

# Late Backup

## § 25-2-492 - SITE DEVELOPMENT REGULATIONS <sup>(1)</sup>

	9701 Spectrum Drive MF-4	9701 Spectrum Drive CS-MU	9701 Spectrum Drive CS-MU-CO (CO = MF-4 Site Development Regulations)
	<p><u>§ 25-2-563 - MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) AND MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) DISTRICT REGULATIONS<sup>(2)</sup></u></p> <p>(A) This section applies in a multifamily residence moderate-high density (MF-4) or multifamily residence high density (MF-5) district.</p> <p>(B) The minimum site area for each dwelling unit is:</p> <p>(1) 800 square feet, for an efficiency dwelling unit;</p> <p>(2) 1,000 square feet, for a one bedroom dwelling unit; and</p> <p>(3) 1,200 square feet, for a dwelling unit with two or more bedrooms.</p>	<p><u>§ 4.2. - MIXED USE ZONING DISTRICTS. [4.2.1.D.6 (c)]<sup>(3)</sup></u></p> <p>c. In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is:</p> <p>(i) 800 square feet, for an efficiency dwelling unit;</p> <p>(ii) 1,000 square feet, for a one bedroom dwelling unit; and</p> <p>(iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.</p>	<p><u>§ 4.2. - MIXED USE ZONING DISTRICTS. [4.2.1.D.6 (c)]<sup>(3)</sup></u></p> <p>c. In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is:</p> <p>(i) 800 square feet, for an efficiency dwelling unit;</p> <p>(ii) 1,000 square feet, for a one bedroom dwelling unit; and</p> <p>(iii) 1,200 square feet, for a dwelling unit with two or more bedrooms.</p>
<b>MAXIMUM DWELLING UNITS PER LOT:</b>			
<b>MAXIMUM HEIGHT:</b>	60	CS base of 60	MF-4 base of 60
<b>MINIMUM FRONT YARD SETBACK:</b>	15	CS base of 10	MF-4 base of 15
<b>MINIMUM STREET SIDE YARD SETBACK:</b>	15	CS base of 10	MF-4 base of 15
<b>MINIMUM INTERIOR SIDE YARD SETBACK:</b>	5	CS base of -	MF-4 base of 5
<b>MINIMUM REAR YARD SETBACK:</b>	10	CS base of -	MF-4 base of 10
<b>MAXIMUM IMPERVIOUS COVER<sup>(4)</sup>:</b>	60%	60% (65% for Commercial Use)	60% (65% for Commercial Use)
<b>MAXIMUM FLOOR AREA RATIO</b>	.75:1	CS base of 2:1	MF-4 base of .75:1

**Table Notes and Sources**

**Notes:** The table above is primarily based on regulations found in the Site Development Regulation Table in § 25-2-492 (D). For regulations that are listed in other sections of City Code and not directly listed in the Site Development Regulation Table in § 25-2-492 (D) the code citation is listed below in the sources

**Sources:**

(1) Site Development Regulation Table – § 25-2-492 (D): [https://library.municode.com/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25LADE\\_CH25-220\\_SUBCHAPTER\\_CUSDERE\\_ART2PRUSDERE\\_DIV1RETA\\_S25-2-492SIDERE](https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-220_SUBCHAPTER_CUSDERE_ART2PRUSDERE_DIV1RETA_S25-2-492SIDERE)

(2) MF-4 and MF-5 District Regulations – § 25-2-563: [https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25LADE\\_CH25-220\\_SUBCHAPTER\\_CUSDERE\\_ART3ADRECEDEI\\_DIV1REDI\\_S25-2-563MUREMOGHDEMUREHIDEDIRE](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-220_SUBCHAPTER_CUSDERE_ART3ADRECEDEI_DIV1REDI_S25-2-563MUREMOGHDEMUREHIDEDIRE)

(3) MU District Standards – § 4.2.1.D.6 (c): [https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25LADE\\_CH25-220\\_SUBCHAPTER\\_EDESTMIUS\\_ART4MIUS\\_S4.2MIUSZODI](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-220_SUBCHAPTER_EDESTMIUS_ART4MIUS_S4.2MIUSZODI)

(4) Suburban Watershed Impervious Cover Limits – § 30-5-392-(B): [https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25LADE\\_CH25-8EN\\_SUBCHAPTER\\_AWAQU\\_ART9SUWARE\\_S25-8-392UPZO](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-8EN_SUBCHAPTER_AWAQU_ART9SUWARE_S25-8-392UPZO)