

§ 25-2-492 - SITE DEVELOPMENT REGULATIONS ⁽¹⁾

	9701 Spectrum Drive MF-4	9701 Spectrum Drive CS-MU	9701 Spectrum Drive CS-MU-CO (CO = MF-4 Site Development Regulations)
	<u>§ 25-2-563 - MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) AND MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) DISTRICT REGULATIONS⁽²⁾</u> (A) This section applies in a multifamily residence moderate-high density (MF-4) or multifamily residence high density (MF-5) district. (B) The minimum site area for each dwelling unit is: (1) 800 square feet, for an efficiency dwelling unit; (2) 1,000 square feet, for a one bedroom dwelling unit; and (3) 1,200 square feet, for a dwelling unit with two or more bedrooms.	<u>§ 4.2. - MIXED USE ZONING DISTRICTS. [4.2.1.D.6 (c)] ⁽³⁾</u> c. In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is: (i) 800 square feet, for an efficiency dwelling unit; (ii) 1,000 square feet, for a one bedroom dwelling unit; and (iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.	<u>§ 4.2. - MIXED USE ZONING DISTRICTS. [4.2.1.D.6 (c)] ⁽³⁾</u> c. In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is: (i) 800 square feet, for an efficiency dwelling unit; (ii) 1,000 square feet, for a one bedroom dwelling unit; and (iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.
MAXIMUM DWELLING UNITS PER LOT:			
MAXIMUM HEIGHT:	60	CS base of 60	MF-4 base of 60
MINIMUM FRONT YARD SETBACK:	15	CS base of 10	MF-4 base of 15
MINIMUM STREET SIDE YARD SETBACK:	15	CS base of 10	MF-4 base of 15
MINIMUM INTERIOR SIDE YARD SETBACK:	5	CS base of -	MF-4 base of 5
MINIMUM REAR YARD SETBACK:	10	CS base of -	MF-4 base of 10
MAXIMUM IMPERVIOUS COVER ⁽⁴⁾ :	60%	60% (65% for Commercial Use)	60% (65% for Commercial Use)
MAXIMUM FLOOR AREA RATIO	.75:1	CS base of 2:1	MF-4 base of .75:1

Table Notes and Sources

Notes: The table above is primarily based on regulations found in the Site Development Regulation Table in § 25-2-492 (D). For regulations that are listed in other sections of City Code and not directly listed in the Site Development Regulation Table in § 25-2-492 (D) the code citation is listed below in the sources

Sources:

(1) Site Development Regulation Table – § 25-2-492 (D): https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART2PRUSDERE_DIV1RETA_S25-2-492SIDERE

(2) MF-4 and MF-5 District Regulations – § 25-2-563: https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_DIV1REDI_S25-2-563MUREMOGHDEMUREHIDEDIRE

(3) MU District Standards – § 4.2.1.D.6 (c): https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS_ART4MIUS_S4.2MIUSZODI

(4) Suburban Watershed Impervious Cover Limits – § 30-5-392-(B): https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-8EN_SUBCHAPTER_AWAQU_ART9SUWARE_S25-8-392UPZO