

SCW District Overlay

Resides in the LDC
CODE NEXT 3.0
23-4D-9120

Base Zoning
Per LDC Map

OR

**SCWD
Overlay
Opt-In**

Purpose

Applicability

SCW Regulating Plan

Regulating Plan Height Map

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Site Specific Requirements

- Required Streets
- Required Open Spaces
- Local Streets + Blocks
- Streetscapes
- Building Placement
- Ground Level Uses

+

Additional Development Standards

- CodeNEXT: Urban Center (23-4D-6070)
- CodeNEXT: Environmental
- SCW Environmental
- 2-Star Rating: Austin Energy Green Building (AEGB)

+

Community Amenity Fee

+

Affordable Housing

- On-site
- Fee in lieu

+

**Petition to Join the
Downtown Austin PID**

Amended to and resides in the
SOUTH CENTRAL WATERFRONT VISION PLAN

Financial Tools

Separate from Regulating Plan

SCW Community Amenity Fund

- Infrastructure \$\$

Affordable Housing Trust Fund

*NOTE: Dedicated for the
SCW District for 5 years*

DAA

Operation & Maintenance