

ZONING TERMS

- Base District** ④ a designation that sets basic regulations for land use and development; modified by other overlays and other districts
- Building Coverage** ① the area of site covered by buildings or roofed areas
- Combining District** ① zoning district added on to the Base District and applied to a site
- Compatibility Standards** ④ limitations to height and setbacks imposed on lots within 540 feet of a single family use or zoning
- Conservation Easement** a voluntary agreement to restrict land use for natural, agricultural, or cultural preservation
- Density** ② a standard measure of units per area typically given as units per acre
- Density Bonus** ② grants an increase in FAR or Density in exchange for providing a "community benefit" such as affordable housing or open space
- Easement** an agreement granting rights of a landowner to another entity for access, installation and maintenance of infrastructure, drainage, or other purposes
- FAR (Floor Area Ratio)** the ratio of Gross Floor Area to Gross Site Area
- Frontage** the length of a lot abutting a public right of way (ROW)
- IC (Impervious Cover)** the portion of site area that prevents water from infiltrating into the ground; includes roofs, paved areas, etc
- LDC** ④ (Land Development Code) legal regulations adopted by the City that controls land use and codified in Title 25; includes adopted Regulating Plans
- Neighborhood Plan** community members shape the neighborhoods where they live, work or own property, while addressing land use, zoning, transportation, and urban design
- NPA (Neighborhood Plan Amendment)** allows for changes to be made to an adopted neighborhood plan
- Overlay District** ① a zoning district added to the Base District and applied to an area
- Setback** ① the required separation between a lot line (and/or right-of-way line) and a building or structure
- Special Purpose District** ① [in LDC] zoning districts set aside for certain public, aviation, or agricultural uses
- Variance** a modification to LDC regulations for specific site conditions that deprive the property owner of rights held by property owners with the same zoning designation
- Zoning** ① the practice of governing land use and development by establishing areas (zones) with distinct regulations

PLANNING TERMS

- Alternative Equivalent Compliance** method to obtain approval of non-standard designs by meeting the intent of the code rather than the letter
- Corridor** key designated roadways that affect the overall transportation network and development regulations
- Displacement** when residents are forced to move because of housing cost increases and/or redevelopment
- Gentrification** the process of changing a neighborhood through the influx of more affluent residents and businesses
- Historic Preservation** an endeavor that seeks to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historical significance
- LRT (Light Rail Transit)** a regional, urban rail system that can operate in mixed traffic or with a separate right of way
- Mixed-Use** development that contains a mix of residential, commercial, and/or institutional uses in close proximity; also referred to as "live/work/play" communities
- Open Space** outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping
- Parking Ratio** the ratio of parking spaces to building square footage or dwelling units according to use
- Restrictive Covenant** an agreement between the property owner(s) and/or government entities that attaches conditions to a property not incorporated into a zoning ordinance
- ROW (Right of Way)** land between parcels dedicated or reserved for streets, utilities, or other public facilities
- TOD (Transit Oriented Development)** ① the intentional mixing of land use and transit through the creation of compact, walkable, mixed-use communities within walking distance of a transit stop or station
- Transit** conveyance through public or shared means of transportation
- PUD (Planned Unit Development)** ① large or complex development (often mixed-use) planned as a single unit under unified control with specific regulations
- PDA (Planned Development Area)** ① combining district for an area subject to a development agreement with the City

SEE CARD ① ② ③ FOR MORE INFORMATION

AUSTIN WEIRDIES

- Affordability Unlocked** ⑦ a Development Bonus Program waives or modifies some development restrictions in exchange for providing low and moderate-income housing
- CTC (Core Transit Corridor)** a roadway designation for applying development requirements of LDC Subchapter E
- CVC (Capitol View Corridor)** city and state restrictions that protect views of the Texas State Capitol building
- Imagine Austin** the City of Austin comprehensive 30-year plan adopted in 2012
- Subchapter E** ④ a portion of the LDC that addresses the physical relationship between commercial and mixed-use development and adjacent properties, public streets, neighborhoods, and the natural environment
- Subchapter F** (McMansion Ordinance) a portion of the LDC that regulates the size of a building in relation to the lot size, surrounding area, and setbacks of Single Family Lots
- VMU (Vertical Mixed Use)** zoning that allows a mix of different uses within the same structure in taller buildings

CITY OF AUSTIN TECHNICAL CODES	
The primary zoning and development regulations are found in the City Code of Ordinances:	
TITLE 25	Land Development Code
TITLE 30	Subdivision Regulations
The City of Austin has adopted these codes with Local Amendments found in LDC Chapter 25-12:	
2021 IBC	Building Code
2021 IECC	Energy Conservation Code
2021 IEBC	Existing Building Code
2021 IFC	Fire Code
2021 IMPC	Property Maintenance Code
2021 IRC	Residential Code
2018 ISPSC	Swimming Pool and Spa Code
2015 IWUIC	Wildland-Urban Interface Code
2020 NEC	National Electrical Code
2021 UMC	Uniform Mechanical Code
2021 UPC	Uniform Plumbing Code
Additional regulations are found in these City of Austin documents:	
	Standards Manual
BCM	Building Criteria Manual
DCM	Drainage Criteria Manual
ECM	Environmental Criteria Manual
FPM	Fire Protection Manual
TCM	Transportation Criteria Manual
UCM	Utilities Criteria Manual



HOUSING TERMS

- ADU (Accessory Dwelling Unit)** a second dwelling unit on the same property as a single-family home; Granny Flat, Alley Flat
- Affordable Housing** housing with costs such that a household pays no more than 30% of its income on all housing costs
- AMI / MFI (Area Median Income / Median Family Income)** the median income for a household of a given size for a particular geographic area
- Dwelling Unit** residential unit providing complete, independent living facilities including permanent provisions for living, sleeping, eating, and cooking
- FHA (Fair Housing Act)** federal law prohibiting discrimination in housing
- Household** all the occupants (one or more) of a housing unit, related or unrelated
- Market Rate Housing** housing with rents or costs unrestricted and set by market forces
- Missing Middle** housing types that fall between conventional single-family and multi-family developments; or, housing with costs above regulated affordable housing but below market rate
- Mixed-Income Housing** developments that include market rate and affordable housing
- PSH (Permanent Supportive Housing)** long-term rental housing combined with support services to meet specific resident needs such as safety, health, education
- RHDA/OHDA (Rental Housing Development Assistance / Ownership Housing Development Assistance)** city programs providing funding for affordable and supportive housing

HOUSING USES	
Cottage Lot	permits single-family detached homes on 2,400 SF lots 6
Condominium	multiple dwelling units separately owned on one lot
Duplex	two dwelling units within a single building on a single lot
Multifamily	more than two dwelling units on a single lot 2
Single Family	the use of a lot for one detached single dwelling unit
Single Family Attached	two dwelling units on separate lots with a common wall on the lot line
Townhouse	dwelling units sharing common walls with adjacent units
Two-Family	two dwelling units in separate buildings on one lot (ADU) 5
Urban Home	permits single-family detached homes on 3,500 SF lots 5

AUSTIN LDC MEASUREMENTS

CoA GROSS FLOOR AREA
enclosed areas measured to outside face of exterior wall; includes loading docks but excludes atria, parking facilities, and enclosed drives, maneuvering, and loading berths; used for Zoning and FAR in LDC

IBC GROSS FLOOR AREA
floor area inside perimeter of exterior walls (excluding shafts and courts) plus unenclosed areas under horizontal projections; used for fire, life safety, and occupancy in technical codes

BUILDING HEIGHT measured from average grade at footprint to coping (flat roofs), midpoint (pitched roofs), deck (mansards), and highest point for all others. **EXEMPTED ELEMENTS** parapets, chimneys, mechanical and safety equipment, penthouses, solar, and unoccupied ornament exempt per LDC 25-2-531 up to 15% of allowable height

- SMART Housing** 2 Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented Housing: a city program designed to stimulate the production of housing for low-and-moderate income residents
- TDHCA (Texas Department of Housing and Community Affairs)** state department responsible for affordable housing funding and regulation

ACCESSIBILITY TERMS

- Accessibility** properties of a facility, product or service that enables use by people with temporary or permanent disabilities
- ADA (Americans with Disabilities Act)** federal law requiring the accessibility of public accommodations
- ANSI A117.1** standards for accessible and usable buildings and facilities incorporated into IBC
- Adaptability** ability for a dwelling unit to be made accessible with minimal changes
- Aging-in-Place** ability to continue to live in one's own home regardless of changes to health, ability level, or age
- FHA (Fair Housing Act)** federal design standards for accessibility that apply to most multi-family housing
- TAS (Texas Accessibility Standards)** technical requirements for accessibility in Texas
- Universal Design** principles of accessibility and inclusion applied to design to accommodate the widest possible range of occupants
- Usability** [FHA Design Manual] general standards for moderate accessibility
- Visibility** [general] a basic level of accessibility that enables people to easily visit homes; [LDC] city standards for visibility of dwelling units in BCM 4.4.7

ENVIRONMENTAL TERMS

- AEGB (Austin Energy Green Building)** 3 city program to recognize energy efficient development and cultivate innovation in building for the community's environmental, economic, and human well-being
- Critical Water Quality Zone** 3 setbacks from water courses that regulate uses of land to protect water quality
- Brownfield** land that has been previously developed, especially land that may have been polluted by the former use
- Floodplain** 3 an area of land next to a river or creek; the area of land that is likely to be under water in a flood
- Greenfield** previously undeveloped land
- Stormwater Management** 3 The process of controlling and processing runoff from rain and storms so it does not harm the environment or human health
- Sustainability** practices that fulfill the needs of current generations without compromising the environmental, economic, and health needs of future generations
- Tree, Heritage** 3 a tree with a diameter of 24 inches or more and one of several designated species; protected by regulations barring removal
- Tree, Invasive** 3 tree species that are not native or adapted to Austin
- Tree, Protected** 3 a tree with a diameter of 19 inches or more; protected by regulations governing mitigation for removal
- Watershed** 3 a land area that channels rain to a particular creek, waterway, or river
- WPO** 3 (Watershed Protection Ordinance) measures to protect creeks and floodplains and drainage based on watersheds through impervious cover and creek buffers

