

**Existing and Proposed Site Development Standards**  
**Plaza Saltillo TOD District**

| East Cesar Chavez                                                                                                                                                                     |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|
|                                                                                                                                                                                       | CS-MU            |             | CS-MU-CO(1)      |             | CS-1-MU          |             | LI               |             | LI-CO(1)         |             | MF-4             |             | MF-5             |             |
| Minimum Lot Size                                                                                                                                                                      | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>8000 | TOD<br>8000 | Existing<br>8000 | TOD<br>8000 |
| Minimum Lot Width                                                                                                                                                                     | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          |
| Maximum Height                                                                                                                                                                        | 60'              | --(2)       | 40'              | --(2)       | 60'              | --(2)       | 60'              | --(2)       | 40'              | --(2)       | 60'              | --(2)       | 60'              | --(2)       |
| Minimum Heights: (PHASE 2 ONLY)                                                                                                                                                       | 5 stories        | 3 stories   | 3 stories        | 5 stories   | 5 stories        | 3 stories   | 5 stories        | 3 stories   | 3 stories        | 5 stories   | 5 stories        | 5 stories   | 5 stories        | 5 stories   |
| Gateway Zone                                                                                                                                                                          | --               | 3 stories   | --               | 3 stories   | --               | 3 stories   | --               | 3 stories   | --               | 3 stories   | --               | 3 stories   | --               | 3 stories   |
| Midway Zone                                                                                                                                                                           | --               | 2 stories   | --               | 2 stories   | --               | 2 stories   | --               | 2 stories   | --               | 2 stories   | --               | 2 stories   | --               | 2 stories   |
| Transition Zone                                                                                                                                                                       | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          |
| Minimum Setbacks:                                                                                                                                                                     |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
| Front Yard                                                                                                                                                                            | 10               | 10          | 10               | 10          | 10               | 10          | --               | --          | --               | --          | 15               | 10          | 15               | 10          |
| Street Side Yard                                                                                                                                                                      | 10               | 10          | 10               | 10          | 10               | 10          | --               | --          | --               | --          | 15               | 10          | 15               | 10          |
| Interior Side Yard                                                                                                                                                                    | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | 5                | 5           | 5                | 5           |
| Rear Yard                                                                                                                                                                             | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | 10               | 10          | 10               | 10          |
| Maximum Front/Street Yard Setback                                                                                                                                                     | --               | 15          | --               | 15          | --               | 15          | --               | 15          | --               | 15          | --               | 15          | --               | 15          |
| Maximum Building Coverage                                                                                                                                                             | 95%              | 95%         | 95%              | 95%         | 95%              | 95%         | 75%              | 75%         | 75%              | 75%         | 60%              | 60%         | 60%              | 60%         |
| Maximum Impervious Cover                                                                                                                                                              | 95%              | 95%         | 95%              | 95%         | 95%              | 95%         | 80%              | 80%         | 80%              | 80%         | 70%              | 70%         | 70%              | 70%         |
| Maximum F.A.R.                                                                                                                                                                        | 2.1              | 2.1         | 2.1              | 2.1         | 2.1              | 2.1         | 1.1              | 1.1         | 1.1              | 1.1         | 1.1              | 1.1         | 1.1              | 1.1         |
| Maximum Dwelling Units Per Acre                                                                                                                                                       | 40               | --(4)       | 40               | --(4)       | 40               | --(4)       | --               | --(4)       | --               | --(4)       | 40               | --(4)       | 40               | --(4)       |
| (1) Height limited to 40 feet by Conditional Overlay                                                                                                                                  |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
| (2) Base district maximum applies until station area plan is adopted                                                                                                                  |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
| (4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre; Town Center - 25 to 50 units/acre; Regional Center - 50 units/acre; Downtown - 75 units/acre |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |

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**Existing and Proposed Site Development Standards  
Plaza Saltillo TOD District (Continued)**

| Central East Austin                                                                                                                                                                  |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|
|                                                                                                                                                                                      | LO-MU            |             | GO-MU            |             | LR-MU            |             | GR-MU            |             | CS-MU            |             | CS-1-MU          |             | SF-3             |             | SF-6             |             |
| Minimum Lot Size                                                                                                                                                                     | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 | Existing<br>5750 | TOD<br>5750 |
| Minimum Lot Width                                                                                                                                                                    | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          | 50               | 50          |
| Maximum Height                                                                                                                                                                       | 40' / --(2)      | 60' / --(2) | 40' / --(2)      | 60' / --(2) | 40' / --(2)      | 60' / --(2) | 40' / --(2)      | 60' / --(2) | 60' / --(2)      | 60' / --(2) | 60' / --(2)      | 35' / --(2) | 35' / --(2)      | 35' / --(2) | 35' / --(2)      | 35' / --(2) |
| Minimum Heights: (PHASE 2 ONLY)                                                                                                                                                      | 3 stories        | 5 stories   | 3 stories        | 5 stories   | 3 stories        | 5 stories   | 5 stories        | 5 stories   | 5 stories        | 5 stories   | 3 stories        | 3 stories   | 3 stories        | 3 stories   | 3 stories        | 3 stories   |
| Transition Zone(2)                                                                                                                                                                   | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          | --               | --          |
| Minimum Setbacks:                                                                                                                                                                    |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
| Front Yard                                                                                                                                                                           | 25               | 10          | 15               | 10          | 25               | 10          | 10               | 10          | 10               | 10          | 10               | 10          | 10               | 25          | 10               | 25          |
| Street Side Yard                                                                                                                                                                     | 15               | 10          | 15               | 10          | 15               | 10          | 10               | 10          | 10               | 10          | 10               | 10          | 10               | 15          | 10               | 15          |
| Interior Side Yard                                                                                                                                                                   | 5                | 5           | 5                | 5           | --               | --          | --               | --          | --               | --          | --               | --          | --               | 5           | 5                | 5           |
| Rear Yard                                                                                                                                                                            | 5                | 5           | 5                | 5           | --               | --          | --               | --          | --               | --          | --               | --          | --               | 10          | 10               | 10          |
| Maximum Front Yard Setback                                                                                                                                                           | --               | 15          | --               | 15          | --               | 15          | --               | 15          | --               | 15          | --               | 15          | --               | 10          | 10               | 15          |
| Maximum Building Coverage                                                                                                                                                            | 50%              | 50%         | 60%              | 60%         | 50%              | 50%         | 75%              | 75%         | 95%              | 95%         | 95%              | 95%         | 95%              | 40%         | 40%              | 40%         |
| Maximum Impervious Cover                                                                                                                                                             | 70%              | 70%         | 80%              | 80%         | 80%              | 80%         | 90%              | 90%         | 95%              | 95%         | 95%              | 95%         | 95%              | 45%         | 45%              | 45%         |
| Maximum F.A.R.                                                                                                                                                                       | 7:1              | 7:1         | 1:1              | 1:1         | 5:1              | 5:1         | 1:1              | 1:1         | 2:1              | 2:1         | 2:1              | 2:1         | 2:1              | --          | --               | --          |
| Maximum Dwelling Units Per Acre                                                                                                                                                      | 20               | --(4)       | 40               | --(4)       | 20               | --(4)       | 40               | --(4)       | 40               | --(4)       | 40               | --(4)       | 12.4             | --(4)       | 12.5             | --(4)       |
| (2) Base district maximum applies until station area plan is adopted                                                                                                                 |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
| (3) All of the Plaza Saltillo TOD district within the Central East Austin Neighborhood Planning Area is designated as a Transition Zone                                              |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |
| (4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre; Town Center - 25 - 50 units/acre; Regional Center - 50 units/acre; Downtown - 75 units/acre |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |                  |             |

(2) Base district maximum applies until station area plan is adopted

(3) All of the Plaza Saltillo TOD district within the Central East Austin Neighborhood Planning Area is designated as a Transition Zone

(4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre; Town Center - 25 - 50 units/acre; Regional Center - 50 units/acre; Downtown - 75 units/acre

# Existing and Proposed Site Development Standards Martin Luther King Blvd. TOD District

|                                                                                                                                                                                      | Chestnut           |                    | Rosewood           |                    |                    |                    | Upper Boggy Creek  |                    |                    |                    |                    |                    |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                                                                                                                                                                      | CS-MU(5)           |                    | GO-MU              |                    | LR-MU              |                    | LI                 |                    | GR(1)              |                    | CS-MU(1)           |                    | LI(1)              |
| Minimum Lot Size                                                                                                                                                                     | Existing<br>5750   | TOD<br>5750        | Existing<br>5750   | TOD<br>5750        | Existing<br>5750   | TOD<br>5750        | Existing<br>5750   | TOD<br>5750        | Existing<br>5750   | TOD<br>5750        | Existing<br>5750   | TOD<br>5750        | Existing<br>5750   |
| Minimum Lot Width                                                                                                                                                                    | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 | 50                 |
| Maximum Height                                                                                                                                                                       | 60' /<br>5 stories | 60' /<br>5 stories | 60' /<br>5 stories | 60' /<br>5 stories | 40' /<br>3 stories | 40' /<br>3 stories | 60' /<br>5 stories | 40' /<br>3 stories | 40' /<br>3 stories | 40' /<br>3 stories | 40' /<br>3 stories | 40' /<br>3 stories | 40' /<br>3 stories |
| Minimum Heights: (PHASE 2 ONLY)                                                                                                                                                      |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Gateway Zone                                                                                                                                                                         | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          | 3 stories          |
| Midway Zone                                                                                                                                                                          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          | 2 stories          |
| Transition Zone                                                                                                                                                                      |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Minimum Setbacks:                                                                                                                                                                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Front Yard                                                                                                                                                                           | 10                 | 10                 | 15                 | 10                 | 25                 | 10                 | 10                 | 10                 | 10                 | 10                 | 10                 | 10                 | 10                 |
| Street Side Yard                                                                                                                                                                     | 10                 | 10                 | 15                 | 10                 | 15                 | 10                 | 10                 | 10                 | 10                 | 10                 | 10                 | 10                 | 10                 |
| Interior Side Yard                                                                                                                                                                   |                    |                    | 5                  | 5                  |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Rear Yard                                                                                                                                                                            |                    |                    | 5                  | 5                  |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Maximum Front/Street Yard Setback                                                                                                                                                    | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 | 15                 |
| Maximum Building Coverage                                                                                                                                                            | 80%                | 80%                | 60%                | 60%                | 50%                | 50%                | 75%                | 75%                | 75%                | 75%                | 95%                | 95%                | 95%                |
| Maximum Impervious Cover                                                                                                                                                             | 80%                | 80%                | 80%                | 80%                | 80%                | 80%                | 80%                | 80%                | 80%                | 80%                | 95%                | 95%                | 95%                |
| Maximum F.A.R.                                                                                                                                                                       | 2.1                | 2.1                | 1.1                | 1.1                | 5.1                | 5.1                | 1.1                | 1.1                | 1.1                | 1.1                | 2.1                | 2.1                | 2.1                |
| Maximum Dwelling Units Per Acre                                                                                                                                                      | 40                 | 40                 | 40                 | 40                 | 20                 | 20                 | 40                 | 40                 | 40                 | 40                 | 40                 | 40                 | 40                 |
| (5) Impervious Cover limited to 80% by Conditional Overlay                                                                                                                           |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| (1) Height limited to 40 feet by Conditional Overlay                                                                                                                                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| (2) Base district maximum applies until station area plan is adopted                                                                                                                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| (3) All of the MLK Blvd TOD district within the Upper Boggy Creek Neighborhood Planning Area is designated as a Transition Zone                                                      |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| (4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre, Town Center - 25 - 50 units/acre, Regional Center - 50 units/acre, Downtown - 75 units/acre |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |

(1) Height limited to 40 feet by Conditional Overlay

(2) Base district maximum applies until station area plan is adopted

(3) All of the MLK Blvd TOD district within the Upper Boggy Creek Neighborhood Planning Area is designated as a Transition Zone

(4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre, Town Center - 25 - 50 units/acre, Regional Center - 50 units/acre, Downtown - 75 units/acre

(5) Impervious Cover limited to 80% by Conditional Overlay

**Existing and Proposed Site Development Standards**  
**Lamar Blvd. TOD District**

| Highland                                                                                                                                                                             |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                                                                                                                                                                                      | NO-MU            | LR-MU            | GR-MU            | CS-MU            | CS-1-MU          | SF-6             | MF-2             | MF-3             | MF-4             |
| Existing                                                                                                                                                                             | Existing         | Existing         | Existing         | Existing         | Existing         | Existing         | Existing         | Existing         | Existing         |
| Minimum Lot Size                                                                                                                                                                     | 5750             | 5750             | 5750             | 5750             | 5750             | 5750             | 8000             | 8000             | 8000             |
| Minimum Lot Width                                                                                                                                                                    | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               | 50               |
| Maximum Height                                                                                                                                                                       | 35'<br>3 stories | 40'<br>3 stories | 60'<br>5 stories | 60'<br>5 stories | 60'<br>5 stories | 35'<br>3 stories | 40'<br>3 stories | 40'<br>3 stories | 60'<br>5 stories |
| Minimum Heights: (PHASE 2 ONLY)                                                                                                                                                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Gateway Zone                                                                                                                                                                         | 3 stories        | 3 stories        | 3 stories        | 3 stories        | 3 stories        | 3 stories        | 3 stories        | 3 stories        | 3 stories        |
| Midway Zone                                                                                                                                                                          | 2 stories        | 2 stories        | 2 stories        | 2 stories        | 2 stories        | 2 stories        | 2 stories        | 2 stories        | 2 stories        |
| Transition Zone                                                                                                                                                                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Minimum Setbacks:                                                                                                                                                                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| Front Yard                                                                                                                                                                           | 25               | 25               | 10               | 10               | 10               | 25               | 25               | 10               | 15               |
| Street Side Yard                                                                                                                                                                     | 15               | 15               | 10               | 10               | 10               | 5                | 5                | 5                | 5                |
| Interior Side Yard                                                                                                                                                                   | 5                | 5                | 5                | 5                | 5                | 10               | 10               | 10               | 10               |
| Rear Yard                                                                                                                                                                            | 5                | 15               | 15               | 15               | 15               | 15               | 15               | 15               | 15               |
| Maximum Front/Street Yard Setback                                                                                                                                                    | 35'              | 35'              | 75%              | 65%              | 95%              | 40%              | 50%              | 50%              | 50%              |
| Maximum Building Coverage                                                                                                                                                            | 35%              | 50%              | 75%              | 95%              | 95%              | 40%              | 50%              | 50%              | 50%              |
| Maximum Impervious Cover                                                                                                                                                             | 60%              | 80%              | 90%              | 95%              | 95%              | 55%              | 60%              | 65%              | 70%              |
| Maximum F.A.R.                                                                                                                                                                       | 35.1             | 5.1              | 1.1              | 2.1              | 2.1              | 12.5             | 20               | 26.6             | 74.1             |
| Maximum Dwelling Units Per Acre                                                                                                                                                      | 10.4             | 20               | 40               | 40               | 40               | 12.5             | 20               | 40               | 40               |
| (2) Base district maximum applies until station area plan is adopted                                                                                                                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |
| (4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre, Town Center - 25 - 50 units/acre, Regional Center - 50 units/acre, Downtown - 75 units/acre |                  |                  |                  |                  |                  |                  |                  |                  |                  |

(2) Base district maximum applies until station area plan is adopted  
 (4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre, Town Center - 25 to 50 units/acre, Regional Center - 50 units/acre, Downtown - 75 units/acre

**Existing and Proposed Site Development Standards**  
**Lamar Blvd. TOD District (Continued)**

|                                          | <b>Brentwood</b>       |                    | <b>Crestview</b>       |                        | <b>LI-PDA</b>          |
|------------------------------------------|------------------------|--------------------|------------------------|------------------------|------------------------|
|                                          | <b>CS-MU</b>           | <b>CS-1-MU</b>     | <b>CS</b>              | <b>CS-MU (1)</b>       | <b>CS-MU (2)</b>       |
| <b>Minimum Lot Size</b>                  | Existing<br>5750<br>50 | TOD<br>5750<br>50  | Existing<br>5750<br>50 | TOD<br>5750<br>50      | Existing<br>5750<br>50 |
| <b>Minimum Lot Width</b>                 | 60' /<br>5 stories     | 60' /<br>5 stories | 60' /<br>5 stories     | 60' /<br>5 stories     | 60' /<br>5 stories     |
| <b>Maximum Height</b>                    | --(2)                  | --(2)              | --(2)                  | --(2)                  | --(2)                  |
| <b>Minimum Heights: (PHASE 2 ONLY)</b>   |                        |                    |                        |                        |                        |
| Gateway Zone                             | --                     | --                 | --                     | --                     | --                     |
| Midway Zone                              | --                     | --                 | --                     | --                     | --                     |
| Transition Zone                          | (1)<br>2 stories       | (1)<br>2 stories   | 3 stories<br>2 stories | 3 stories<br>2 stories | 3 stories<br>2 stories |
| <b>Minimum Setbacks:</b>                 |                        |                    |                        |                        |                        |
| Front Yard                               | 10                     | 10                 | 10                     | 10                     | 10                     |
| Street Side Yard                         | 10                     | 10                 | 10                     | 10                     | 10                     |
| Interior Side Yard                       | --                     | --                 | --                     | --                     | --                     |
| Rear Yard                                | --                     | --                 | --                     | --                     | --                     |
| <b>Maximum Front/Street Yard Setback</b> | --                     | --                 | --                     | --                     | --                     |
| <b>Maximum Building Coverage</b>         | 95%                    | 95%                | 95%                    | 95%                    | 95%                    |
| <b>Maximum Impervious Cover</b>          | 95%                    | 95%                | 95%                    | 95%                    | 95%                    |
| <b>Maximum F.A.R.</b>                    | 2.1                    | 2.1                | 2.1                    | 2.1                    | 2.1                    |
| <b>Maximum Dwelling Units Per Acre</b>   | 40                     | 40                 | --(4)                  | --(4)                  | 40                     |

(1) There is no Gateway Zone within the Brentwood Neighborhood Planning Area  
 (2) Base district maximum applies until station area plan is adopted  
 (4) Average density target for each TOD type: Neighborhood Center - 15 to 25 units/acre; Town Center - 25 - 50 units/acre; Regional Center - 50 units/acre; Downtown - 75 units/acre