A. WEST AVENUE from one property depth north of 12th Street to half block south of MLK Blvd.
- MAX HEIGHT = 40' (3 floors) or base zoning, whichever is less: 30' (2 floors) within 50' of SF-zoned property
- FRONT YARD SETBACK = 25' west side / 10' east side
- STREET SIDEYARD SETBACK = 15'
- SIDE YARD / REAR YARD SETBACK = 5' (15' for properties < 20,000 sf abutting SF-zoned sites or 25' for properties ≥ 20,000 sf abutting SF-zoned sites)

B. RIO GRANDE STREET from one property depth north of 12th Street to half block south of MLK Blvd.
- MAX HEIGHT = 60' (5 floors) or base zoning, whichever is less: 30' (2 floors) within 50' of SF-zoned property
- FRONT YARD SETBACK = 15'
- STREET SIDEYARD SETBACK = 15'
- SIDE YARD / REAR YARD SETBACK = 5' (15' for properties < 20,000 sf abutting SF-zoned sites or 25' for properties ≥ 20,000 sf abutting SF-zoned sites)

C. MLK BOULEVARD from half block west of West Avenue eastery to half block between Río Grande and Nueces streets.
- MAX HEIGHT = 60' (5 floors) for properties fronting West Avenue
- FRONT YARD SETBACK = 0' MLK Boulevard, 15' west side / 10' east side of West Avenue; 10'
- SIDE YARD / REAR YARD = 5'

D. LAMAR BOULEVARD between old 7th Street ROW and half block north of 10th Street
- MAX HEIGHT = 30' (4 floors) within 85' of Lamar Blvd property line remainder of property subject to base zoning
- FRONT YARD SETBACK = 5'
- STREET SIDEYARD = 5'
- REAR YARD SETBACK = 0'

Note: Street yard setback requirement to be increased to 25' if a protected tree is located within 15' of the street yard property line in order to protect tree.

DRAFT
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Downtown Austin Plan
Prepared by ROMA Austin for the City of Austin
Revised September 14, 2000