

Exhibit A Current vs Proposed Changes

	Current Standards	Proposed Standards																						
What triggers compatibility?	<ul style="list-style-type: none"> • Property zoned Urban Family Residence (SF-5) or more restrictive, Development Reserve (DR), or Traditional Neighborhood (TN). • Property developed with a use permitted in SF-5 or more restrictive zoning, regardless of zoning (e.g. schools, parks, churches). 	<ul style="list-style-type: none"> • Property zoned SF-5 or more restrictive that contains between one and three housing units. 																						
What is subject to compatibility?	<ul style="list-style-type: none"> • Property zoned Townhouse and Condominium Residence (SF-6) or less restrictive and certain civic uses (e.g. schools, parks, churches), regardless of zoning, located: <ul style="list-style-type: none"> ○ Within 540' of a property zoned SF-5 or more restrictive, DR, or TN ○ Adjacent to or across the street from a property developed with a use permitted in SF-5 or more restrictive zoning 	<ul style="list-style-type: none"> • Property zoned MF-4 or less restrictive located within 75' of a triggering property 																						
Height Limits	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #00AEEF; color: white;"> <th style="width: 30%;">Distance from lot line of triggering property:</th> <th style="width: 70%;">Maximum building height (if allowed by base zoning district):</th> </tr> </thead> <tbody> <tr> <td>≤15'-25'*</td> <td>0' – No-Build Setback</td> </tr> <tr> <td>>15'-25'* and ≤50'</td> <td>30' or two stories</td> </tr> <tr> <td>>50' and ≤100'</td> <td>40' or three stories</td> </tr> <tr> <td>>100' and ≤300'</td> <td>Up 1' in height for 10' of distance</td> </tr> <tr> <td>>300' and ≤540'</td> <td>Up 1' in height for 4' of distance</td> </tr> </tbody> </table> <p>*Varies depending on lot width</p>	Distance from lot line of triggering property:	Maximum building height (if allowed by base zoning district):	≤15'-25'*	0' – No-Build Setback	>15'-25'* and ≤50'	30' or two stories	>50' and ≤100'	40' or three stories	>100' and ≤300'	Up 1' in height for 10' of distance	>300' and ≤540'	Up 1' in height for 4' of distance	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #00AEEF; color: white;"> <th style="width: 30%;">Distance from lot line of triggering property:</th> <th style="width: 70%;">Maximum building height (if allowed by base zoning district):</th> </tr> </thead> <tbody> <tr> <td>≤25'</td> <td>0' (Compatibility Buffer)</td> </tr> <tr> <td>>25' and ≤50'</td> <td>40'</td> </tr> <tr> <td>>50' and ≤75'</td> <td>60'</td> </tr> <tr> <td>>75'</td> <td>Set by zone standards</td> </tr> </tbody> </table>	Distance from lot line of triggering property:	Maximum building height (if allowed by base zoning district):	≤25'	0' (Compatibility Buffer)	>25' and ≤50'	40'	>50' and ≤75'	60'	>75'	Set by zone standards
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	<ul style="list-style-type: none"> • Distance to reach... <ul style="list-style-type: none"> ○ 60' in height: 300' in distance ○ 90' in height: 420' in distance ○ 120' in height: 540' in distance 																							

Current Standards

Proposed Standards

Setbacks

- For lots 50’- 100’ wide, minimum setbacks range from 15’ to 25’. No structures, including parking lots or driveways, are allowed.
- For lots over 100’ wide, minimum setbacks are 25’.

Minimum setbacks are set by the base zoning district.

Compatibility Buffer

None required. Only standard screening is required (typically met with a 6’ tall fence along property line). No structures (anything made of concrete) can be built within the 25’ no-build setback.

- 25’-wide **Compatibility Buffer** required along interior side and rear yards adjacent to a triggering property. *(Buffer requirements were adopted on Feb. 29, 2024, as part of the Density Bonus 90 (DB90) Zoning District).*
 - 10’ **Screening Zone** with large or medium and small trees and large shrubs
 - 15’ **Restricted Zone** with low-intensity uses such as trails, driveways, and fire lanes
 - Stormwater infrastructure allowed in the screening and restricted zones

Screening Zone Requirements

Minimum width	10’
Large or medium trees ¹ per 25 linear feet	1
Small trees per 25 linear feet	10
Large shrubs per 25 linear feet	10

¹ 20’ minimum height at maturity

* Native plantings required (existing native plants can count)

- Compatibility Buffer not required for townhomes, small condominium developments, and neighborhood-scale commercial and office uses

Screening, noise and

- Additional screening beyond what is required elsewhere in the code for dumpsters, vehicle lights, mechanical equipment, and storage.

- Maintain compatibility screening requirements for vehicle lights, dumpsters, mechanical equipment,

Current Standards		Proposed Standards
design regulations	<ul style="list-style-type: none"> • Reflective roofs cannot exceed a certain pitch • Exterior lighting must be hooded or shielded • Mechanical equipment cannot exceed 70db at property line • No trash pickup or commercial deliveries 10pm-7am • Regulations around design and massing, many non-enforceable 	<p>and storage; add a requirement to screen outdoor common spaces.</p> <ul style="list-style-type: none"> • Maintain existing compatibility regulations regarding exterior lighting and noise; remove redundant or unenforceable requirements around design and massing, roof reflectivity, delivery hours, and outdoor noise.
Waiver Process	<ul style="list-style-type: none"> • The Planning Commission, or Council on appeal, can: <ul style="list-style-type: none"> ◦ Reduce setbacks to a minimum of 5' ◦ Modify height limits only under limited circumstances • In TODs, owners of triggering properties can agree to waive the application of compatibility onto nearby property 	<ul style="list-style-type: none"> • City Council has the full discretion to modify or waive elements of compatibility following a site-specific zoning amendment process with notice and protest rights. Compatibility waivers would go to the Land Use Commission before Council.
Areas or uses with different compatibility standards		
<u>North Burnet Gateway Regulating Plan</u>	<ul style="list-style-type: none"> • Compatibility does not apply. 	<ul style="list-style-type: none"> • No changes proposed
<u>East Riverside Corridor Regulating Plan</u>	<ul style="list-style-type: none"> • Has separate compatibility standards that are less restrictive than the current citywide standards but more restrictive than the proposed standards. Compatibility is triggered by single-family use, not zoning. 	<ul style="list-style-type: none"> • No changes proposed. Proposed update to Regulating Plan (scheduled for consideration in December 2024) may amend compatibility standards.
<u>Lamar/Justin, MLK and Plaza Saltillo TODs</u>	<ul style="list-style-type: none"> • Compatibility applies to properties within 100 ft of TOD boundary and within 25 ft of a triggering property. 	<ul style="list-style-type: none"> • No changes proposed. Reductions in compatibility for TOD density bonus programs to be considered through comprehensive density bonus analysis.

	Current Standards	Proposed Standards
<u>University Neighborhood Overlay (UNO)</u>	<ul style="list-style-type: none"> Compatibility does not apply within UNO, except to properties within 75' of the UNO boundary. 	<ul style="list-style-type: none"> No changes proposed. Reductions in compatibility for UNO density bonus program to be considered through comprehensive density bonus analysis.
<u>Density Bonus 90 (DB90) Combining District</u>	<ul style="list-style-type: none"> Compatibility does not apply, except for compatibility buffer and screening/noise design regulations. 	<ul style="list-style-type: none"> No changes proposed
<u>Vertical Mixed Use (VMU) Buildings</u>	<ul style="list-style-type: none"> Compatibility applies normally, except for properties along a future light rail line, where compatibility ends at 100' 	<ul style="list-style-type: none"> Proposed citywide compatibility standards will apply.
<u>Neighborhood Conservation Combining Districts (NCCDs)</u>	<ul style="list-style-type: none"> <u>E 11th St NCCD</u>: Modifies compatibility (not aligned with proposed changes) <u>E 12th St NCCD</u>: Compatibility does not apply <u>Hyde Park NCCD</u>: Allows parking in rear yard <u>North Hyde Park NCCD</u>: No changes to compatibility <u>North University NCCD</u>: No changes to compatibility, but has its own more restrictive height limits <u>Fairview NCCD</u>: No changes to compatibility 	<ul style="list-style-type: none"> No changes proposed. Proposed compatibility standards will apply to properties within NCCDs where applicable. If there is conflict, NCCD regulations supersede.
<u>Affordability Unlocked</u>	<ul style="list-style-type: none"> Compatibility does not apply. 	<ul style="list-style-type: none"> No changes proposed.
<u>Educational Facilities Development Standards</u>	<ul style="list-style-type: none"> Schools have their own compatibility rules (different for AISD and non-AISD schools). AISD standards in LDC are misaligned with standards approved in the 2023 AISD-City of Austin School District Development Standards Agreement 	<ul style="list-style-type: none"> No changes proposed.
<u>South Central Waterfront Overlay*</u>	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Compatibility does not apply. (<i>*Proposed for adoption as part of the South Central Waterfront Combining District</i>)

Current Standards

Proposed Standards

Equitable Transit-Oriented Development (ETOD) Overlay*

**To be considered for adoption on May 16, 2024*

- N/A

- Compatibility Buffer applies
- Compatibility matches DB90 within 25'-50' (allowing up to 90' in height)
- Compatibility waived from 50' and beyond (allowing up to 120' in height, depending on base zone)

Corridor Overlay*

**(Ordinance 20221201-056 (Compatibility on Corridors) was invalidated in December 2023)*

- Properties along future light rail lines and certain streets had varying compatibility standards that were less restrictive than the current citywide standards but more restrictive than the proposed standards.

- Repeal the Corridor Overlay

Corridor Type	Compatibility ends at:
Light Rail Line or Large Corridor	200' (100' with on-site affordable units)
Medium Corridor	300' (additional height allowed with on-site affordable units)

- Allowed 5' of additional height compared to citywide compatibility. Compatibility was triggered by zoning, not use, and could not be triggered by property across a corridor.