



① LOT 50' x 125' = 6250'

② SECONDARY UNIT
800 S.F.

③ MAIN HOUSE
1800 S.F.

④ 580 S.F.
CONCRETE

⑤ FRONT YARD
1250 S.F.
40% GRASS
500 S.F.
570 ←

⑥ PRESENTLY
REQUIRED 7000 S.F.

⑦ FRONT YARD
1250
- 580 CONCRETE DRIVE
670
- 100 FRONT PORCH
570

| | | | |
|------------|----------------|---------|-----|
| | LOT SIZE 6250' | | |
| Building | 2700 | ← 2500 | 40% |
| IMPERVIOUS | 2970 | ← 2813' | 45% |

ZONING DISTRICT PURPOSE STATEMENTS

(from Chapter 25-2 of the Austin City Code)

SF-1 - Single-family residence large lot (SF-1) district is the designation for a low density single-family, residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

SF-2 - Single-family residence standard lot district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-3 - Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

SF-6 - Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

MF-2 - Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 - Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

MF-4 - Multifamily Residence Moderate-High Density district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

NO - Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

LO - Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

GO - General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

CR - Commercial Recreation district is the designation for a commercial or recreation use that serves visitors to major recreational areas, including Lake Travis and Lake Austin. Site development regulations applicable to a CR district use are designed to minimize visual and environmental disruptions of scenic views.

Site Development Standards

Residential Zoning

| | LA | RR | SF-1 | SF-2 | SF-3 | SF-4A | SF-4B | SF-5 | SF-6 | MF-1 | MF-2 | MF-3 | MF-4 | MF-5 | MF-6 | MH |
|--------------------------------|--------|--------|--------|-------|-------|---------|-------|-------|-------|-------|-----------------|-------|---------|-------|-------|----|
| 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 | -- |
| <u>Minimum Setbacks</u> | | | | | | | | | | | | | | | | |
| Front Yard | 40 | 40 | 25 | 25 | 25 | 15 | ** | 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% | 55% | 40% | 40% | 40% | 45% | 50% | 55% | 60% | 60% | 70% | -- |
| Maximum Impervious Cover | ** | 25% | 40% | 45% | 45% | 65% | 60% | 55% | 55% | 55% | 60% | 65% | 70% | 70% | 80% | -- |
| Maximum Floor Area Ratio | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0.75 | 1 | 0.75 | 1 | 1.01 | -- |
| Maximum Units Per Acre | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17 | 23 | 36 | 36-54** | 54 | -- | -- |

Commercial Zoning

| | NO | LO | GO | CR | LR | GR | L | CBD | DMU | W/LO | CS | CS-1 | CH | IP | MI | LI | R&D | DR | AV | AG | P |
|--------------------------------|-----------------|-----------------|-------|--------|-----------------|-------|-------|------|------|---------------|-------|-------|--------|--------|----------|-------|-----|----------|----|----------|----|
| 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 (feet) | 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 | ** |
| <u>Minimum Setbacks</u> | | | | | | | | | | | | | | | | | | | | | |
| Front Yard | 25 | 25 | 15 | 50 | 25 | 10 | 10 | -- | -- | 25 | 10 | 10 | 50 | 25 | -- | -- | 75 | 25 | ** | 100 | ** |
| Street Side | 15 | 15 | 15 | 50 | 15 | 10 | 10 | -- | -- | 25 | 10 | 10 | 50 | 25 | -- | -- | ** | 25 | ** | 100 | ** |
| Interior Side | 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 | 0.35 | 1 | 0.7 | 1 | 0.25 | 1 | 0.5 | 1 | 0.8 | 0.1 | 2 | 2 | 3 | 1 | 1 | 1 | ** | -- | ** | -- | ** |

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