

Comparison of proposed watershed impervious cover¹ for charter schools vs current code based on underlying zoning.

Watershed Classification	Staff Proposal (School Dist. ILA)	Current Code
Urban		
Residential	65%	45%
Multi-family	65-70%	50-70%
Commercial	65-95%	60-95%
Suburban (ETJ and zoning jurisdiction within Lake, Rattan, Buttercup, S. Brushy, Brushy)		
Residential	50%	45-55% ²
Multi-family	50%	50-60%
Commercial	50%	60-65%
Suburban (zoning jurisdiction outside Lake, Rattan, Buttercup, S. Brushy, Brushy)		
Residential	50%	45%-55% ²
Multi-family	50%	50-60%
Commercial	50%	60-80%
Water Supply Suburban ³		
Residential	50%	30%
Multi-family	50%	40%
Commercial	50%	40%
Water Supply Rural ³		
Residential	50%	NA ⁴
Multi-family	50%	20%
Commercial	50%	20%
Barton Springs Zone ³		
Residential	15-25%	15-25%
Multi-family	15-25%	15-25%
Commercial	15-25%	15-25%

¹Watershed impervious cover is generally less than zoning impervious cover in all watershed classifications other than Urban watersheds. In Urban watersheds zoning and watershed impervious cover limits are the same. City code requires that a project comply with the lower impervious cover limit.

²Impervious cover limit varies based on lot size.

³For all Water Supply watersheds and the Barton Springs Zone impervious cover is calculated on a net site basis. Urban and Suburban watershed impervious cover is calculated on a gross site basis.

⁴In Water Supply Rural watersheds residential impervious cover is based on density and is limited to one unit for each two acres, with a minimum lot size of three-quarters acre.