ORDINANCE NO. 20191031-037

AN ORDINANCE AMENDING CITY CODE SECTION 25-2-586 (DOWNTOWN DENSITY BONUS PROGRAM) TO MODIFY THE DOWNTOWN DENSITY BONUS MAPS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-2-586 (Downtown Density Bonus Maps and Table) is amended to replace Figure 2 (Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Maps) with the revised Figure 2 attached to this ordinance as Exhibit A.

PART 2. This ordinance takes effect on November 11, 2019.

PASSED AND APPROVED

October 31, 2019

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

Steve Adler
Mayor
Maximum Floor Area Ratio (FAR)  
Maximum Height (Feet)  
Areas Ineligible for Density Bonus Program  
(Height and density may not exceed underlying zoning)  
Public Parks/ Open Space (ineligible)  

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-686 of the City Code.
Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map

Figure 2: Page 2

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
- Public Parks/ Open Space (ineligible)
- TCAD Parcels

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NOTE: Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. It has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
Figure 2: Page 3

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
- Public Parks/Open Space (ineligible)
- TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

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Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map

Figure 2: Page 4

- **Maximum Floor Area Ratio (FAR)**
- **Maximum Height (Feet)**
- **Areas Ineligible for Density Bonus Program**
  (Height and density may not exceed underlying zoning)
- **Public Parks/ Open Space (ineligible)**
- **TCAD Parcels**

**NOTE:** Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

**NOTE:** Maximum heights shown do not reflect restrictions imposed by Capitol View Corridors (CVC) or special districts.

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NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

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Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 6

- Maximum Floor Area Ratio (FAR)
- Maximum Height (Feet)
- Areas Ineligible for Density Bonus Program (Height and density may not exceed underlying zoning)
- Public Parks/ Open Space (ineligible)
- TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

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