

# Residential Zones

## What are the Residential Zones?

The Redlands Planning Scheme contains 5 residential zones. They are -

- Low Density Residential Zone
- Low-medium Density Residential Zone
- Medium Density Residential Zone
- Character Residential Zone
- Tourist Accommodation Zone

## What does each zone mean?

The **Low Density Residential Zone** provides land for a range of residential uses that are mainly low-rise detached housing on individual lots of various sizes. The zone aims to maximise the supply of residential land through infill development, provide for housing choice and affordability and encourage opportunities for working from home.

The **Low-medium Density Residential Zone** provides land for residential areas with a high level of amenity, characterised by a mix of dwelling types including dwelling houses on a range of lot sizes, dual occupancies and smaller scale multiple dwellings.

The **Medium Density Residential Zone** provides land for a range of residential uses that are mainly mid-rise and on lot sizes that offer opportunities for medium density living. The zone commonly adjoins centres and key transport nodes and encourages opportunities for working from home.

The **Character Residential Zone** provides land for development of low-key, detached dwelling houses on existing or combined lots. The zone encourages various detached housing styles and sizes and provides for a limited range of small scale non-residential uses. Reconfiguration (subdivision) is restricted unless it maintains or enlarges current lot sizes through amalgamations.

The **Tourist Accommodation Zone** provides land for a range of tourist accommodation types that complement the natural landscape setting and are near natural and outdoor attractions. The zone also supports non-residential uses that service the tourist industry, provided that they are small scale and do not compromise the role of the island's centres.

## Are there similar zones in previous planning documents?

The residential zones use the naming conventions provided for in the former Queensland Planning Provisions.

Redlands Planning Scheme	Redland City Plan
Medium Density Residential	Medium Density Residential
Urban Residential (sub-area UR1)	Low-medium Density Residential
Urban Residential	Low Density Residential
SMBI Residential	Character Residential
Point Lookout Tourist	Tourist Accommodation Zone