General Retail: w/Onsite Production											N	C	N	C	P	N	P	P	P	P	P1	N	
General Retail: w/Outside Storage	23-4E-6190										N	N	N	N	P	N	N	N	C	C	P1	N	
Mobile Retail Sales	23-4E-6240										N	N	N	N	P						P1	N	
(8) Entertainment and Recreation																							
Adult Entertainment	23-4E-6060														P/C						N	N	
Recreational Vehicle Park	23-4E-6280														P						P	M/C	
Convention Center	23-4E-6140																				N	N	
Performance Venue/Theater: Indoor ≤2,500sf	23-4E-6260										M	P	M	P	P	P	P	P	P	P	P1	M/C	
Performance Venue/Theater: Indoor 2,500-10,000sf	23-4E-6260										C	M	C	M	P	M	M	M	P	P	P1	M/C	
Performance Venue/Theater: Indoor >10,000sf	23-4E-6260										N	N	N	N	P	N	C	C	C	C	N	M/C	
Performance Venue/Theater: Outdoor ≤2,500sf	23-4E-6260										M	P	M	P	P	M	M	M	P	P	P1	M/C	
Performance Venue/Theater: Outdoor 2,500-10,000sf	23-4E-6260										N	M	N	M	M	M	M	M	P	P	P1	M/C	
Performance Venue/Theater: Outdoor >10,000sf	23-4E-6260										N	N	N	N	M	N	C	C	C	C	N	M/C	
Marina															N						P1	N	
Recreation: Indoor ≤ 5,000 sf	23-4E-6290	C	C	C	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P1	M/C	
Recreation: Indoor > 5,000 sf	23-4E-6290	C	C	C	M	M	M	M	M	M	C	C	C	C	P	C	C	C	C	C	P1	M/C	
Recreation: Outdoor, Formal	23-4E-6290	C	C	C	C	C	C	C	C	C	C	C	C	C	P	M	M	M	M	M	P1	M/C	
Recreation: Outdoor, Informal	23-4E-6290	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P	
Recreation: Outdoor, Natural	23-4E-6290	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Spectator Sport or Entertainment											N	N	N	N	M						P	N	
Community Events	23-4E-6140																				N	M/C	
Studio: art, dance, martial arts, music	23-4E-6370			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
(9) Industrial																							
Agricultural Industry		N	N																		N	N	
Manufacturing and Storage: Light	23-4E-6220	N	N												P						P1	N	
Manufacturing and Storage: General	23-4E-6220	N	N												N						P1	N	
Manufacturing and Storage: Restricted	23-4E-6220	N	N												N						P1	N	
Mining and Resource Extraction		N	N																		P1	N	
Recycling Center: Collection and Transfer	23-4E-6290	N	N																		P1	N	
Recycling Center: Drop-off and Reuse	23-4E-6290	N	N																				
Recycling Center: Storage and Processing	23-4E-6290	N	N																		P1	N	
Salvage/Junk Yard		N	N																		P1	N	
(10) Agriculture																							
Animal Production																					P	N	
Agricultural Support																					P1	N	

ZILKER NEIGHBORHOOD ZONES		RES. H-S			RES. MULTI-UNIT						MIXED USE					MAIN STREET					OTHER		
USE	STANDARD	R2A	R2C	R4A	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	MU1A	MU1B	MU1C	MU1D	MU4B	MS2A	MS2B	MS2C	MS3A	MS3B	P	PR	F25
Community Agriculture	23-4E-6120	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	M	P	P	
Indoor Crop Production															P						P	N	
Plant Production																					P	N	
Stables																					P	P	
(11) Automobile Related																							
Automobile Sales, Rental, and Storage															P						P1	N	
Automobile Repair															P						P1	N	
Commercial Vehicle Storage and Dispatch															P						P1	N	
Gas Station	23-4E-6180														P	N	C	C	C	C	P1	N	
Heavy Equipment Sales: Sales, Rental, and Storage															P						P1	N	
Heavy Equipment Sales: Repair															P						P1	N	
Parking Facility					N	N	N	C	N	C	N	N	N	N	P	N	N	N	C	C	P1	N	
Recreational and Sports Vehicle Sales, Rental ,and Storage															N						P1	N	
(12) Innovation and Technology																							
Research and Development: Non-restricted	23-4E-6300														P						P1	N	
Research and Development: Restricted	23-4E-6300														N						P1	N	
(13) Other																							
Accessory Uses	23-4E-6050	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communications	23-4E-6110	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Helicopter and Non-fixed Wing Aircraft Facilities				N							N	N	N	N	C						C	N	
Utilities: Local		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Utilities: Major		N	N	N											N	N	N	N	N	N	P	N	
Telecommunications	23-4E-6370	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Temporary Uses	23-4B-1050	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Transportation Facility															N						P	N	
Transit Terminal					N	N	N	C	N	C					C	N	N	N	C	C	P	N	
Special Uses	23-4E-6350	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	C	N	N	N	P	

LEGEND:

P = permitted use
P1 = allowed only if associated with an allowed service, civic, or public assembly use
M = minor use permit required
C = conditional use permit required
T = temporary use permit required
N = specifically marked as not allowed
blank = not allowed because not included in code tables
P/C = Permitted Use or Conditional Use Permit Required. See Division 23-4E-6 (Specific to Use)
M/C = MUP required if associated with an existing recreational use on the same site or part of an approved master plan; otherwise, a CUP is required

white = permitted use
green = temporary use permit required
blue = minor use permit required
yellow = conditional use permit required
red = use is not allowed
purple = permit varies depending on circumstance:
gray = dependent on current zoning in Chapter 25

ISSUES:

1) The draft code states that if a land use is marked as "N/A" or is not included in the table, it is not allowed. However, there is no "N/A" in any of the tables in the draft code. Many uses are marked with hyphens. These hyphens are assumed to mean that the use is specifically not allowed. This should be clarified in the code or the hyphens should be replaced with "N/A".

2) Several columns and rows have a blank instead of letters or a hyphen. It is unclear whether these are intended to be hyphens or the letters were inadvertently omitted. The blanks should be replaced with hyphens or letters if they were omitted. It has been assumed that these blanks mean that the use is not allowed. They are shown in dark red on this chart.

3) For Restaurant Use w/o Alcohol Sales in zones MU1A, MU1B, MU1C, MU1D, and MU2A, the MUP and P have a five in parenthesis (5). It is not clear what this means as there does not appear to be an explanation anywhere.

4) No uses are specifically defined for F25 zoning. Presumably the base zoning and uses from the current Chapter 25 would apply. This should be clarified.

This chart derived from the February 12, 2018 draft of CodeNext3 and prepared by the Zilker Neighborhood Association on February 21, 2018.
It is believed to be correct, but refer to the actual code for verification.