

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

PC/ZAP  
Format and Renaming

June 27, 2017



**CODENEXT**  
27-JUN-17

# FORMAT OF ZONE DISTRICT PAGES



# T4 Main Street

23-4D-2140
T4 Main Street (T4MS)

**A. General Intent**

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:

- Attached or Semi-detached
- Small to Medium Lot Widths
- Block Form
- Small to No Front Setbacks
- Small to No Side Setbacks
- Up to 3 Stories
- Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages, and Dooryard Frontage in Open Sub-Zone only

**B. Sub-Zone**

T4MS-Open Sub-Zone (T4MS-O)

The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

*General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.*

City of Austin Land Development Code | Public Review Draft January 2017

4D-2 pg. 83

# Neighborhood Commercial

23-4D-4060
Neighborhood Commercial (NC) Zone

**A. General Intent**

The NC Zone is the designation for low intensity neighborhood serving retail and office uses located within walking distance to residential neighborhoods. 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.

**B. Sub-Zones**

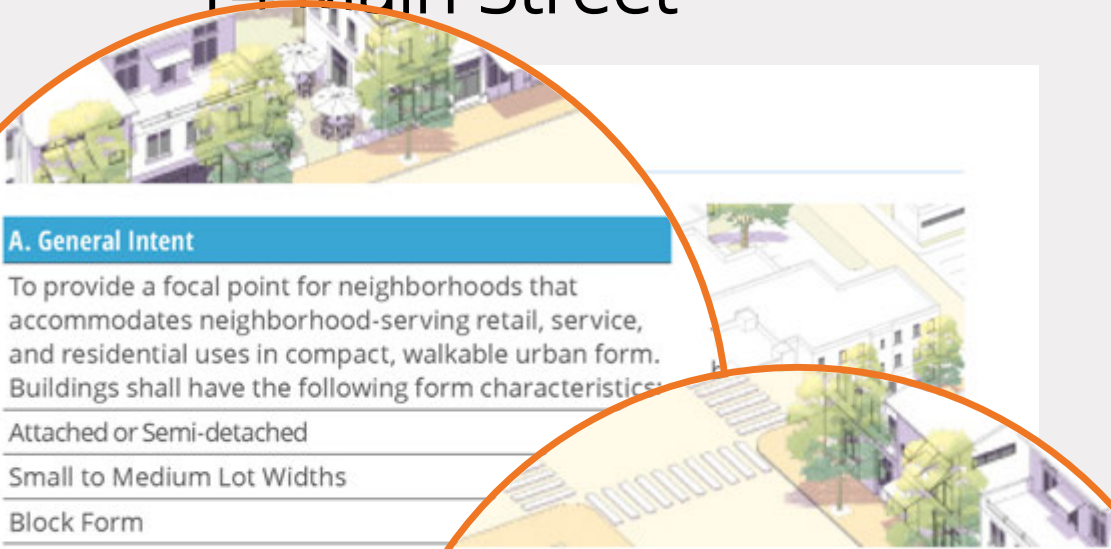
- NC-Limited (NC-L)
- NC-Open (NC-O)

City of Austin Land Development Code | Public Review Draft January 2017

pg. 1

## T4 Main Street

## Neighborhood Commercial



### A. General Intent

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:

Attached or Semi-detached

Small to Medium Lot Widths

Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 3 Stories

Gallery, Shopfront, Terrace, For  
Frontages, and Dooryard Front

### B. Sub-Zone

#### T4MS-Open Sub-Zone (T4MS-O)

The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

General note: The drawing is a brief overview of this Transect.

City of Austin Land Development Code

23-4D-4060  
Neighborhood Commercial (NC) Zone

### 23-4D-4060 Neighborhood Commercial (NC) Zone

#### A. General Intent

The NC Zone is the designation for low intensity neighborhood serving retail and office uses located within walking distance to residential neighborhoods. 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.

#### B. Sub-Zones

NC-Limited (NC-L)

NC-Open (NC-O)

City of Austin Land Development Code | Public Review Draft January 2017

pg. 1

CODENEXT

27-JUN-17

# T4 Main Street

23-40-2140  
T4 Main Street (T4MS)

Transect Zones

Lot Diagram

Building Envelope Diagram

Key for Diagrams

- ROW / Lot Line
- Main Building Envelope
- Rear Building Envelope
- Side Building Envelope

**C. Lot Size and Building Types**

Building Type	Lot		Building Envelope (max.)							
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.)	Depth (min.)	Main Width	Main Depth	Rear Width	Rear Depth	Side Width, combined	Side Depth
<b>Large House Form</b>										
Rowhouse: Medium <sup>1</sup>	1	3	18'	100' <sup>2</sup>	28'	48'	14'	14'	4'	18'
<b>Block Form</b>										
Live/Work <sup>1</sup>	1	1	18'	100' <sup>2</sup>	28'	36'	14'	14'	4'	18'
Main Street	1	—	40'	100' <sup>2</sup>	125'	100'	N/A	N/A	N/A	N/A
<b>Accessory Building Form</b>										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

**Notes**

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. <sup>1</sup>

<sup>1</sup> Only allowed in the open sub-zone. Shall be built in a run with a minimum of 3 and a maximum of 4 attached buildings. Entire run shall not exceed 75' in length.

<sup>2</sup> 75' when adjacent to alley.

<sup>3</sup> Buildings wider than 100' shall be designed to read as a series of buildings no more than 75' each.

Key for Subsection D

N/A = Not Allowed      — = No Requirement

4D-2 pg. 84      Public Review Draft January 2017 | City of Austin Land Development Code

# Neighborhood Commercial

23-40-4060  
Neighborhood Commercial (NC) Zone

Building Placement Diagram

Building Height Diagram

Key for Diagrams

- ROW / Lot Line
- Buildable Area
- Building Setback Line

**C. Lot Size and Intensity**

Lot Size	Dwelling Units per Acre	Floor Area Ratio
Lot Size	5,750 sf min.	
Intensity		
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive <sup>2</sup>	36	0.5

<sup>1</sup> Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

<sup>2</sup> To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

**D. Building Placement**

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	20'	15'	5'	5'
Except When Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone.				
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'

**E. Height**

Building Height	Stories (max.)	Overall (max.)
Height	2	35'

**Building Height Stepback**

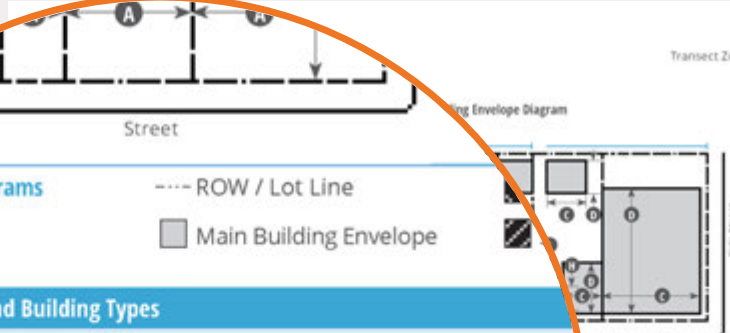
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

pg. 2      Public Review Draft January 2017 | City of Austin Land Development Code



# T4 Main Street



Transect Zones

Building Envelope Diagram

Street

Side Street

Key for Diagrams

- ROW / Lot Line
- Main Building Envelope

**C. Lot Size and Building Types**

Building Type	Lot		Width (min.) A	Depth (min.) B	Building Envelope (max.)			
	Buildings per Lot (max.)	Units per Building (max.)			Rear	Side	Width, combined	Depth
<b>Large House Form</b>								
Rowhouse: Medium <sup>1</sup>	1	3	18'	100'	14'	14'	4'	18'
<b>Block Form</b>								
Live/Work <sup>1</sup>	1	1	18'	100'	N/A	N/A	N/A	N/A
Main Street	1	—	40'	28'	24'	N/A	N/A	N/A
<b>Accessory Building Form</b>								
Accessory Dwelling Unit	1	1						

<sup>1</sup> Buildings more than 100' shall be designed to read as a series of buildings no more than 75' each.

Key for Subsection D

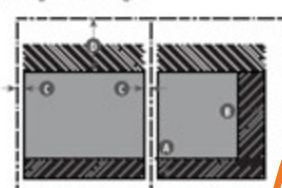
N/A = Not Allowed    — = No Requirement

4D-2 pg. 84    Public Review Draft January 2017 | City of Austin Land Development Code

# Neighborhood Commercial

23-40-4060  
Neighborhood Commercial (NC) Zone

Building Placement Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback

**C. Lot Size and Intensity**

Lot Size	Dwelling Units per Acre	Floor Area Ratio
Lot Size	5,750 sf min.	
Intensity		
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive <sup>2</sup>	36	0.5

<sup>1</sup> Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

<sup>2</sup> To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

**Building Height Stepback**

Building height stepback required for projects with a building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

pg. 2    Public Review Draft January 2017 | City of Austin Land Development Code

# T4 Main Street

Transect Zones  
23-4D-2140  
T4 Main Street (T4MS)

**Building Placement Diagram**

**Building Height Diagram**

**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Accessory Building or Structure Only

**D. Building Placement**

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup>	Side St. <sup>1</sup>	Side	Rear <sup>2</sup>
<b>Primary Building</b>				
Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—
<b>Accessory Building or Structure</b>				
Minimum	75'	5'	0'	5'

**Primary Building Facade within Facade Zone**

Front	75% min.
Side Street	65% min.

**Miscellaneous**

Setback shall be defined by a building within 30' of corner along the front and along the side street.

A building form with a chamfered corner is allowed only on corner lots and if a corner entry is provided.

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

<sup>2</sup> 5' when adjacent to alley.

**E. Height**

Building Height	Stories (max.)	To Eave/Parapet (max.)	Overall (max.)
Primary Building	3	45'	55'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—

**Primary Building**

**Ground Floor Finish Level<sup>1, 4</sup>**

Height above Curb	18" min.
Residential Uses	6" max.
Service or Retail Uses	6" max.

Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

**Floor-to-Ceiling<sup>3</sup>**

Ground Floor	14' min.
Upper Floor(s)	9' min.

**Depth**

Ground Floor Space	30' min.

<sup>3</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

<sup>4</sup> Primary buildings located on lots sloping down and away from the street are exempt.

**Key for Subsections E-1**

N/A = Not Allowed    — = No Requirement

City of Austin Land Development Code | Public Review Draft January 2017    4D-2 pg. 85

# Neighborhood Commercial

23-4D-4060  
Neighborhood Commercial (NC) Zone

**Building Placement Diagram**

**Building Height Diagram**

**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line
- Buildable Area

**C. Lot Size and Intensity**

Lot Size	Dwelling Units per Acre	Floor Area Ratio
Lot Size	5,750 sf min.	
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive <sup>2</sup>	36	0.5

<sup>1</sup> Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

<sup>2</sup> To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

**D. Building Placement**

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	20'	15'	5'	5'

Except When Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

	15' wide	15'	10'	30'
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'

**E. Height**

Building Height	Stories (max.)	Overall (max.)
Height	2	35'

**Building Height Stepback**

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

pg. 2    Public Review Draft January 2017 | City of Austin Land Development Code

# T4 Main Street

**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Accessory Building

**D. Building Placement**

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup>	Side St. <sup>1</sup>	Side	Rear <sup>2</sup>
	J	K	L	M
<b>Primary Building</b>				
Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—
<b>Accessory Building or Structure</b>				
Minimum	75'	5'	0'	5'
<b>Primary Building Facade within Facade Zone</b>				
	75% min.			
	65% min.			

**E. Height**

Building Height	Stories (max.)	Overall (max.)
		N
<b>Primary Building</b>		
Minimum	3	45'
Maximum	5	55'
<b>Accessory Dwelling Unit</b>		
Minimum	2	22'
Maximum	2	28'
<b>Accessory Structure</b>		
Minimum	1	—
Maximum	1	—
<b>Primary Building Floor Finish Level<sup>3,4</sup></b>		
Residential Uses	18" min.	
Service or Retail Uses	6" max.	
<b>Ground Floor Space</b>		
Ground Floor	14' min.	
Upper Floor(s)	9' min.	
<b>Depth</b>		
Ground Floor Space	30' min.	

**Key for Subsections E-F**

N/A = Not Allowed    — = No Requirement

City of Austin Land Development Code | Public Review Draft January 2017

4D-2 pg. 85

# Neighborhood Commercial

**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line
- Buildable Area
- Accessory Building

**D. Building Placement**

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
	A	B	C	D
Minimum	20'	15'	5'	5'
Except When Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone.				
Lots ≤ 75' wide	15'	15'	10'	30'
Lots > 75' wide	15'	15'	20'	30'

**E. Height**

Building Height	Stories (max.)	Overall (max.)
		E
Height	2	35'

**Building Height Stepback**

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone.

**Distance from Lot Line of Triggering Property**

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
Greater than 50'	Set by Zone Standards

**C. Lot Size and Intensity**

Lot Size	Dwelling Units per Acre	Floor Area Ratio
Lot Size	5,750 sf min.	
Intensity		
Limited Subzone	n/a	0.5
Open Subzone without Affordable Housing Incentive	12	0.5
Open Subzone with Affordable Housing Incentive <sup>2</sup>	36	0.5

<sup>1</sup> Residential uses are not included in the calculation of a building FAR. Residential units are allowed in addition to maximum FAR.

<sup>2</sup> To receive density bonus, project must comply with Division 23-3E (Affordable Housing Incentives).

pg. 2


Public Review Draft January 2017 | City of Austin Land Development Code





# T4 Main Street

# Neighborhood Commercial



--- Building Setback Line

Access

Transect Zones

Key for Diagram

Structure Only

Minimum

Parking Driveway

Width

Driveways may be shared between adjacent parcels.

When lot has only front access, parking shall be accessed from the alley.

1 Galleries may encroach into the street ROW to within 2' of the face of the curb, subject to approval by the Public Works Director in compliance with Chapter 14-11 (Use of Right-of-Way).

2 Allowed only when necessary to accommodate grade change.

For non-residential uses, loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

Key for Subsections G-H

A = Allowed

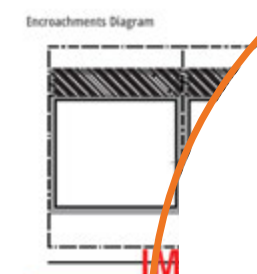
N/A = Not Allowed

4D-2 pg. 86

Public Review Draft January 2017 | City of Austin Land Development Code

F. Encroachments				
Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
	S	T	U	V
Private Frontage				
Gallery <sup>1</sup>	14'	14'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

G. Frontages			
Private Frontage Type	Front	Side St.	Standards
Forecourt	A	A	23-2D-1080
Gallery	A	A	23-2D-1100
	A	A	23-2D-1110
	A	A	23-2D-1120
	A	A	23-2D-1130



Encroachments Diagram

Key for Diagram

1 Does not apply to a feature required for a passive energy design. See ramp exceptions 23-4E-7050(B)(7).

2 A maximum 3' above ground.

Height Encroachment

See Section 23-4E-7050(C) (Encroachments Above Maximum Height)

G. Frontages

None

H. Parking Location

None

City of Austin Land Development Code | Public Review Draft January 2017

pg. 3

CODENEXT

27-JUN-17

F. Encroachments				
Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
	F	G	H	I
Architectural Features <sup>1</sup>	2'	2'	2'	2'
Uncovered Steps, Porch, or Stoop <sup>2</sup>	3'	3'	3'	3'

G. Frontages			
Encroachment Type	Front (max.)	Side St. (max.)	Standards
Architectural Features <sup>1</sup>	2'		
Uncovered Steps, Porch, or Stoop <sup>2</sup>	3'	3'	

# T4 Main Street

Transect Zones

23-4D-2140  
T4 Main Street (T4MS)

I. Impervious Cover			
Impervious Cover	% (max.)	Standards	
Impervious Cover	80%	23-3D-3	
Building Cover	70%		
See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.			
The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.			
J. Required Open Space			
Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	15'	15'	100 sf
Common (Rowhouse or Live/Work only)			
	8'	8'	80 sf

**Notes**

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements shall not be met by open space provided in required front or side-street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).

K. Signage		
Total Signs	Number (max.)	
Building Signs	1 per building	
Ground Signs	1 per primary building	
Sign Types	Number (max.)	Standards
Building Signs		
Awning/Canopy <sup>1</sup>	1 per awning	23-8B
Directory <sup>1</sup>	1 per building	23-8B
Hanging <sup>1</sup>	1 per establishment	23-8B
Projecting <sup>1</sup>	1 per establishment	23-8B
Wall <sup>1</sup>	1 per establishment	23-8B
Wall Mural <sup>1</sup>	2 per building	23-8B
Window <sup>1</sup>	1 per establishment	23-8B
Ground Signs		
Landscape Wall <sup>1</sup>	1 per building	23-8B
Yard <sup>1</sup>	1 per building	23-8B
Notes		
See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.		
<sup>1</sup> Not allowed for residential uses.		
L. Site Constraints		
Drainage	See Article 23-10E (Drainage).	
Water Quality	See Article 23-3D (Water Quality).	
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).	
Landscape	See Division 23-4E-4 (Landscape).	

City of Austin Land Development Code | Public Review Draft January 2017

4D-2 pg. 87

# Neighborhood Commercial

23-4D-4060  
Neighborhood Commercial (NC) Zone

#### J. Open Space

Private personal	None required
Common open space	5% gross site area <sup>1</sup>
Civic open space	See Section 23-4C-1070

<sup>1</sup> On sites 3 acres or larger, see 23-4D-4050(G).

#### K. Signage

See Chapter 23-8

#### L. Additional Standards

##### Landscaping

Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:

##### Front or Side Street

Lots ≤ 75' wide	None required
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Lots > 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscape).
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##### Side or Rear

Side or Rear	Depth (min.)
Lots ≤ 75' wide	First 10' of building setback
Lots > 75' wide	First 20' of building setback

##### Building and Parking Lot Landscaping

For Lots > 75' wide: Foundation Planting Area for 75% of parking lot or parking aisle frontage.

1 story structure	10' min
Greater than one story	20' min

##### Planting Requirements and Additional Standards

See Division 23-4E-4 (Landscape)

##### Other Standards

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Outdoor Lighting	See Division 23-4E-2

#### M. Additional Compatibility Standards

Property adjacent to a Rural Residential (RR), or Very Low Density Residential (VLDR) Zone; and a development that exceeds a height of 35 feet must comply with the following standards:

A building's exterior glass is required to be either clear or lightly tinted; and

Exterior light illuminating a building above the second floor is prohibited.

pg. 4

Public Review Draft January 2017 | City of Austin Land Development Code

# T4 Main Street

## I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	80%	23-3D-3
Building Cover	70%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.

## J. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	15'	15'	100 sf
Common (Rowhouse or Live/Work only)	8'	8'	80 sf

## K. Signage

Number (max.)	Standards
1 per building	
1 per primary building	

Number (max.)	Standards
1 per building	
1 per establishment	

1 per awning	23-8B
1 per building	23-8B
1 per establishment	23-8B

1 per establishment	23-8B
1 per building	23-8B
1 per establishment	23-8B

1 per building	23-8B
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1 per establishment	23-8B

1 per building	23-8B
1 per establishment	23-8B

1 per building	23-8B
1 per establishment	23-8B

# Neighborhood Commercial

## J. Open Space

Private personal	None required
Common open space	5% gross site area <sup>1</sup>
Civic open space	See Section 23-4C-1070

<sup>1</sup> On sites 3 acres or larger, see 23-4D-4050(G).

## K. Signage

See Chapter 23-8

## L. Additional Standards

### Landscaping

Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:

Front or Side Street

Lots ≤ 75' wide	None required
Lots > 75' wide	Quantity and location of planting within front or side street setback

Lots ≤ 75' wide	First 10' of building frontage
Lots > 75' wide	First 20' of building frontage

### Building and Parking Lot Landscaping

For Lots > 75' wide: Foundation Planting Area for each parking lot or parking aisle frontage.

1 story structure	10' min
Greater than one story	20' min

### Planting Requirements and Additional Standards

See Division 23-4E-4 (Landscape)

### Other Standards

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Outdoor Lighting	See Division 23-4E-2

## J. Open Space

Private personal	None required
Common open space	5% gross site area <sup>1</sup>
Civic open space	See Section 23-4C-1070

<sup>1</sup> On sites 3 acres or larger, see 23-4D-4050(G).

## K. Signage

See Chapter 23-8

## L. Additional Standards

### Landscaping

Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:

### Front or Side Street

Lots ≤ 75' wide	None required
Lots > 75' wide	Quantity and location of planting within front or side street setback



# T4 Main Street

## K. Signage

Total Signs	Number (max.)
-------------	---------------

Building Signs	1 per building
Ground Signs	1 per primary building

Sign Types	Number (max.)	Standards
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### Building Signs

Awning/Canopy <sup>1</sup>	1 per awning	23-8B
Directory <sup>1</sup>	1 per building	23-8B
Hanging <sup>1</sup>	1 per establishment	23-8B
Projecting <sup>1</sup>	1 per establishment	23-8B
Wall <sup>1</sup>	1 per establishment	23-8B
Wall Mural <sup>1</sup>	2 per building	23-8B
Window <sup>1</sup>	1 per establishment	23-8B

### Ground Signs

Landscape Wall <sup>1</sup>	1 per building	23-8B
Yard <sup>1</sup>	1 per building	23-8B

Signage	Number (max.)	Standards
Signs	1 per building	
	1 per primary building	
Signage	Number (max.)	Standards
Signs	1 per building	23-8B
	1 per establishment	23-8B
	1 per establishment	23-8B
	1 per building	23-8B
	1 per establishment	23-8B
	1 per building	23-8B
	1 per building	23-8B
		(Signage) for exempt and temporary and additional standards.
		residential uses.
		See Article 23-10E (Drainage).
		See Article 23-3D (Water Quality).
		See Article 23-3C (Tree and Natural Area Protection).
		See Division 23-4E-4 (Landscape).

# Neighborhood Commercial

23-4D-4060  
Neighborhood Commercial (NC) Zone

## J. Open Space

Private personal	None required
Common open space	5% gross site area <sup>1</sup>
Civic open space	See Section 23-

<sup>1</sup> On sites 3 acres or larger, see 23-4D-4050(G).

## K. Signage

See Chapter 23-8

## L. Additional Standards

### Landscaping

Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:

Front or Side Street	Depth (min.)
Lots ≤ 75' wide	None required
Lots > 75' wide	Quantity and location of planting within front street setback the standard Division 23-

Side or Rear

Lots ≤ 75' wide	First 10' of building
Lots > 75' wide	First 20' of building

Building and Parking Lot Landscaping

For Lots > 75' wide: Foundation Planting Area for of parking lot or parking aisle frontage.

1 story structure	10' min
Greater than one story	20' min

### Planting Requirements and Additional Standards

See Division 23-4E-4 (Landscape)

### Other Standards

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Outdoor Lighting	See Division 23-4E-2

Neighborhood Commercial (NC) Zone

## J. Open Space

Private personal	None required
Common open space	5% gross site area <sup>1</sup>
Civic open space	See Section 23-4C-1070

<sup>1</sup> On sites 3 acres or larger, see 23-4D-4050(G).

## K. Signage

See Chapter 23-8

## L. Additional Standards

### Landscaping

Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:

Front or Side Street

Lots ≤ 75' wide	None required
Lots > 75' wide	Quantity and location of planting within front street setback



## T4 Main Street

Consolidated Land Use Tables

Consolidated Parking Tables

## Neighborhood Commercial

Consolidated Land Use Tables

Consolidated Parking Tables

# RENAMING AND ORGANIZATION



## Transect Zones

T3NE  
T3N.IS

## Non-Transect Zones

LDR  
LMDR

# ZONE NAMES AND ORGANIZATION

RENAMING AND | 17  
ORGANIZATION

RR	R1	R2	R3	R4
Rural Residential	<b>One</b> Unit By-Right *	Up to <b>Two</b> Units By-Right *	Up to <b>Three</b> Units By-Right	Up to <b>Four</b> Units By-Right *
<b>RR</b>	<b>R1A</b> (SF1 / VLDR)	<b>R2A</b> (SF2 / LDR + FAR + TENT + CORNER DUPLEX)	<b>R3A</b> (SF3 / T3NE)	<b>R4A</b> (MF1,MF2, MF3 / T4N.IS, T4N.SS, T4N.DS)
	<b>R1B</b> (SF2 / LDR)	<b>R2B**</b> (SF3 / LMDR)	<b>R3B</b> (SF3 / T3N)	
	<b>R1C</b> (SF2 / LDR + FAR + TENT)	<b>R2C**</b> (SF3 / LMDR + FAR + TENT)		
	<b>R1D</b> (SF4 / LMDR SMALL LOT)			
	<b>R1E</b> (SF4 / LMDR SMALL LOT + FAR + TENT)			

\*Note: Additional Units possible with MUP, CUP and/or Affordable Housing Incentives Program.  
 \*\* Note: Public Review Draft allows up to 3 units by right.

# ZONE NAMES AND ORGANIZATION

RENAMING AND | 18  
ORGANIZATION

RM1	RM2	RM3	RM4	RM5	RM6
<b>RM1A*</b> (MF1, MF2, MF3 / T4NC)	<b>RM2A*</b> (SF5, SF6 / MDR)	<b>RM3A*</b> ( MF1, MF2 / MHDR)	<b>RM4A*</b> (MF3, MF4 / HDR)	<b>RM5A*</b> (MF4 / T5U, T5U.SS)	<b>RM6A*</b> (MF5, MF6 / VHDR)
<b>RM1B*</b> (MF2, MF3, MF4 / T5NC)	<b>RM2B*</b> (SF5, SF6 / MDR + FAR + Tent)				

\*Note: Additional Units possible with MUP, CUP and/or Affordable Housing Incentives Program.



# SHAPING THE AUSTIN WE IMAGINE

## Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

**[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)**  
**[codenext@austintexas.gov](mailto:codenext@austintexas.gov)**



**CODENEXT**  
27-JUN-17