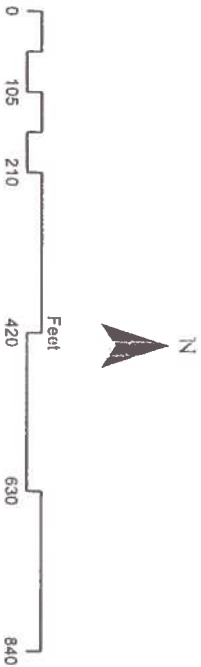




Waterfront Overlay Districts and
Waterfront Setbacks



Produced By
City of Austin - CTM



- Waterfront Overlay Districts
- Primary
- Secondary

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. This map has been produced by the Communications and Technology Department for the sole purpose of non-architectural reference. No warranty is made by the City of Austin.

Code Amendment C20-2012-020 - Waterfront Overlay Boundary

C2114

C27114																	
Waterfront Overlay Boundary																	
No Change: Properties Stay in Auditorium Shores Subdistrict					Boundary Change, Properties Move to Butler Shores Subdistrict (Staff Recommendation)					No Boundary Change, Additional Entitlements for Bike Shop Property (WPAB Recommendation)				No Boundary Change, Modification to Secondary Setback of Auditorium Shores Subdistrict (Bike Shop Property Recommendation)			
Property	Current Zoning	Max Height	Max Impervious Cover	Current Uses Allowed	Max Height	Max Impervious Cover	Uses Allowed	Additional Regulations	Max Height	Max Impervious Cover	Uses Allowed	Max Height	Max Impervious Cover	Uses Allowed			
Bike Shop	CS-V and CS-1-V	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	30%	cultural services; day care services; park and recreation services; food sales; restaurant (limited) without drive-in service.	60 ft (the lower of 96 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	35 ft setback where parking areas and structures are prohibited	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	60%	TBD	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district			
McDonald's	CS-V	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	35 ft setback where parking areas and structures are prohibited	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district			
Peter Pan Mini Golf	CS	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	35 ft setback where parking areas and structures are prohibited	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district	60 ft (lower of 60 feet or the maximum height allowed in the base zoning district)	95%	All permitted by base zoning district			