

**Conditional Overlay Restrictions:**

- 1) Permanent improvements are prohibited in the shoreline setback area, except for retaining walls, piers, wharfs, a boathouse, or marina, or driveway to the structures.
- 2) No more than 30% of the woody vegetation in the shoreline setback area may be removed.
- 3) Except for surveying and testing, vegetation within a shoreline setback area may not be removed before a building permit is issued.
- 4) Owner must provide a 25 foot shoreline setback, and must comply with the front yard, interior side yard, and rear yard setback requirements applicable in an SF-2 district.
- 5) Impervious cover may not exceed 35% on slopes of 15% or less.

**Restrictive Covenant Restrictions:**

1. Property owner agrees to impose a Unified Development Agreement onto the entirety of the property included in this rezoning ordinance, so that the maximum allowed development which can be built on the entire site is one single family residence, including all permitted accessory structures allowed in the SF-2 zoning district.
2. The maximum allowable impervious cover on greater than 35% slopes will be 10.7% (1,028 sq. ft.).
3. No development is allowed on greater than 35% slopes, except for the driveway, garage and walkway to the main house. The walkway may be an enclosed heated and cooled space for safety purposes, and support piers will be allowed, per the design team's structural engineer's discretion. The walkway may encompass up to 700 square feet of impervious cover, to allow compliance with Fire Code requirements. All walkway impervious cover located on greater than 35% slopes shall count towards the maximum 10.7% maximum impervious cover to be allowed on the site's greater than 35% slope areas. No portion of the main house is allowed on greater than 35% slope areas. Owner will restore remaining portion of the existing driveway with vegetation (native 6095 spec) to a stable, non-erosive condition.
4. Soil Absorption Systems following septic tank treatment require a minimum depth to Indications of Groundwater of 36 inches, measured from the bottom of the media or the bottom of the excavation, whichever is applicable. The use of drip irrigation or Low-pressure Dosing after septic treatment reduces this vertical separation requirement to 24 inches.
5. At the end of the initial two-year service policy, an owner of a single family owner-occupied residence (homeowner) shall only perform maintenance on their own OSSF which requires maintenance, as specified in Table XII of 30 TAC Chapter 285, if they have:
  - (a) taken training and passed the test required for a TCEQ registered maintenance technician, as required in 30 TAC Chapter 30, Section 30.245(b); or
  - (b) taken an equivalent training specifically for homeowners, as determined by the City.
6. A drain field may not be installed within 75 feet of the Control Elevation of Lake Austin unless it follows a City-approved Nitrogen Reduction System.
7. If a City-approved Nitrogen Reduction System is installed, the septic drain field may be located a minimum distance of 25 feet behind the shoreline bulkhead.