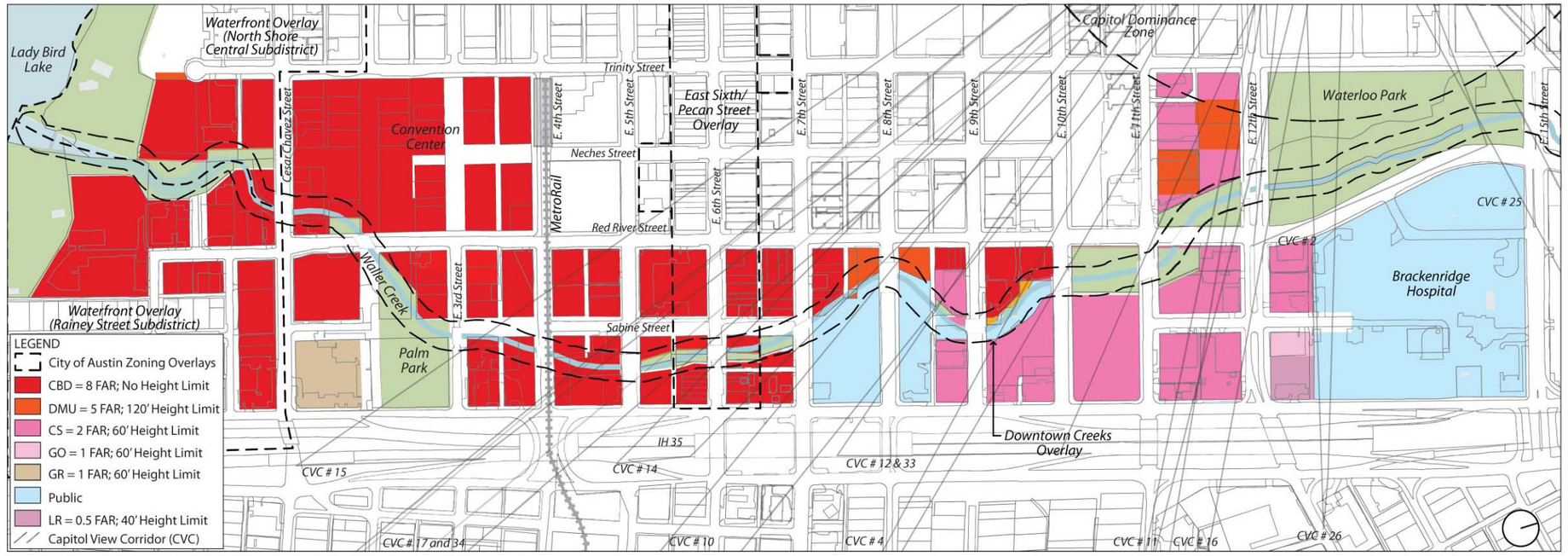


FIGURE 2: WALLER CREEK EXISTING ZONING AND OVERLAY DISTRICTS

Note: Convention Center Overlay is located between Sixth Street, Congress Avenue, Waller Street and Lady Bird Lake.

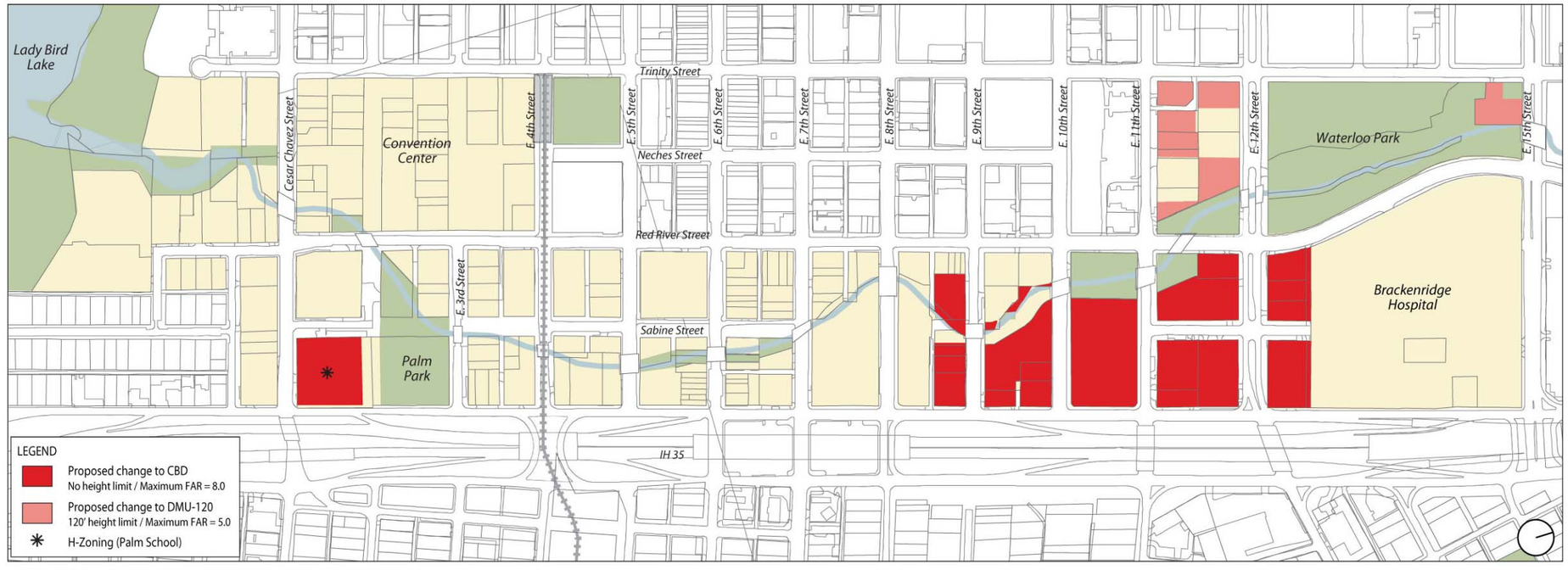


FIGURE 3: PROPOSED BASE ZONING CHANGES

Site Development Standards Comparison

DMU	Standard	CBD
N/A	Minimum Lot Size	N/A
N/A	Minimum Lot Width	N/A
120 feet	Maximum Height	None; but FAR Limit
N/A	Minimum Front Yard Setback	N/A
N/A	Minimum Street Side Setback	N/A
N/A	Minimum Interior Side Yard Setback	N/A
N/A	Minimum Rear Yard Setback	N/A
100%	Maximum Building Coverage	100%
100%	Maximum Impervious Cover	100%
5 to 1	Maximum Floor to Area Ratio	8 to 1

Uses allowed in CBD that are prohibited/conditional in DMU:

Carriage Stable is a Conditional Use in CBD
Cocktail Lounge is a Conditional Use in DMU
Convention Center