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For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location:	2201 W BEN WHITE BLVD EB (3,098,933.5, 10,056,989)
Grid:	F19
Future Land Use (FLUM):	Neighborhood Node
Regulating Plan:	
Zoning:	CS-NP
Zoning Case:	C14-2014-0017
Zoning Ordinance (Mostly after 2000):	650913-B 20141106-086 99-0225-70(b)
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA ■ WESTGATE ■ South Austin Combined NPA



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

Table 1. Base Zoning Districts

Residential		Commercial	
LA	Lake Austin Residence	NO	Neighborhood Office
RR	Rural Residence	LO	Limited Office
SF-1	Single Family—Large Lot	GO	General Office
SF-2	Single Family—Standard Lot	CR	Commercial Recreation
SF-3	Family Residence	LR	Neighborhood Commercial
SF-4A	Single Family—Small Lot	GR	Community Commercial
SF-4B	Single Family—Condominium	L	Lake Commercial
SF-5	Urban Family Residence	CBD	Central Business District
SF-6	Townhouse & Condominium	DMU	Downtown Mixed Use
MF-1	Multifamily —Limited Density	W/LO	Warehouse/limited Office
MF-2	Multifamily—Low Density	CS	General Commercial Services
MF-3	Multifamily—Medium Density	CS-1	Commercial-Liquor Sales
MF-4	Multifamily—Moderate Density	CH	Commercial Highway Serv
MF-5	Multifamily—High Density	Special Purpose	
MF-6	Multifamily—Highest Density	DR	Development Reserve
MH	Mobile Home Residence	AV	Aviation Services
Industrial		AG	Agricultural
IP	Industrial Park	P	Public
LI	Limited Industrial Services	PUD	Planned Unit Development
MI	Major Industry	TN	Traditional Neighborhood
R&D	Research & Development		

Table 2. Some of the Combining Zoning Districts

Code	District name
-CO	Conditional Overlay Combining District
-H	Historic Combining District
-MU	Mixed Use Combining District
-NP	Neighborhood Plan Combining District
-PDA	Planned Development Area
-V	Vertical Mixed Use Building

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-4B	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	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Kennels		C																																							
Laundry Services																																									
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 ¹⁴																																									
Outdoor Entertainment																																									
Outdoor Sports and Recreation																																									
Pawn Shop Services																																									
Pedicab Storage and Dispatch																																									
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	C		
Stables		C																																							
Theater																																									
Vehicle Storage																																									
Veterinary Services																																									

INDUSTRIAL USES	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	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	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-4B	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	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Animal Production																																									
Community Garden		P																																							
Crop Production																																									
Horticulture																																									
Indoor Crop Production																																									
Support Housing																																									
Urban Farm	P																																								

1-Refers to 25-2-602 (13-2-226); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4-Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-601; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
 PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

