

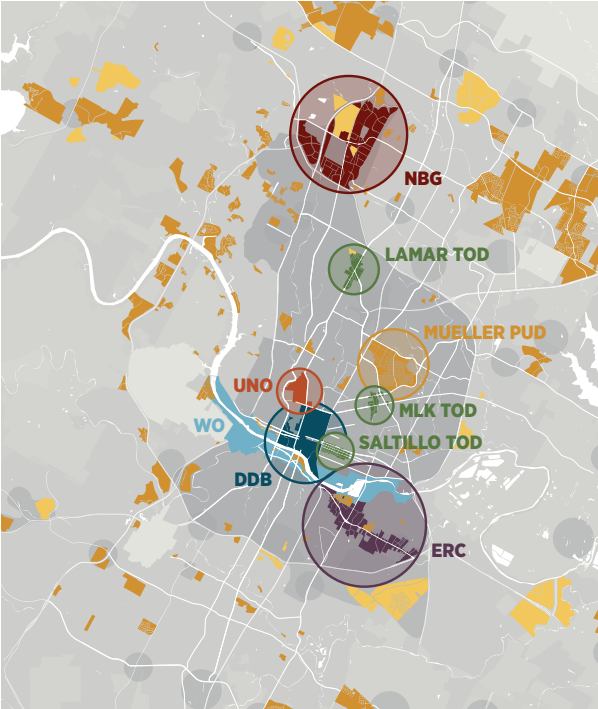
BASE AUSTIN ZONING

1

Base Zoning districts establish the basic regulations for dimensions, density, and uses allowed on a site but can be modified by overlays, combining districts, opt-in programs, and other sections of the code. Refer to the Guide to Austin Zoning or § 225-2-492 of the COA LDC for additional information.

		COVERAGE		FAR	MINIMUM LOT		HEIGHT (FT / STORY)	YARD SETBACKS			
		BLDG	IC		SIZE (SF)	WIDTH		FRONT	ST SIDE	INT SIDE	REAR
RESIDENTIAL: ATTACHED SINGLE FAMILY, DETACHED SINGLE FAMILY, DUPLEX, AND TOWNHOMES											
LA	Lake Austin Residence	n/a	n/a	n/a	43,560	100'	35'	40'	25'	10'	20'
RR	Rural Residence	20%	25%	n/a	43,560	100'	35'	40'	25'	10'	20'
SF-1	Family Large Lot	35%	40%	n/a	5,750	60'	35'	25'	15'	5'	10'
SF-2	Standard Lot	40%	45%	n/a	5,750	50'	35'	25'	15'	5'	10'
SF-3	Family Residence	40%	45%	n/a	5,750	50'	35'	25'	15'	5'	10'
SF-4A	Small Lot	55%	65%	n/a	3,600	n/a	35'	20'	10'	-	-
SF-4B	Condominium	40%	60%	n/a	n/a	n/a	- / 2	-	-	10'	-
SF-5	Urban Family Residence	40%	55%	n/a	5,750	50'	35'	25'	15'	5'	10'
SF-6	Townhouse & Condo	40%	55%	n/a	5,750	50'	35'	25'	15'	5'	10'
RESIDENTIAL: MULTI-FAMILY											
MF-1	Limited Density	45%	55%	n/a	8,000	50'	40'	25'	15'	5'	10'
MF-2	Low Density	50%	60%	n/a	8,000	50'	40'	25'	15'	5'	10'
MF-3	Medium Density	55%	65%	0.75	8,000	50'	40'	25'	15'	5'	10'
MF-4	Moderate Density	60%	70%	0.75	8,000	50'	60'	15'	15'	5'	10'
MF-5	High Density	60%	70%	1	8,000	50'	60'	15'	15'	5'	10'
MF-6	Highest Density	70%	80%	NL	8,000	50'	90'	15'	15'	5'	10'
COMMERCIAL											
NO	Neighborhood Office	35%	60%	.35	5,750	50'	35' / 2	25'	15'	5'	5'
W/LO	Warehouse/Limited Office	-	100%	0.25	43,560	100'	25' / 1	25'	25'	5'	25'
LO	Limited Office	50%	70%	0.7	5,750	50'	40' / 3	25'	15'	5'	5'
GO	General Office	60%	80%	1.0	5,750	50'	60'	15'	15'	5'	5'
CR	Commercial Recreation	25%	60%	.25	20,000	100'	40'	50'	50'	20'	20'
LR	Neighborhood Commercial	50%	80%	0.5	5,750	50'	40' / 3	25'	15'	-	-
GR	Community Commercial	75%	90%	1.0	5,750	100'	60'	10'	10'	-	-
CS	General Commercial Services	95%	95%	2.0	5,750	50'	60'	10'	10'	-	-
CS-1	Commercial-Liquor Sales	95%	95%	2.0	5,750	50'	60'	10'	10'	-	-
CH	Commercial Highway Service	85%	85%	3.0	20,000	100'	n/a	50'	50'	25'	25'
DMU	Downtown Mixed Use	100%	100%	5.0	n/a	n/a	120'	-	-	-	-
L	Lake Commercial	50%	50%	8.0	5,750	50'	200'	10'	10'	-	-
CBD	Central Business District	100%	100%	8.0	n/a	n/a	n/a	-	-	-	-
COMMERCIAL: INDUSTRIAL											
IP	Industrial Park	50%	80%	1.0	43,560	100'	60'	25'	25'	-	-
LI	Limited Industrial Services	75%	80%	1.0	5,750	50'	60'	-	-	-	-
MI	Major Industry	75%	80%	1.0	2,178,000	250'	120'	-	-	50'	50'
R&D	Research & Development	40%	n/a	n/a	n/a	100'	45'	75'	-	-	-





The designations shown here modify the basic LDC zoning regulations by creating **Base Districts** for special purposes, **Combining Districts** to be appended to the zoning of a single site, and **Overlay Districts** that modify regulations over a geographic area. More extensive **Urban** and/or **Regulating Plans** that establish localized regulations based on an overall area master plan can be implemented as Base Districts, Overlay Districts, or Combining Districts.

SPECIAL PURPOSE DISTRICTS (BASE DISTRICTS)

DR	Development Reserve: temporary; properties need to be rezoned prior to development
AV	Aviation Services: airport-related uses that require direct access to airport facilities
AG	Agricultural: agricultural uses and preservation of prime soils, the environment, and open spaces
P	Public: governmental, civic, public service, or institution uses under the City's jurisdiction
(UNZ)	Unzoned: governmental, civic, public service, or institution uses outside the City's jurisdiction
TND	Traditional Neighborhood: compact, mixed-use development reflecting urban design before 1950

ADDITIONAL COMBINING DISTRICTS

-CURE	Central Urban Redevelopment: modifies regulations to promote the redevelopment of certain portions of central Austin
-CO	Conditional Overlay: adds regulations more restrictive than base zoning; may originate from NPs or negotiated agreements
-H	Historic Landmark: protects individual structures or sites that are of architectural, historical, archaeological, or cultural significance
-HD	Historic District: protects areas that include architectural, historical, archaeological, or cultural significance
-NCCD	Neighborhood Conserving: preserves neighborhoods substantially built 30+ years ago
-NP	Neighborhood Plan: indicates inclusion in an adopted NP; may allow Infill Options
-MU	Mixed-Use: allows for combination of office, retail, commercial and residential uses within a single development
-V	Vertical Mixed-Use: allows for mixed-use combination stacked vertically with bonuses

ADDITIONAL OVERLAYS

Civic Uses: Airport, Convention Center, Criminal Justice Center, Downtown Parks
Corridors: Congress Avenue, East 6th/Pecan St
Environmental: Barton Springs, Downtown Creeks, Green Building Mandatory, Lake Austin, Waterfront Setbacks
Regulatory: ADU Reduced Parking, Hazardous Pipelines, Selected Sign Ordinances, Selected Sound Ordinances
Scenic: Capitol Dominance, Capitol View Corridors, Hill Country Roadways, Scenic Roadways

URBAN & REGULATING PLANS

TOD	Transit Oriented District: (Base) planned areas within walking distance of a transit stop or transit station to promote the creation of compact, walkable, mixed-use communities; the model TOD code is implemented to each station area; Lamar/Justin; MLK, Plaza Saltillo
ERC	East Riverside Corridor: (Base) implements a long-term plan to redevelop the existing low density, auto-oriented commercial uses into an urban mixed-use neighborhood connecting Downtown to the Airport
NBG	North Burnet/Gateway: (Base) implements a long-term plan to create a high-density mixed-use neighborhood that is pedestrian and transit-friendly
PUD	Planned Unit Development: (Base or Combining) regulates a large area developed as a single unit under unified control; often includes multiple parcels, a mix of uses, and sub-districts specific to the PUD to govern development; Mueller, The Grove, Colony Park
PDA	Planned Development Area: (Combining) incorporates the terms of a development agreement; primarily commercial and industrial uses; The Domain, Tech Ridge, Apple Campus
DDB	Downtown Density Bonus: (Overlay) modifies FAR and Height limits in the downtown area in exchange for community benefits
UNO	University Neighborhood Overlay: (Overlay) promotes high-density redevelopment in West Campus to create a densely populated but livable and pedestrian friendly environment and protects the character of the predominantly single-family residential neighborhoods adjacent to the district
WO	Waterfront Overlay: (Overlay) establishes sub-districts for regulations to protect, enhance, and maintain the Colorado River as open space, form-shaper of urban development, and civic focal point

A. While not technically Overlays, these regions are shown in GIS data under Overlays

