

RESIDENTIAL ZONING

| | <u>LA</u> | <u>RR</u> | <u>SF-1</u> | <u>SF-2</u> | <u>SF-3</u> | <u>SF-4A</u> | <u>SF-4B</u> | <u>SF-5</u> | <u>SF-6</u> | <u>MF-1</u> | <u>MF-2</u> | <u>MF-3</u> | <u>MF-4</u> | <u>MF-5</u> | <u>MF-6</u> | <u>MH</u> |
|------------------------------------|-----------|-----------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|--------------------|-------------|-------------|-------------|-------------|-----------|
| MINIMUM LOT SIZE: (square feet) | 43,560 | 43,560 | 10,000 | 5,750 | 5,750 | 3,600 | ** | 5,750 | 5,750 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 | -- |
| MINIMUM LOT WIDTH: | 100 | 100 | 60 | 50 | 50 | 40 | ** | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | -- |
| MAXIMUM DWELLING UNITS PER LOT: | 1 | 1 | 1 | 1 | ** | 1 | ** | -- | -- | ** | ** | ** | ** | ** | ** | -- |
| MAXIMUM HEIGHT: | 35 | 35 | 35 | 35 | 35 | 35 | ** | 35 | 35 | 40 | 40 or 3 stories | 40 | 60 | 60 | 90 | -- |
| MINIMUM SETBACKS: | | | | | | | | | | | | | | | | |
| FRONT YARD: | 40 | 40 | 25 | 25 | 25 | 20 | ** | 25 | 25 | 25 | 25 | 25 | 15 | 15 | 15 | -- |
| STREET SIDE YARD: | 25 | 25 | 15 | 15 | 15 | 10 | ** | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | -- |
| INTERIOR SIDE YARD: | 10 | 10 | 5 | 5 | 5 | ** | 10 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | -- |
| REAR YARD: | 20 | 20 | 10 | 10 | 10 | ** | ** | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | -- |
| MAXIMUM BUILDING COVERAGE: | -- | 20% | 35% | 40% | 40% | 45% | 40% | 40% | 40% | 45% | 50% | 55% | 60% | 60% | 70% | -- |
| MAXIMUM IMPERVIOUS COVER: | ** | 25% | 40% | 45% | 45% | 55% | 60% | 55% | 55% | 55% | 60% | 65% | 70% | 70% | 80% | -- |
| MAXIMUM FLOOR AREA RATIO: | | | | | | | | | | | -- | 75:1 | .75:1 | 1:1 | -- | -- |

COMMERCIAL ZONING

| | <u>NO</u> | <u>LQ</u> | <u>GO</u> | <u>CR</u> | <u>LR</u> | <u>GR</u> | <u>L</u> | <u>CBD</u> | <u>DMU</u> | <u>W/O</u> | <u>CS</u> | <u>CS-1</u> | <u>CH</u> | <u>IP</u> | <u>MI</u> | <u>LI</u> | <u>R & D</u> | <u>DR</u> | <u>AV</u> | <u>AG</u> | <u>P</u> |
|------------------------------------|--------------------|--------------------|-----------|-----------|--------------------|-----------|----------|------------|------------|------------------|-----------|-------------|-----------|-----------|-----------|-----------|------------------|-----------|-----------|-----------|----------|
| MINIMUM LOT SIZE: (square feet) | 5,750 | 5,750 | 5,750 | 20,000 | 5,750 | 5,750 | 5,750 | -- | -- | 43,560 | 5,750 | 5,750 | 20,000 | 43,560 | 50 acres | 5,750 | ** | 10 acres | ** | 10 acres | ** |
| MINIMUM LOT WIDTH: | 50 | 50 | 50 | 100 | 50 | 50 | 50 | -- | -- | 100 | 50 | 50 | 100 | 100 | 250 | 50 | 100 | 100 | ** | -- | ** |
| MAXIMUM HEIGHT: | 35 or 2 stories | 40 or 3 stories | 60 | 40 | 40 or 3 stories | 60 | 200 | ** | 120 | 25 or 1 story | 60 | 60 | ** | 60 | 120 | 60 | 45 | 35 | ** | 60 | ** |
| MINIMUM SETBACKS: | | | | | | | | | | | | | | | | | | | | | |
| FRONT YARD: | 25 | 25 | 15 | 50 | 25 | 10 | 10 | -- | -- | 25 | 10 | 10 | 50 | 25 | -- | -- | 75 | 25 | ** | 100 | ** |
| STREET SIDE YARD: | 15 | 15 | 15 | 50 | 15 | 10 | 10 | -- | -- | 25 | 10 | 10 | 50 | 25 | -- | -- | ** | 25 | ** | 100 | ** |
| INTERIOR SIDE YARD: | 5 | 5 | 5 | 20 | -- | -- | -- | -- | -- | 5 | -- | -- | 25 | ** | ** | ** | ** | 10 | ** | 100 | ** |
| REAR YARD: | 5 | 5 | 5 | 20 | -- | -- | -- | -- | -- | 25 | -- | -- | 25 | ** | ** | ** | ** | 10 | ** | 100 | ** |
| MAXIMUM BUILDING COVERAGE: | 35% | 50% | 60% | 25% | 50% | 75% | 50% | 100% | 100% | -- | 95% | 95% | 85% | 50% | 75% | 75% | 40% | 12,000 | ** | -- | ** |
| MAXIMUM IMPERVIOUS COVER: | 60% | 70% | 80% | 60% | 80% | 90% | 50% | 100% | 100% | 70% | 95% | 95% | 85% | 80% | 80% | 80% | ** | 15,000 | ** | -- | ** |
| MAXIMUM FLOOR AREA RATIO: | .35:1 | .7:1 | 1:1 | .25:1 | .5:1 | 1:1 | .8:1 | 8:1 | 5:1 | .25:1 | 2:1 | 2:1 | 3:1 | 1:1 | 1:1 | 1:1 | ** | -- | ** | -- | ** |

**See Austin City Code Volume II (Land Development Code)

This table does not constitute a comprehensive list of all site related regulations within the zoning or planning jurisdiction of the city. For further information please see the Austin City Code Volume II.

- LA LAKE AUSTIN RESIDENCE DISTRICT**
Height: 35 feet Minimum Lot: 1 acre
Intended as an area for low density single-family residential use
- RR RURAL RESIDENCE DISTRICT**
Height: 35 feet Minimum Lot: 1 acre
Intended as an area for very low density residential use
- SF-1 SINGLE FAMILY RESIDENCE - Large Lot**
Height: 35 feet Minimum Lot: 10,000 sq.ft.
Single Family Dwelling
- SF-2 SINGLE FAMILY RESIDENCE - Standard Lot**
Height: 35 feet Minimum Lot: 5,750 sq. ft.
Single Family Dwelling
- SF-3 FAMILY RESIDENCE**
Height: 35 feet
Single Family Dwelling Minimum Lot: 5,750 sq.ft.
Duplex Minimum Lot: 7,000 sq.ft.
- SF-4A SINGLE FAMILY RESIDENCE - Small Lot**
Height: 35 feet Minimum Lot: 3,600 sq.ft.
Single Family Dwelling
- SF-4B SINGLE FAMILY RESIDENCE - Condominium**
Height: 2 stories Minimum Lot: 3,600 sq.ft.
Minimum Site Area: 1 acre Maximum Site Area: 5 acres
Single Family Dwelling
- SF-5 URBAN FAMILY RESIDENCE**
Height: 35 feet² Minimum Lot: 5,750 sq.ft.
Single Family Dwelling, Duplex, Townhouse,
Condominiums
- SF-6 TOWNHOUSE & CONDOMINIUM RESIDENCE**
Height: 35 feet² Minimum Lot: 5,750 sq.ft.
Minimum Condominium Site Area: 14,000sq.ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹,
Townhouses, Condominiums
- MF-1 MULTI-FAMILY RESIDENCE - Limited Density**
Height: 40 feet² Minimum Lot: 8,000 sq. ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹
Townhouses, Apartments up to 17 units per acre
- MF-2 MULTI-FAMILY RESIDENCE - Low Density**
Height: 40 feet² Minimum Lot: 8,000 sq.ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹,
Townhouses, Apartments up to 23 units per acre
- MF-3 MULTI-FAMILY RESIDENCE - Medium Density**
Height: 40 feet² Minimum Lot: 8,000 sq. ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹,
Townhouses, Apartments up to 36 units per acre
- MF-4 MULTI-FAMILY RESIDENCE-Moderate-High Density**
Height: 60 feet² Minimum Lot: 8,000 sq.ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹
Townhouses, Apartments up to 54 units per acre
Floor Area Ratio: 0.75 to 1
- MF-5 MULTI-FAMILY RESIDENCE - High Density**
Height: 60 feet² Minimum Lot: 8,000 sq. ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹
Townhouses, Apartments up to 54 units per acre
Floor Area Ratio: 1 to 1
- MF-6 MULTI-FAMILY RESIDENCE - Highest Density**
Height: 90 feet² Minimum Lot: 8,000 sq. ft.
Single Family Dwelling, Duplex, Two Family Dwellings¹
Townhouses, Apartments; unlimited density
- MH MOBILE HOME RESIDENCE**
Height: 35 feet²
MH Park Minimum Site Area: 90,000 sq.ft.
MH Subdivision Minimum Site Area: 5,750 sq.ft.
- NO NEIGHBORHOOD OFFICE**
Height: 2 stories or 35 feet²
Small professional offices compatible with existing neighborhoods
- LO LIMITED OFFICE**
Height: 40 feet² Minimum Lot: 5,750 sq.ft.
Office use predominantly serving neighborhood or community needs; such as professional, semiprofessional, medical offices
- GO GENERAL OFFICE**
Height: 60 feet² Minimum Lot: 5,750 sq.ft.
Offices and selected commercial uses predominantly serving community or city wide needs; such as medical or professional offices
- CR COMMERCIAL RECREATION**
Height: 40 feet² Minimum Lot: 20,000 sq.ft.
Intended to provide for commercial services and recreational needs of tourists and visitors to major recreational areas
- LR NEIGHBORHOOD COMMERCIAL**
Height: 40 feet² Minimum Lot: 5,750 sq.ft.
Shopping facilities that provide limited business service and office facilities to the residents of the neighborhood; such as consumer repair services, food sales, pet services
- GR COMMUNITY COMMERCIAL**
Height: 60 feet² Minimum Lot: 5,750 sq.ft.
Offices or commercial uses serving neighborhoods and community needs, including unified and individually developed shopping centers or commercial sites; such as service stations, restaurants.
- L LAKE COMMERCIAL**
Height: 200 feet² Minimum Lot: 5,750 sq. ft.
Any combination of office, retail, commercial and residential uses within a single development. For application to areas in proximity to Town Lake
- CBD CENTRAL BUSINESS DISTRICT**
Height: varies³ No Lot Size Requirement
Uses intended for the core area of Austin, including residential use types and a wide variety of office and commercial activities

DMU DOWNTOWN MIXED USE
 Height: 120 feet² No Lot Size Requirement
 Intended for application to areas on the periphery of the CBD, permitting a wide variety of uses compatible with downtown Austin and allowing intermediate densities as a transition from the commercial core to surrounding densities

W/O WAREHOUSE LIMITED OFFICE
 Height: 1 story or 25 feet² Minimum Lot: 1 acre
 Intended predominately for office and warehousing activities for building trades and similar businesses not necessarily requiring high visibility and having low or moderate trip generation

CS COMMERCIAL SERVICES
 Height: 60 feet² Minimum Lot: 5,750 sq.ft.
 Commercial or industrial activities which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, such as equipment sales, custom manufacturing, vehicle storage, or construction services

CS-1 COMMERCIAL-LIQUOR SALES
 Height: 60 feet² Minimum Lot: 5,750 sq.ft.
 Liquor Sales is added to the permitted uses of the CS District above; cocktail lounges are conditional uses

CH COMMERCIAL HIGHWAY
 Height: 120 feet² Minimum Lot: 20,000sq.ft.
 Uses intended predominately for major mixed use developments of a service nature which typically have operating characteristics requiring location at the intersection of State maintained highway, excluding scenic arterial

IP INDUSTRIAL PARK
 Height: 60 feet² Minimum Lot: 1 acre
 Limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, typically located on large site or in planned industrial parks; such as administrative or business office, research services, light manufacturing

MI MAJOR INDUSTRIAL
 Height: 120 feet² Minimum Lot: 50 acres
 Intended for commercial services, research and development administrative facilities, and manufacturing uses that are typically located on large sites of 50 acres or more, planned for major industrial development

LI LIMITED INDUSTRIAL SERVICES
 Height: 60 feet² Minimum Lot: 5,750 sq.ft.
 Commercial services, basic and limited manufacturing, warehousing and distribution

R & D RESEARCH AND DEVELOPMENT
 Height: 45 feet²
 Minimum Lot: 5 acres Minimum Area: 25 acres
 Research testing services, research warehousing services, research assembly services. Subject to PDA (Planned Unit Development Area) combining district

DR DEVELOPMENT RESERVE
 Height: 35 feet² Minimum Lot: 10 acres
 Intended to prevent premature land uses or land development for which adequate public services and facilities are unavailable

AV AVIATION SERVICES
 Height: varies³
 Uses are limited to aviation activities, business, and services dependent upon direct access to airport facilities

AG AGRICULTURAL DISTRICT
 Height: 60 feet²
 Stables, animal and crop production, and support housing, on sites of 10 acres or more which preserve open space and valuable farming lands

P PUBLIC DISTRICT
 Height: Varies³
 Land owned or leased by federal, state, county, or city government

PUD PLANNED UNIT DEVELOPMENT
 Height: Varies³
 Planned Unit Development allows for cluster development and alternate design standards
 Minimum Site Areas: Inside City - 10 acres recommended
 Outside City - 250 acres required

OVERLAY DISTRICTS

THESE DESIGNATIONS MAY BE USED IN ADDITION TO BASE ZONING CLASSIFICATIONS.

| | |
|------|--|
| CAZ | CONGRESS AVENUE ZONE |
| CDZ | CAPITOL DOMINANCE ZONE |
| CO | CONDITIONAL OVERLAY |
| CVC | CAPITOL VIEW CORRIDOR |
| DCZ | DOWNTOWN CREEKS ZONE |
| DPZ | DOWNTOWN PARKS ZONE |
| H | HISTORIC |
| MU | MIXED USE COMBINING DISTRICT |
| NCCD | NEIGHBORHOOD CONSERVATION COMBINING DISTRICT |
| PDA | PLANNED DEVELOPMENT AREA |
| PSZ | EAST SIXTH / PECAN STREET ZONE |
| WO | WATERFRONT OVERLAY |

NOTES

- ¹Two Family residential allows two separate structures on a single lot.
- ²Height may be limited when adjacent to more restrictive districts.
- ³Height not specified. See Austin City Code Volume II.