

AUSTIN HOUSING DENSITY

The Austin LDC has three different methods of directly regulating density: units per lot, units per acre, and minimum site area (which may vary by unit size). This chart compares the effective units per acre density for the more common zoning districts used for housing. **What if my Zoning District is not shown here?** PUDs, TODs, and other special districts may have their own density requirements. These are often benchmarked against the existing districts as a starting point but modified to meet the planning priorities of the special district.

	COVERAGE		FAR	HEIGHT			EFFECTIVE UNITS PER ACRE ^A				
	BLDG	IC		BASE	AU1	AU2	EFF	1BR	2BR+	AU 1	AU 2
SF-1	35%	40%	n/a	35'	43.75'	52.5'	4.36			26.14 ^E	34.85 ^E
SF-2	40%	45%	n/a	35'	43.75'	52.5'	7.58			45.45 ^E	60.60 ^E
SF-3	40%	45%	n/a	35'	43.75'	52.5'	7.58 / 15.15 ^D			45.45 ^E	60.60 ^E
SF-4A	55%	65%	n/a	35'	43.75'	52.5'	12.10 / 24.20 ^D			72.60 ^E	96.80 ^E
SF-4B	40%	60%	n/a	(by stories)			12.10			72.60 ^E	96.80 ^E
NO ^B	35%	65%	0.35	35'	43.75'	52.5'	12.10	10.89	9.90	NL	NL
SF-5	40%	55%	n/a	35'	43.75'	52.5'	12.45			NL	NL
SF-6	40%	55%	n/a	35'	43.75'	52.5'	12.45			NL	NL
Urban Home ^C	55%	65%	n/a	VAR ^F	n/a	n/a	12.45			NP	NP
Cottage Lot ^C	55%	65%	n/a	VAR ^F	n/a	n/a	17.42			NP	NP
MF-1	45%	55%	-	40'	50'	60'	17.00			NL	NL
LO ^B	50%	70%	0.7	40'	50'	60'	27.23	21.78	18.15	NL	NL
LR ^B	50%	80%	0.5	40'	50'	60'	27.23	21.78	18.15	NL	NL
MF-2	50%	60%	-	40'	50'	60'	23.00			NL	NL
MF-3	55%	65%	0.75	40'	50'	60'	36.00			NL	NL
MF-4	60%	70%	0.75	60'	75'	90'	54.45	43.56	36.30	NL	NL
GO ^B	60%	80%	1	60'	75'	90'	54.45	43.56	36.30	NL	NL
GR ^B	75%	90%	1	60'	75'	90'	54.45	43.56	36.30	NL	NL
CS ^B	95%	95%	2	60'	75'	90'	54.45	43.56	36.30	NL	NL
TOD	VAR	VAR	2	VAR	VAR	VAR	45.00			NL	NL
TOD + Bonus	VAR	VAR	NL	VAR	VAR	VAR	NL			NL	NL
MF-5	60%	70%	1	60'	75'	90'	54.00			NL	NL
MF-6	70%	80%	NL	90'	112.5'	135'	NL			NL	NL
DMU	100%	100%	5	120'	150'	180'	NL			NL	NL
CBD	100%	100%	8	NL	NL	NL	NL			NL	NL

While the Maximum Density, FAR, or Height regulations shown in this chart can be what determines the number of units achievable for a given site, other criteria can be the **MOST LIMITING FACTOR**.

Common culprits include Compatibility, Watershed Protection, Impervious Cover, Minimum Parking, and Restrictive Covenants. The increased costs of the construction types required to take advantage of additional height may also limit the potential yield through other regulations.



NL = No Limit NP = Not Permitted VAR = Varies

- A.** For comparison purposes, this chart recalculates those to units per acre assuming the minimum lot size for districts
- B.** Districts that do not permit residential by right but can be combined with a -V or -MU overlay or with Affordability Unlocked
- C.** Urban Home and Cottage Lot are not Zoning Districts: these are Special Uses available through Neighborhood Infill Options where adopted by Neighborhood Plans
- D.** Lower density is based on one unit per lot: Duplex and Two-Family Residential Units are required to achieve the greater density.
- E.** Calculated densities for Affordability Unlocked on SF-4 and more restrictive Districts are based on the theoretical max units per lot on the minimum lot size. Density may not be feasible based on unit sizes and site conditions.
- F.** Limits are inherited from the Base Zoning District



AUSTIN DENSITY BONUS PROGRAMS

This chart summarizes and compares a variety of tools to achieve greater density in exchange for affordable housing.

	HEIGHT	FAR	DENSITY	SETBACKS	COMPAT	PARKING	LOT SIZE	I COVER	B COVER	RENTAL			OWNERSHIP			FEE IN LIEU
										% AFF ^A	MFI	YRS	% AFF ^A	MFI	YRS	
SMART HOUSING <i>Applies city-wide; Greenfield replaces regulations on low density zones SF-2/3 and MF2-5; LDC 25-1-15.2, 25-2-566, 25-2-567</i>																
Fee Waivers	-	-	-	-	-	-	-	-	-	10% ^B	80%	1	10% ^B	80%	5	NO
Greenfield SF	-	n/a	-	R	-	-	R	65%	-	10%	60%	1	10%	80%	5	NO
Greenfield MF	-	n/a	NL	R	-	-	-	80%	-	10%	60%	40	10%	80% ^C	99	NO
AFFORDABILITY UNLOCKED <i>Applies city-wide to residential and commercial zones; LDC 25-1-720</i>																
AU Type 1	1.25 x	NL	NL	R	W	R	R	-	-	50%	50%-60%	40	50%	80%	99	NO
AU Type 2	1.5 x	NL	NL	R	W	R	R	-	-	50%	50%-60%	40	50%	80%	99	NO
VERTICAL MIXED USE <i>Applies city-wide to -V combining districts or when neighborhood opts in to regulations; LDC 25-2-E-4.3</i>																
VMU1	-	NL	NL	R	M	R	-	-	-	10%	60%	40	10%	80%	99	NO
VMU2	+ 30'	NL	NL	R	M	R	-	-	-	12%	60% ^D	40	12%	80%	99	NO
										10%	50% ^D	40				NO
VMU2 (Light Rail)	+ 30'	NL	NL	R	M	R	-	-	-	15%	60% ^D	40	12%	80%	99	NO
										12%	50% ^D	40				NO
CORRIDOR OVERLAY <i>Applies to designated corridor roadways; LDC 25-2-769</i>																
-COR	-	-	-	-	M	M	-	-	-	10%	60%	40	10%	80%	99	YES
RESIDENTIAL USES IN COMMERCIAL DISTRICTS <i>Available in all commercial zones; LDC 25-1-751</i>																
Residential Uses	-	-	-	-	-	-	-	-	-	10%	60%	40	10%	80%	99	NO
MICRO-UNIT DENSITY BONUS <i>Applies in TOD districts and city-wide along CTCs; LDC 25-2-780</i>																
Micro-unit	-	-	NL	-	-	M	-	-	-	10%	50%	40	10%	80%	99	NO
PUD DENSITY BONUS <i>Model and minimum regulations; applies in PUD districts when adopted; LDC 25-2-B-2.5</i>																
PUD (Model)	M ^E	M ^E	-	-	-	-	-	-	M ^E	10% ^F	60%	40	5% ^F	80%	99	YES ^E
TOD <i>Applies in TOD districts as adopted in each regulating plan; LDC 25-2-C-3.10 (Lamar), 25-2-C-3.11 (MLK), 25-2-C-3.12 (Saltillo)</i>																
Density Bonus	-	NL	(NL)	-	M ^G	-	-	-	-	10% ^{FH}	50%	40	10% ^{FH}	80%	99	YES
Bonus + Height	60'	NL	(NL)	-	M ^G	-	-	-	-	15% ^{FH}	50%	40	15% ^{FH}	80%	99	YES
Super (Saltillo)	85'	NL	(NL)	-	M ^G	R	-	-	-	75% = 10% at 40% MFI, 25% of at 60% MFI, 40% at 80% MFI ^H						NO
DOWNTOWN DENSITY BONUS <i>Applies in the downtown area as shown on the Downtown Districts Map; LDC 25-2-586, 25-2-739 (Rainey)</i>																
Downtown	(NL)	M	(NL)	(NL)	-	-	n/a	-	-	10% ^F	80%	40	10% ^F	120%	99	YES
Rainey Street	(NL)	M	(NL)	(NL)	-	-	n/a	-	-	5% ^F	80%	none	5% ^F	80%	none	NO
PLAN-SPECIFIC BONUSES <i>Applies in each district only; LDC 25-2-149 (ERC), 25-2-148 (NBG), 25-5-C-3.9 (UNO), Regulating Plans</i>																
ERC	≤ 160'	NL	(NL)	-	-	-	-	-	-	50% ^{FJ}	60%	40	50% ^{FJ}	80%	99	YES
NBG	≤ 360'	M	(NL)	-	-	-	-	-	-	10% ^F	60%	40	10% ^F	80%	99	YES
UNO	≤ 345'	(NL)	(NL)	-	M ^K	-	-	-	-	10%	50%-60%	40	10%	50%-60%	40	YES

M = Modified R = Reduced W = Waived NL = No Limit (NL) = No Limit in Base Zoning n/a = Not Applicable in Base Zoning

- A. Required minimum affordability is based on a percentage of total units, rounded up, unless noted otherwise; for VMU2, provide either %
- B. Fee waivers start at 25% and increase to 100% for 40% total units
- C. LDC 25-2-567 provides for 100% income limit, but SMART Housing is more restrictive
- D. NPA may require deeper affordability
- E. PUD regulations specific to each PUD
- F. Required minimum affordability is based on the percentage of the bonus area granted
- G. within 100' of TOD boundary, limitations triggered by property outside the TOD District shall be waived if owners of at least 66% of triggering properties within 25 feet of the requesting site agree.
- H. Applicant/property owner responsibility; must be 25% if the city funds the difference
- I. Any combination of ownership (99 years) and rental (40 years) units; a maximum of 70% of units may be 1 bedroom or smaller
- J. 50% of the bonus area must come from Affordable Housing benefit; grants 4 SF of bonus per 1 SF of Affordable Housing provided
- K. UNO waives compatibility 75' from overlay boundary without bonus; IC is superseded without bonus

