

Land Use Versus Zoning

Texas Local Government Code §213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Land Use:	Zoning:
<ul style="list-style-type: none">• Land use refers to the activity that occurs on land and within the structures that occupy it. <i>For example, low density residential land use primarily includes single family homes.</i>• A land use map is adopted as a component of the City's Master Plan and will be used to guide decision making by City boards, commissions and departments.• Land use plans are used to guide infrastructure and service delivery. <i>For example, the sizing of wastewater lines are based upon land use assumptions for how an area will develop in the future.</i>	<ul style="list-style-type: none">• Zoning regulates building size, bulk, density and the way land is used.• In some instances, zoning regulations also set parking requirements, the distance between the building and the lot line, the number of dwelling units permitted on a lot, the required open space for residential uses on the lot or the maximum amount of building coverage on the lot.• Zoning regulations are comprised of two components: the zoning text and zoning maps. The text establishes zoning districts and sets forth development regulations governing land use and development. The map shows the locations of the zoning districts.