

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

ZILKER NEIGHBORHOOD ZONES	USE	SPECIFIC TO USE REQ'MENTS	RES. HOUSE					RESIDENTIAL MULTI-UNIT					MIXED-USE					MN ST		OTHER			
			R1	R2A	R2B	R2C	R4	RM1	RM2	RM3	RM4	RM5	MU1	MU2	MU3	MU5A	MU5B	MS2B	MS3	P	PR	F25	PUD
RESIDENTIAL																							
(1) Residential																							
Accessory Dwelling Unit - Residential	23-3D-1030	P1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
Accessory Dwelling Unit - Commercial	23-3D-1040																						
Bed and Breakfast	23-3D-1100	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Co-Housing		P	P	P	P	P	P	P	N	N	N	P	P	N	N	N					P1	N	
Cottage Court	23-3D-1160					P	P	N	N	N	N	P	P	N	N	N							
Duplex	23-3D-1180	N	P	P	P	P	P	N	N	N	N	P	P	N	N	N					P1	N	
Group Residential		N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
Home Occupations	23-3D-1220	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
Live/Work	23-3D-1230						P	P	P	P	P	P	P	P	P	P	P	P					
Manufactured Home							N	N	N	N	N										P1	N	
Multi-Family		N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P1	N	
Senior/Retirement Housing	23-3D-1370	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	
Single-Family		P	P	P	P	N															P1	N	
Single-Family Attached		P	P	P	P	N	P	N	N	N	N	P	P	N	N	N							
Short-term Rental: Type 1	23-3D-1380	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P					
Short-term Rental: Type 2	23-3D-1380													N	P1	N	N	N					
Short-term Rental: Type 3	23-3D-1380						N	P	P	P	P	P	P	M	N	N	P	P					
Townhouse	23-3D-1420	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P					
(2) Residential Support																							
Residential Care Facility			N	N	N	N	N	N	N	M	P	P	N	N	M	P	P	N	N	P1	N		
Transitional and Supportive Housing			N	N	N	N	N	N	N	C	C	C	N	N	N	C	P	N	N	P1	N		
COMMERCIAL																							
(3) Services																							
Adult Care: Small (<=12)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N		
Adult Care: Large (>=7 and <=20)		C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N		
Adult Care: Commercial (>=21)		C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	N		
Alternative Financial Services	23-3D-1080											N	N	C	C	P	N	C					
Animal Service/Boarding: Housepets												M	P	P	P	P	P	P	N	N			
Animal Service/Boarding: Livestock; Outdoor												N	N	N	N	P				N	N		
Business and Financial/Professional Services												C	C	C	P	P	P	P	P	N			
Commercial Blood Plasma Center	23-3D-1110											N	N	N	N	P/C							
Commercial Services: No Outside Storage												C	C	C	C	P	C	C	N	N			
Commercial Services: w/ Incidental Outside Storage												N	N	N	C	P	C	C	N	N			
Child Care: Small (<=12)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N		
Child Care: Large (>=13 and <=24)		C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N		
Child Care: Commercial (>=25)		C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	N		
Drive Through, Retail, or Service Facility	23-3D-1170											N	C	C	C	P							
Funeral/Mortuary Home (and incidental sales)												N	N	N	N	P				P	N		
Hotel/Motel												C	C	C	P	P	P	P	N	N			
Medical Services												M	P	P	P	P	P	P	P	N			
Pawn Shops												N	N	N	C	P							
Personal Services: Non-restricted												P	P	P	P	P	P	P	N	N			
Personal Services: Restricted												N	N	N	M	P	M	M					
Personal Storage	23-3D-1300											N	N	N	N	P							
(4) Office																							
Office, General (non-medical)			N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N		
(5) Automobile Related																							
Automobile Sales, Rental, and Storage			N	N	N	N	N	N	N	N	N	N	N	N	C	P				P1	N		
Automobile Repair			N	N	N	N	N	N	N	N	N	N	N	N	C	P				P1	N		
Commercial Vehicle Storage and Dispatch			N	N	N	N	N	N	N	N	N	N	N	N	C	P				P1	N		
Gas Station	23-3D-1200		N	N	N	N	N	N	N	N	N	N	N	N	C	P				P1	N		
Heavy Equipment Sales: Sales, Rental, and Storage			N	N	N	N	N	N	N	N	N	N	N	N	N	P				P1	N		
Heavy Equipment Sales: Repair			N	N	N	N	N	N	N	N	N	N	N	N	N	P				P1	N		
Parking Facility	23-3D-1280		N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	C		P1	N		
Recreational and Sports Vehicle Sales, Rental, and Storage			N	N	N	N	N	N	N	N	N	N	N	N	N	P				P1	N		
(6) Retail																							

ZILKER NEIGHBORHOOD ZONES		SPECIFIC TO USE REQ' MENTS	RES. HOUSE					RESIDENTIAL MULTI-UNIT					MIXED-USE					MN ST		OTHER			
USE			R1	R2A	R2B	R2C	R4	RM1	RM2	RM3	RM4	RM5	MU1	MU2	MU3	MU5A	MU5B	MS2B	MS3	P	PR	F25	PUD
Alcohol Sales (for off-premises consumption)	23-3D-1070		N	N	N	N	N						N	C	N	M	P	C	M	P1	N		
Commercial Food Preparation			N	N	N	N	N						N	N	P	P	P			P1	N		
Food Sales	23-3D-1190		N	N	N	N	N	C	C	C	C	C	P	P	P	P	P	P	P	P1	N		
General Retail: ≤100,000 sf			N	N	N	N	N						P	P	P	P	P	P	P	P1	N		
General Retail: >100,000 sf			N	N	N	N	N						N	N	N	C	P	N	C				
General Retail: w/Outside Storage	23-3D-1210		N	N	N	N	N						N	N	N	C	P	N	C	P1	N		
Mobile Retail Sales	23-3D-1270		N	N	N	N	N						N	N	N	P	P	P	P	P1	N		
(7) Restaurants and Bars																							
Bar/Nightclub: Indoor (no outdoor seating; no late hours)			N	N	N	N	N						N	M	N	M	M	M	P	P1	N		
Bar/Nightclub: Outdoor seating or Late Hours	23-3D-1090		N	N	N	N	N						N	N	N	C	C	C	M	N	N		
Micro-Brewery/Micro-Distillery/Winery	23-3D-1250		N	N	N	N	N						N	M	N	P	P	P	P				
Mobile Food Sales	23-3D-1260		N	N	N	N	N	N	C	C	C	C	M	M	P	P	P	P	P	P1	N		
Restaurant: Without Alcohol Sales	23-3D-1350		N	N	N	N	N						P	P	P	P	P	P	P	P1	N		
Restaurant: With Alcohol Sales	23-3D-1350		N	N	N	N	N						N	M	N	P	P	M	P	P1	N		
Restaurant: Drive-Through	23-3D-1350		N	N	N	N	N						N	C	C	C	P			N	N		
Restaurant: Late Night Operation	23-3D-1350		N	N	N	N	N						N	C	N	C	P	C	M	N	N		
(8) Entertainment and Recreation																							
Adult Entertainment	23-3D-1060												N	N	N	N	P/C						
Recreational Vehicle Park	23-3D-1320												N	N	N	N	P			P	M/C		
Performance Venue: Indoor ≤5,000sf	23-3D-1290												C	M	M	P	P	M	P	P1	M/C		
Performance Venue: Indoor >5,000sf	23-3D-1290												N	N	C	P	P	C	C	N	M/C		
Performance Venue: Outdoor ≤5,000sf	23-3D-1290												N	M	M	M	M	C	C	P1	M/C		
Performance Venue: Outdoor >5,000sf	23-3D-1290												N	N	C	C	M	C	C	N	M/C		
Marina																				P1	N		
Recreation: Indoor ≤ 5,000 sf	23-3D-1310		C	C	C	C	M	M	M	M	M	M	M	M	P	P	P	P	P	P1	M/C		
Recreation: Indoor > 5,000 sf	23-3D-1310		C	C	C	C	C	M	M	M	M	M	C	C	P	P	P	P	P	P1	M/C		
Recreation: Outdoor, Formal	23-3D-1310		C	C	C	C	M	C	C	C	C	C	C	C	C	P	P	M	M	P1	M/C		
Recreation: Outdoor, Informal	23-3D-1310		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P		
Recreation: Outdoor, Natural	23-3D-1310		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	C	C	C			P	N		
Studio: art, dance, martial arts, music	23-3D-1400												P	P	P	P	P	P	P	P1	N		
INDUSTRIAL																							
(9) Industrial																							
Agricultural Industry			N	N	N	N	N	N	N	N	N	N						N	N	N	N		
Manufacturing and Storage: Limited Machinery	23-3D-1240		N	N	N	N	N	N	N	N	N	N	N	N	N	M	P	N	N	P1	N		
Manufacturing and Storage: Heavy Machinery	23-3D-1240		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Manufacturing and Storage: Hazardous Materials	23-3D-1240		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Mining and Resource Extraction			N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Recycling Center: Collection and Transfer	23-3D-1330		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Recycling Center: Drop-off and Reuse	23-3D-1330		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Recycling Center: Storage and Processing	23-3D-1330		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Recycling Center: Compost Facility	23-3D-1330		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
Salvage/Junk Yard			N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
(10) Innovation and Technology																							
Data Center	23-3D-1340		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N		
Research and Development: Non-hazardous Materials	23-3D-1340		N	N	N	N	N	N	N	N	N	N	N	N	N	M	P	N	N	P1	N		
Research and Development: Hazardous Materials	23-3D-1340		N	N	N	N	N	N	N	N	N	N						N	N	P1	N		
AGRICULTURE																							
(11) Agriculture																							
Animal Production																				P	N		
Agricultural Support																				P1	N		
Community Agriculture	23-3D-1130		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P		
Indoor Crop Production													N	N	N	M	P			P	N		
Plant Production																				P	N		
Stables			N	N	N	N	N													P	P		
CIVIC																							
(12) Civic and Public Assembly																							
Cemetery																				P	N		
Community Events	23-3D-1140																			P	M/C		

ZILKER NEIGHBORHOOD ZONES		SPECIFIC TO USE REQ'MENTS	RES. HOUSE					RESIDENTIAL MULTI-UNIT					MIXED-USE					MN ST		OTHER				
USE			R1	R2A	R2B	R2C	R4	RM1	RM2	RM3	RM4	RM5	MU1	MU2	MU3	MU5A	MU5B	MS2B	MS3	P	PR	F25	PUD	
Convention Center	23-3D-1150																							
Detention Facility																				P	N			
Government													N	M	M	P	P	M	M	P	N			
Hospital													N	N	C	P	P	N	C	P	N			
Library, Museum, or Public Art Gallery			C	C	C	C	C	C	C	C	C	C	C	M	P	P	P	P	P	P	P	P	P	P1
Meeting Facility (public or private)			C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P1	
Public Safety Facility			C	C	C	C	C	C	C	C	C	C	C	P	P	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	P	
School: Business, or Trade	23-3D-1360		C	C	C	C	C	C	C	C	C	C	C	M	P	P	P	P	P	P	N			
School: College or University	23-3D-1360		C	C	C	C	C	C	C	C	C	C	C	M	P	P	P	P	P	P	N			
School: Private Primary	23-3D-1360		C	C	C	C	C	C	C	C	C	C	C	M	P	P	P	P	P	P	N			
School: Private Secondary	23-3D-1360		C	C	C	C	C	C	C	C	C	C	C	M	P	P	P	P	P	P	N			
School: Public Primary	23-3D-1360		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N			
School: Public Secondary	23-3D-1360		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N			
OTHER																								
(13) Other																								
Accessory Uses	23-3D-1050		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communications	23-3D-1120		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																					C	N		
Utilities: Local			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N			
Utilities: Major																					P	N		
Telecommunications	23-3D-1410		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N			
Temporary Uses			T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Transportation Facility																					P	N		
Transit Terminal													N	N	N	C	C	N	C	P	N			
Special Use in Historic Districts	23-3D-1390		C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	N	N	P				

LEGEND:

- P = permitted use
- P1 = allowed only through utilization of a preservation incentive, or in conjunction with a compliant residential use, or 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 = explicitly marked as not allowed
- blank = implicitly not allowed because not included in code tables
- P/C = Permitted Use or Conditional Use Permit Required.
See Division 23-3d-1 (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 =	for PUD, dependent of specific zoning ordinance; for F25, dependent on current zoning in Chap. 25

This chart is derived from the October 4, 2019 draft of City of Austin Land Development Code Revision. It was prepared by the Zilker Neighborhood Association (Bruce Wiland) on October 8, 2019. It is believed to be correct, but refer to the actual code for verification. Please credit the Zilker Neighborhood Association if this document is used to create derivative works.