

Late Backup

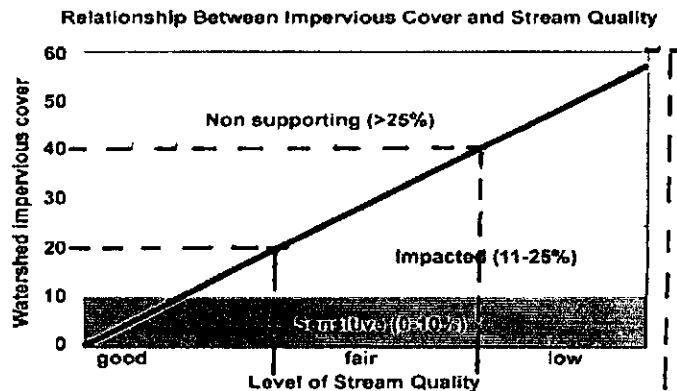
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Case C14-83-003.25(DE)

FM2222/Lake Austin

Comparison of Existing Approved Zoning/Site Plan to Requested Change to Zoning of Surrounding Properties

	SF-6 with Approved Site Plan (Current)	SF-6 with SP Deleted (Requested)	LA with single-family residential
Permitted Uses	4 townhomes/condos	Bed & Breakfast, Condominium, Duplex, Retirement Housing, Single-Family, Townhouse, Two-Family, Day Care Services	Single-Family Residential
Minimum lot size	as is 3.84 acres GSA 2 acres NSA	3600 SF	minimum 1 acre (43,560 SF)
Maximum Height	28 ft	35 ft	35 ft
Undisturbed natural area	40%	Some Uses: 40% Single Family: 0%	0%
Rear Yard Setback	100 feet	5 feet	75 feet
Boat Dock allowed in rear yard setback	Yes (SP acknowledges existing dock)	No (would SP deletion make existing dock non-complying?)	Yes
CEF (canyon rimrock) protected	Yes	Some Uses: Yes Single Family: No	No
Limits on vegetation removed from shoreline	Yes	No	Yes
Underground utilities	Yes	No	No
Allowable IC	20% NSA 17,685 SF	GSA 3.84 acres Some Uses: 40% 35,370 SF Single Family: 65% 108,725 SF	30% total 50,181 SF



Source: Schueler, T. 1994. *The Importance of Imperviousness*. In: *Watershed Protection Techniques* 1(3):100-111.