

KNOW YOUR ZONE

Queensland zoning information



Image is indicative only

Low density residential zone

What is a zone?

Every property is zoned. A zone identifies the preferred land use in an area. The zone, and other planning controls, are identified in the planning scheme to guide development and use of land.

What development can I expect in the low density residential zone?

The low density residential zone covers land that is mainly used for houses.

Buildings in this zone are likely to be low rise, for example 1, 2 or occasionally 3 storeys high and may include single houses or two houses on the same lot (called dual occupancy). Development of houses on smaller lots, and small scale multiple dwellings such as townhouses may be seen closer to a local or town centre, shops and public transport. Sometimes a smaller second dwelling or home, a 'granny flat', could be expected. This zone also includes other uses such as home-based businesses, local shops or child care centres.

A planning scheme can specify the range of housing types and sizes which may be developed in this zone.

Examples of development that is likely to be in a low density residential zone:



dwelling house



dual occupancy



home-based business



multiple dwelling - lowrise



shop



childcare centre

Examples of development that is unlikely to be in a low density residential zone:



medium impact industry



wholesale nursery



showroom