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Appendix A: Definitions

## SCW Regulating Plan Text

### J. Environmental Regulations

In addition to applicable regulations of the Land Development Code, the following environmental regulations apply to developments opting into the SCWD Overlay District:

#### 1. Tree Protections:

- a. 100 percent of heritage trees shall be preserved, unless a tree is dead, fatally diseased, or poses an imminent hazard to life or property which cannot reasonably be mitigated without removing the tree. Heritage trees may be transplanted, if approved by the City Arborist. Transplanting is not considered removal.
- b. The Landowner shall remove existing impervious cover and no new impervious cover shall be placed within the full critical root zone (CRZ) of Protected and Heritage Trees, except as follows:
  - i. If more than 50% of the full critical root zone has impervious cover a private certified arborist shall investigate the tree and root system condition. If determined by the investigation and concurred by the City Arborist the tree is in decline and removal of impervious cover is not a viable option or will not result in tree recovery, the tree can be removed. For Heritage Trees greater than 30 inches in diameter the land use commission variance process is required. All other Protected or Heritage trees shall be preserved.
  - ii. Structures and access drives from a public street may be located within the outer half of the CRZ in compliance with ECM Section 3.5.2;
  - iii. Internal drive aisles and surface parking may be located within the outer half of the CRZ in compliance with ECM Section 3.5.2 or within the inner half of the CRZ as long as at least 75% of the entire area of the full CRZ is free of impervious cover.

#### 2. Street Trees:

- a. Street trees shall be planted along all streets at an average spacing not greater than 30 feet on center.
- b. At least 1,000 cubic feet of soil volume shall be provided per tree. The City Arborist may approve a smaller soil volume if necessary due to utility conflicts or other unavoidable constraints; however, the project must meet the standards in the Environmental Criteria Manual (ECM).
  - i. Overhead utilities shall be relocated underground to avoid any conflicts with the planting of shade trees.
  - ii. All new utilities shall be located under the street, and with sufficient clearances to allow for the tree planting zone. Lateral lines may cross the planting zone.

- iii. **Root barriers shall be introduced and located solely on the utility side, rather than creating boxes around the tree.**

### **3. Lake and Creek Protection:**

- a. **Projects on sites that contain the Ann and Roy Butler Hike-and-bike Trail may maintain the existing location of the trail while demonstrating that the square footage area of new or existing trail located in the inner half of the CWQZ shall be provided elsewhere on site, adjacent if possible, to existing CWQZ with a 2:1 ratio of new CWQZ kept at, or restored to, a score of Good per the ECM Appendix X Zone 4 functional assessment criteria (with an agreed-upon maintenance plan approved by WPD and PARD).**
  - i. **Where the trail extends closer than 50' from the shoreline, vegetation between the shoreline and the trail will be kept at, or restored to, a score of Excellent per the ECM Appendix X Zone 4 functional assessment criteria.**
  - ii. **Where the trail is further than 50' from the shoreline, vegetation between the shoreline and the trail will be kept at, or restored to, a score of Good per the ECM Appendix X Zone 4 functional assessment criteria (with an agreed-upon maintenance plan approved by WPD and PARD).**
  - iii. **If the trail is paved, it shall be constructed in a way that ensures that runoff is routed to the upland side of the trail to minimize erosion of the shoreline.**
- b. **To encourage creative and original design, and to accommodate projects where the particular site conditions or the proposed use prevent strict compliance with the above requirements, alternative compliance may be proposed in order for a design to meet or exceed the ecological outcomes of water quality, habitat, erosion, and vegetation diversity, as well as the recreation goals of shade, a dynamic meandering view of the lake, and multi-use shall also be considered for approval by the Directors of the Parks and Recreation and Watershed Protection Departments. Alternative compliance may allow a design that does not strictly adhere to the standards above, if the design meets the intent of this document.**
- c. **If the trail is reestablished, the trail may be reestablished as a dual track with a minimum width established by the Urban Trails Master Plan. Unless located on dedicated parkland, the owner of the property shall dedicate a new or revised multi-use trail easement to the public to reflect the realignment of the trail.**
- d. **Any proposed trails along East Bouldin Creek shall be located at least 50 feet from the creek centerline.**

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#### 4. Water Quality Controls:

- a. **The required water quality treatment for all new public and private roads shall be provided using green stormwater control measures, as prescribed in the ECM.**
- b. **Development shall provide water quality treatment for existing, adjacent roads to the extent feasible (considering utility conflicts, etc.), using green stormwater control measures as prescribed in the ECM. If the Watershed Director determines that water quality treatment of an existing, adjacent road is not feasible, the site may provide water quality treatment for an alternative equivalent area, as prescribed in the ECM.**
- c. **Rain gardens shall be planted with native and adapted plant species.**

#### 5. Flood Risk Reduction:

- a. **Development proposed as part of a site plan or subdivision will be designed such that proposed post-development peak runoff conditions do not exceed undeveloped peak runoff conditions.**
- b. **The requirements of Subsection (a) do not apply to:**
  - i. **Existing development that is not proposed to be redeveloped unless the existing development failed to comply with detention requirements applicable at the time it was constructed; or**
  - ii. **Redevelopment of existing impervious cover for public roadway improvements.**
- c. **Regional Stormwater Management Program participation, if approved by the director, must be based on the difference between undeveloped and post-development conditions for all new or redeveloped impervious cover, unless the redeveloped impervious cover previously participated in the Regional Stormwater Management Program. The calculation does not include existing development that is not proposed to be redeveloped unless the existing development failed to comply with detention requirements applicable at the time it was constructed.**

#### 6. Landscape:

- a. **All properties shall provide a total square footage of landscaped area equal to 20 percent of the gross site area of the site. In addition to standard landscape elements, the calculation of the total square footage may include the vertical surface area of green facades (as defined in Appendix A) as well as the estimated mature canopy of trees, as prescribed in the Environmental Criteria Manual.**

- b. Notwithstanding the provisions of Subsection (a), the amount of total required landscaped area may be calculated using the Functional Green system if methodology is adopted and published in the Environmental Criteria Manual.
- c. All properties along East Bouldin Creek shall be required to include a green facade, as defined in Appendix A, to provide visual screening of development adjacent to the creek corridor.

**Definition (for Appendix A):** Green facades are vertical surfaces created by vines and climbing plants that are rooted in soil or containers, growing upwards or cascading down. Green facades include walls or screens with climbing vines, trailing plants, or espaliered trees. Climbing support may be required for certain types of vegetation that cannot attach itself to the wall naturally. All green facades shall also comply with the following requirements:

1. The minimum width of the planting bed shall be 18 inches.
  2. The maximum spacing between plants shall be 18 inches.
  3. All plants shall be native to the Balcones Escarpment and/or Blackland Prairie ecoregions. Resources include ECM Appendix N, the City of Austin Grow Green Native and Adapted Landscape Plants Guide, the USDA PLANTS Database, and the LBJ Wildflower Center Native Plant Database.
  4. Plantings must be designed to reach a minimum height of 12 feet.
- d. All landscape areas (including landscape areas within the Critical Water Quality Zone) shall be irrigated with an onsite non-potable water reuse system (collection and distribution of rainwater, graywater, condensate water, or any other approved alternate water source per the adopted Plumbing Code). Potable water shall only be used as a backup supply if the alternative water sources are depleted or unavailable.
    - i. Reclaimed water may not be used for irrigation within a Critical Water Quality Zone, 100-year floodplain, critical environmental feature setback, or water quality control.
  - e. Projects must provide and follow an Integrated Pest Management Plan for all landscape areas.
  - f. Turf may be allowed within the Critical Water Quality Zone in compliance with the requirements for open space, but shall be located not less than 25 feet from the centerline of a creek or 50 feet from the shoreline of Lady Bird Lake, unless approved by the Watershed Director.

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## 7. Dual Distribution Piping within Buildings

- a. Any development project will be constructed using a dual distribution pipe system to allow all non-potable water uses within the buildings to be met by an alternative water supply (reclaimed water or alternative onsite water).

## 8. Reclaimed Water:

- a. Any development project within 250 feet of a reclaimed water main is required to obtain and utilize permitted connections to reclaimed water for irrigation, cooling, and other significant non-potable water uses, as outlined in the in 6-4-11(E) and 6-4-30(H) of the City Code.
- b. If a development project is further than 250 feet from a reclaimed water main, the development shall install a reclaimed water main adjacent to their property within the right-of-way which will allow for future connection and expansion of a reclaimed water distribution system for the South Central Waterfront district.
  - i. The development shall make provision to supply drinking water temporarily to the non-potable distribution system within the buildings until such time that the reclaimed water main is completed and in service.
- c. Reclaimed water shall not be used for irrigation in a CWQZ, 100-year floodplain, critical environmental feature setback, or water quality control.

## 9. Non-Potable District Scale Water Reuse

- a. A district scale alternate water reuse system shall be constructed where feasible and/or envisioned in the Council adopted South Central Waterfront Vision Framework Plan. Potable water shall only be used as a backup supply if the primary sources are depleted or unavailable.

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