

# RESIDENTIAL ZONES



*Dedicated to a better Brisbane*

BRISBANE CITY PLAN 2014 | FACT SHEET

*Brisbane City Plan 2014 (City Plan)* has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support population growth, while protecting our city's enviable way of life.

This factsheet provides information on the Residential zone category.

## What is a zone?

Land in Brisbane is divided into zones. These zones guide the land use or type of development that may occur on a site.

The City Plan further divides some zones into numbered zone precincts. These precincts provide more specific information about the types of development intended for particular locations.

## Residential zones

Residential zoning provides for a variety of housing choices to meet community needs now and into the future. The City Plan divides residential land into the below zones to identify where different types of housing can occur.

- Character residential
- Low density residential
- Low-medium density residential
- Medium density residential
- High density residential
- Tourist accommodation
- Emerging community
- Rural
- Rural residential
- Township
- Environmental management.

## What are overlays?

An overlay maps different features that also need to be considered when developing land, for example, flooding, heritage and timber and tin character. [Overlay maps](#) are available in Council's [interactive mapping](#) tool to help you identify whether or not your property is in an overlay or has particular characteristics that need to be considered during the preparation of your development application.

An overlay may apply to all or part of the property and a property may also be affected by more than one overlay. Overlays may affect the type and level of development assessment required, along with design requirements such as building height, landscaping or vehicle access. Some overlays are for information purposes only.

## Traditional building character overlay map

The [Traditional building character overlay map](#) (previously called a Demolition Control Precinct under *Brisbane City Plan 2000*) identifies land where existing character houses are to be protected and any renovations or new development must reflect the neighbourhood's traditional building character.

## How do I check what zones, precincts and overlays apply to my property?

The City Plan interactive mapping tool allows you to view your property on a map to see the zones, precincts, overlays and neighbourhood plans that apply to your site. The maps are colour and number coded to help you clearly identify development requirements.

It is important to check your property on the [interactive map](#) and include relevant information in your development application before submitting it to Council.

## Residential zones and zone precincts

The table on the following page gives you more information about zones and zone precincts, including the corresponding colours used in the [interactive map](#) and intended development.

Brisbane City Plan 2014 zone	Brisbane City Plan 2014 zone precinct	Houses	Granny flats	Rooming accommodation	Duplexes	Townhouses, row houses, villas	Apartments	Short-term accommodation	Retirement village	Residential care e.g. supported living	Home-based business	
		✓ = intended development types										
<b>Low density residential (LDR)*</b>	—	✓	✓	✓	-	-	-	-	-	-	✓	
<b>Character residential (CR)*</b>	CR1 Character	✓	✓	✓	-	-	-	-	-	-	✓	
	CR2 Infill housing	✓	✓	✓	✓	✓	-	-	-	-	✓	
<b>Low medium density residential (LMDR)</b>	LMR1 2 storey mix	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	
	LMR2 2 or 3 storey mix	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	
	LMR3 Up to 3 storeys	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	
<b>Medium density residential (MDR)</b>	—	-	-	✓	✓	✓	✓	✓	✓	✓	✓	
<b>High density residential (HDR)</b>	HDR1 Up to 8 storeys	-	-	✓	-	-	✓	✓	✓	✓	✓	
	HDR2 Up to 15 storeys	-	-	✓	-	-	✓	✓	✓	✓	✓	
<b>Tourist accommodation (TA)</b>	—	Short-term accommodation and other tourism related uses										
<b>Emerging community (EC)</b>	—	Land with potential for future development for range of residential uses subject to detailed planning and provision of infrastructure										
<b>Rural (RU)</b>	—	Houses, granny flats and home-based business as well as a variety of other uses appropriate in a rural setting										
<b>Rural residential (RR)</b>	—	Houses, granny flats and home-based business on large lots										
<b>Township (T)</b>	—	Houses, granny flats and home-based business in a small coastal or rural settlement such as Moreton Island										
<b>Environmental management (EM)</b>	—	Houses, granny flats and home-based business on large lots, appropriately sited to respect environmental values										

\*Note: some forms of multiple dwelling development may be considered on sites greater than 3000 m<sup>2</sup>

## More information

For more information about City Plan and to access the [interactive mapping](#) tool, visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888. If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing [CP2014@brisbane.qld.gov.au](mailto:CP2014@brisbane.qld.gov.au)

**Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.**