



Legend

- SF-5, SF-4, SF-3-zoned properties triggering existing Compatibility Standards within DAP area
- 540' Existing Compatibility Standards zone (from SF-5 or more restrictively-zoned properties)
- Public Parks/Open Space
- Downtown Properties within 540' of SF-zoned sites proposed to be removed from existing Compatibility Standards
- Downtown Properties within 540' of SF-zoned sites proposed for no change from existing Compatibility Standards
- Areas not eligible for Density Bonus program

Note: It is proposed that all SF-used properties within the DAP planning area no longer trigger existing Compatibility Standards.

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 SIDE YARD 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 SIDE YARD SETBACK = 15'
- SIDE YARD / REAR YARD = 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 easterly to half block between Rio Grande and Nueces streets.

- MAX HEIGHT = 60' (5 floors) for properties fronting West Avenue
- FRONT YARD SETBACK = 5' MLK Boulevard; 15' west side / 10' east side of West Avenue; 10' Rio Grande Street
- SIDE YARD / REAR YARD = 5'

D. LAMAR BOULEVARD between old 7th Street ROW and half block north of 10th Street

- MAX HEIGHT = 50' (4 floors) within 85' of Lamar Blvd property line; remainder of property subject to base zoning
- FRONT YARD SETBACK = 5'
- STREET SIDE YARD = 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 PROPOSED DOWNTOWN COMPATIBILITY ZONES AND STANDARDS Downtown Austin Plan

Prepared by ROMA Austin for the City of Austin
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