

City of Austin Watershed Regulation Areas

- Roads
- Watersheds
- Lakes & Rivers
- Desired Development Zone**
 - Urban
 - Suburban (Inside City Limits)
 - Suburban (Outside City Limits)
- Drinking Water Protection Zone**
 - Water Supply Rural
 - Water Supply Suburban
 - Barton Springs Zone

0 5 10 Miles



Summary of City of Austin Watershed Protection Impervious Cover (IC) Regulations

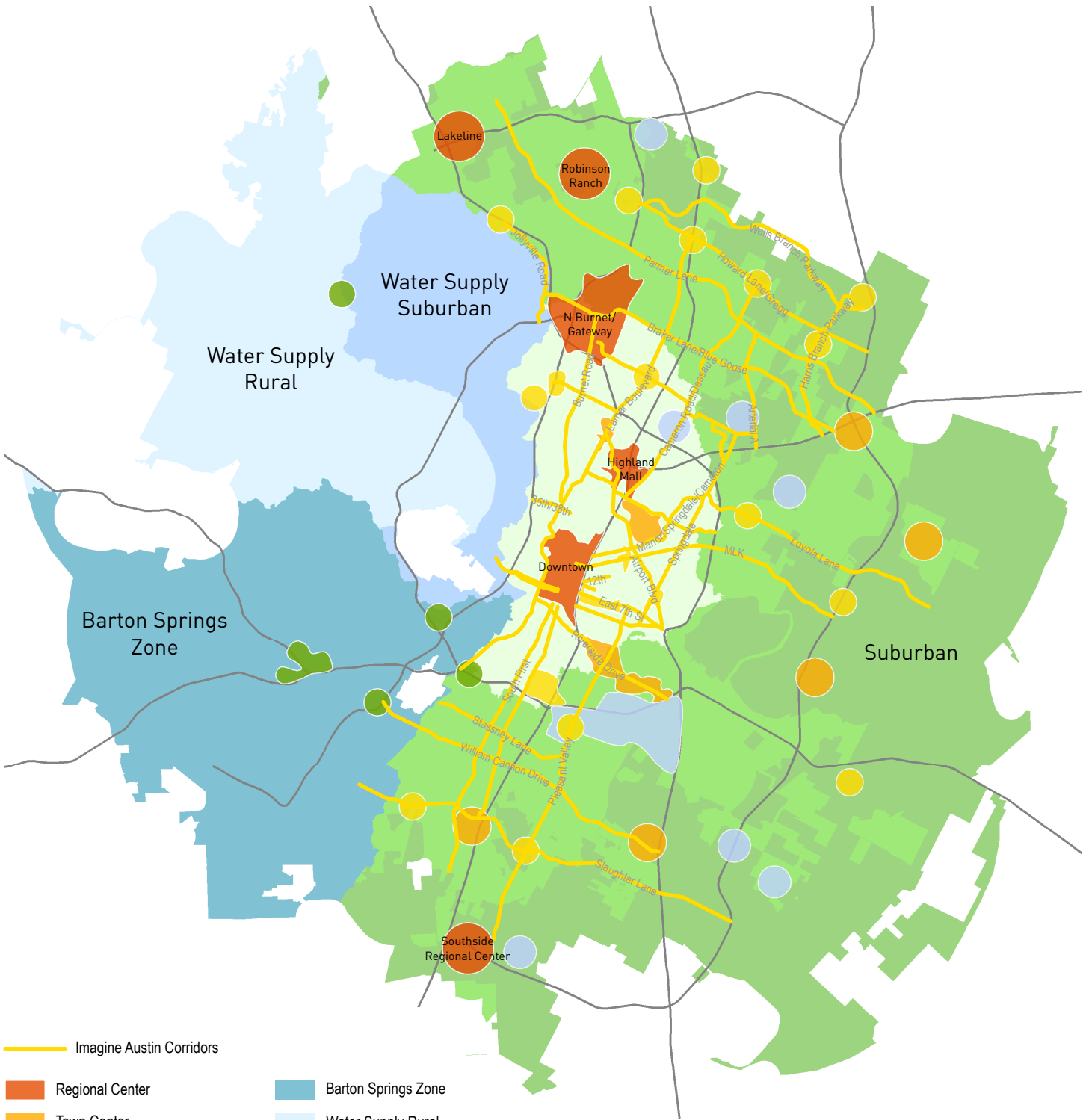
ZONE	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
	Urban	Suburban City Limits	Suburban N. Edwards/ ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Calculation Basis	Gross Site Area	Net Site Area	Net Site Area	Net Site Area	Net Site Area	Net Site Area
Uplands	Zoning IC Limits Only	50 – 60%	45 – 60%	30 – 40%	1 unit per 1-2 ac.	R / BC / C *
Single-Family		60 – 70%	60 – 65%	40 – 55%	20 – 25%	15% / 20% / 25%
Multi-Family		80 – 90%	65 – 70%	40 – 55%	20 – 25%	for all uses
Commercial						
Water Quality Transition Zone (WQTZ)	N/A (No WQTZ)	N/A (No WQTZ)	N/A (No WQTZ)	18%	1 SF unit / 3 acres	1 SF unit / 3 acres None over recharge
Critical Water Quality Zone (CWQZ)	No IC except road crossings; exception in downtown**	No IC except limited road crossings	No IC except road crossings	No IC except road crossings	No IC except road crossings	No IC except road crossings
Transfers Allowed	No	Yes	Yes	Yes	Yes	No

* R = Recharge Zone; BC = Barton Creek Contributing; C = Other Contributing.

** No Critical Water Quality Zone in Central Business District area within IH-35, Riverside Dr., Barton Springs Rd., Lamar Blvd. & 15th Street.

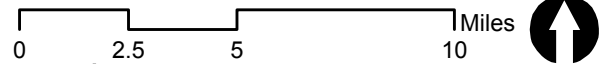
Other acronyms: ETJ = Extra-Territorial Jurisdiction; IC = Impervious Cover; SF = Single-Family Residential

Imagine Austin Centers and Corridors & Watershed Regulation Areas



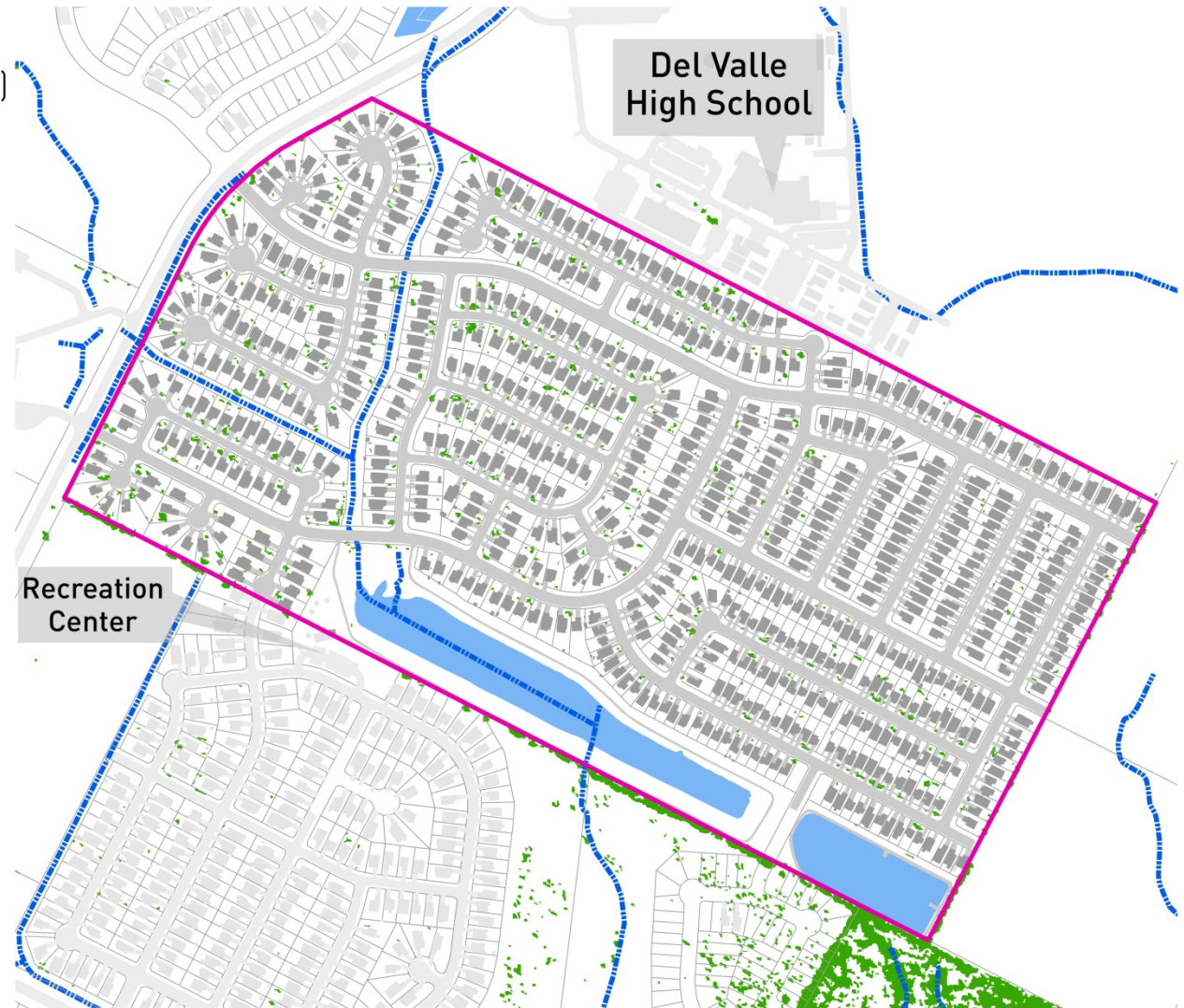
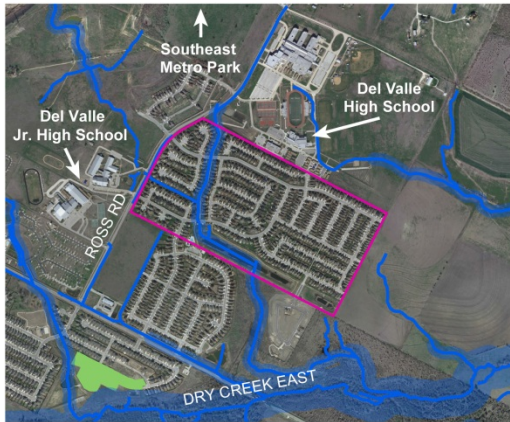
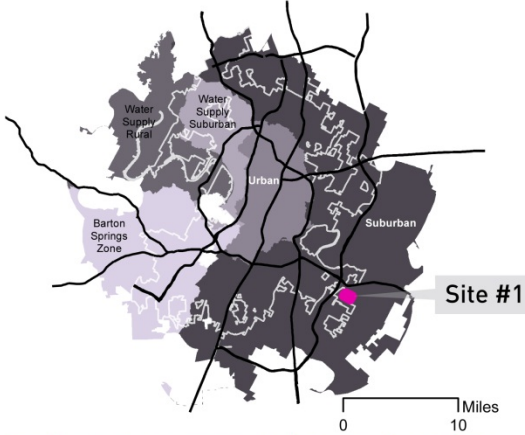
Imagine Austin Corridors

- Regional Center
- Town Center
- Neighborhood Center
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Barton Springs Zone
- Water Supply Rural
- Water Supply Suburban
- Urban
- Suburban (Outside City Limits)
- Suburban (Within City Limits)



Site #1: Berdoll Farms

Single Family Residential (145 ac)
 1,420 sq ft homes (average)
 39% Impervious Cover

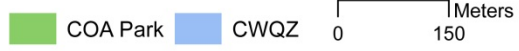




Site #1: Berdoll Farms

Site #2: S Congress Ave

Condominium Development (4 ac)
55% Impervious Cover

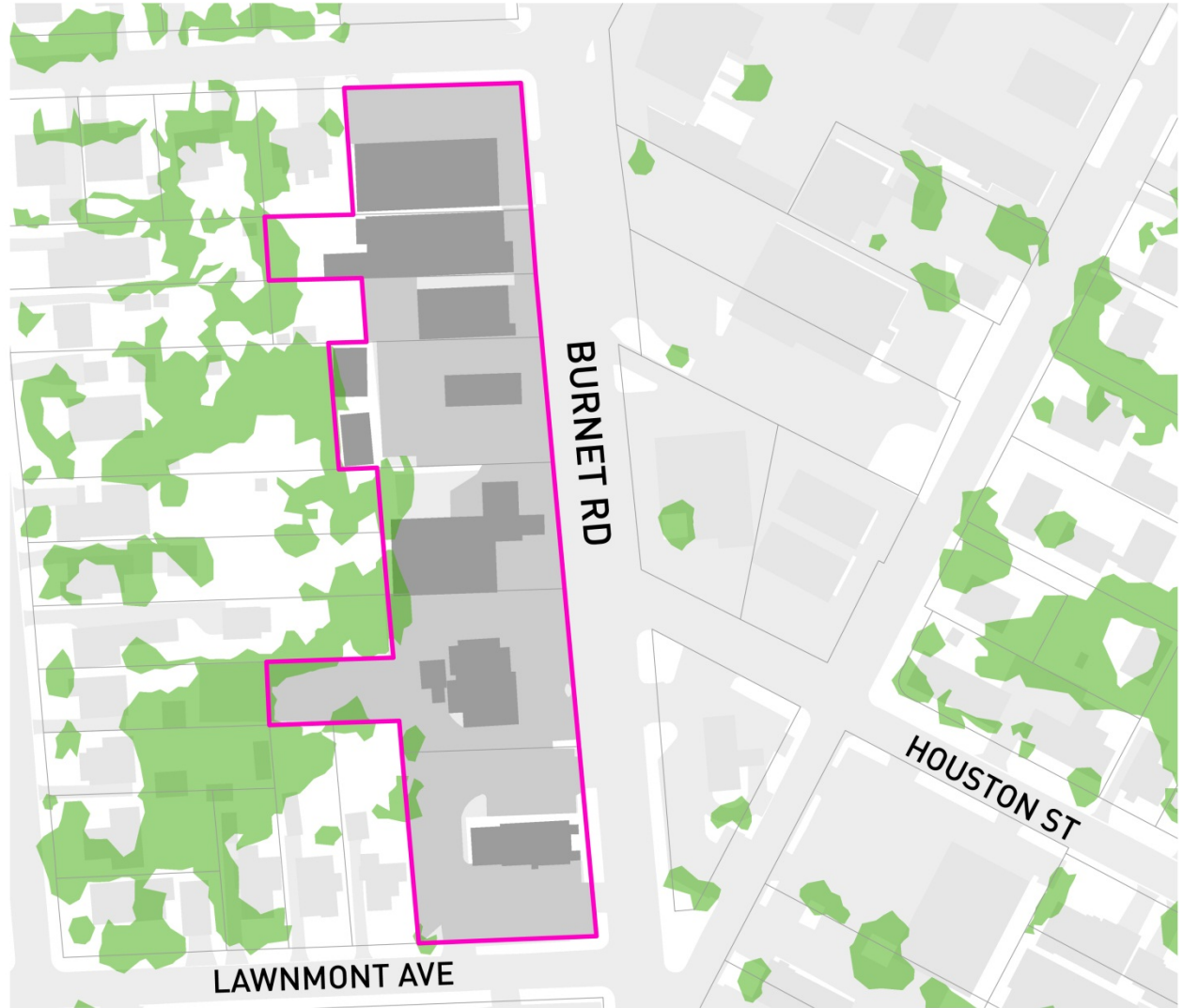
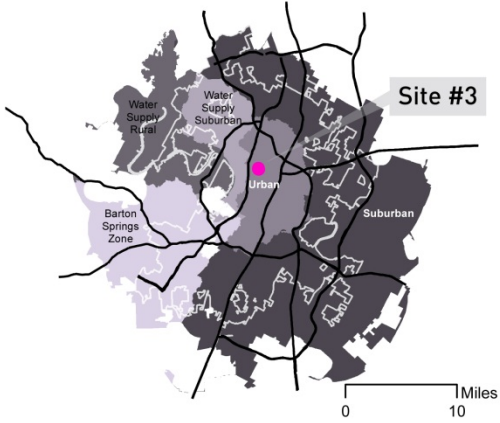




Site #2: S Congress Ave

Site #3: Burnet Road

Small & Shallow Commercial Tracts (0.3 ac average)
89% Impervious Cover





Site #3: Burnet Rd (Small Commercial)



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Site #3: Burnet Rd (Small Commercial)



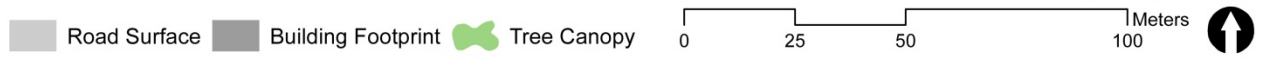
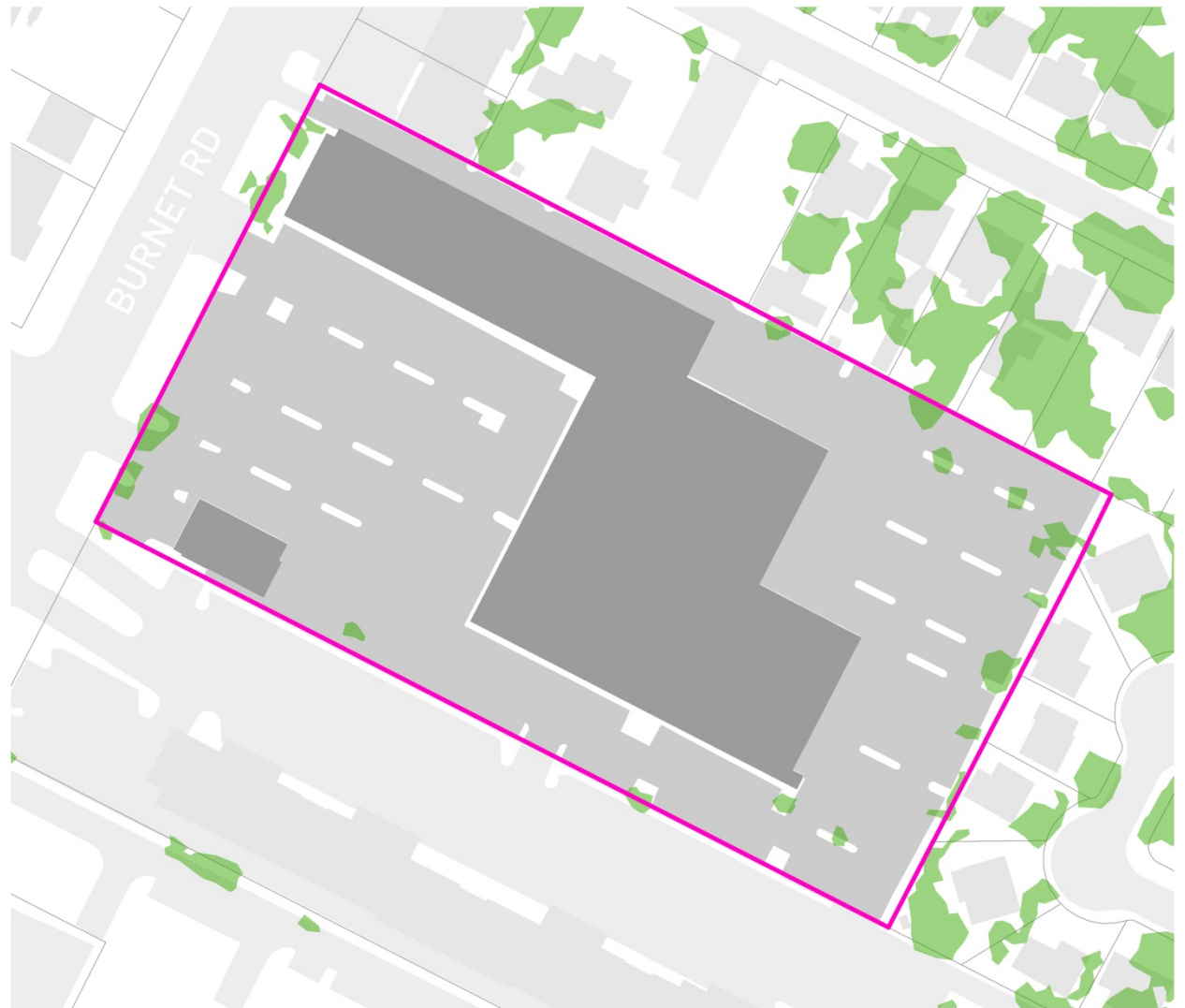
Site #3: Burnet Rd (Small Commercial)



Site #3: Burnet Rd (Small Commercial)

Site #4: Burnet Road

Large Commerical Tract (6 ac)
93% Impervious Cover





Site #3: Burnet Rd (Large Commercial)