## New and Improved Residential Zones for Victoria

### Activity Centre Zone (ACZ)
- **Existing**: Enables consolidated community services, shops, offices and housing in Activity Centres.
- **Improved**: Enables a range of uses and development including new housing and jobs growth in redevelopment areas.

### Comprehensive Development Zone (CDZ)
- **Existing**: Enables new housing and jobs growth in mixed use areas.
- **Improved**: Enables new housing growth and diversity.

### Mixed Use Zone (MIZ)
- **Existing**: Provides for residential and other uses in small towns. Enables modest housing growth.
- **Improved**: Offers a range of uses and development including new housing.

### Residential Growth Zone (RGZ)
- **New**: Respect and preserve urban character while enabling modest housing growth and housing diversity.

### General Residential Zone (GRZ)
- **New**: Restrictions housing growth in areas identified for urban preservation.

### Neighbourhood Residential Zone (NRZ)
- **New**: Provides for residential and other uses in small towns. Enables modest housing growth.

### Townships Zone (TZ)
- **New**: On the fringe of urban areas and townships where sewerage may not be available.

### Low Density Residential Zone (LDZ)
- **Improved**: Enables low density housing.

### What is the Role of the Zone?
- **ACZ**: Enables consolidated community services, shops, offices and housing in Activity Centres.
- **CDZ**: Enables a range of uses and development including new housing and jobs growth in redevelopment areas.
- **MIZ**: Enables new housing and jobs growth in mixed use areas.
- **RGZ**: Enables new housing growth and diversity.
- **GRZ**: Respect and preserve urban character while enabling modest housing growth and housing diversity.
- **NRZ**: Restricts housing growth in areas identified for urban preservation.
- **TZ** and **LDZ**: Provides for residential and other uses in small towns.

### Where Will it be Used?
- **ACZ**: In Melbourne’s Activity Centres and major regional town centres.
- **CDZ**: Redevelopment sites such as former industrial land, underutilised urban areas and identified urban renewal locations where significant change is sought.
- **MIZ**: In areas with a mix of residential and non-residential development. In local neighbourhood centres undergoing renewal and around train stations, where appropriate.
- **RGZ**: In most residential areas where modest growth and diversity of housing is provided, it is consistent with existing neighbourhood character.
- **GRZ**: In areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, environmental or landscape significance.
- **NRZ**: Modest housing growth and diversity.
- **TZ**: In townships.
- **LDZ**: On the fringe of urban areas and townships where sewerage may not be available.

### Does ResCode Apply?
- **No**: No
- **Yes**: Yes, 9 metres

### What Sort of Housing can be Expected?
- **ACZ**: High density housing
- **CDZ**: High density housing
- **MIZ**: High and medium density housing
- **RGZ**: High and medium density housing
- **GRZ**: Medium density housing
- **NRZ**: Single dwellings and dual occupancies
- **TZ**: Single dwellings
- **LDZ**: Single dwellings

### Does the Zone Set a Maximum Building Height for Housing?
- **No**: No but a maximum building height can be specified.
- **Yes**: But a maximum building height can be set by a council.

### Can a Permit be Granted to Exceed the Maximum Building Height?
- **Yes**: When approved by a council.
- **No**: Exceed when a higher or lower maximum building height has been set which cannot be exceeded.

### Is a Structure Plan or Design Framework Required for the Zone to be Applied?
- **Yes**: A comprehensive development plan must be incorporated.
- **No**: The preferred future use of land and built form may be specified if necessary.

### Table of Zones and Characteristics

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