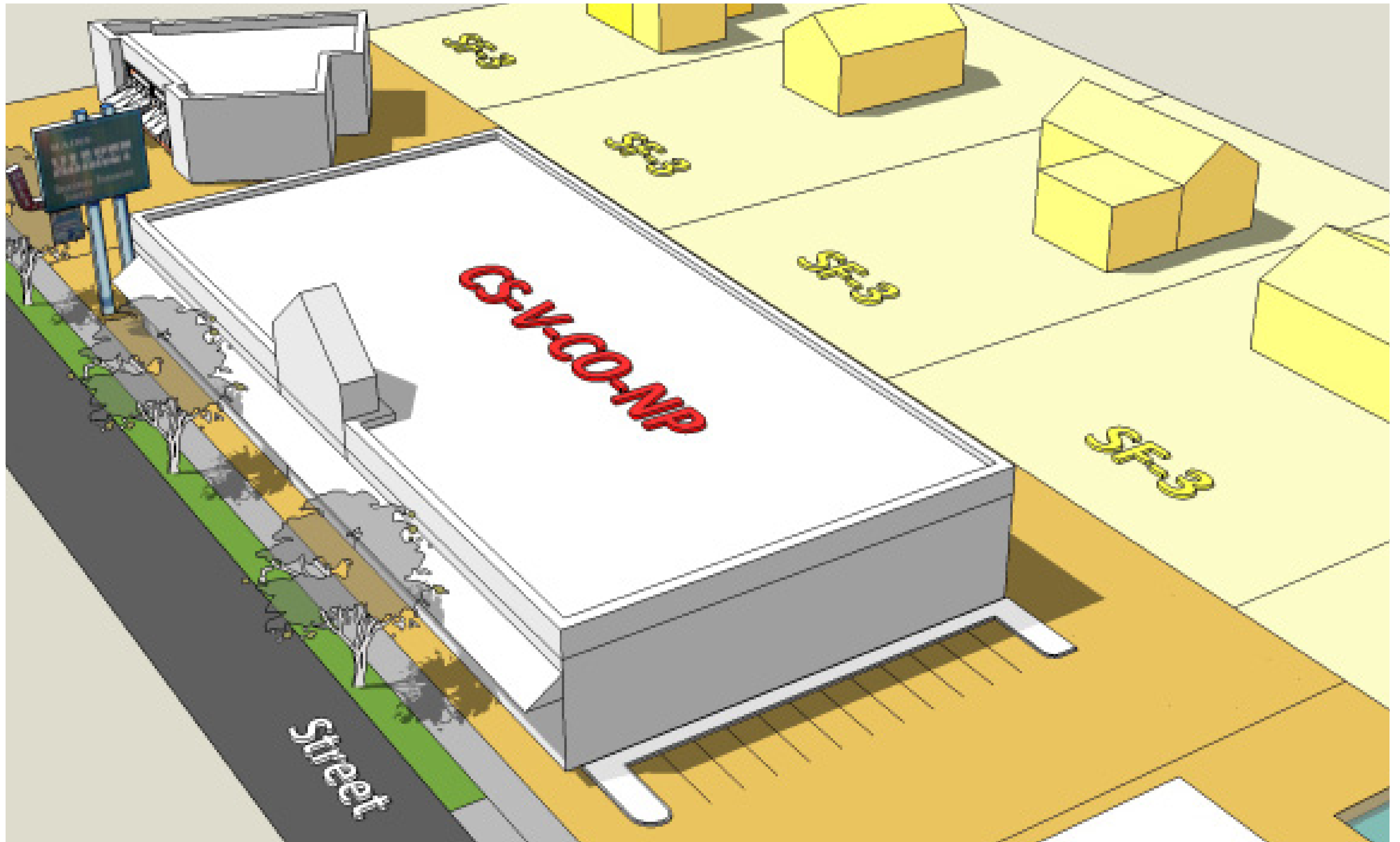


Zoning Layers

CS-V-CO-NP (What does that mean?)



Base Zoning Districts establish the type of land use permitted on a parcel of land within the city limits. Zoning also sets the development standards for a site, such as building height, setbacks, impervious cover, parking, landscaping and others.

In addition to the “base” zoning districts, Austin uses numerous other zoning tools to modify what can be built on a parcel of land. This creates different layers of regulations that can make it challenging to understand what can be built on a particular parcel of land.

CS: BASE ZONING DISTRICT (CS stands for General Commercial Services)

Base zoning defines permitted uses, building setbacks, building height, impervious cover and similar standards

V: VERTICAL MIXED USE (VMU) OVERLAY

This permits a project that has a mix of commercial and residential uses.

CO: CONDITIONAL OVERLAY (CO) COMBINING DISTRICT

The CO may be combined with any base district zoning to restrict the standards (uses, setbacks, building height, etc.) of the base district

NP: NEIGHBORHOOD PLAN (NP) COMBINING DISTRICT

The NP combining district indicates the property is part of a neighborhood plan. The NP combining district can be used to permit certain special uses such as secondary apartment or small lot single family.

LAYERS OR REGULATIONS NOT SHOWN ON ZONING MAP

Compatibility standards: These standards apply where commercial or multi-family zoning are adjacent to, or in close proximity to, single family zoning our use. Compatibility standards may require:

- Larger setbacks from single-family property
- Limit building height
- Fencing, screening or other limitations

Deciphering Zoning District Names

Each set of letters in a zone refers to the base zoning district and combining and overlay districts that make up that zone.

