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

Location: (3,146,693.54, 10,047,856.83)

Grid: P17
P16

Future Land Use (FLUM):

Regulating Plan:

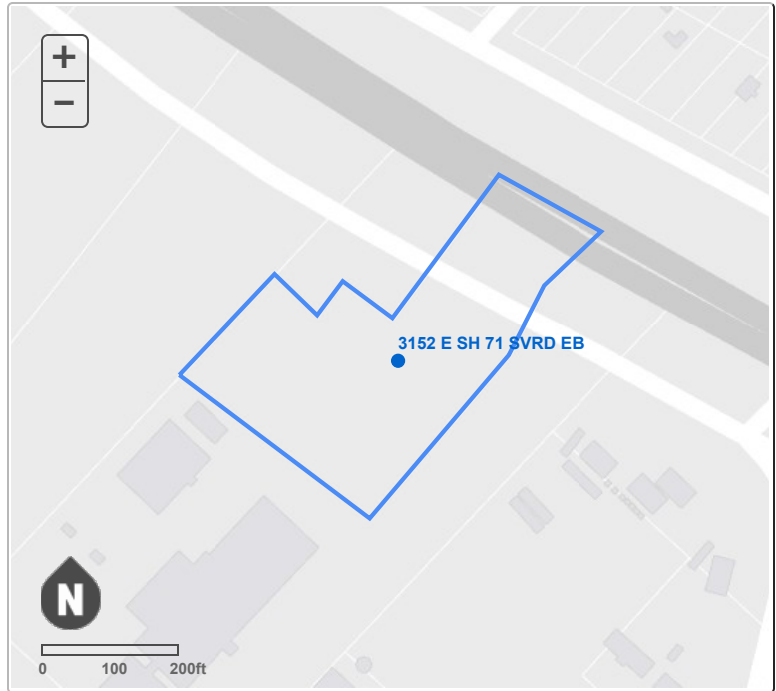
Zoning: I-RR

Zoning Case:

**Zoning Ordinance
(Mostly after 2000):**

Zoning Overlays:

- AIRPORT
 - AO-3
- AIRPORT
 - CONTROLLED COMPATIBLE LAND USE AREA
- SCENIC ROADWAYS
 - SH 71



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.

§ 25-13-41 - AIRPORT OVERLAY ZONES.

- (A) Within the controlled compatible land use area, the following airport overlay zones are created:
- (1) Airport overlay zone one (AO-1) consists of the portions of the controlled compatible land use area that have a yearly day-night average sound level of at least 70 decibels and not more than 75 decibels.
 - (2) Airport overlay zone two (AO-2) consists of the portions of the controlled compatible land use area that have a yearly day-night average sound level of at least 65 decibels and not more than 70 decibels.
 - (3) Airport overlay zone one (AO-3) consists of the portions of the controlled compatible land use area that have a yearly day-night average sound level of less than 65 decibels and are located within approximately one-half mile of the 65 decibel contour line.
- (B) The controlled compatible land use area and the airport overlay zones are depicted on the Austin-Bergstrom International Airport Land Use Map on file with the City Department of Aviation. The director of the Department of Aviation shall determine the location or meaning of a boundary or other feature on the map.

Source: Ord. 010809-78; Ord. 031211-11.

§ 25-13-42 - RESTRICTION ON LAND USES.

In the controlled compatible land use area, a person may not engage in a land use unless:

- (1) the land use is permitted under this article; and
- (2) in the zoning jurisdiction, the land use is permitted under Chapter 25-2 (Zoning).

Source: Ord. 010809-78; Ord. 031211-11.

§ 25-13-43 - DETERMINATION OF LAND USE CLASSIFICATION.

The director shall determine the appropriate land use classification for an existing or proposed use or activity.

Source: Ord. 010809-78; Ord. 031211-11.

§ 25-13-44 - AIRPORT OVERLAY LAND USE TABLE.

- (A) The Airport Overlay Land Use Table in Subsection (C) prescribes the land uses that are permitted, permitted under certain conditions including noise level reduction measures, or prohibited in the airport overlay zones. Chapter 25-12, Article 1, Division 2 (Noise Level Reduction Measures For Certain Airport Compatible Land Uses) prescribes the noise level reduction measures required by this section for certain land uses.
- (B) In the Airport Overlay Land Use Table:
- (1) "P" means the land use and related structures are permitted.
 - (2) "P-25db" means the land use and related structures are permitted, but measures to achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels are required for a structure.
 - (3) "P-30db" means the land use and related structures are permitted, but measures to achieve a minimum outdoor-to-indoor noise level reduction of 30 decibels are required for a structure.

- (4) "P-25db certain areas" means the land use and related structures are permitted, but measures to achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels are required for a portion of a building that is a public reception area, an office, a noise sensitive area, or an area where the normal noise level is low.
- (5) "P-sound system" means the land use and related structures are permitted, but a special sound reinforcement system is required.
- (6) "P-25db residential" means the land use and related structures are permitted, but measures to achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels are required for a residential building.
- (7) "P-30db residential" means the land use and related structures are permitted, but measures to achieve a minimum outdoor-to-indoor noise level reduction of 30 decibels are required for a residential building.
- (8) "R" means that the land use and related structures are restricted by Section 25-13-45 (Residential And School Uses In Airport Overlay Zone Three).
- (9) "X" means the land use and related structures are prohibited.

(C) Airport Overlay Land Use Table.

Land Use	AO-1	AO-2	AO-3
Residential Uses			
All residential	X	X	R
Public Uses			
Schools	X	X	R
Hospitals and nursing homes	P-30db	P-30db	P-25db
Churches, auditoriums, and concert halls	P-30db	P-30db	P-25db
Government services	P-25db	P	P
Transportation	P-25db certain areas	P	P
Parking	P-25db certain areas	P	P
Commercial Uses			
Hotel or motel	P-30db	P-25db	P-25db

Offices, business and professional	P-25db	P	P
Wholesale and retail - building materials, hardware, and farm equipment	P-25db certain areas	P	P
Retail trade - general	P-25db	P	P
Utilities	P-25db certain areas	P	P
Communication	P-25db	P	P
Manufacturing and Production Uses			
Manufacturing, general	P-25db certain areas	P	P
Photographic and optical	P-25db	P	P
Farming, ranching, and forestry	P-30db residential	P-25db residential	P-25db residential
Mining and fishing, resource production and extraction	P	P	P
Recreational Uses			
Outdoor sports arenas and spectator sports	P-sound system	P-sound system	P-sound system
Outdoor music shells, amphitheaters	X	X	X
Nature exhibits and zoos	X	P	P
Amusements, parks, resorts, and camps	P	P	P
Golf courses, riding stables, and water recreation	P-25db	P	P