

City of Austin Watershed Protection Ordinance Regulations Summary Table

Effective: October 28, 2013

Red Text = Change from Previous Requirements

REGULATORY CATEGORY	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
Impervious Cover (IC)	Calculation Basis	Gross Site Area	Gross Site Area	Gross Site Area	Net Site Area	Net Site Area	Net Site Area
	Transfers Allowed	No	Yes	Yes	Yes	Yes	No
	Uplands: Max Pct IC	Max Pct	Max Pct	Max Pct	Max Pct	Max Density	Max Pct [No Transfers]
	Single-Family Res. (Lot > 5750 ft²)	No Watershed IC Limit: Zoning Limits only	50% / 60%	45% / 50%	30% / 40%	1 unit per 2 ac.	R / BC / C** 15% / 20% / 25% for all uses
	Single-Family Res. (Lot < 5750 ft²)		55% / 60%	55% / 60%		/ 1 unit per 1 ac.*	
	Multi-Family Residential Max Pct		60% / 70%	60% / 65%	40% / 55%	20% / 25%	
	Commercial Max Pct		80% / 90%	65% / 70%			
	WQ Transition Zone: Max Pct IC (outside floodplain)	Not Applicable	Not Applicable	Not Applicable	18%	1 SF unit / 3 acres	1 SF unit / 3 acres None over recharge
	Critical WQ Zone: Max Pct IC	None (except road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)	None (except limited road crossings)
	Critical Environmental Feature (CEF) Max Pct IC	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius	None within 150 to 300 ft radius
					* Min lot ¼-acre; ½-acre with transfers; Clustering: 1 unit/ac max; 2 units/ac w transfer	** R = Recharge Zone BC = Barton Creek Contributing C = Other Contributing	
Waterway Classifications	Minor		64 – 320 acres	64 – 320 acres	64 – 320 acres	64 – 320 acres	64 – 320 acres
	Intermediate	64 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres
	Major		over 640 acres	over 640 acres	over 640 acres	over 640 acres	over 640 acres
	Notes	Urban creeks not classified					
Waterway Setbacks	Critical Water Quality Zone						
	Minor	50 – 400 ft.	100 ft.	100 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.
	Intermediate		200 ft.	200 ft.	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.
	Major		300 ft.	300 ft.	200 – 400 ft.	200 – 400 ft.	200 – 400 ft. (Barton mainstem 400 ft.)
	Notes	Between min and max width, coincides with the 100-year fully-developed floodplain	"Buffer averaging" allows sites to reduce width of buffers by up to one-half of the overall amount protected remaining the same		Between min and max width, coincides with the 100-year fully-developed floodplain		
	Water Quality Transition Zone						
	Minor	Not Required	Not Required	Not Required	100 ft.	100 ft.	100 ft.
	Intermediate		Not Required	Not Required	200 ft.	200 ft.	200 ft.
	Major		Not Required	Not Required	300 ft.	300 ft.	300 ft.
	Variations from Buffers	Administrative under certain conditions	Must apply for Land Use Commission variance		Must apply for Land Use Commission variance.		
Water Quality Controls	Treatment Standard	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Non-Degradation
	When Required	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft.; all IC in WQTZ	All new/redeveloped if IC > 8,000 sq. ft.; all IC in WQTZ	All development
	Allowed in Creek Buffer	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = No WQTZ = Yes per ECM	CWQZ = No WQTZ = Yes per ECM	CWQZ = No WQTZ = Yes per ECM
	Alternative Strategies Allowed	Yes	Yes	Yes	Yes	Yes	No
	Optional Payment-in-Lieu	Yes	No	No	No	No	No

Key: CWQZ = Critical Water Quality Zone; ETJ = Extra-Territorial Jurisdiction; IC = Impervious Cover; SF = Single-Family Residential; WQ = Water Quality; WQTZ = Water Quality Transition Zone