

SubCategory	T3					T4				T5				T6	
	Neighborhood Edge-Wide	Neighborhood Edge	Neighborhood-Deep	Neighborhood-Open	Main Street	Neighborhood-Deep	Neighborhood-Open	Neighborhood-Shallow	Neighborhood Core	Neighborhood-Shallow	Urban-Shallow Setback	Urban	Main Street	Urban	Urban Core
New Zone Sub-Zone	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Similar to...	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Description</b>	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood-serving retail and service uses near this zone.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a regional or urban neighborhood focal point. This zone accommodates retail, service, and residential uses in compact, walkable urban form.	To provide the most vibrant, compact, high-intensity walkable urban environment that offers urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.
<b>Uses</b>	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N
<b>Density du/ac (max.)</b>															
<b>See Zone</b>	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D
<b>Intensity (FAR)</b>															
<b>See Zone</b>	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Lot Size sf (min.)</b>															
<b>front-loaded</b>	8400	7200	5000	4000	1800	3500	3500	3500	1800	1800	1800	1800	4000	4000	7500
<b>alley-loaded exception</b>				3000	1350	2625	2625	2625	1350	1350	1350	1350	3000	3000	
<b>Impervious Cover (max.)</b>															
<b>Building Cover (max.)</b>	45%	45%	45%	45%	80%	45%	45%	55%	60%	60%	90%	90%	90%	100%	100%
<b>Setbacks (min.)</b>															
<b>front</b>	30'-45'	30'-45'	20'-30'	15'-25'	5'-15'	25'-40'	15'-25'	10'-20'	10'-20'	10'-20'	10'-20'	5'-10'	5'-10'	5'-10'	5'-10'
<b>side street</b>	15'-35'	20'-25'	10'-15'	10'-15'	5'-10'	10'-20'	10'-20'	10'-20'	5'-15'	5'-15'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'
<b>side interior</b>	5'	5'	5'-15' (max. combined)	5'-15' (max. combined)	0'	5'-15' (max. combined)	5'-15' (max. combined)	8'	5'	10'	0'	0'	0'	0'	0'
<b>back</b>	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	5'	5'	0'	0'	0'
<b>Height (max.)</b>															
<b>feet (eave/overall)</b>	22'/32'	22'/32'	22'/32'	22'/32'	28'/38'	22'/32'	22'/32'	22'/32'	35'/45'	55'/65'	75'/85'	75'/85'	75'/85'	180'	Unlimited

Sub-Category	Low-Medium Density					Medium High Density				
New Zone	Rural Residential	VLDR	LDR	LMDR	LMDR-Small Lot	MDR	MHDR	HDR	VHDR	MHP
Similar to...	RR	SF1	SF2	SF3, SF4B	SF4A,	SF5, SF6	MF1, MF2	MF3, MF4	MF5, MF6	MH
<b>Description</b>	The RR Zone is the designation for low density residential uses on lots that are a least one acre. The RR Zone designation is appropriate in areas for which rural characteristics are desired or areas whose terrain or public service capacity require low density.	The VLDR Zone is the designation for very low-density single-family residential uses on large lots. The VLDR Zone designation is appropriate to a use on land with sloping terrain or environmental limitations.	The LDR Zone is the designation for low density residential uses on medium sized lots. The LDR Zone acts as a transition from lower intensity large lot single-family residential areas to medium density areas.	The LMDR Zone is the designation for low-medium density residential uses. An LMDR Zone designation is appropriate in an existing or new single-family neighborhood that has small- to medium-sized lots. Residential uses in the LMDR Zone should be designed to conform to the characteristic of the existing neighborhood.	The LMDR-SL Zone is the designation for medium density residential uses on small lots. The LMDR-Small Lot Zone development standards accommodate residential uses on small lots and should be compatible with existing adjacent residential areas.	The MDR Zone is the designation for moderate density residential uses on medium sized lots. A variety of medium density residential product types, such as duplexes, townhouses, and accessory dwelling units are allowed in the MDR Zone.	The MHDR Zone is the designation for medium density residential uses, such as townhouses, courtyard apartments, and quad-plexes on medium to large lots. The MHDR Zone acts as a transition between medium and higher intensity multi-family residential uses.	The HDR Zone is the designation for a variety of multi-family and residential support service uses on medium to large lots. The HDR Zone supports high density housing in centrally located activity centers or corridors near transportation and commercial facilities.	The VHDR Zone is the designation for the highest density multi-family residential and residential support service uses. The VHDR Zone supports a variety of high density residential product types ideal for a centrally located activity center or corridor near supporting transportation and commercial facilities.	The MHP Zone is the designation for manufactured home residence park and manufactured home uses. An MHP use is subject to standards that promote a residential environment and compatibility with adjoining residential neighborhoods.
<b>Uses</b>	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached, Duplex	Single Family Detached, Duplex	Duplex/Townhome	Multi-Family	Multi-family + services	Multi-family + services	Manufactured Home Park(s)
<b>Density *converted from sqft/bedroom to unit/acre</b>										
<i>range based on unit size</i>						12 du/ac	18 du/ac (MF1- 12-17, MF2 18-27)	24 du/ac (MF3 24-36, MF4 36- 54)	54 du/ac (MF5 36-54, MF6 n/a)	
<b>Lot Size (min)</b>										
	1 acre	10,000	5,750	5,750	3,600	5,750	8,000	8,000	8,000	
<b>Impervious Coverage (max)</b>										
	25%	40%	45%	45%	65%	55%	60%	70%	80%	
<b>Building Coverage (max)</b>										
	20%	35%	40%	40%	55%	40%	50%	60%	70%	
<b>Setbacks (min)</b>										
<b>front</b>	40	25	25	15 (25/15)	10 (15)	15 (25/25)	15 (25/25)	10 (25/15)	10 (15/15)	
<b>side street</b>	25	15	15	15	10	15	15	15	15	
<b>side interior</b>	10	5	5	5	5 (3.5)	5	5	5	5	
<b>back</b>	20	10	10	10	5	10	10	10	10	
<b>Height (max)</b>										
<b>feet</b>	35	35	35	35	35	35	40	60 (MF3- 40')	90 (MF5- 60')	

SubCategory	Restricted Commercial				Retail and Office Commercial		Mixed-Use Commercial		Service and Highway Commercial			Special Commercial		
New Zone	Neighborhood Commercial		Local Commercial		General Commercial		Regional Commercial	Commercial Core	Downtown Core	Warehouse Commercial	Service Commercial		Highway Commercial	Commercial Rec
Sub-Zone	Limited	Open	Limited	Open	Limited	Open				Limited	Open			
Similar to...	NO, LO, LR	NO-MU, LO-MU, LR-MU	GO	GO-MU	GR	GR-MU	new	DMU	CBD	W/LO	CS, CS-1	CS-MU, CS-1-MU	CH	CR
<b>Description</b>	The NC Zone is the designation for low intensity neighborhood serving retail and office uses located within walking distance to residential neighborhoods. There are two sub-zones: NC-Limited (NC-L) and NC-Open (NC-O). The NC Zone provides convenient access to daily services and neighborhood amenities for local residents. Residential uses are allowed in the NC-O Zone only. Site development standards and performance standards applicable to uses in an NC Zone are designed to ensure that the use is compatible and complementary in scale and appearance with a neighborhood environment.		The LC Zone is the designation for medium intensity retail, office, medical, or service uses that serve the local community needs. There are two sub-zones: LC-Limited (LC-L) and LC-Open (LC-O). An LC Zone provides areas of employment, shopping, and daily services within convenient walking, biking, or driving distance from nearby neighborhoods. Residential uses are allowed in the LC-O sub-zone only.		The GC Zone is the designation for medium intensity retail, office, medical, or service uses that serve community and City-wide needs. A GC Zone provides opportunity for general commercial, auto, and service uses not allowed in the LC Zone. The GC Zone can act as a transition between suburban and urban areas.		The RC Zone is the designation for medium-high intensity regional-serving retail, office, entertainment, and service uses. The RC Zone provides the opportunity for higher intensity commercial development but restricts certain uses to remain compatible with adjacent medium to medium-high density neighborhoods. The RC Zone draws visitors from the City and surrounding region, acting as a shopping and employment destination. The RC Zone is generally accessible from major thoroughfares and transit.	The CC Zone is the designation for high density mixed-use commercial areas serving as employment, civic, or entertainment centers separate and distinct from the downtown. The CC Zone serves as a transition from neighborhoods to the Downtown Core (DC). However, as the City expands the CC Zone may be used to accommodate satellite activity or employment centers in other locations of the City. The standards of the CC Zone prevent satellite activity centers from competing with the cultural and historic significance of the DC. The CC Zone accommodates any combination of office, retail, commercial, and residential uses that are appropriate for a high intensity activity centers or corridors. The CC Zone also denotes an area into which the DC Zone or IS Zone may expand.	The DC Zone accommodates the highest intensity mixed-use commercial and civic uses and serves as the primary center of entertainment, employment, and civic life of the City. The DC Zone is intended to apply to the downtown to ensure it remains the center of Austin. The DC Zone accommodates any combination of office, retail, commercial, and residential uses appropriate within a high intensity activity center.	The WC Zone is the designation for low intensity office uses or warehouses for a building trade or other business that does not require a highly visible location or generate substantial volumes of heavy truck traffic or vehicular trips. Uses in a WC Zone may require special measures to be compatible with adjacent uses. The WC Zone is appropriate adjacent to or near major roadways, as determined in Chapter 23-9 (Transportation), or streets along nonresidential use blocks, a rail line, or employment uses. The WC Zone may be located adjacent to a residential zone where the density of the adjacent residential development is comparable to that of the WC Zone or if the physical conditions of the site allow for buffering and project design to mitigate potential adverse effects.	The SC Zone is the designation for a medium intensity commercial-service or commercial-industrial uses on medium size lots. The SC Zone accommodates service, storage, and auto-related businesses not appropriate in areas designed for retail or office uses. Uses in a SC Zone have operating characteristics or traffic related impacts that are incompatible with residential environments.	The HC Zone is the designation for medium-to-high intensity uses on large lots that have operating and design characteristics benefiting from visibility or direct access from major intersections or highways, such as large-format retail stores generating high volume of local and regional traffic. The HC Zone accommodates major mixed-use service development that includes any combination of office, retail, commercial, and high density residential uses. Site development standards and performance standards applicable to a HC Zone are intended to reduce impacts of the larger scale uses and ensure adequate access within as well as to and from the site.	The CR Zone is the designation for a commercial or recreation use that serves visitors to major recreational areas, including Lake Travis and Lake Austin. Site development standards applicable to a CR Zone use are intended to minimize visual and environmental disruptions of scenic views.	
<b>Uses</b>	limited Retail, office, medical office, limited services	also allows residential (townhome, duplex) and mixed use (2-3 stories)	Limited Commercial, service, office and medical, excluding uses such as auto sales/repair, restricted services, storage, recreation.	also allows residential (townhome, duplex) and mixed use (2-3 stories)	General Commercial including auto, service type uses not allowed in Local Commercial zone	also allows residential (townhome, duplex) and mixed use	Commercial, service, office. Slight restrictions on uses, commensurate with added intensity.	A variety of retail, restaurant, employment, civic, medical, office, mixed use. More restrictive than Regional Commercial regarding auto and service uses.		Storage and warehousing of commercial goods, may include equipment storage, does not include manufacturing, perishables, or sales	Commercial services, equipment sales/storage, pawnshops, adult business, recycling center	also allows residential (townhome, duplex) and mixed use	Large format mixed use and commercial, civic, visitor uses that benefit from highway visibility such as big-box, hotels, and entertainment centers	Recreation
<b>Density (Du/ac)</b>														
<i>range based on unit size</i>	n/a	12 du/ac (LO and LR; 18 - 27 du/ac)	n/a	18 du/ac (36-54 du/ac)	n/a	36 du/ac (36-54 du/ac)	n/a	n/a	n/a	n/a	n/a	36 du/ac (36-54 du/ac)	54 du/ac	n/a
<b>Intensity (FAR)</b>	0.5 (NO 0.35; LO 0.7; LR 0.5)		1		1		2 (1)	5	8	0.5 (0.25)	2		3	0.25
<b>Lot Size (min)</b>														
		5,750		5,750		5,750	5,750	n/a	n/a	10,000 (43,560)		5,750	10,000 (20,000)	20,000
<b>Impervious Coverage (max)</b>	60% (NO 60%; LO 70%; LR 80%)		80%		90%		95%	95% (100%)	100%	70%	95%		75% (85%)	60%
<b>Building Coverage (max)</b>	40% (NO 35%; LO 50%; LR 50%)		60%		75%		90%	95% (100%)	100%	50% (-)	95%		70% (85%)	25%
<b>Setbacks (min)</b>														
<b>front</b>	20 (25)		15		10		10	10 (-)	0	25	10		30 (50)	50
<b>side street</b>	15		15		10		10	10 (-)	0	25	10		30 (50)	50
<b>side interior</b>	5		5		5 (-)		5	5 (-)	0	5	5 (-)		15 (25)	20
<b>back</b>	5		5		5 (-)		5	5 (-)	0	25	15 (-)		15 (25)	20
<b>Height (max)</b>														
<b>feet</b>	35 (LO 40; LR 40)		40 (60)		60		60	120	no limit	25	60		80 (Varies)	40

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Sub-Category	n/a, refer to Zone Category			
New Zone	Flex Industrial	General Industrial	Heavy Industrial	R&D
Similar to...	LI	IP	MI	R&D
<b>Uses</b>	The FI Zone is the designation for commercial and industrial uses, craftsman work spaces, limited assembly and storage, or live/work units that are compatible with the existing neighborhood context and can provide opportunities for infill development on small to medium sized lots. The FI Zone is less intense than other industrial zones and can mix with office uses, service uses, and retail uses.	The GI Zone is the designation for commercial service uses, general manufacturing uses, research and development uses, or administrative uses that meet strict development and performance standards and are generally located on larger sites or in a planned industrial center.	The HI Zone is the designation for commercial service uses, research and development uses, administrative uses, or manufacturing uses generally located on a large site planned for major industrial development.	The R&D Zone is the designation for areas of the City appropriate for the development of a mix of professional and administrative facilities, research and testing institutions, light industrial/manufacturing uses, general warehousing and distribution, green technology facilities, and offices. In an R&D Zone the uses may be grouped in a campus or park like setting in keeping with the natural scenic beauty of the City.
<b>Density (max)</b>				
	24 du/ac	n/a	n/a	n/a
<b>Intensity (FAR)</b>				
	2	1	1	1
<b>Lot Size (min)</b>				
	5750	Minimum 1 acre	Minimum 25 acres (50)	5-25 acres
<b>Impervious Coverage (max)</b>				
	80%	80%	80%	50% (Varied)
<b>Building Coverage (max)</b>				
	75%	50%	75%	40%
<b>Setbacks (min)</b>				
<b>front</b>	15 (--)	25	0	25 (75)
<b>side street</b>	10 (--)	25	0	10
<b>side interior</b>	10 (varied)	10 (varied)	10 (varied)	10 (varied)
<b>back</b>	10 (varied)	10 (varied)	10 (varied)	10 (varied)
<b>Height (max)</b>				
<b>feet</b>	60	60	120	90 (45)
<b>Other</b>				
<b>Industrial Types</b>	flex maker space, works with live/work, infill option	Intended for limited commercial, administrative or manufacturing with strict development standards	Manufacturing located on large site planned for major industrial developments	research and warehousing

Red Text indicates new zone standard is different from existing zone(s) standard