CHAPTER 25-2
ZONING

SUBCHAPTER A
ZONING USES, DISTRICTS, AND MAP; DISTRICT DESIGNATIONS

ARTICLE 1: ZONING USES

§ 25-2-1 USE CLASSIFICATIONS.

This article describes and classifies uses in the zoning jurisdiction. The major use categories are residential, commercial, industrial, civic, and agricultural.

Source: Sections 13-2-2 through 13-2-6.

§ 25-2-2 DETERMINATION OF USE CLASSIFICATION.

(A) The building official shall determine the appropriate use classification for an existing or proposed use or activity.

(B) In making a determination under this section, the building official shall consider the characteristics of the proposed use and the similarities, if any, of the use to other classified uses.

(C) An interested party may appeal a determination of the building official under this section to the Board of Adjustment.

(D) The building official shall notify the Planning Commission of the filing of an appeal within 30 days of the filing, and of the disposition of the appeal within 30 days of disposition.

(E) The building official shall maintain a list of determinations made under this section.

Source: Section 13-2-7.

§ 25-2-3 RESIDENTIAL USES DESCRIBED.

(A) Residential uses include the occupancy of living accommodations on a nontransient basis. Residential uses exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, including mental hospitals and prisons.

(B) Residential use classifications are described as follows:

(1) CONDOMINIUM RESIDENTIAL use is the use of a site for attached or detached condominiums, as defined in the Texas Property Code.

(2) DUPLEX RESIDENTIAL use is the use of a site for two dwelling units within a single building, other than a mobile home.

(3) GROUP RESIDENTIAL use is the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.

(4) LODGINGHOUSE RESIDENTIAL use is the use of an owner-occupied single-family residential structure to provide rooms for temporary lodging for overnight guests on a paying basis.

(5) MOBILE HOME RESIDENTIAL use is the use of a site for occupancy of mobile homes on a weekly or longer basis. This use includes mobile home parks and mobile home subdivisions.

(6) MULTIFAMILY RESIDENTIAL use is the use of a site for three or more dwelling units, within one or more buildings, and includes condominium residential use.

(7) RETIREMENT HOUSING (LARGE SITE) use is the use of a site for more than 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.

(8) RETIREMENT HOUSING (SMALL SITE) use is the use of a site for 3 to 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.

(9) SINGLE-FAMILY ATTACHED RESIDENTIAL use is the use of a site for two dwelling units, each located on a separate lot, that are

constructed with common or abutting walls or connected by a carport, garage, or other structural element.

(10) SINGLE-FAMILY RESIDENTIAL use is the use of a site for only one dwelling unit, other than a mobile home.

(11) SMALL LOT SINGLE-FAMILY RESIDENTIAL use is the use of a small lot in an SF-4A district for only one detached dwelling unit, other than a mobile home.

(12) TOWNHOUSE RESIDENTIAL use is the use of a site for townhouses.

(13) TWO-FAMILY RESIDENTIAL use is the use of a lot for two dwelling units, each in a separate building, other than a mobile home.

Source: Section 13-2-2.

§ 25-2-4 COMMERCIAL USES DESCRIBED.

(A) Commercial uses include the sale, rental, servicing, and distribution of goods, and the provision of services, other than those classified as industrial or civic uses.

(B) Commercial use classifications are described as follows:

(1) ADMINISTRATIVE AND BUSINESS OFFICES use is the use of a site for the provision of executive, management, or administrative services. This use includes:

(a) administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial, telephone answering, and photocopy and reproduction; and

(b) business offices for public utilities, organizations, associations, and other use classifications if the service rendered is customarily associated with administrative office services.

(2) AGRICULTURAL SALES AND SERVICES use is the use of a site for the on-site sale of feed, grain, fertilizers, pesticides and similar goods, or the provision of agricultural services with incidental storage

of goods off-site. This use includes hay, feed, and grain stores and tree service firms.

(3) ART AND CRAFT STUDIO (GENERAL) use is the use of a site for the production of art work by an individual and the incidental sale of the art produced, limited to the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding eight kilowatts.

(4) ART AND CRAFT STUDIO (INDUSTRIAL) use is the use of a site for the production of art work and the incidental sale of the art produced.

(5) ART AND CRAFT STUDIO (LIMITED) use is the use of a site for the production of art work by an individual and an assistant and the incidental sale of the art produced.

(6) AUTOMOTIVE RENTALS use is the use of a site for the rental of automobiles, noncommercial trucks, trailers, or recreational vehicles, including incidental parking and servicing of vehicles. This use includes auto rental agencies, trailer rental agencies, and taxicab parking and dispatching.

(7) AUTOMOTIVE REPAIR SERVICES use is the use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

(8) AUTOMOTIVE SALES use is the use of a site for sale or rental of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.

(9) AUTOMOTIVE WASHING use is the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

(10) BUILDING MAINTENANCE SERVICES use is the use of a site for provision of maintenance and custodial services to firms rather than individuals. This use includes janitorial service, landscape maintenance, and window cleaning services.

(11) BUSINESS OR TRADE SCHOOL use is the use of a site for provision of education or training in business, commerce, language, or other similar activity or occupational pursuit that is not otherwise described as a home occupation, college, university, or public or private educational facility.

(12) BUSINESS SUPPORT SERVICES use is the use of a site for sale, rental, or repair of equipment or supplies used by office, professional, or service establishments, but excludes automotive, construction, and farm equipment. This use includes office equipment and supply firms, small business machine repair shops, and hotel equipment and supply firms.

(13) CAMPGROUND use is the use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.

(14) CARRIAGE STABLE use is the use of a site for housing of horses used solely to pull carriages, but excludes uses permitted in the description of stable.

(15) COCKTAIL LOUNGE use is the use of a site for retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, and similar uses, other than a restaurant use as that term is described in this section.

(16) COMMERCIAL BLOOD PLASMA CENTER use is the use of a site as a facility for the donation or sale by individual donors of blood plasma and other blood products, with the exception of whole blood. A "blood bank" as defined by Texas Health and Safety Code Section 162.001 is not a commercial blood plasma center.

(17) COMMERCIAL OFF-STREET PARKING use is the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes commercial parking lots and garages and excludes parking as an accessory use.

(18) COMMUNICATIONS SERVICES use is the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanisms, but excludes major utility facilities. This use includes television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.

(19) CONSTRUCTION SALES AND SERVICES use is a use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware. This use includes building materials stores, tool and equipment rental or sales, and building contractor businesses, but excludes automobile sales, automobile rentals, automobile washing, automotive repair services, commercial off-street parking, equipment repair services, equipment sales, service stations, and vehicle storage.

(20) CONSUMER CONVENIENCE SERVICES use is the use of a site for the provision of convenient and limited services to individuals in access-controlled facilities that make twenty-four hour operation possible. This use includes the renting of private postal and safety deposit boxes to individuals and automated banking machines.

(21) CONSUMER REPAIR SERVICES use is the use of a site for the provision of repair services to individuals or households rather than firms. This use includes appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops, and excludes automotive repair services, equipment repair services, and service stations.

(22) CONVENIENCE STORAGE use is storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses, and excludes workshops, hobby shops, manufacturing, and commercial activity.

(23) DROP-OFF RECYCLING COLLECTION FACILITY use is a facility used for the collection and transfer, but not the actual processing, of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials, and

excludes motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials.

(24) ELECTRONIC PROTOTYPE ASSEMBLY use is the use of a site for the assembly of prototype electrical and electronic components for computers, computer peripherals, scientific or medical measuring or analyzing instruments, radio, telephone, and similar equipment. This use excludes the production of goods for sale to customers, and chip, wafer, or semiconductor prototype assembly.

(25) EQUIPMENT REPAIR SERVICES use is the use of a site for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.

(26) EQUIPMENT SALES use is the use of a site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.

(27) EXTERMINATING SERVICES use is the use of a site for the eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.

(28) FINANCIAL SERVICES use is the use of a site for the provision of financial and banking services. This use includes banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.

(29) FOOD SALES use is the use of a site for the retail sale of food or household products for home consumption. This use includes grocery stores, delicatessens, meat markets, retail bakeries, and candy shops.

(30) FUNERAL SERVICES use is the use of a site for the preparation human dead for burial or arranging or managing funerals. This use includes funeral homes and mortuaries.

(31) GENERAL RETAIL SALES (CONVENIENCE) use is the use of a site for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes uses classified more specifically in this section. This use includes the provision of household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, specialty items, apparel, jewelry, fabrics, cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services, office supplies, and bicycles.

(32) GENERAL RETAIL SALES (GENERAL) use is the use of a site for the sale or rental of commonly used goods for personal or household use, but excludes uses classified more specifically in this section. This use includes department stores, furniture stores, and establishments providing home furnishings, appliances, wallpaper, floor-covering, or automotive parts and accessories (excluding service and installation).

(33) HOTEL-MOTEL use is the use of a site for the provision of rooms for temporary lodging. This use includes hotels, motels, and transient boarding houses.

(34) INDOOR ENTERTAINMENT use is a predominantly spectator use conducted within an enclosed building. This use includes meeting halls and dance halls.

(35) INDOOR SPORTS AND RECREATION use is a recreational use conducted within an enclosed building. This use includes bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video arcades, and indoor racquetball courts.

(36) KENNELS use is the use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.

(37) LAUNDRY SERVICES use is the use of a site for the provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.

(38) LIQUOR SALES use is the use of a site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.

(39) MARINA use is:

(a) the wet or dry storage or docking of seaworthy watercraft, including ramps and hoists for boats, for profit; or

(b) the provision of docks, wharves, piers, floats, or similar structures for the anchoring, mooring, housing, or storing of more than three watercraft.

(40) MEDICAL OFFICES use is the use of a site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state.

(41) MONUMENT RETAIL SALES use is the use of a site primarily for the retail sale of monuments for placement on graves. This use includes the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.

(42) OFF-SITE ACCESSORY PARKING use is the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principal use.

(43) OUTDOOR ENTERTAINMENT use is a predominantly spectator use conducted in open, partially enclosed, or screened facilities. This use includes sports arenas, racing facilities, and amusement parks.

(44) OUTDOOR SPORTS AND RECREATION use is a recreational use conducted in open, partially enclosed, or screened facilities. This use includes driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and outdoor racquetball courts.

(45) PAWN SHOP SERVICES use is the use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.

(46) PERSONAL IMPROVEMENT SERVICES use is the use of a site for the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

(47) PERSONAL SERVICES use is the use of a site for the provision of periodically needed services of a personal nature. This use includes beauty or barber shops, seamstress or tailor services, shoe repair shops, and dry cleaning pick-up station services.

(48) PET SERVICES use is the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.

(49) PLANT NURSERY use is the use of a site for sale of plants or related goods or services. This use includes garden centers and tree service firms.

(50) PROFESSIONAL OFFICE use is the use of a site for the provision of professional or consulting services in the fields of law, architecture, design, engineering, accounting, or similar professions.

(51) RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE use is the use of a site for the maintenance, service, or storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.

(52) RECREATIONAL EQUIPMENT SALES use is the use of a site for the sale or rental of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes, and includes incidental storage, maintenance, and servicing.

(53) RESEARCH ASSEMBLY SERVICES use is the use of a site for the assembly of products related to research services and used by the owners of the research establishment or affiliated entities in the delivery of services performed by the owner or affiliated entities. This use excludes the mass production of products for general sale to customers.

(54) RESEARCH SERVICES use is research of an industrial or scientific nature. This use includes electronics research laboratories, space research or development firms, and pharmaceutical research labs, and excludes product testing.

(55) RESEARCH TESTING SERVICES use is research activity that may be permitted only with the approval of the Council within a planned *development area district.*

(56) RESEARCH WAREHOUSING SERVICES use is the use of a site for enclosed or screened storage of materials or equipment related to research services, and excludes bulk warehousing or permanent storage of hazardous or toxic substances, except as authorized by a planned development area district ordinance.

(57) RESTAURANT (DRIVE-IN, FAST FOOD) use is the use of a site for the preparation and retail sale of food and beverages, excluding alcoholic beverages, in a ready-to-consume state. This use includes the sale of:

(a) ready-to-eat foods, frozen deserts, or beverages in edible or disposable containers;

(b) foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; and

(c) foods through a drive-through window.

(58) RESTAURANT (GENERAL) use is the use of a site for the *preparation and retail sale of food and beverages for on-premises* consumption, including the on-premise sale and consumption of alcoholic beverages as an accessory use. This use includes diners, dinner-houses, and restaurants not otherwise defined as restaurant (limited) or restaurant (drive-in, fast food), and excludes a business offering only hors d'oeuvres or desserts.

(59) RESTAURANT (LIMITED) use is the use of a site for the preparation and retail sale of food and beverages. This use includes soda fountains and ice cream parlors, and excludes fast-food and drive-in restaurants, and excludes the sale of alcoholic beverages for on-premise *consumption.*

(60) SCRAP AND SALVAGE SERVICES use is the use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.

(61) SERVICE STATION use is the use of a site for the provision of fuel, lubricants, parts and accessories, or incidental services to motor vehicles.

(62) SOFTWARE DEVELOPMENT use is the use of a site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals. This use excludes printing, distribution, and software manufacturing.

(63) SPECIAL USE HISTORIC is a use that complies with the requirements of Section 25-2-807 *(Special Use In Historic Districts).*

(64) STABLE use is the use of a site for boarding, breeding or raising of horses not owned by the occupants of the premises, or the rental of horses for riding. This use includes boarding stables or public stables.

(65) THEATER use is the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building.

(66) VEHICLE STORAGE use is the use of a site for long term storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage.

(67) VETERINARY SERVICES use is the use of a site for provision of veterinary services and hospitals for animals. This use includes pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

Source: Section 13-2-3.

§ 25-2-5 INDUSTRIAL USES DESCRIBED.

(A) Industrial uses include the on-site extraction or production of goods by non-agricultural methods, and the storage and distribution of products.

(B) Industrial use classifications are described as follows:

(1) BASIC INDUSTRY use is the use of a site for:

(a) the basic processing and manufacturing of materials or products predominately from extracted or raw materials;

(b) storage or manufacturing processes that involve flammable or explosive materials; or

(c) storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions, including poultry processing.

(2) CUSTOM MANUFACTURING use is the use of a site for on-site production of goods by the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding 8 kilowatts, and the incidental sale of those goods. This use includes ceramic studios, candle-making shops, and custom jewelry manufacturing.

(3) GENERAL WAREHOUSING AND DISTRIBUTION use is open-air storage, distribution, or handling of materials or equipment. This use includes monument or stone yards, grain elevators, and open storage yards.

(4) LIGHT MANUFACTURING use is the use of a site for manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and incidental storage, sales, and distribution of the products. This use excludes basic industrial processing.

(5) LIMITED WAREHOUSING AND DISTRIBUTION use is the use of a site for provision of wholesaling, storage, or warehousing services within an enclosed structure. This use includes wholesale distributors, storage warehouses, and moving or storage firms.

(6) RECYCLING CENTER use is the use of a site for collection, transfer, or processing of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible

materials. This use excludes bulk or single-feed reverse vending machines.

(7) RESOURCE EXTRACTION use is the use of a site for on-site extraction of surface or sub-surface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations.

(8) STOCKYARDS use is the use of a site for temporary keeping of livestock for slaughter, market, or shipping. This use includes stockyards, animal sales, and auction yards.

Source: Section 13-2-4.

§ 25-2-6 CIVIC USES DESCRIBED.

(A) Civic uses include the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.

(B) Civic use classifications are described as follows:

(1) ADMINISTRATIVE SERVICES use is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices.

(2) AVIATION FACILITIES use is the use of a site for provision of landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, or rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities.

(3) CAMP use is the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

(4) CEMETERY is the use of land that is dedicated for cemetery purposes for the burial of the dead, including columbariums, crematoriums, mausoleums, and mortuaries.

(5) CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.

(6) COLLEGE AND UNIVERSITY FACILITIES use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree in accordance with the Texas Education Code.

(7) COMMUNICATION SERVICE FACILITIES use is the use of a site for the transmission, transfer, or distribution of telephone service and related activities.

(8) COMMUNITY RECREATION (PRIVATE) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by residents or guests of a residential development, planned unit development, church, private primary or secondary educational facility, club or lodge, or non-profit organization.

(9) COMMUNITY RECREATION (PUBLIC) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by the general public, but not for economic gain.

(10) CONGREGATE LIVING use is the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect.

(11) CONVALESCENT SERVICES use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.

(12) CONVENTION CENTER use is the use of a site for the provision of space or facilities owned or managed by the City for conventions, meetings, exhibitions, shows, gatherings, presentations, or celebrations, including related incidental facilities for office and administrative use, food and beverage preparation and service, and on-site and off-site parking facilities.

(13) COUNSELING SERVICES use is the use of a site for the provision of daytime counseling to neglected or abused children, 15 years of age or younger, or their managing conservators, who are referred by a governmental entity or other counseling service providers.

(14) CULTURAL SERVICES use is the use of a site for a library, museum, or similar facility.

(15) DAY CARE SERVICES (COMMERCIAL) use is the use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

(16) DAY CARE SERVICES (GENERAL) use is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons. This use includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

(17) DAY CARE SERVICES (LIMITED) use is the use of a site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

(18) DETENTION FACILITIES use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.

(19) EMPLOYEE RECREATION use is the use of a site for the provision of an indoor or outdoor recreational facility for use by employees of a business engaged in basic industry, commercial services, manufacturing, administrative activities, or research and development services, that is located on property reserved by the business for future expansion.

(20) FAMILY HOME use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement with not more than two supervisory personnel and not more than six residents who are suffering from orthopedic, visual, speech, or hearing impairments, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.

(21) GROUP HOME, CLASS I (GENERAL) use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for more than 6 but not more than 15 residents and not more than 3 supervisory personnel. This use includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age or older, maternity homes, emergency shelters for victims of crime, abuse, or neglect, and residential rehabilitation facilities for alcohol and chemical dependence.

(22) GROUP HOME, CLASS I (LIMITED) use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 6 residents and 2 supervisory personnel. This use includes foster homes, congregate living facilities for persons 60 years of age or older, maternity homes, and homes for persons with physical or mental impairments not listed in the description of family home use. Persons with physical or mental impairments are persons whose impairments substantially limit one or more of the persons' major life activities, who have a record of the impairment, or who are regarded as having the impairment, as defined in the Americans with Disabilities Act.

(23) GROUP HOME, CLASS II use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 15 residents and not more than 3 supervisory personnel. This use includes homes for juvenile delinquents, halfway houses providing residence instead of institutional sentencing, and halfway houses providing residence to those needing correctional and mental institutionalization.

(24) GUIDANCE SERVICES use is the use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to

persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.

(25) HOSPITAL SERVICES (GENERAL) use is the use of a site for the provision of medical, psychiatric, or surgical services on an in-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

(26) HOSPITAL SERVICES (LIMITED) use is the use of a site for the provision of medical, psychiatric, or surgical services on an out-patient basis, and includes emergency treatment, diagnostic services, training, administration, and services to out-patients, employees, and visitors.

(27) LOCAL UTILITY SERVICES use is the use of a site for the provision of services that are necessary to support the development in the area and involve only minor structures including lines and poles.

(28) MAINTENANCE AND SERVICE FACILITIES use is the use of a site for the provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities.

(29) MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.

(30) MILITARY INSTALLATIONS use is the use of a site for the provision of military facilities by the federal or state government.

(31) PARKS AND RECREATION SERVICES (GENERAL) use is the use of a site for the provision of parks, playgrounds, recreation facilities, or open spaces available to the general public and under the management or control of a public agency.

(32) PARK AND RECREATION SERVICES (SPECIAL) use is the use of a site for the sale of beer or wine in a building that is located in a park or recreation facility under the management or control of a public agency.

(33) POSTAL FACILITIES use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.

(34) PRIVATE PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.

(35) PRIVATE SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.

(36) PUBLIC PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.

(37) PUBLIC SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.

(38) QUALIFIED COMMUNITY GARDEN use is a garden that complies with the requirements of Section 11-4-1 *(Qualified Community Gardens)* of the City Code.

(39) RAILROAD FACILITIES use is the use of a site for provision of railroad yards, equipment servicing facilities, or terminal facilities.

(40) RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.

(41) RESIDENTIAL TREATMENT use is 24 hour supervision, counseling, or treatment for more than 15 residents not needing regular medical attention. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol

or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.

(42) SAFETY SERVICES use is the use of a site for provision of public safety and emergency services, and includes police and fire protection services and emergency medical and ambulance services.

(43) TELECOMMUNICATION TOWER use is the use of a site for provision of a structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.

(44) TRANSITIONAL HOUSING use is the use of a site for the supervision or detention of more than 15 residents who are making the transition from institutional to community living. This use includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.

(45) TRANSPORTATION TERMINAL use is the use of a site for the provision of a facility for the loading, unloading, or interchange of passengers, baggage, or incidental freight or package express between modes of transportation, and includes bus terminals, railroad stations, airport terminals, and public transit facilities.

Source: Section 13-2-5.

§ 25-2-7 AGRICULTURAL USES DESCRIBED.

(A) Agricultural uses include the on-site production of plant and animal products by agricultural methods.

(B) Agricultural use classifications are described as follows:

(1) ANIMAL PRODUCTION use is the use of a site for the raising of animals or production of animal products including eggs and dairy products, on an agricultural or commercial basis. This use includes grazing, ranching, dairy farming, and poultry farming.

(2) CROP PRODUCTION use is the use of a site for the raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.

(3) HORTICULTURE use is the use of a site for the growing of horticultural or flora cultural specialties, including flowers, shrubs, and trees intended for ornamental or landscaping purposes, but excluding retail sales. This use includes wholesale plant nurseries and greenhouses.

(4) SUPPORT HOUSING use is the use of a site for living accommodations by agricultural employees or their families.

Source: Section 13-2-6.

ARTICLE 2: ZONING DISTRICTS

DIVISION 1: DISTRICTS GENERALLY

§ 25-2-31 PURPOSE OF DISTRICTS.

The zoning districts described in this chapter establish site development regulations and performance standards that are intended to promote compatible land use patterns.

Source: Section 13-2-20.

§ 25-2-32 ZONING DISTRICTS AND MAP CODES.

(A) This section provides the City's zoning districts and the corresponding zoning map codes. A zoning district may be referred to by its map code.

(B) Residential base districts and map codes are as follows:

(1)	Lake Austin residence	LA
(2)	rural residence	RR
(3)	single-family residence large lot	SF-1

(4)	single-family residence standard lot	SF-2
(5)	family residence	SF-3
(6)	single-family residence small lot	SF-4A
(7)	single-family residence condominium site	SF-4B
(8)	urban family residence	SF-5
(9)	townhouse and condominium residence	SF-6
(10)	multifamily residence limited density	MF-1
(11)	multifamily residence low density	MF-2
(12)	multifamily residence medium density	MF-3
(13)	multifamily residence moderate-high density	MF-4
(14)	multifamily residence high density	MF-5
(15)	multifamily residence highest density	MF-6
(16)	mobile home residence	MH

(C) Commercial base districts and map codes are as follows:

(1)	neighborhood office	NO
(2)	limited office	LO
(3)	general office	GO
(4)	commercial recreation	CR
(5)	neighborhood commercial	LR
(6)	community commercial	GR
(7)	lake commercial	L

(8)	central business	CBD
(9)	downtown mixed use	DMU
(10)	warehouse limited office	W/LO
(11)	general commercial services	CS
(12)	commercial-liquor sales	CS-1
(13)	commercial highway services	CH

(D) Industrial base districts and map codes are as follows:

(1)	industrial park	IP
(2)	major industry	MI
(3)	limited industrial services	LI
(4)	research and development	R&D

(E) Special purpose base districts and map codes are as follows:

(1)	development reserve	DR
(2)	aviation services	AV
(3)	agricultural	AG
(4)	planned unit development	PUD
(5)	public	P
(6)	traditional neighborhood	TN

(F) Combining districts and map codes are as follows:

(1)	historic landmark	H
(2)	conditional overlay	CO

(3)	neighborhood conservation combining	NC
(4)	planned development area	PDA
(5)	waterfront overlay	WO
(6)	mixed use	MU
(7)	Capitol view corridor	CVC
(8)	Capitol dominance	CD
(9)	Congress Avenue	CA
(10)	East Sixth / Pecan Street	PS
(11)	downtown parks	DP
(12)	downtown creeks	DC
(13)	convention center	CC

Source: Section 13-2-21.

§ 25-2-33 HIERARCHY OF BASE DISTRICTS.

(A) The residential, commercial, and industrial base districts in Subsections (B), (C), and (D) of Section 25-2-32 *(Zoning Districts And Map Codes)* are arranged in a hierarchy that begins with the LA base district as the most restrictive district and ends with the LI base district as the least restrictive district.

(B) A combining district is classified in the hierarchy of zoning districts according to the base district with which the combining district is combined.

(C) Special purpose base districts are not included in the hierarchy described in this section.

Source: Section 13-2-25.

DIVISION 2: RESIDENTIAL BASE DISTRICTS

§ 25-2-51 PURPOSES OF RESIDENTIAL DISTRICTS.

The purposes of the residential district designations are to:

(1) reserve areas for residential occupancy and provide for a broad range of residential densities and variety of housing types consistent with the Comprehensive Plan and standards of public health, safety, and welfare;

(2) ensure adequate light, air, privacy, and open space for each dwelling;

(3) encourage compatibility between residential uses and other land uses;

(4) facilitate the planning for and provision of infrastructure improvements to serve anticipated population, dwelling unit density, traffic generation, and public service requirements; and

(5) promote energy conservation.

Source: Section 13-2-40.

§ 25-2-52 RESIDENTIAL DISTRICT DESIGNATIONS GENERALLY.

There are 16 residential district designations. The designation established for a proposed use is based on:

(1) density;

(2) lot size;

(3) terrain;

(4) environmental conditions;

(5) location;

(6) surrounding uses;

(7) public infrastructure; and

(8) other factors determined to be relevant by the Council.

Source: Sections 13-2-40 through 13-2-56.

§ 25-2-53 LAKE AUSTIN RESIDENCE (LA) DISTRICT DESIGNATION.

Lake Austin residence (LA) district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin.

Source: Section 13-2-41.

§ 25-2-54 RURAL RESIDENCE (RR) DISTRICT DESIGNATION.

Rural residence (RR) district is the designation for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

Source: Section 13-2-42.

§ 25-2-55 SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT DESIGNATION.

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

Source: Section 13-2-43.

§ 25-2-56 SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT DESIGNATION.

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

Source: Section 13-2-44.

§ 25-2-57 FAMILY RESIDENCE (SF-3) DISTRICT DESIGNATION.

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

Source: Section 13-2-45.

§ 25-2-58 SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT DESIGNATION.

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

Source: Section 13-2-46.

§ 25-2-59 SINGLE FAMILY RESIDENCE CONDOMINIUM SITE (SF-4B) DISTRICT DESIGNATION.

Single-family residence condominium site (SF-4B) district is the designation for a moderate density single-family residential use on a site surrounded by existing structures, most of which are single-family residences. An SF-4B district use is subject to development standards that maintain single family neighborhood characteristics. An SF-4B district designation may only be applied to a use at a proposed location if the existing use at the location is designated as an urban family (SF-5) or less restrictive district.

Source: Section 13-2-47.

§ 25-2-60 URBAN FAMILY RESIDENCE (SF-5) DISTRICT DESIGNATION.

Urban family residence (SF-5) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex,

two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

Source: Section 13-2-48.

§ 25-2-61 TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT DESIGNATION.

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

Source: Section 13-2-49.

§ 25-2-62 MULTIFAMILY RESIDENCE LIMITED DENSITY (MF-1) DISTRICT DESIGNATION.

Multifamily residence limited density (MF-1) district is the designation for a multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

Source: Section 13-2-50.

§ 25-2-63 MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT DESIGNATION.

Multifamily residence low density (MF-2) district is the designation for a multifamily use with a maximum density of up to 23 units per acre, depending on unit size. An MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low density multifamily use is desired.

Source: Section 13-2-51.

§ 25-2-64 MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT DESIGNATION.

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

Source: Section 13-2-52.

§ 25-2-65 MULTIFAMILY RESIDENCE MODERATE - HIGH DENSITY (MF-4) DISTRICT DESIGNATION.

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

Source: Section 13-2-53.

§ 25-2-66 MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) DISTRICT DESIGNATION.

Multifamily residence high density (MF-5) district is the designation for multifamily and group residential use with a maximum density of up to 54 units per acre, depending on unit size. An MF-5 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which high density multifamily use is desired.

Source: Section 13-2-54.

§ 25-2-67 MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT DESIGNATION.

Multifamily residence highest density (MF-6) district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.

Source: Section 13-2-55.

§ 25-2-68 MOBILE HOME RESIDENCE (MH) DISTRICT DESIGNATION.

Mobile home residence (MH) district is the designation for a mobile home residence park and mobile home subdivision use. An MH use is subject to standards that promote a residential environment and compatibility with adjoining family residence neighborhoods.

Source: Section 13-2-56.

DIVISION 3: COMMERCIAL BASE DISTRICTS

§ 25-2-91 PURPOSES OF COMMERCIAL DISTRICTS DESIGNATIONS.

The purposes of the commercial district designations are to:

(1) reserve areas for offices, retail stores, and service establishments that provide a broad range of goods and services to residents of Austin and the surrounding area;

(2) promote the grouping of office and commercial uses that are convenient for the public and that benefit the uses in a district;

(3) ensure adequate access and off-street parking and loading for office and commercial uses and minimize traffic congestion and other adverse effects on nearby land uses;

(4) encourage high standards of site planning, architecture, and landscape design for office and commercial development in the City;

(5) facilitate the planning for and provision of infrastructure improvements to meet traffic, commercial, and public service needs generated by the residents of Austin; and

(6) promote energy conservation.

Source: Section 13-2-60.

§ 25-2-92 COMMERCIAL DISTRICT DESIGNATIONS GENERALLY.

There are 13 commercial district designations. The designation established for a proposed commercial use is based on:

(1) type of use;

(2) customer base;

(3) location;

(4) surrounding uses;

(5) traffic generation; and

(6) other factors determined to be relevant by the Council.

Source: Sections 13-2-60 through 13-2-73.

§ 25-2-93 NEIGHBORHOOD OFFICE (NO) DISTRICT DESIGNATION.

Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

Source: Section 13-2-61.

§ 25-2-94 LIMITED OFFICE (LO) DISTRICT DESIGNATION.

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

Source: Section 13-2-62.

§ 25-2-95 GENERAL OFFICE (GO) DISTRICT DESIGNATION.

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

Source: Section 13-2-63.

§ 25-2-96 COMMERCIAL RECREATION (CR) DISTRICT DESIGNATION.

Commercial recreation (CR) district is the designation for a commercial or recreation use that serves visitors to major recreational areas, including Lake Travis and Lake Austin. Site development regulations applicable to a CR district use are designed to minimize visual and environmental disruptions of scenic views.

Source: Section 13-2-64.

§ 25-2-97 NEIGHBORHOOD COMMERCIAL (LR) DISTRICT DESIGNATION.

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

Source: Section 13-2-65.

§ 25-2-98 COMMUNITY COMMERCIAL (GR) DISTRICT DESIGNATION.

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Source: Section 13-2-66.

§ 25-2-99 LAKE COMMERCIAL (L) DISTRICT DESIGNATION.

Lake commercial (L) district is the designation for a use located near Town Lake. An L district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses. Use and site development regulations applicable to an L district use are designed to ensure that the use is compatible and complementary with the Town Lake environment.

Source: Section 13-2-67.

§ 25-2-100 CENTRAL BUSINESS DISTRICT (CBD) DESIGNATION.

(A) Central business district (CBD) is the designation for an office, commercial, residential, or civic use located in the downtown area.

(B) Site development regulations applicable to a CBD district use are designed to:

(1) ensure that a CBD use is compatible with the commercial, cultural, historical, and governmental significance of downtown and preserves selected views of the Capitol;

(2) promote the downtown area as a vital commercial retail area;

(3) create a network of pleasant public spaces and pedestrian amenities in the downtown area;

(4) enhance existing structures, historic features, and circulation patterns in the downtown area; and

(5) consider significant natural features and topography in the downtown area.

Source: Section 13-2-68.

§ 25-2-101 DOWNTOWN MIXED USE (DMU) DISTRICT DESIGNATION.

Downtown mixed use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand.

Source: Section 13-2-69.

§ 25-2-102 WAREHOUSE/LIMITED OFFICE (W/LO) DISTRICT DESIGNATION.

Warehouse/limited office (W/LO) district is the designation for an office or warehouse use for a building trade or other business that does not require a highly visible location or generate substantial volumes of heavy truck traffic, that generates low or moderate vehicular trips, and that requires less access than a retail use. A W/LO district use may require special measures to be compatible with adjacent uses. A W/LO district use may be located on a site that is adjacent to or near an arterial or major nonresidential collector street, adjacent to a rail line, or near existing or proposed employment uses. A W/LO district use may also be located on a site that functions as a transition between commercial and industrial uses. A W/LO district use may be located adjacent to a residential use only if the density of the residential development is higher than a typical single-family density or if the physical conditions of the site allow for buffering and project design to mitigate potential adverse effects.

Source: Section 13-2-70.

§ 25-2-103 GENERAL COMMERCIAL SERVICES (CS) DISTRICT DESIGNATION.

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

Source: Section 13-2-71.

§ 25-2-104 COMMERCIAL- LIQUOR SALES (CS-1) DISTRICT DESIGNATION.

Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district.

Source: Section 13-2-72.

§ 25-2-105 COMMERCIAL HIGHWAY SERVICES (CH) DISTRICT DESIGNATION.

(A) Commercial highway services (CH) district is the designation for a use that has operating and traffic generation characteristics that require that the use be located at the intersection of state maintained highways other than scenic arterial roadways. A CH district designation may be applied to a single major mixed use development of a service nature that includes any combination of office, retail, commercial, and residential uses. A CH district may include a high density residential use. Site development regulations and performance standards applicable to a CH district are designed to ensure adequate access to and from all uses.

(B) A CH district may be located along the following highway corridors:

(1) IH-35;

(2) US-183;

(3) US-290 (including Ben White Boulevard);

(4) SH-71;

(5) FM-1325 north of US-183; and

(6) Loop 1, at least 400 feet north of the northernmost right-of-way line of US 183.

Source: Section 13-2-73.

DIVISION 4: INDUSTRIAL BASE DISTRICTS.

§ 25-2-121 PURPOSES OF INDUSTRIAL DISTRICT DESIGNATIONS.

The purposes of the industrial district designation are to:

(1) reserve areas for industrial use and protect the uses from intrusion by dwellings and other incompatible uses;

(2) protect residential, commercial, and nuisance-free nonhazardous industrial uses from the adverse effects of certain industrial uses;

(3) ensure adequate access and off-street parking and loading and minimize traffic congestion and other adverse effects on nearby land uses; and

(4) facilitate the planning for and provision of infrastructure improvements to meet traffic, commercial, and public service needs generated by the residents of the City.

Source: Section 13-2-80.

§ 25-2-122 INDUSTRIAL DISTRICT DESIGNATIONS GENERALLY.

There are four industrial district designations. The designation established for a proposed use is based on:

(1) proposed use;

(2) location;

(3) site size; and

(4) other factors determined to be relevant by the Council.

Source: Sections 13-2-80 through 13-2-84.

§ 25-2-123 INDUSTRIAL PARK (IP) DISTRICT DESIGNATION.

Industrial park (IP) district is the designation for a limited commercial service use, research and development use, administrative use, or manufacturing use that meets strict

development and performance standards and is generally located on a large site or in a planned industrial center.

Source: Section 13-2-81.

§ 25-2-124 MAJOR INDUSTRY (MI) DISTRICT DESIGNATION.

Major industry (MI) district is the designation for a commercial service use, research and development use, administrative use, or manufacturing use generally located on a large site planned for major industrial development.

Source: Section 13-2-82.

§ 25-2-125 LIMITED INDUSTRIAL SERVICE (LI) DISTRICT DESIGNATION.

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

Source: Section 13-2-83.

§ 25-2-126 RESEARCH AND DEVELOPMENT (R&D) DISTRICT DESIGNATION.

Research and development (R&D) district is the designation for a research use located on a site with a campus-style design. An R&D district designation may be applied to testing services, research warehousing services, or research assembly services. An R&D district use may not include fabrication, processing, manufacturing, refining, or resource extraction.

Source: Section 13-2-84.

DIVISION 5: SPECIAL PURPOSE BASE DISTRICTS.

§ 25-2-141 AGRICULTURAL (AG) DISTRICT DESIGNATION.

Agricultural (AG) district is the designation for an agriculture use or an agriculture-related use. The purpose of the AG district designation is to preserve areas of prime agricultural soils, concentrate urban development in and around growth centers, promote compact urban development, and preserve the environment and open spaces.

Source: Section 13-2-92.

§ 25-2-142 AVIATION SERVICES (AV) DISTRICT DESIGNATION.

Aviation services (AV) district is the designation for an airport-related use that requires direct access to airport facilities or that is compatible with or supports airport operations and services. An AV district designation may be applied to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities.

Source: Section 13-2-91.

§ 25-2-143 DEVELOPMENT RESERVE (DR) DISTRICT DESIGNATION.

(A) Development reserve (DR) district is a designation for a temporary use or a use that will not commit land to a particular use pattern or intensity.

(B) A DR district designation may be applied to a use located on land for which:

(1) adequate public services or facilities are not available;

(2) economic, demographic, and geographic data is not available; or

(3) land use and urban development policies have not been completed.

Source: Section 13-2-90.

§ 25-2-144 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION.

(A) Planned unit development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control.

(B) The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD.

(C) A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the

development that would occur under conventional zoning and subdivision regulations.

(D) A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

Source: Section 13-2-93.

§ 25-2-145 PUBLIC (P) DISTRICT DESIGNATION.

Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use.

Source: Section 13-2-94.

§ 25-2-146 TRADITIONAL NEIGHBORHOOD (TN) DISTRICT DESIGNATION.

Traditional neighborhood (TN) district is the designation for a compact, mixed- use development that reflects the urban design practices that existed in the United States from colonial times until the 1940's. The TN district is governed by Chapter 25-3 *(Traditional Neighborhood District)*.

Source: Section 13-2-95.

DIVISION 6: COMBINING AND OVERLAY DISTRICTS

§ 25-2-161 CAPITOL DOMINANCE (CD) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the Capitol dominance (CD) overlay district is to protect the visual and symbolic significance of the State Capitol by keeping buildings in close proximity to the Capitol from dominating the structure.

(B) The CD overlay district applies to all property in a one-quarter mile radius of the State Capitol dome.

Source: Section 13-2-171.

§ 25-2-162 CAPITOL VIEW CORRIDOR (CVC) OVERLAY DISTRICT PURPOSE.

(A) The purpose of the Capitol view corridor (CVC) overlay district is to preserve the view of the State Capitol Building by limiting the height of structures located in the capitol view corridors.

(B) The CVC overlay district applies to all property in the capital view corridors described in Appendix A of this chapter.

Source: Section 13-2-145 (a).

§ 25-2-163 CENTRAL URBAN REDEVELOPMENT (CURE) COMBINING DISTRICT PURPOSE.

(A) The purpose of a central urban redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area.

(B) A CURE combining district may be used:

(1) for sustainable redevelopment of homes, multifamily housing, and small businesses;

(2) to accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood;

(3) to improve the natural environment; and

(4) to encourage high quality development with architectural design and proportion compatible with the neighborhood.

Source: Section 13-2-180.

§ 25-2-164 CONDITIONAL OVERLAY (CO) COMBINING DISTRICT PURPOSE.

(A) The purpose of a conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site.

(B) A CO combining district may be used to:

(1) promote compatibility between competing or potentially incompatible uses;

(2) ease the transition from one base district to another;

(3) address land uses or sites with special requirements; and

(4) guide development in unique circumstances.

Source: Section 13-2-120.

§ 25-2-165 CONGRESS AVENUE (CA) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the Congress Avenue (CA) overlay district is to protect the historic character and symbolic significance of Congress Avenue and to enhance the pedestrian environment of the area.

(B) The CA overlay district applies to all property zoned CBD or DMU that is between the alleys on each side of and parallel to Congress Avenue from First Street to Eleventh Street.

Source: Section 13-2-172.

§ 25-2-166 CONVENTION CENTER (CC) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the Convention Center overlay district is to protect and enhance the health, safety, and welfare of the public, to promote pedestrian activity and vitality in the Convention Center area, and to protect the existing character of the area.

(B) Except as otherwise provided in Subsection (C), the Convention Center overlay district applies to the land bounded on the west by the boundary line for the Congress Avenue combining district; on the north by the boundary line for the East Sixth/Pecan Street combining district and extending eastward across IH-35 to Waller Street; on the east by Waller Street and an imaginary centerline of Waller Street, if that street were extended in a straight line south to intersect the shoreline of Town Lake; and on the south by the north Town Lake shoreline.

(C) Property in the following areas is excluded from the Convention Center overlay district if the property was owned by a governmental entity on February 20, 1994 or is owned by a governmental entity at the time an application for a development permit is filed and if the property is used for a governmental tax-exempt purpose:

(1) the land bounded by East 4th Street on the north, East 3rd Street on the south, Trinity Street on the west, and Red River Street on the east;

(2) the land bounded by East 5th Street on the north, East 4th Street on the south, IH-35 on the west, and Waller Street on the east; and

(3) the area bounded by East 2nd Street on the north, East 1st Street on the south, Red River Street on the west, and Sabine Street on the east.

Source: Section 13-2-176.

§ 25-2-167 DOWNTOWN CREEKS (DC) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the downtown creeks (DC) overlay district is to promote public accessibility to the creeks, to promote pedestrian use of the creeks, and to protect and enhance the scenic character of the creek corridors.

(B) The DC overlay district applies to property within 60 feet of the centerline of creeks that is located within the CBD or DMU base districts.

Source: Section 13-2-175.

§ 25-2-168 DOWNTOWN PARKS (DP) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the downtown parks (DP) overlay district is to enhance the pedestrian use and vitality of downtown parks and to establish a unique urban design identity associated with the public open spaces.

(B) The DP overlay district applies to property zoned CBD or DMU that is within:

(1) 60 feet of the public right-of-way surrounding Republic Square; or

(2) 60 feet of the public right-of-way surrounding Brush Square.

Source: Section 13-2-174.

§ 25-2-169 EAST AUSTIN (EA) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the East Austin (EA) overlay district is to reduce the concentration of intensive commercial and industrial uses in close proximity to residential areas in East Austin and to mitigate the effect of commercial and industrial uses on nearby residential uses.

(B) The EA overlay district applies to property located in the area bounded by Interregional Highway 35, Airport Boulevard, and Town Lake.

Source: Section 13-2-190.

§ 25-2-170 EAST SIXTH / PECAN STREET (PS) OVERLAY DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the East Sixth / Pecan Street (PS) overlay district is to protect the historic character of East Sixth / Pecan Street and to enhance the pedestrian environment of the area.

(B) The PS overlay district applies to all property zoned CBD or DMU that is located between the alleys and the extension of alley lines on each side of and parallel to East Sixth Street from IH-35 to the first alley east of and parallel to Congress Avenue.

Source: Section 13-2-173.

§ 25-2-171 HISTORIC (H) COMBINING DISTRICT PURPOSE.

The purpose of a historic (H) combining district is to protect, enhance, and preserve structures, sites, or areas that are of architectural, historical, archaeological, or cultural significance.

Source: Section 13-2-1 and 13-2-100.

§ 25-2-172 MIXED USE (MU) COMBINING DISTRICT PURPOSE.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

Source: Sections 13-2-165.

§ 25-2-173 NEIGHBORHOOD CONSERVATION (NC) COMBINING DISTRICT PURPOSE.

The purpose of a neighborhood conservation (NC) combining district is to preserve neighborhoods with distinctive architectural styles that were substantially built out at least 30 years before the date an application for an NC combining district classification is filed.

Source: Section 13-2-130.

§ 25-2-174 PLANNED DEVELOPMENT AREA (PDA) COMBINING DISTRICT PURPOSE.

The purpose of a planned development area (PDA) combining district is to:

(1) provide for industrial and commercial uses in certain commercial and industrial base districts; or

(2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

Source: Section 13-2-150.

§ 25-2-175 WATERFRONT OVERLAY (WO) DISTRICT PURPOSE AND BOUNDARIES.

(A) The purpose of the waterfront overlay (WO) district is to promote the harmonious interaction and transition between urban development and the park land and shoreline of Town Lake and the Colorado River.

(B) The WO district applies to all property in its boundaries.

(C) The boundaries of the WO district are identified in Appendix B of this chapter.

Source: Section 13-2-160(a).

ARTICLE 3: ZONING MAP

§ 25-2-191 ZONING MAP.

(A) The boundaries of all zoning districts are depicted on the zoning map. The zoning map is incorporated by reference into this section.

(B) The city clerk shall maintain in the City's files the original zoning map and all zoning map amendments. The director and the building official shall retain a copy of the current zoning map.

(C) The zoning map may be divided into sections or include a supplemental map.

Source: Section 13-2-22.

§ 25-2-192 DETERMINATION OF DISTRICT BOUNDARIES.

(A) If a site is divided by a zoning district boundary, the regulations of each zoning district apply to the portion of the site located in that zoning district.

(B) The boundary of a zoning district shown on the zoning map is determined in accordance with this subsection.

(1) If a zoning district boundary is shown as approximately following a street, alley, or property boundary, the zoning district boundary coincides with the street, alley, or property boundary.

(2) If a zoning district boundary is shown to be within a street, alley, right-of-way, or creek, the center line of the street, alley, right-of-way, or creek is the zoning district boundary.

(3) If a zoning district boundary divides a parcel, the location of the zoning district boundary shall be determined:

(a) by the dimensions shown on the zoning map; or

(b) if the dimensions are not shown, by use of the scale appearing on the zoning map.

(4) If a public street, alley, or right-of-way is vacated or abandoned, the zoning regulations applicable to the abutting property apply out to the centerline of the vacated or abandoned street, alley, or right-of-way.

(5) The director shall determine the location or meaning of a boundary or other feature on the zoning map.

Source: Section 13-2-23.

SUBCHAPTER B
ZONING PROCEDURES;
SPECIAL REQUIREMENTS FOR CERTAIN DISTRICTS

ARTICLE 1: ZONING PROCEDURES GENERALLY

DIVISION 1: DISTRICT DESIGNATIONS

§ 25-2-221 DISTRICT DESIGNATION REQUIREMENTS.

(A) All land within the zoning jurisdiction shall be designated as a named zoning base district in accordance with the procedures of state law and this subchapter. Different portions of a site may be designated as different zoning base districts, but only one zoning base district designation may apply to any portion of a site.

(B) A zoning combining district designation may be applied to property in addition to the zoning base district designation.

Source: Section 13-2-24.

§ 25-2-222 DESIGNATION OF ANNEXED LAND.

(A) Annexed property shall be zoned in accordance with the procedures required by state law and this chapter.

(B) From the date of annexation until the property is zoned, annexed property is designated as an interim rural residence (RR) district except as otherwise provided in this subsection.

(1) Property that is subject to a planned development area agreement is designated as an interim limited industrial services (LI) district and regulated by the planned development area agreement.

(2) Property that is included in an approved preliminary plan or final plat for a planned unit development subdivision is designated as an interim planned unit development (PUD) district regulated by the approved plan.

(3) Property that is located within 1,000 feet landward, measured horizontally, on either side of Lake Austin, from and parallel to the 492.8 foot topographic contour line, is designated as an interim Lake Austin (LA) district.

(4) Property included in a small lot subdivision approved by the Planning Commission under Chapter 25-4 *(Subdivision)* is designated as an interim single-family residence small lot (SF-4A) district.

(5) A lot is designated as an interim single-family residence standard lot (SF-2) district if the lot is smaller than one acre and included in:

(a) a preliminary plan or final plat approved by the Planning Commission before November 15, 1984; or

(b) a preliminary plan filed before November 15, 1984 and located in an approved out-of-district service area of a utility district.

Source: Section 13-2-26.

§ 25-2-241 DISTINCTION BETWEEN ZONING AND REZONING.

(A) Zoning is the initial classification of property as a particular zoning base district. Zoning amends the zoning map to include property that was not previously in the zoning jurisdiction or that was not previously included in the boundaries of a base district.

(B) Rezoning amends the zoning map to change the base district classification of property that was previously zoned.

Source: Section 13-1-401.

§ 25-2-242 INITIATION OF ZONING OR REZONING.

Zoning or rezoning of property may be initiated by the:

(1) Council;

(2) Planning Commission;

(3) record owner; or

(4) Historic Landmark Commission, if the property is, or is proposed to be, in a historic district.

Source: Section 13-1-400.

§ 25-2-243 PROPOSED DISTRICT BOUNDARIES MUST BE CONTIGUOUS.

The boundaries of the districts proposed in a zoning or rezoning application must be contiguous.

Source: Section 13-1-402.

§ 25-2-244 REZONING TO REPLACE A PUBLIC RESTRICTIVE COVENANT WITH A CONDITIONAL OVERLAY.

(A) An applicant may file a rezoning application to request that restrictions identical to those contained in a public restrictive covenant be included in a rezoning ordinance as a conditional overlay.

(B) A vote by Council to amend the zoning designation of a property as requested in an application filed under Subsection (A) constitutes the consent of the Council to terminate the public restrictive covenant on the property.

(C) The director may not collect an application fee for an application filed under Subsection (A).

Source: Section 13-1-431.

§ 25-2-245 CONCURRENT PROCESSING OF MULTIPLE APPLICATIONS.

If an applicant files multiple applications for zoning or rezoning of separate properties in a single development under common ownership or control, the director shall:

(1) process the applications concurrently;

(2) schedule the applications for the same Planning Commission meeting date; and

(3) schedule the applications for the same Council meeting date.

Source: Section 13-1-402.

§ 25-2-246 EXPIRATION OF APPLICATION.

(A) A zoning or rezoning application expires if the director does not schedule the application for a public hearing:

(1) by the Planning Commission before the 181st day after the date of filing; or

(2) by the Planning Commission or Council before the 181st day after the date on which the Planning Commission or Council grants an indefinite postponement of a scheduled public hearing.

(B) Except as provided in Subsection (C), a zoning or rezoning application expires if the Council does not adopt an ordinance before the 361st day after Council closes the public hearing on the application.

(C) An applicant may request that the director or Council extend an application that will expire under Subsection (B).

(1) An applicant's request for the director's approval must be in writing and filed before the application expires.

(2) An applicant may file one request for an extension from Council. The request must state good cause for the extension and may be for not more than 180 days.

Source: Section 13-1-406(f) and Section 13-1-409.

§ 25-2-247 RESTRICTIONS ON NEW APPLICATIONS.

(A) For 18 months from the date an applicant withdraws an application or the Council denies a zoning or rezoning application for a property, an applicant may not file an application to zone or rezone the property or a portion of the property to the same or a less restrictive zoning district if the application that is withdrawn or denied:

(1) is not recommended by the Planning Commission as requested by the applicant and is withdrawn by the applicant before Council votes on the application;

(2) is not recommended by the Planning Commission as requested by the applicant and is denied by the Council;

(3) is amended by the applicant before the Planning Commission makes a recommendation on the application and is withdrawn by the applicant before the Council votes on the application; or

(4) is amended by the applicant before the Planning Commission makes a recommendation on the application and is denied by Council.

(B) For 12 months from the date an applicant withdraws an application or the Council denies a zoning or rezoning application for a property, an applicant may not file an application to zone or rezone the property or portion of the property to the same or a less restrictive zoning district if the application that is withdrawn or denied:

(1) is not recommended by the Planning Commission as requested by the applicant and is withdrawn by the applicant before the director forwards the application to Council;

(2) is recommended by the Planning Commission as requested by the applicant and is withdrawn by the applicant before Council votes on the application; or

(3) is recommended by the Planning Commission as requested by the applicant and is denied by the Council.

Source: Section 13-1-408.

DIVISION 3: NOTICE OF FILING; DIRECTOR'S REPORT

§ 25-2-261 NOTICE OF APPLICATION FILING.

(A) For a zoning or rezoning application filed by the record owner, the director shall:

(1) give notice of the application under Section 25-1-133(A) *(Notice Of Applications And Administrative Decisions)*; and

(2) post signs on the affected property not later than the 14th day after the application is filed.

(B) For a zoning or rezoning initiated by the Historic Landmark Commission or a rezoning initiated by the Planning Commission or Council, the director shall:

(1) give notice under Section 25-1-133(A) *(Notice Of Applications And Administrative Decisions)*; and

(2) mail notice to the record owner of the affected property not later than the 14th day after a motion initiating the zoning or rezoning is passed.

(C) For a zoning initiated by the Planning Commission or Council, the director shall give mailed notice to the notice owner of the property and to neighborhood organizations not later than the 14th day after the motion initiating the zoning is passed.

Source: Section 13-1-403.

§ 25-2-262 DIRECTOR'S REPORT.

The director shall prepare for the Planning Commission and Council a report on each zoning or rezoning application. The report shall:

(1) include a recommendation on each zoning or rezoning application; and

(2) be filed with the Planning Commission not later than the 28th day after the applicable zoning cycle deadline.

Source: Section 13-1-404.

DIVISION 4: PUBLIC HEARING; ACTION

§ 25-2-281 SCHEDULING OF PUBLIC HEARING.

(A) Except as provided in this Subsection (B), the director may not schedule a zoning or rezoning application for public hearings before both the Planning Commission and Council in the same week.

(B) The director may schedule an application for public hearings before both the Planning Commission and Council in the same week if the director receives written support of the application from the staff, the neighborhood organizations, and the zoning subcommittee of the Planning Commission.

Source: Section 13-1-410.

§ 25-2-282 PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION.

(A) The Planning Commission shall hold a public hearing on a zoning or rezoning application not later than the 60th day after the date the application is filed. The director shall give notice under Section 25-1-132(A) *(Notice Of Public Hearing)* of the public hearing.

(B) The Planning Commission shall make a recommendation to the Council on a zoning or rezoning application not later than the 14th day after the Planning Commission closes the public hearing on the application.

(C) The Planning Commission may recommend that the Council:

(1) approve the application as proposed;

(2) approve a more restrictive zoning classification than requested;

(3) approve the proposed classification or a more restrictive classification *subject to conditions; or*

(4) deny the application.

(D) If the Planning Commission does not adopt a recommendation on an application, the director shall forward the application to Council without a *Planning Commission recommendation.*

(E) If the Planning Commission does not hold a public hearing in accordance with Subsection (A), the applicant may file a written request for a hearing with the director or Planning Commission.

(1) If requested, the director shall schedule a public hearing before the Planning Commission on the first Planning Commission meeting after the date the request is received for which the director can provide notice under Section 25-1-132(A) *(Notice Of Public Hearing)* of this title.

(2) The following procedures apply to a public hearing scheduled under this subsection:

(a) the Planning Commission shall conduct the public hearing before other business scheduled for the same meeting is considered;

(b) if more than one public hearing scheduled under this subsection is on an agenda, the Planning Commission shall conduct the public hearings in the order in which the written requests for the public hearings were received; and

(c) if a public hearing is not completed on the date it is scheduled, the Planning Commission shall continue the public hearing to the next and successive meetings of the Planning Commission until completed.

(3) The Planning Commission shall make a recommendation on an application considered under this subsection at the same meeting that the Planning Commission closes the public hearing on the application, except that, the Planning Commission may postpone its decision on the application for not more than 14 days with the consent of the applicant.

(F) The director shall report the Planning Commission's recommendation on each zoning or rezoning application to the Council.

Source: Section 13-1-405.

§ 25-2-283 CITY COUNCIL PUBLIC HEARING AND ACTION.

(A) The Council shall hold a public hearing on a zoning or rezoning application not later than the 40th day after the date of the Planning Commission recommendation.

(B) The director shall give notice under Section 25-1-133(B) *(Notice Of Applications And Administrative Decisions)* of a public hearing held under this section.

(C) An interested party may request from Council a postponement of the public hearing on a zoning or rezoning application.

(1) A postponement request must be written and submitted to the director not later than the seventh day before the scheduled public hearing. The request must specify the reasons for the postponement. The

director shall provide a recommendation on the validity of the postponement request.

(2) Unless otherwise approved by Council, an interested party is limited to one postponement for a period of not more than 60 days from the date of the scheduled public hearing.

(3) The Council shall set the time and date of the new hearing at the time a postponement is granted.

(D) After a public hearing on a zoning or rezoning application, the Council may:

(1) approve the zoning or rezoning application as requested;

(2) approve a more restrictive zoning classification than requested;

(3) approve the requested classification or a more restrictive classification subject to conditions; or

(4) deny the proposed zoning or rezoning.

(E) The Council may approve the zoning or rezoning of property if the Council determines that the zoning or rezoning is consistent with the Comprehensive Plan and the purposes of this title.

(F) Unless authorized by a resolution of the Council, the director may not schedule a zoning or rezoning ordinance for third reading by the Council until the city attorney determines that requirements of the City Code have been met and that required documents protect the interests of the City and have been executed. The city attorney shall make a determination regarding the documents not later than the 14th day after the documents are submitted.

(G) The Council may not require a site plan as a condition of zoning or rezoning.

Source: Section 13-1-406(a) through (e) and (h).

§ 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

(A) The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:

(1) the Planning Commission recommends denial of an application to rezone property to a planned unit development; or

(2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:

(a) included in the proposed change; or

(b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.

(B) The director shall include the area of streets and alleys to compute the percentage of land area under Subsection (A)(2).

(C) The director shall include land subject to a condominium regime in a protest under Subsection (A)(2) if:

(1) the protest is signed by the authorized officer of the condominium on behalf of the governing body of the condominium and the protest states that the governing body has authorized the protest petition in accordance with procedures required by its bylaws; or

(2) the protest is signed by the owner of an individual condominium unit and the documents governing the condominium establish the right of an individual owner to act with respect to the owner's undivided interest in the common elements of the condominium.

(D) Except as provided in Subsection (C), the director shall include land owned by more than one person in a protest under Subsection (A)(2) if a written protest is filed by one of the owners.

Source: Section 13-1-407.

ARTICLE 2: SPECIAL REQUIREMENTS FOR CERTAIN DISTRICTS

DIVISION 1: CENTRAL URBAN REDEVELOPMENT COMBINING DISTRICTS

§ 25-2-311 CENTRAL URBAN REDEVELOPMENT (CURE) COMBINING DISTRICT APPLICABILITY.

(A) A central urban redevelopment (CURE) combining district may be applied only to a property located in the central urban area shown on the map on file with the Development Review and Inspection Department. The director shall resolve uncertainty regarding the boundary of the combining district.

(B) A CURE combining district may be applied only to property that:

(1) has existing development that is at least 10 years old; or

(2) is vacant.

(C) A CURE combining district may be combined with any base district.

Source: Section 13-2-180.

§ 25-2-312 CURE COMBINING DISTRICT REGULATIONS.

(A) A regulation established by a CURE combining district may modify:

(1) permitted or conditional uses authorized in the base district;

(2) except for Subchapter C, Article 10 *(Compatibility Standards)*, the site development regulations applicable in the base district; or

(3) off-street parking or loading regulations, sign regulations, principal roadway area regulations, landscaping or screening regulations applicable in the base district.

(B) A modification to the base district regulations must be identified in the ordinance zoning or rezoning property as a CURE combining district.

Source: Sections 13-2-181 and 13-2-182.

DIVISION 2: CONDITIONAL OVERLAY COMBINING DISTRICTS

§ 25-2-331 CONDITIONAL OVERLAY (CO) COMBINING DISTRICTS GENERALLY.

(A) A CO combining district may be combined with any base district.

(B) A restriction imposed by a CO combining district must be stated in the ordinance zoning or rezoning the property as a CO combining district.

(C) The director shall add the letters "CO" to the base district designation on the zoning map to identify property included in a CO combining district.

Source: Section 13-2-122.

§ 25-2-332 CONDITIONAL OVERLAY (CO) COMBINING DISTRICT REGULATIONS.

(A) Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

(B) A regulation imposed by a CO combining district may:

(1) prohibit permitted, conditional, and accessory uses otherwise authorized in the base district or make a permitted use a conditional use;

(2) decrease the number or average density of dwelling units that may be constructed on the property;

(3) increase minimum lot size or minimum lot width requirements;

(4) decrease maximum floor to area ratio;

(5) decrease maximum height;

(6) increase minimum yard and setback requirements;

(7) decrease maximum building or impervious coverage;

(8) restrict access to abutting and nearby roadways and impose specific design features to ameliorate potentially adverse traffic impacts; or

(9) restrict any other specific site development regulation required or authorized by this title.

Source: Section 13-2-121.

§ 25-2-333 SPECIAL NOTICE FOR CONDITIONAL OVERLAY (CO) COMBINING DISTRICT.

If an applicant includes the CO combining district as part of a zoning or rezoning application, the director shall include the following information in notices required under this division:

(1) the restrictions requested by the applicant;

(2) a statement that additional restrictions may be imposed by the Council; and

(3) a statement that additional notice will be provided if the Council proposes:

(a) to require fewer restrictions than requested by the applicant; or

(b) to approve the requested base district without the requested CO combining district.

Source: Section 13-1-430.

DIVISION 3: HISTORIC LANDMARKS AND DISTRICTS

§ 25-2-351 HISTORIC DESIGNATION CRITERIA.

(A) Except as provided in Subsection (B), the Council may designate a structure or area as a historic landmark or district if the structure or area:

(1) is part of the development, heritage, or cultural characteristics of the City, state, or country;

(2) is a recorded Texas Historic Landmark, a National Historic Landmark, or is in the National Register of Historic Places;

(3) embodies distinguishing characteristics of an architectural type or specimen;

(4) is the work of an architect or master builder whose individual work has influenced the development of the City;

(5) embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation;

(6) is related to other distinctive structures or areas that are eligible for preservation under a preservation plan because of an architectural, historic, or cultural motif;

(7) portrays the environment of a group of people in a historical era characterized by a distinctive architectural style;

(8) has produced or can be expected to produce archaeological data affecting theories of historic or prehistoric interest;

(9) exemplifies the cultural, economic, social, ethnic, or historical heritage of the City, state, or country;

(10) is the location of a significant historic event;

(11) is identified with a person who significantly contributed to the culture and development of the City, state, or country;

(12) is of value to a neighborhood, community area, or the City because of its location; or

(13) has value as an aspect of community sentiment or public pride.

(B) For an area to qualify as a historic district, at least 51 percent of the structures in the area must meet the criteria in Subsection (A).

Source: Sections 13-2-103 and 13-2-104.

§ 25-2-352 APPLICATION REQUIREMENTS.

(A) An application to designate an area as a historic district must include the information required by the Administrative Criteria Manual.

(B) An applicant may file an application to enlarge the boundary of a historic district if:

(1) the application proposes to include structures or areas that add historic, architectural, archaeological, or cultural value to the district;

(2) the Historic Landmark Commission is provided with new information that indicates that a particular structure or area has architectural, archaeological, cultural, or historical value; or

(3) exclusion of a structure or area from the district creates an economic hardship for the owner that limits the owner's ability to maintain the character of the exterior of the property.

(C) An applicant may file an application to reduce the boundary of a historic district if:

(1) a structure or area in the district does not add historic, architectural, archaeological, or cultural value to the district;

(2) the exclusion of a structure or area is necessary for major new development that would support the architectural, historical, archaeological, or cultural character, or economic viability of the district;

(3) physical, historical, architectural, archaeological, or cultural degradation of the district will not result from excluding the structure or area from the district; or

(4) inclusion of a structure or area in the district creates an economic hardship for the owner that limits the owner's ability to maintain the character of the exterior of the property.

(D) To meet the economic hardship criteria established in Subsection (B)(3) or (C)(4), the owner must show that a reasonable alternative use of the property that allows the exterior to remain in its original style does not exist. The Historic Landmark Commission may request documentation of the value,

rents, tax liability, and contracts regarding the property to evaluate economic return.

Source: Section 13-2-106.

§ 25-2-353 HISTORIC LANDMARK COMMISSION PUBLIC HEARING REQUIREMENT.

(A) The Historic Landmark Commission shall hold a public hearing on a zoning or rezoning application that requests:

(1) designation of a historic landmark or historic district; or

(2) an amendment or removal of a historic landmark or district designation.

(B) The director shall give notice of the public hearing under Section 25-1-132(A) *(Notice Of Public Hearing)*. The director shall also provide notice of the public hearing by posting signs on the property.

(C) The Historic Landmark Commission shall make a recommendation to the Planning Commission on a zoning or rezoning application governed by this section not later than the 14th day after the Historic Landmark Commission closes the public hearing on the application.

(D) The director shall forward the recommendation of the Historic Landmark Commission to the Planning Commission and Council.

Source: Section 13-1-440.

§ 25-2-354 HISTORIC LANDMARK COMMISSION REVIEW.

(A) The Historic Landmark Commission shall consider the criteria established in Section 25-2-351 *(Historic Designation Criteria)* and Section 25-2-352 *(Application Requirements)* when reviewing an application for a historic district.

(B) If the Historic Landmark Commission recommends designation of a historic district, it shall send a recommendation to the Planning Commission and the Council that includes:

(1) a statement of the reasons for recommending designation of the district;

(2) a legal description of the boundary of the district;

(3) maps, charts, and photographs of the structures, sites, or areas located in the district;

(4) findings that support the criteria for designating a historic district and that establish the importance of the district; and

(5) recommendations for the protection and preservation of the district that are included in the District Preservation Plan.

Source: Section 13-2-107.

§ 25-2-355 DESIGNATION ON ZONING MAP.

The director shall add the letter "H" as a suffix to the base district designation on the Zoning Map to reflect a historic landmark or historic district designation.

Source: Section 13-2-105.

§ 25-2-356 NOTICE OF DESIGNATION TO TAX APPRAISAL DISTRICT.

(A) The City Clerk shall file with the county tax appraisal district a:

(1) copy of an ordinance zoning property as a historic landmark or district; and

(2) notice stating that Council has granted the historic designation

(B) The City Clerk shall mail a copy of the notice described in Subsection (A)(2) to the notice owner by certified mail.

Source: 13-1-443.

§ 25-2-357 HISTORIC DISTRICT PRESERVATION PLAN.

In a District Preservation Plan, the Historic Landmark Commission may:

(1) recommend changes to the zoning regulations applicable to the district to address the effects of existing uses on the character and safety of the district and to minimize negative economic and physical effects on the district;

(2) recommend amendments to the building regulations applicable to the district to preserve the architectural and historic integrity of the district;

(3) recommend amendments to the sign regulations applicable to existing and future signs in the district and, if the Historic Landmark Commission determines that an existing sign has a negative effect on the character of a district, recommend a method to remove or improve the sign after reviewing the recommendations with affected owners or tenants;

(4) recommend changes to the number and location of required parking spaces and changes to the public and private parking lots, garages, and other parking structures in a district;

(5) recommend regulations governing the issuance of a certificate of appropriateness for construction affecting the exterior of a structure, including requirements regarding:

(a) acceptable materials for new construction;

(b) appropriate architectural character, scale, and detail for new construction;

(c) acceptable appurtenances and accessories to new and existing structures including gables, parapets, balconies, dormers, light fixtures, canopies, exterior carpentry, materials, banners, and projections;

(d) acceptable textures and ornamentation;

(e) building regulations applicable to new or existing buildings including regulations regarding wiring, fire walls, sprinklers, flammable materials, fire escapes, entrances and exits;

(6) recommend changes regarding public transit routes and schedules, one-way and two-way street patterns, park and ride facilities, shuttle services, and pedestrian facilities; and

(7) recommend architectural and engineering designs for public facilities including street lighting, street furniture, signs, landscaping, utility facilities, sidewalks, and streets.

Source: Section 13-2-108.

§ 25-2-358 MEDALLIONS.

With the approval of the owner, a person may affix a medallion approved by the Historic Landmark Commission to a structure within a historic district that is designated as a historic landmark.

Source: Section 13-2-109.

DIVISION 4: NEIGHBORHOOD CONSERVATION COMBINING DISTRICTS

§ 25-2-371 NEIGHBORHOOD CONSERVATION (NC) COMBINING DISTRICT REGULATIONS.

A regulation established by an neighborhood conservation (NC) combining district modifies use and site development regulations of a base district located in the NC combining district in accordance with a neighborhood plan.

Source: Sections 13-2-130 and 13-2-131.

§ 25-2-372 REQUEST BY NEIGHBORHOOD ORGANIZATION.

(A) An application for zoning or rezoning to an NC combining district may be filed by a sponsoring neighborhood organization on behalf of property owners in the proposed district.

(B) A sponsoring neighborhood organization shall provide written notice to owners of property in a proposed NC combining district of the intention to create an NC combining district.

(C) A sponsoring neighborhood organization shall provide written notice to owners of property a proposed NC combining district of the organization's meetings concerning the NC combining district.

Source: Sections 13-2-130 and 13-2-134(a).

§ 25-2-373 NEIGHBORHOOD PLANS.

(A) A neighborhood plan must be prepared by a sponsoring neighborhood organization.

(B) A sponsoring neighborhood organization may obtain from the Director of the Planning, Environmental, and Conservation Services Department a list of community resources available to assist the neighborhood organization with technical aspects of neighborhood planning.

(C) After considering the age of a neighborhood, the degree to which a neighborhood is distinguishable from other parts of the city, and department resource availability, the Director of the Planning, Environmental, and Conservation Services Department may assist a neighborhood organization with development of a neighborhood plan.

(D) In addition to the information required by the Administrative Criteria Manual, a neighborhood plan must include an architectural survey of structures in the proposed NCC district that identifies the predominate architectural and urban design characteristics in the area and the characteristics that distinguish the area from other parts of the city.

(E) A sponsoring neighborhood organization shall deliver a copy of the proposed neighborhood plan to the public library branch located nearest to the proposed district, to one other location in the proposed district, and to the Development Review and Inspection Department.

(F) A sponsoring neighborhood organization shall file the neighborhood plan with the Director of the Planning, Environmental and Conservation Services Department.

(G) A neighborhood plan may be adopted by Council with the zoning ordinance establishing an NC combining district.

(H) Amendments to a neighborhood plan may be proposed annually by a neighborhood organization or an owner of land included in an NC combining district.

Source: Sections 13-2-132, 13-2-133, 13-2-134, 13-2-135, 13-2-136, and 13-2-138.

§ 25-2-374 PUBLIC HEARINGS; NOTICE.

(A) Public hearings on a request for an NC combining district shall be held by the:

(1) Planning Commission; and

(2) Council.

(B) Before the Planning Commission may hold a hearing, the Historic Landmark Commission must hold a public hearing if the proposed NC combining district contains:

(1) a designated historic landmark; or

(2) except as provided in Subsections (F) and (G), a structure with historic significance, as determined by the Cultural and Historic Resources Survey of the City of Austin.

(C) A neighborhood organization requesting an NC combining district must give notice by certified mail, return receipt requested, to each property owner in the proposed district not later than 60 days before the date of the first Planning Commission hearing or, if applicable, the first Historic Landmark Commission hearing. The notice must include the time, date, and location of the public hearing and the location of copies of the proposed neighborhood plan that are available for review.

(D) A neighborhood organization requesting an NC combining district shall provide the director with a list of property owners to whom notice of the public hearing was mailed and the return receipts from the mailed notice. The list must indicate if an owner is in favor of inclusion in the district, is opposed to inclusion, or has not indicated a preference.

(E) The director shall post signs giving notice of the public hearing described in Subsection (C) along the boundary of a proposed NC combining district.

(F) The director may waive notice required by Subsection (C) if:

(1) the principal use of a portion of a proposed NC combining district is restricted to civic uses;

(2) the property in the portion of an NC combining district to be restricted to civic uses is owned by a single person; and

(3) the neighborhood organization and the owner of the property to be restricted to civic uses submit a written request to waive notice provisions.

(G) If a waiver is granted under Subsection (F):

(1) a hearing at the Historic Landmark Commission on a proposed NC combining district is required only if the district includes a designated historic landmark; and

(2) an NC combining district, if established, may include only the property to be restricted to civic uses.

Source: Sections 13-2-134, 13-2-136, and 13-2-137.

§ 25-2-375 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

If an owner of property in a proposed NC combining district files a written statement protesting the inclusion of the owner's property in an NC combining district, a separate affirmative vote of three-fourths of all members of the Council is required to include the protesting owner's property in an NC combining district.

Source: Sections 13-2-136 and 13-2-137.

DIVISION 5: PLANNED UNIT DEVELOPMENTS

SUBPART A: PREVIOUS APPROVALS; PLANNED UNIT DEVELOPMENTS IN THE EXTRATERRITORIAL JURISDICTION

§ 25-2-391 PLANNED UNIT DEVELOPMENTS APPROVED BEFORE DECEMBER 15, 1988.

A PUD zoning district approved under regulations applicable before December 15, 1988 is governed by the previous regulations and shall be identified on the zoning map as a PUD district.

Source: Section 13-2-684.

§ 25-2-392 PLANNED UNIT DEVELOPMENTS IN THE EXTRATERRITORIAL JURISDICTION.

(A) The Council may designate a planned unit development in the extraterritorial jurisdiction in accordance with state law.

(B) Unless otherwise agreed by the City and the landowners, a planned unit development must comply with all requirements applicable to a PUD zoning district in the City's zoning jurisdiction.

(C) Uses allowed in a planned unit development in the extraterritorial jurisdiction are the uses described in the planned unit development agreement.

Source: Sections 13-1-455 and 13-2-231.

SUBPART B: PROJECT ASSESSMENT; LAND USE PLAN

§ 25-2-401 PROJECT ASSESSMENT REQUIRED.

(A) An applicant may not file an application for a PUD zoning district classification until the applicant obtains a project assessment report on the proposed development from the director.

(B) The director shall credit the fee for the project assessment toward the zoning application fee if the zoning application is filed not later than one year after the applicant receives the assessment report.

Source: Section 13-1-450.

§ 25-2-402 LAND USE PLAN REQUIRED.

(A) An applicant shall include a proposed land use plan in an application for a PUD zoning district classification. The proposed land use plan must include:

(1) a general land use map;

(2) the proposed site development regulations;

(3) requested waivers from the requirements of this title, if any; and

(4) other information required by the director.

(B) A land use plan must be included in the ordinance classifying land as a PUD zoning district.

(C) The land use plan in the ordinance establishes the use and site development regulations for development within a PUD zoning district.

Source: Section 13-1-451.

§ 25-2-403 LAND USE PLAN EXPIRATION AND AMENDMENT.

(A) A land use plan does not expire unless the property is rezoned to a district other than PUD.

(B) A substantial amendment to a land use plan is a rezoning of the affected portion of the PUD zoning district and requires Council approval. The following are substantial amendments:

(1) adding a land use that is more intense than the existing permitted uses;

(2) amending a site development regulation;

(3) increasing the intensity of a land use adjacent to a platted single family residential tract;

(4) amending a condition of approval of the PUD zoning district;

(5) increasing land use intensity in a phase of development of the PUD without decreasing land use intensity an equivalent amount in the phase of development;

(6) shifting development intensity in a manner that results in an "E" or "F" level of service on a roadway segment or intersection included in the traffic impact analysis governing the PUD; and

(7) amending a phasing schedule to establish a non-residential land use before establishing the residential development supported by the non-residential use.

(C) The director may approve an amendment to a land use plan that is not a substantial amendment described under Subsection (B).

(1) An applicant must submit a proposed amendment to the director with an application for approval of an administrative site plan.

(2) The director's decision on an amendment may be appealed to the Planning Commission. The Planning Commission's decision may be appealed to the Council.

(D) A substantial amendment based on increased land use intensity occurs if:

(1) the most restrictive base zoning district in which the proposed use is permitted is less restrictive than most restrictive base zoning district in which the existing use is permitted;

(2) residential density is higher than authorized in the existing land use plan; or

(3) a multifamily use is proposed along the periphery of the project.

Source: Section 13-1-453(a),(d), and (e).

§ 25-2-411 PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS.

(A) The permitted uses, conditional uses, and site development regulations for a planned unit development (PUD) district are established by the ordinance zoning property as a PUD district, the accompanying land use plan, and this section. The Council may modify a requirement of this title by identifying and approving the modification.

(B) Except for requirements applicable to specific zoning districts, the requirements of this title apply to development in a PUD district.

(C) Public facilities and services that are adequate to support the proposed development are required. The Council may require development phasing or the construction of off-site infrastructure.

(D) The natural topography, soils, critical environmental features, waterways, and vegetation must be incorporated into the design of a PUD district, if practicable. Buffer zones and greenbelt areas are required. In intensively developed areas, landscaping that exceeds the minimum requirements of this title is required.

(E) The design of a local street must discourage through traffic and provide convenient accessibility to the parking areas that serve each use. Collector streets must be designed so that future development will not require the conversion of a collector street to an arterial street.

(F) The design of a parking area must prevent the backing of vehicles onto a collector or arterial street.

(G) Vehicular and pedestrian passageways must be separated from public rights-of-way. If appropriate, walkways and bicycle paths connecting buildings, common open spaces, recreation areas, community facilities, and parking areas must be provided and lighted for night use.

(H) For residential uses, a land use plan must include:

(1) the type and location of each use;

(2) the maximum density;

(3) for multifamily development, the maximum floor to area ratio;

(4) the maximum building height;

(5) the minimum lot size and width; and

(6) other site development regulations that may be required by the Council.

(I) For nonresidential uses, a land use plan must include:

(1) the type and location of each use;

(2) the maximum floor area ratio, which may not be greater than the maximum floor to area ratio permitted in the most restrictive base zoning district in which proposed use is permitted;

(3) the maximum building height;

(4) the minimum front yard and street side yard setbacks, which must be not less than the greater of:

(a) 25 feet for a front yard, and 15 feet for a street side yard; or

(b) those required by Subchapter C, Article 10 *(Compatibility Standards)*;

(5) the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site; and

(6) other site development regulations that may be required by the Council.

(J) An industrial use must comply with the performance standards established by Section 25-2-648 *(Planned Development Area (PDA) Performance Standards)*.

(K) This subsection provides open space requirements.

(1) Except as otherwise provided in this subsection:

(a) for a nonresidential use, not less that 20 percent of a tract must be open space; and

(b) for an industrial use, not less than 15 percent of a tract must be open space.

(2) Not less than 10 percent of a tract must be open space if, excluding the tract, at least 10 percent of the PUD district is open space.

(3) A greenbelt or buffer zone may be included as open space, but a detention or filtration area is excluded unless the area is designed and maintained as an amenity to the site.

Source: Sections 13-2-231 and 13-2-683.

§ 25-2-412 VARIANCES.

A variance from the requirements of Chapter 25-8 *(Environment)* or Subchapter C, Article 10 *(Compatibility Standards)* for development in a PUD may only be granted:

(1) by the land use plan;

(2) by amendment of the land use plan; or

(3) for variances from subdivision or site plan engineering or design requirements, through the process established in Chapter 25-1, Article 7, Division 2 *(Variances)*.

Source: Section 13-1-453(c).

SUBPART D: DEVELOPMENT APPLICATIONS

§ 25-2-421 CONCURRENT CONSIDERATION OF DEVELOPMENT APPLICATIONS

The Council may consider a preliminary plan or final plat processed concurrently with an application requesting a PUD zoning district classification for a property.

Source: Section 13-1-454.

§ 25-2-422 DEVELOPMENT APPLICATIONS MUST COMPLY WITH LAND USE PLAN.

(A) The Council, Planning Commission, or director may approve a preliminary subdivision plan, final plat, site plan, or building permit for development in a PUD zoning district only if the proposed development complies with the requirements of the land use plan.

(B) The director's report on a development application considered by the Planning Commission or Council must include a determination of whether the application complies with the requirements of the land use plan.

Source: Section 13-1-452.

§ 25-2-423 REZONING IF DEVELOPMENT APPLICATIONS EXPIRE OR ARE NOT APPROVED.

The director shall request that the Council initiate the rezoning of property in a PUD zoning district if:

(1) a preliminary plan or site plan is not approved within three years after the effective date of the ordinance approving the PUD zoning classification for the property; or

(2) an approved preliminary plan or site plan expires.

Source: 13-1-453(b).

DIVISION 6: PLANNED DEVELOPMENT AREAS; MIXED USE COMBINING DISTRICTS

§ 25-2-441 PLANNED DEVELOPMENT AREAS GENERALLY.

(A) A planned development area (PDA) combining district may be combined with the following base districts:

(1) industrial park;

(2) limited industrial services;

(3) commercial highway services;

(4) major industry; and

(5) research and development.

(B) Regulations established by a PDA combining district may modify:

(1) permitted or conditional uses authorized in the base district;

(2) except for Subchapter C, Article 10 *(Compatibility Standards)*, the site development regulations applicable in the base district; or

(3) off-street parking or loading regulations, sign regulations, principal roadway area regulations, or landscaping and screening regulations applicable in the base district.

(C) Modifications to the base district regulations must be identified in the ordinance zoning or rezoning property as a PDA combining district.

Source: Sections 13-2-151, 13-2-152, 13-2-153.

§ 25-2-442 MIXED USE (MU) COMBINING DISTRICTS GENERALLY.

(A) A mixed use (MU) combining district may be combined with the following base districts:

(1) neighborhood office, if the use of an MU combining district will further the purpose of the neighborhood office base district;

(2) limited office;

(3) general office;

(4) neighborhood commercial;

(5) community commercial;

(6) general commercial services; and

(7) commercial liquor sales.

Source: Section 13-2-166.

SUBCHAPTER C
USE AND DEVELOPMENT REGULATIONS

ARTICLE 1: GENERAL PROVISIONS

§ 25-2-471 INTERPRETATION GUIDELINES.

The Planning Commission may, by resolution, adopt guidelines for the interpretation by the building official of yard and setback requirements in instances where geometric shape, dimensions, or topography make the literal interpretation of the requirements impractical.

Source: Section 13-2-613.

§ 25-2-472 BOARD OF ADJUSTMENT VARIANCE AUTHORITY.

The Board of Adjustment shall hear and decide a request for a variance from a requirement of this chapter, except as otherwise provided by the Code.

Source: Section 13-2-833 (1).

§ 25-2-473 VARIANCE REQUIREMENTS.

(A) A variance from the requirements of this chapter may be granted under this division if, because of special circumstances of a property, the strict application of this chapter deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.

(B) A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or on the district in which the property is located.

Source: Section 13-2-830.

§ 25-2-474 REQUIRED FINDINGS.

(A) The Board of Adjustment may grant a variance from a requirement if it determines that:

(1) the requirement does not allow for a reasonable use of property;

(2) the hardship for which the variance is requested is unique to the property and is not generally characteristic of the area in which the property is located; and

(3) development under the variance does not:

(a) alter the character of the area adjacent to the property;

(b) impair the use of adjacent property that is developed in compliance with the City requirements; or

(c) impair the purposes of the regulations of the zoning district in which the property is located.

(B) The Board may grant a variance from a loading facility or off-street parking if, in addition to the findings required by Subsection (A), the Board determines that:

(1) current or anticipated traffic volume generated by the use of the property or a nearby property does not reasonably require strict compliance with and enforcement of the requirement from which a variance is requested;

(2) development under the variance does not result in parking or loading on public streets that interferes with the free flow of traffic on the streets; and

(3) development under the variance does not create a safety hazard or any other condition that is inconsistent with the objectives of the Code.

(C) A variance granted under Subsection (B) applies only to the use for which the variance was granted and does not run with the land on which the use is located.

Source: Section 13-2-834.

§ 25-2-475 APPEALS.

A person may appeal a decision of the building official regarding a use classification under Subchapter A, Article 1 *(Zoning Uses)* or a site development regulation prescribed by this subchapter to the Board of Adjustment. After an appeal is filed, the building official shall provide the board with a copy of documents regarding the matter that has been appealed.

Source: Section 13-2-835.

ARTICLE 2: PRINCIPAL USE AND DEVELOPMENT REGULATIONS

DIVISION 1: REGULATION TABLES

§ 25-2-491 PERMITTED, CONDITIONAL, AND PROHIBITED USES.

(A) *The table in Subsection (C) provides the permitted and conditional uses for* each base district. "P" means a use is a permitted use, "C" means a use is a conditional use, and "X" means a use is prohibited. Endnotes provide additional information.

(B) The requirements of other provisions of this subchapter modify and supersede the requirements of this section, to the extent of conflict.

(C) Table of permitted, conditional, and prohibited uses.

Source: Sections 13-2-220 and 13-2-221.

(C) TABLE OF PERMITTED, CONDITIONAL,

Residential Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Condominium Residential	X	X	X	X	X	P	P	P	P	P	P	P	P	P	X	X	X
Duplex residential	X	X	X	X	P	X	P	P	P	P	P	P	P	P	X	X	X
Group Residential	X	X	X	X	X	X	X	X	X	X	C	P	P	P	X	X	X
Lodginghouse Residential	P	P	P	P	P	X	X	X	P	P	P	P	P	P	X	P	P
Mobile Home Residential	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X
Multifamily Residential	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X
Retirement Housing (Small Site)	X	X	X	X	P	X	P	P	P	P	P	P	P	P	X	X	X
Retirement Housing (Large Site)	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X	X	X
Single-Family Attached Residential	X	X	X	X	P	X	P	P	P	P	P	P	P	P	X	X	X
Single-Family Residential	P	P	P	P	P	X	P	P	P	P	P	P	P	P	X	X	X
Small Lot Single-Family Residential	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse Residential	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X
Two-Family Residential	X	X	X	X	X	X	C	P	P	P	P	P	P	P	X	X	X
Commercial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Administrative and Business Offices	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P

AND PROHIBITED USES

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	C	P	P	X	X	X	P	X	X	X	X	X	X	X	X	X
X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	C	P	P	X	X	X	P	X	X	X	X	X	X	X	X	X
P	P	P	P	C	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	C	P	P	X	X	X	P	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	P	P	X	X	X	X	X	X	X	1	P	X	C	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	C	P	P	X	X	X	P	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
P	X	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4

Commercial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Agricultural Sales and Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Art and Craft Studio (General)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Art and Craft Studio (Industrial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Art and Craft Studio (Limited)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Automotive Rentals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Automotive Repair Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Automotive Sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Automotive Washing (of Any Type)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Building Maintenance Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Business or Trade School	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Business Support Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Campground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Carriage Stable	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cocktail Lounge	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Commercial Blood Plasma Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Commercial Off-Street Parking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Communications Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	P	P	P	P	P	P	1	X	X	X	3	4
X	C	X	X	X	P	P	P	P	P	P	P	P	P	1	X	X	X	3	4
X	X	X	X	X	X	X	C	X	X	X	P	P	P	1	X	X	X	3	4
P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	X	X	X	3	4
X	X	X	P	C	C	C	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	P	C	C	C	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	P	C	C	C	X	P	P	P	P	P	P	1	X	X	X	3	4
X	X	X	P	C	C	C	X	P	P	P	X	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	P	P	P	P	P	P	P	1	X	X	X	3	4
P	X	X	P	C	P	P	C	P	P	P	P	P	P	1	X	X	X	3	4
P	X	X	P	C	P	P	P	P	P	P	P	P	P	1	X	X	X	3	4
X	C	X	X	X	X	X	X	P	P	P	X	X	P	1	X	X	X	3	4
X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	C	X	P	X	X
X	X	X	X	C	P	C	X	X	C	C	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	P5	P5	P5	X	X	X	X	X	X	X	X	X
X	X	X	P	C	C	C	X	P	P	P	X	P	P	1	X	2	X	3	4
P	X	X	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4

Commercial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Construction Sales and Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Consumer Convenience Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Consumer Repair Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Convenience Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Drop-Off Recycling Collection Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Electronic Prototype Assembly	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Equipment Repair Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Equipment Sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Exterminating Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Financial Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Food Sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Funeral Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
General Retail Sales (Convenience)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
General Retail Sales (General)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Hotel-Motel	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Indoor Entertainment	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Indoor Sports and Recreation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	P	P	P	P	P	P	1	X	X	X	3	4
X	C	P	P	C	P	P	X	P	P	P	X	P	P	1	X	2	X	3	4
X	X	P	P	C	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	C	P	P	P	P	P	P	1	X	X	X	3	4
X	X	X	P6	X	X	X	X	P	P	P	X	P	P	X	X	X	X	X	P4
X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X
X	X	X	X	X	X	X	C	P	P	P	X	P	P	1	X	X	X	3	4
X	X	X	X	X	X	X	X	P	P	P	X	P	P	1	X	X	X	3	4
X	X	X	P	X	P	P	C	P	P	P	P	X	P	1	X	X	X	3	4
X	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	P	P	C	P	P	X	P	P	P	X	P	P	1	X	2	X	3	4
X	X	X	P	X	P	P	X	P	P	P	X	X	P	1	X	X	X	3	4
X	X	P	P	C	P	P	X	P	P	P	X	P	P	1	X	2	X	3	4
X	X	X	P	C	P	P	X	P	P	P	X	P	P	1	X	2	X	3	4
X	C	X	P	C	P	P	X	P	P	P	X	P	P	1	X	2	X	3	4
X	C	X	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	C	X	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4

Commercial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Kennels	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Laundry Service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Liquor Sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Marina	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Medical Offices - not exceeding 5,000 sq. ft. of gross floor area	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Medical offices - exceeding 5,000 sq. ft. of gross floor area	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Monument Retail Sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Off-Site Accessory Parking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Outdoor Entertainment	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Outdoor Sports and Recreation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pawn Shop Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal Improvement Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Plant Nursery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Professional Office	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P
Recreational Equipment Maintenance and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recreational Equipment Sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	P	P	P	X	X	P	1	C	2	X	3	4
X	X	X	X	C	P	P	X	P	P	P	X	X	P	1	X	2	X	3	4
X	X	X	X	X	P	P	X	X	P	P	C	C	C	1	X	2	X	3	4
X	P	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
P	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
P	X	C	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	P	X	X	X	P	P	1	X	X	X	3	4
P	X	P	P	C	C	C	X	P	P	P	P	P	P	1	X	2	X	3	4
X	C	X	C	C	C	C	X	C	C	C	C	C	C	1	X	2	X	3	4
X	P	X	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	P	X	P	P	X	P	P	P	X	X	X	1	X	2	X	3	4
X	X	X	P	C	P	P	X	P	P	P	X	P	P	1	X	2	X	3	4
P	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	P	P	C	X	P	X	P	P	P	X	X	X	1	X	2	X	3	4
X	X	C	C	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X
P	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	P	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
X	P	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4

Commercial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Research Assembly Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Research Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Research Testing Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Research Warehousing Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (Drive-In, Fast Food)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (Limited)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (General)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Scrap and Salvage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Service Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Software Development	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P
Special Use Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Stables	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Theater	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Veterinary Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Industrial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Basic Industry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Custom Manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
General Warehousing and Distribution	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
X	X	X	P	C	P	P	X	P	P	P	P	P	P	1	X	X	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
X	C	C	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
C	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	C	X	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	C	C	1	X	X	X	3	4
X	C	P	P	C	C	C	X	P	P	P	P	P	P	1	X	2	X	3	4
P	X	P	P	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X
C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	C	X	P	3	4
X	C	X	P	C	P	P	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	C	C	X	P	P	P	X	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	P	P	P	X	X	P	1	X	2	X	3	4
GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	X	P	P	1	X	2	X	3	4
X	X	X	X	X	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	P	P	P	1	X	2	X	3	4

Industrial Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Light Manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Limited Warehousing and Distribution	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recycling Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Civic Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Administrative Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Aviation Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Camp	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C
College and University Facilties	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Civic Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Congregate Living	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Convalescent Services	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	P
Convention Center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Counseling Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	P

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	P	P	P	1	X	2	X	3	4
X	X	X	X	X	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	P	1	C	2	X	3	4
GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	P	X	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
C	X	C	C	C	C	C	C	C	C	C	C	C	C	1	C	X	C	3	4
P	C	P	P	C	P	P	C	P	P	P	P	X	P	1	P	1	X	3	4
P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	P	2	P	3	4
C	P	C	P	C	P	P	C	P	P	P	P	P	P	1	X	2	X	3	4
C	P	C	P	C	P	P	C	P	P	P	P	P	P	1	X	2	X	3	4
GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
P	X	C	P	C	P	P	X	P	P	P	P	P	P	1	X	X	X	3	4
P	X	X	X	X	X	X	P	X	X	X	X	X	X	1	X	X	X	3	4
X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X
P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X
P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4

Civic Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Day Care Servies (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Day Care Services (General)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Detention Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Employee Recreation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I (General)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class II	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C
Guidance Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Hospital Services (General)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Hospital Services (Limited)	X	X	X	X	X	X	X	X	X	X	X	C	C	C	X	X	C
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Maintenance and Service Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Public Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Military Installations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

GO	CR	I-R	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
P	C	P	P	C	P	P	P	P	P	P	P	P	P	P	X	2	X	3	4
P	X	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
P	X	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	X	X	3	4
X	X	X	X	X	X	X	X	X	X	X	P	P	P	1	P	X	X	3	4
P	X	P	P	C	P	P	X	P	P	P	X	X	X	1	X	X	X	3	4
P	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	X	X	3	4
P	X	P	P	C	P	P	X	P	P	P	P	P	P	1	X	X	X	3	4
P	X	C	P	C	P	P	X	P	P	P	P	P	P	1	X	X	X	3	4
P	X	P	P	C	P	P	X	P	P	P	X	X	X	1	X	X	X	3	4
C	X	X	C	C	C	C	X	C	C	C	X	X	X	1	X	2	X	3	4
P	C	C	P	C	P	P	X	P	P	P	X	X	X	1	X	2	X	3	4
P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	C	C	X	P	P	P	P	P	P	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4

Civic Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Park and Recreation Services (General)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Park and Recreation Services (Special)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Postal Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Railroad Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	X	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P
Telecommunication Tower - 1	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Transportation Terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
All Other Civic Uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Animal Production	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Crop Production	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
P	C	P	P	C	P	P	P	P	P	P	X	X	X	1	X	X	X	3	4
P	C	P	P	C	P	P	C	P	P	P	X	X	X	1	X	X	X	3	4
P	C	P	P	C	P	P	P	P	P	P	X	X	X	1	X	X	X	3	4
P	C	P	P	C	P	P	C	P	P	P	X	X	X	1	X	X	X	3	4
X	X	X	X	X	X	X	X	X	X	X	P	P	P	1	X	2	X	3	4
P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
C	X	C	P	C	P	P	X	P	P	P	P	P	P	1	X	X	X	3	4
P	X	P	P	C	P	P	P	P	P	P	P	P	P	1	X	2	X	3	4
PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	X	X	X	X	X	X
X	X	X	X	C	C	C	X	C	C	C	C	C	C	1	X	X	X	3	4
X	X	X	X	X	C	C	X	C	C	C	C	C	C	1	X	2	X	3	4
X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	X	2	X	3	4
GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Agricultural Uses	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO
Horticulture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Support Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

1 - Refer to Section 25-2-602 *(Research and Development (R&D) Districts)*

2 - Refer to Section 25-2-622 *(Aviation Services (AV) Districts)*

3 - Refer to Section Subchapter B, Article 2, Division 5

4 - Refer to Section 25-2-624 *(Public (P) District Uses)*

5 - Refer to Section 25-2-803 *(Commercial Blood Plasma Center Conditional Use Requirements)*

6 - Subject to Section 25-2-805 *(Drop-Off Recycling Collection Facilities)*

7 - Subject to compliance with Section 25-2-839 *(Telecommunication Towers)*

GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

§ 25-2-492 SITE DEVELOPMENT REGULATIONS.

(A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.

(B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.

(C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.

(D) Site development regulation table.

Source: Section 13-2-630.

	LA	RR	SF-1	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

* See Section 25-2-551 *(Lake Austin District Regulations)*.

** See Section 25-2-556 *(Family Residence District Regulations)*.

	SF-4A	SF-4B	SF-5	SF-6	MF-1
MINIMUM LOT SIZE (square feet):	3,600	**	5,750	5,750	8,000
MINIMUM CORNER LOT AREA (square feet):	4,500	**	—	—	—
MINIMUM LOT WIDTH:	40	**	50	50	50
MINIMUM CORNER LOT WIDTH:	50	**	50	—	—
MAXIMUM DWELLING UNITS PER LOT:	1	**	—	—	***
MAXIMUM HEIGHT:	35	**	35	35	40
MINIMUM SETBACKS:					
FRONT YARD:	20	**	25	25	25
STREET SIDE YARD:	10	**	15	15	15
INTERIOR SIDE YARD:	*	10	5	5	5
REAR YARD:	*	**	10	10	10
MAXIMUM BUILDING COVERAGE:	45%	40%	40%	40%	45%
MAXIMUM IMPERVIOUS COVER:	55%	60%	55%	55%	55%

* Sec Section 25-2-557 *(Single-Family Residence Small Lot District Regulations).*

** See Section 25-2-558 *(Single-Family Residence Condominium Site District Regulations).*

*** See Section 25-2-559 *(Urban Family Residence District Of Townhouse And Condominium Residence District Retirement Housing Use).*

	MF-2	MF-3	MF-4	MF-5	MF-6	MH
MINIMUM LOT SIZE (square feet):	8,000	8,000	8,000	8,000	8,000	—
MINIMUM LOT WIDTH:	50	50	50	50	50	—
MAXIMUM DWELLING UNITS PER LOT:	*	**	***	***	—	—
MAXIMUM HEIGHT:	40 or 3 stories	40	60	60	90	—
MINIMUM SETBACKS:						
FRONT YARD:	25	25	15	15	15	—
STREET SIDE YARD:	15	15	15	15	15	—
INTERIOR SIDE YARD:	5	5	5	5	5	—
REAR YARD:	10	10	10	10	10	—
MAXIMUM BUILDING COVERAGE:	50%	55%	60%	60%	70%	—
MAXIMUM IMPERVIOUS COVER:	60%	65%	70%	70%	80%	—
MAXIMUM FLOOR AREA RATIO	—	.75:1	.75:1	1:1	—	—

* See Section 25-2-561 *(Multifamily Residence Low Density District Regulations).*

** See Section 25-2-562 *(Multifamily Residence Medium Density District Regulations).*

*** See Section 25-2-563 *(Multifamily Residence Moderate-High Density and Multifamily Residence High Density District Regulations).*

	NO	LO	GO	CR	LR	GR
MINIMUM LOT SIZE (square feet):	5,750	5,750	5,750	20,000	5,750	5,750
MINIMUM LOT WIDTH:	50	50	50	100	50	50
MAXIMUM HEIGHT:	35 or 2 stories	40 or 3 stories	60	40	40 or 3 stories	60
MINIMUM SETBACKS:						
FRONT YARD:	25	25	15	50	25	10
STREET SIDE YARD:	15	15	15	50	15	10
INTERIOR SIDE YARD:	5	5	5	20	—	—
REAR YARD:	5	5	5	20	—	—
MAXIMUM BUILDING COVERAGE:	35%	50%	60%	25%	50%	75%
MAXIMUM IMPERVIOUS COVER:	60%	70%	80%	60%	80%	90%
MAXIMUM FLOOR AREA RATIO	.35:1	.7:1	1:1	.25:1	.5:1	1:1

	L	CBD	DMU	W/LO	CS	CS-1
MINIMUM LOT SIZE (square feet):	5,750	—	—	43,560	5,750	5,750
MINIMUM LOT WIDTH:	50	—	—	100	50	50
MAXIMUM HEIGHT:	200	*	120	25 or 1 *story*	60	60
MINIMUM SETBACKS:						
FRONT YARD:	10	—	—	25	10	10
STREET SIDE YARD:	10	—	—	25	10	10
INTERIOR SIDE YARD:	—	—	—	5	—	—
REAR YARD:	—	—	—	25	—	—
MAXIMUM BUILDING COVERAGE:	50%	100%	100%	—	95%	95%
MAXIMUM IMPERVIOUS COVER:	50%	100%	100%	70%	95%	95%
MAXIMUM FLOOR AREA RATIO	8:1	8:1	5:1	.25:1	2:1	2:1

* See Section 25-2-581 *(Central Business District Regulations).*

	CH*	IP	MI	LI	R&D
MINIMUM LOT SIZE (square feet):	20,000	43,560	50 acres	5,750	***
MINIMUM LOT WIDTH:	100	100	250	50	100
MAXIMUM HEIGHT:	*	60	120	60	45
MINIMUM SETBACKS:					
FRONT YARD:	50	25	—	—	75
STREET SIDE YARD:	50	25	—	—	***
INTERIOR SIDE YARD:	25	**	**	**	***
REAR YARD:	25	**	**	**	***
MAXIMUM BUILDING COVERAGE:	85%	50%	75%	75%	40%
MAXIMUM IMPERVIOUS COVER:	85%	80%	80%	80%	***
MAXIMUM FLOOR AREA RATIO:	3:1	1:1	1:1	1:1	***

* See Section 25-2-582 *(Commercial Highway District Regulations).*

** See Section 25-2-601 *(Industrial Park, Major Industry, And Limited Industrial Service District Regulations).*

*** See Section 25-2-603 *(Research And Development Regulations).*

	DR	AV	AG**	P
MINIMUM LOT SIZE (square feet):	10 acres	*	10 acres	***
MINIMUM LOT WIDTH:	100	*	—	***
MAXIMUM DWELLING UNITS PER LOT	1	*	—	***
MAXIMUM HEIGHT:	35	*	60	***
MINIMUM SETBACKS:				
FRONT YARD:	25	*	100	***
STREET SIDE YARD:	25	*	100	***
INTERIOR SIDE YARD:	10	*	100	***
REAR YARD:	10	*	100	***
MAXIMUM BUILDING COVERAGE:	12,000	*	—	***
MAXIMUM IMPERVIOUS COVER:	15,000	*	—	***
MAXIMUM FLOOR AREA RATIO	—	*	—	***

* See Section 25-2-623 *(Aviation Services District Regulations)*.

** See Section 25-2-621 *(Agricultural District Regulations)*.

*** See Section 25-2-625 *(Public District Regulations)*.

§ 25-2-511 DWELLING UNIT OCCUPANCY LIMIT.

(A) Except as provided in Subsection (B), not more than six unrelated persons may reside in a dwelling unit.

(B) A group of not more than ten unrelated persons may reside in a dwelling unit if:

(1) a majority of the persons are 60 years of age or older;

(2) the persons are self-caring and self-sufficient and participate in the daily operation of the dwelling unit; and

(3) the persons live together as a single, non-profit housekeeping unit.

Source: Section 13-2-1.

§ 25-2-512 LOT SIZE MINIMUM.

(A) Except as provided in Subsections (B) and (C), a lot may not be reduced in area, width, or depth to less than the minimum requirements.

(B) This subsection applies to the remainder of a lot if a portion of the original lot is acquired for public use. Notwithstanding other provisions of this article, the remainder of the lot complies with the lot size requirements of this article if:

(1) before the acquisition, the lot complied with the lot size requirements of this article;

(2) the remainder of the lot contains a rectangular space at least 30 feet by 40 feet in size and usable for a building, excluding required yards;

(3) the remainder of the lot contains an area that is not less than 50 percent of the minimum area requirement; and

(4) the remainder of the lot has at least 40 feet of street frontage.

(C) For a lot that is used exclusively for a public building, or by a public or quasi-public agency for a nonresidential use, the entity responsible under Chapter 25-5 *(Site Plans)* for approving a site plan for the use may reduce the lot size requirements of this article.

Source: Section 13-2-603.

§ 25-2-513 OPENNESS OF REQUIRED YARDS.

(A) Except as otherwise provided in this section, a required yard must be open and unobstructed from finished grade to the sky. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, or eave may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than two feet above ground level may project three feet into a required yard.

(D) A parking area may be located in a required yard, unless prohibited by Article 10 *(Compatibility Standards)*.

(E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.

(F) Landscaping may be located in a required yard.

(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district and for which a building permit was issued before March 1, 1986. A covered porch that is open on three sides may project five feet into a required front yard.

Source: Section 13-2-610.

§ 25-2-514 OPEN SPACE STANDARDS.

(A) A required open space must comply with the requirements of this section.

(B) For a use with ten or more dwelling units, at least 25 percent of the required open space must be common open space.

(C) The surface of a required open space must be suitable for outdoor activities. A surface must consist of lawn, garden, flagstone, wood planking, concrete, asphalt, or other serviceable, dust free material.

(D) Except as otherwise provided in this subsection, a required open space may be located anywhere on the site.

(1) Not more than 30 percent of the required open space may be located on a roof, balcony, or other area above ground level.

(2) Open space may not be located in a required street yard.

(3) Open space may not be located in an off-street parking or loading areas, driveway, or service area, except as permitted in Chapter 25-6, Appendix A *(Tables Of Off-Street Parking And Loading Requirements)*.

(E) This subsection prescribes the size and shape of a required open space.

(1) An area of common open space must contain at least 300 square feet and be not less than 15 feet across in each direction.

(2) An area of private open space on ground level must contain at least 100 square feet and be not less than ten feet across in each direction.

(3) An area of private open space above ground level must contain at least 50 square feet and be not less than five feet across in each direction.

(4) In determining the amount of open space on a roof, an area occupied by a vent or structure that does not enhance the usability of the space is excluded.

(F) This subsection provides for the covering of a required open space.

(1) Not more than 50 percent of ground level open space may be covered by a fixed manmade obstruction, including a roof, balcony, or building projection.

(2) Open space above ground level may be covered, but must have at least one exterior side open and unobstructed, except for railings or balustrades.

(G) Required open space must be permanently maintained.

Source: Section 13-2-616.

§ 25-2-515 REAR YARD OF THROUGH LOT.

For a through lot, a rear yard must comply with the minimum requirements applicable to a front yard.

Source: Section 13-2-612.

DIVISION 3: EXCEPTIONS

§ 25-2-531 HEIGHT LIMIT EXCEPTIONS.

(A) This section provides exceptions to zoning district height limits.

(B) Subsection (C) applies to:

(1) parapet walls, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, and protective covers; and

(2) ornamental towers, cupolas, domes, and spires that are not designed for occupancy.

(C) A structure described in Subsection (B) may exceed a zoning district height limit by the greater of:

(1) 15 percent;

(2) the amount necessary to comply with a federal or state regulation; or

(3) for a stack or vent, the amount necessary to comply with generally accepted engineering standards.

(D) The height of a home radio or television receiving antenna or a flagpole may not exceed the lesser of:

(1) 50 feet; or

(2) if attached to a building, 25 feet above the building; or

(3) if located on the ground, 125 percent of the zoning district height limit.

(E) A radio tower operated by a licensed amateur radio operator may not exceed a height of 60 feet plus 15 feet for antennae. The Planning Commission may approve a greater height as a conditional use.

(F) An antenna located on a building in a non-residential zoning district may exceed the zoning district height limit by not more than 20 feet.

Source: Section 13-2-608.

§ 25-2-532 IMPERVIOUS COVER LIMIT EXCEPTIONS.

(A) This section applies to property that had existing development or that was included in a released site plan on March 10, 1996.

(B) Development may exceed the impervious cover limits of this article if the director determines that the amount of impervious cover proposed is the minimum necessary to comply with the accessibility standards of the Americans with Disabilities Act or Chapter 25-12, Article1 *(Uniform Building Code).*

Source: Section 13-2-630.

§ 25-2-533 STREET YARD EXCEPTIONS IN CERTAIN COMMERCIAL AREAS.

(A) The Council may, by ordinance, designate a location in a neighborhood commercial (LR), community commercial (GR), general commercial services (CS), commercial services - liquor sales (CS-1), or commercial highway services (CH) district where the minimum street yard requirement does not apply. To make a designation under this section, the Council must determine that:

(1) the location contains at least two nonresidential uses that were developed as a neighborhood shopping or business center under previous regulations;

(2) the construction of a new building in compliance with current street yard requirements would be incompatible with the existing buildings;

(3) at least half of the total lot area that is developed is used for nonresidential uses; and

(4) at least half of the total street frontage that is developed with structures does not comply with the current street yard requirements.

(B) The director shall delineate an area designated under this section on the zoning map.

Source: Section 13-2-611.

ARTICLE 3: ADDITIONAL REQUIREMENTS FOR CERTAIN DISTRICTS

DIVISION 1: RESIDENTIAL DISTRICTS

§ 25-2-551 LAKE AUSTIN (LA) DISTRICT REGULATIONS.

(A) In this section:

(1) SHORELINE means the 492.8 topographic contour line along the shores of Lake Austin.

(2) SHORELINE SETBACK means a line parallel to the shoreline and at a distance from the shoreline that is prescribed in this section.

(3) SHORELINE SETBACK AREA means an area between the shoreline and the shoreline setback.

(B) This subsection applies in a Lake Austin (LA) district.

(1) A shoreline setback area is excluded from impervious cover calculations.

(2) A permanent improvement is prohibited in a shoreline setback area, except for a retaining wall, pier, wharf, boathouse, or marina, or a driveway to the structures.

(3) Not more than 30 percent of the woody vegetation within a shoreline setback area may be removed.

(4) Except for surveying or testing, vegetation within a shoreline setback area may not be removed before a building permit is issued. For surveying or testing, areas up to 15 feet wide may be cleared, and trees smaller than six inches in diameter may be removed.

(5) Development is prohibited on land with a gradient that exceeds 35 percent. This prohibition does not apply to a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a pedestrian facility.

(6) A sewage holding tank that is at least partially below ground level, or an effluent disposal site, must be at least 100 feet horizontally from the shoreline. A sewage facility drain field that uses soil as a filter medium may not be located on land with a gradient of more than 15 percent.

(C) Except for a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted, this subsection applies in an LA district.

(1) The shoreline setback is 75 feet.

(2) A lot that fronts on a cul-de-sac must have:

(a) a chord width of not less than 33 feet at the front lot line;

(b) a width of not less than 60 feet at the front yard setback line; and

(c) a width of not less than 100 feet at all points 100 feet or more behind the front lot line.

(3) Impervious cover may not exceed:

(a) 20 percent, on a slope with a gradient of 25 percent or less;

(b) 10 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or

(c) if impervious cover is transferred under Subsection (E), 30 percent.

(D) This subsection applies to a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted, and that is located in an LA district.

(1) The shoreline setback is:

(a) 75 feet; or

(b) if the front line of the lot or tract is 200 feet or less from the shoreline, 25 feet.

(2) The lot or tract must comply with the front yard, street side yard, interior side yard, and rear yard setback requirements applicable in an SF-2 district.

(3) Impervious cover may not exceed:

(a) 35 percent, on a slope with a gradient of 15 percent or less;

(b) 10 percent, on a slope with a gradient of more than of 15 percent and not more than 25 percent;

(c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or

(d) if impervious cover is transferred under Subsection (E), 40 percent.

(E) In an LA district, a person may transfer impervious cover in accordance with this subsection.

(1) Impervious cover may be transferred only:

(a) between tracts within an LA district; and

(b) from land with a gradient of 35 percent or less, to land with a gradient of 15 percent or less.

(2) Land from which impervious cover is transferred may not be developed. The land must either remain undisturbed or be restored to a natural state.

(3) A transfer of impervious cover must be described in a restrictive covenant that runs with the land, is approved by the city attorney, and is recorded in the county deed records.

Source: Section 13-2-631.

§ 25-2-552 RURAL RESIDENCE (RR) DISTRICT REGULATIONS.

(A) This section applies in a rural residence (RR) district.

(B) A lot that fronts on a cul-de-sac must have:

(1) a chord width of not less than 33 feet at the front lot line;

(2) a width of not less than 60 feet at the front yard setback line; and

(3) a width of not less than 100 feet at all points 100 feet or more behind the front lot line.

(C) This subsection applies to lot clustering.

(1) Lot clustering is a conditional use that requires Planning Commission approval before a final plat may be approved.

(2) Lot clustering requires a minimum of five lots.

(3) An average lot size of not less than one acre is required.

(4) Each lot must contain a building site not less than 3,000 square feet in area that is located on land with a gradient of not more than 25 percent.

(5) Development on land with a gradient greater than 35 percent is prohibited.

(6) The subdivider shall provide for maintenance of common areas. The maintenance provisions must be included in a homeowners association agreement, unless the Planning Commission approves a different method when the subdivision is approved.

Source: Sections 13-2-222 and 13-2-632.

§ 25-2-553 SINGLE-FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT REGULATIONS.

In a single-family residence large lot (SF-1) district, the rear yard setback is five feet for an accessory building that is not more than one story or 15 feet in height.

Source: Section 13-2-633.

§ 25-2-554 SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT REGULATIONS.

In a single-family residence standard lot (SF-2) district, the rear yard setback is five feet for an accessory building that is not more than one story or 15 feet in height.

Source: Section 13-2-634(a).

§ 25-2-555 FAMILY RESIDENCE (SF-3) DISTRICT REGULATIONS.

(A) This section applies in a family residence (SF-3) district.

(B) The rear yard setback is five feet for an accessory building that is not more than one story or 15 feet in height.

(C) For a retirement housing (small site) use:

(1) the minimum site area is 18,675 square feet;

(2) a site may be developed with not more than 122 dwelling units;

(3) at least 6,225 square feet of site area is required for each dwelling unit; and

(4) except for a parking space in a driveway, a parking space may not be located in a front street yard.

Source: Section 13-2-635.

§ 25-2-556 ADDITIONAL IMPERVIOUS COVER IN SINGLE-FAMILY STANDARD LOT (SF-2) AND FAMILY RESIDENCE (SF-3) DISTRICTS.

(A) In a single-family standard lot (SF-2) or family residence (SF-3) district, the building official may approve impervious cover of up to 55 percent on a lot after determining that the requirements of this section are satisfied.

(B) The principal use of the lot must be a residential use.

(C) The lot must be included in a plat that was recorded before January 2, 1989.

(D) The lot must adjoin open space, including a golf course or regional park, and the open space:

(1) must not contain a significant amount of impervious cover;

(2) must not be likely to be developed with a significant amount of impervious cover;

(3) must contain at least twice the area of the adjacent lots; and

(4) must not be separated from the lot by an impervious barrier, including street pavement or a paved plaza.

(E) A variance from a required building setback on the lot must not have been granted or requested, and the owner of the lot must agree not to request a variance from a required building setback.

(F) A development intensity transfer affecting the open space must not have been granted.

Source: Sections 13-2-634(b) and 635(d).

§ 25-2-557 SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT REGULATIONS.

(A) This section applies in a single-family residence small lot (SF-4A) district.

(B) A lot that fronts on a cul-de-sac must have:

(1) a chord width of not less than 33 feet at the front lot line;

(2) a width of not less than 40 feet at the front yard setback line; and

(3) a width of not less than 40 feet at all points 50 feet or more behind the front lot line.

(C) Except as provided in Subsection (D), the minimum interior side yard setback is five feet.

(D) For a lot adjacent to property zoned SF-4A, an interior side yard setback is not required.

(E) The combined width of the side yards of a lot may not be less than 10 feet.

(F) The minimum rear yard setback is five feet, excluding easements.

(G) The minimum setback between a rear access easement and a building or fence is 10 feet.

(H) A small lot single-family use must comply with the requirements of Section 25-4-232 *(Small Lot Subdivisions)*.

Source: Section 13-2-636.

§ 25-2-558 SINGLE-FAMILY RESIDENCE CONDOMINIUM SITE (SF-4B) DISTRICT REGULATIONS.

(A) This section applies in a single-family residence condominium site (SF-4B) district.

(B) A site must be not less than one acre and not more than five acres.

(C) For the portion of a site facing a public right-of-way on one side, at least 40 feet of site width is required for each building.

(D) For the portion of a site facing a public right-of-way on two sides, at least 50 feet of site width is required for each building.

(E) At least 3,600 square feet of site area is required for each dwelling unit.

(F) At least 2,800 square feet of site area is required for each building.

(G) Except as provided in Subsection (H), the maximum height of a building is two stories. A story may not exceed a plate height of 10 feet.

(H) Attic living space is permitted above a second floor if:

(1) the attic walls along the building perimeter do not exceed a height of three feet; and

(2) the floor area of the attic does not exceed 50 percent of the floor area of the second floor.

(I) If a building faces a public right-of-way:

(1) the minimum front yard setback is 25 feet; and

(2) the minimum side street yard setback is 15 feet.

(J) The minimum distance between structures is 10 feet.

(K) The minimum rear yard setback is 15 feet.

(L) The minimum setback between a rear access easement and a building or fence is 10 feet.

(M) This subsection applies to a small lot single-family use.

(1) The requirements of this subsection must be recorded as deed restrictions.

(2) The minimum distance between a patio cover and the wall of an adjacent dwelling is six feet.

(3) Three off-street parking spaces, at least two of which must be covered, are required for each dwelling unit. One of the parking spaces may be located in the dwelling unit's private drive.

(4) Not more than one private drive or circulation drive for each 80 feet of frontage on a public right-of-way is permitted.

(5) In calculating the required site width under Subsection (C) or (D) for each building, the width of a lot may be allocated only to the building located on the lot.

Source: Section 13-2-637.

§ 25-2-559 URBAN FAMILY RESIDENCE (SF-5) DISTRICT OR TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT RETIREMENT HOUSING USE.

(A) In an urban family residence (SF-5) or townhouse and condominium residence (SF-6) district, a retirement housing use must comply with the requirements of this section.

(B) The minimum site area is 10,500 square feet.

(C) At least 3,500 square feet of site area is required for each dwelling unit.

(D) Except for a parking space in a driveway, a parking space may not be located in a front street yard.

Source: Section 13-2-639.

§ 25-2-560 MULTIFAMILY RESIDENCE LIMITED DENSITY (MF-1) DISTRICT REGULATIONS.

(A) This section applies in a multifamily residence limited density (MF-1) district.

(B) The minimum site area for each dwelling unit is:

(1) 2,500 square feet, for an efficiency dwelling unit;

(2) 3,000 square feet, for a one bedroom dwelling unit; and

(3) 3,500 square feet, for a dwelling unit with two or more bedrooms.

(C) The minimum open space for each dwelling unit is 300 square feet.

Source: Section 13-2-638.

§ 25-2-561 MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT REGULATIONS.

(A) This section applies in a multifamily residence low density (MF-2) district.

(B) The minimum site area for each dwelling unit is:

(1) 1,600 square feet, for an efficiency dwelling unit;

(2) 2,000 square feet, for a one bedroom dwelling unit; and

(3) 2,400 square feet, for a dwelling unit with two or more bedrooms.

(C) The minimum open space for each dwelling unit is 200 square feet.

Source: Section 13-2-640.

§ 25-2-562 MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT REGULATIONS.

(A) This section applies in an MF-3 district.

(B) The minimum site area for each dwelling unit is:

(1) 1,200 square feet, for an efficiency dwelling unit;

(2) 1,500 square feet, for a one bedroom dwelling unit; and

(3) 1,800 square feet, for a dwelling unit with two or more bedrooms.

(C) The minimum open space for each dwelling unit is 150 square feet.

Source: Section 13-2-641.

§ 25-2-563 MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) AND MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) DISTRICT REGULATIONS.

(A) This section applies in a multifamily residence moderate-high density (MF-4) or multifamily residence high density (MF-5) district.

(B) The minimum site area for each dwelling unit is:

(1) 800 square feet, for an efficiency dwelling unit;

(2) 1,000 square feet, for a one bedroom dwelling unit; and

(3) 1,200 square feet, for a dwelling unit with two or more bedrooms.

(C) The minimum open space for each dwelling unit is 100 square feet.

Source: Sections 13-2-642 and 13-2-643.

§ 25-2-564 MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT REGULATIONS.

In a multifamily residence highest density (MF-6) district, the minimum open space for each dwelling unit is 100 square feet.

Source: Section 13-2-644.

§ 25-2-565 SPECIAL SETBACK REQUIREMENTS FOR CERTAIN RESIDENTIAL PROPERTY.

(A) This section applies to a lot that is located in a rural residence (RR), single-family large lot (SF-1), single-family standard lot (SF-2), family residence (SF-3), single-family residence small lot (SF-4A), single-family residence condominium site (SF-4B), urban family (SF-5), or townhouse and condominium residence (SF-6) district that:

(1) was annexed after December 1, 1997; and

(2) is included in a plat that:

(a) was recorded when the lot was outside the zoning jurisdiction; or

(b) before September 7, 1998.

(B) If the plat establishes a front yard setback, the minimum front yard setback is the greater of:

(1) the setback established on the plat; or

(2) 15 feet.

(C) If the plat establishes a street side yard setback, the minimum street yard setback is the greater of:

(1) the setback established on the plat; or

(2) 10 feet.

Source: Section 13-2-645.

DIVISION 2: COMMERCIAL DISTRICTS

§ 25-2-581 CENTRAL BUSINESS DISTRICT (CBD) DISTRICT REGULATIONS.

(A) This section applies in a central business (CBD) district.

(B) Notwithstanding any other provision of this chapter, the requirements of Article 10 *(Compatibility Standards)* do not apply.

(C) This subsection applies to a convention center use.

(1) Council approval is required for a site plan for a convention center use. Approval of a site plan:

(a) establishes the site development regulations; and

(b) waives regulations that are inconsistent with the site plan, if any.

(2) A public hearing is required for each site plan considered under this subsection.

(3) The director shall give notice of a public hearing required by this subsection in accordance with Section 25-1-132(C) *(Notice Of Public Hearing).*

Source: Section 13-2-661.

§ 25-2-582 COMMERCIAL HIGHWAY (CH) DISTRICT REGULATIONS.

(A) This section applies in a commercial highway (CH) district.

(B) Except as provided in Subsection (C), the maximum height permitted for a building is:

(1) 60 feet, if the impervious cover on the site is more than 80 percent and not more than 85 percent;

(2) 80 feet, if the impervious cover on the site is more than 75 percent and not more than 80 percent;

(3) 100 feet, if the impervious cover on the site is more than 70 percent and not more than 75 percent;

(4) 110 feet, if the impervious cover on the site is more than 65 percent and not more than 70 percent; and

(5) 120 feet, if the impervious cover on the site is not more than 65 percent.

(C) The requirements of this subsection apply in a zoning district that combines a CH base district with a PDA combining district. If there is a conflict between the requirements of this subsection and the zoning ordinance establishing the CH-PDA district, the more restrictive requirement governs.

(1) The minimum lot size is 10 acres.

(2) The maximum floor to area ratio is 4 to 1.

(3) The maximum height is 200 feet.

(4) The minimum front yard setback is 50 feet.

(5) The minimum street side yard setback is 50 feet.

(6) The minimum interior side yard setback is 25 feet.

(7) The maximum building cover is 55 percent of the lot area.

(8) The maximum impervious cover is 55 percent of the lot area.

Source: Section 13-2-663.

§ 25-2-583 COMMERCIAL RECREATION (CR) DISTRICT REGULATIONS.

(A) This section applies in a community recreation (CR) district.

(B) In this section, SHORELINE means:

(1) for Lake Austin, the 492.8 topographic contour line along the shores of Lake Austin; and

(2) for Lake Travis, the 681 topographic contour line along the shores of Lake Travis.

(C) This subsection applies to property located within 1000 feet horizontally of the shoreline of Lake Austin.

(1) The areas within 75 feet of the shoreline are excluded from impervious cover calculations.

(2) Development is prohibited on land with a gradient that exceeds 35 percent. This prohibition does not apply to a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a pedestrian facility.

(3) Impervious cover may not exceed:

(a) 20 percent, on a slope with a gradient of 25 percent or less;

(b) 10 percent, on a slope with a gradient of more than 25 percent and less than 35 percent; or

(c) if impervious cover is transferred under Subsection (C)(4), 30 percent.

(4) A person may transfer impervious cover in accordance with this subsection.

(a) Impervious cover may be transferred only:

(i) between tracts within a CR district; and

(ii) from land with a gradient of 35 percent or less, to land with a gradient of 15 percent or less.

(b) Land from which impervious cover is transferred may not be developed. The land must either remain undisturbed or be restored to a natural state.

(c) A transfer of impervious cover must be described in a restrictive covenant that runs with the land, is approved by the city attorney, and is recorded in the county deed records.

(D) A permanent improvement is prohibited within 75 feet of the shoreline of Lake Austin or Lake Travis, except for a retaining wall, pier, wharf, boathouse, or marina, or a driveway to the structures.

(E) Outdoor storage of merchandise, material, or equipment is permitted if:

(1) the outdoor storage is incidental to a use located on the premises;

(2) the storage area is located on the rear 50 percent of the site;

(3) the storage area does not exceed:

(a) 20 percent of the site; or

(b) for a marina use, recreational equipment sales use, or recreational equipment maintenance and storage use, 50 percent of the site; and

(4) the storage area is screened in accordance with the Environmental Criteria Manual and, except for watercraft, the stored items do not exceed the height of the screen.

(F) Except along a property line of a lot zoned for a residential use, the following merchandise may be displayed outdoors:

(1) artwork or pottery;

(2) flowers or plants;

(3) food products;

(4) handcrafted goods; and

(5) recreational equipment, including roller skates, bicycles, windsurf boards, and watercraft.

(G) Merchandise other than that described in Subsection (F) may be displayed outdoors during business hours if screened from view off-premises.

(H) At least 40 percent of a site, excluding dedicated right-of-way, must be left in a natural state. Up to 25 percent of a natural area may be used as a sewage disposal field. A natural critical area identified in the Comprehensive Plan must be left in a natural state.

(I) Landscaped areas at least ten feet wide are required adjacent to public streets and property zoned for residential use. Landscaped areas must contain trees, shrubs, and ground cover.

(J) Medians at least 5 feet wide are required between rows of parking spaces. Each median must contain either existing native trees or densely massed installed trees.

(K) The noise level of live music may not exceed 70 decibels, measured at the property line.

Source: Section 13-2-660.

§ 25-2-584 WAREHOUSE / LIMITED OFFICE (W/LO) DISTRICT REGULATIONS.

(A) This section applies in a warehouse / limited office (W/LO) district.

(B) The building must include an office use. The minimum floor area for the office use is the lesser of:

(1) 20 percent; or

(2) 1,000 square feet.

(C) A truck loading dock may not be located on the same building face as an office entrance.

(D) An office use must face the street that provides primary access.

Source: Section 13-2-662.

§ 25-2-585 SPECIAL REQUIREMENTS FOR BUILDINGS IN CERTAIN COMMERCIAL DISTRICTS.

(A) This section applies to a building in a general office (GO), neighborhood commercial (LR), general commercial services (CS), or commercial services - liquor sales (CS-1) district that:

(1) is located on property adjacent to an Lake Austin residence (LA), rural residence (RR), or single-family residence large lot (SF-1) district; and

(2) exceeds a height of 35 feet.

(B) A building's exterior glass is required to be either clear or lightly tinted.

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

Source: Section 13-2-607.

DIVISION 3: INDUSTRIAL DISTRICTS

§ 25-2-601 INDUSTRIAL PARK (IP), MAJOR INDUSTRY (MI), AND LIMITED INDUSTRIAL SERVICE (LI) DISTRICT REGULATIONS.

(A) This section applies in an industrial park (IP), major industry (MI), or limited industrial services (LI) district.

(B) The minimum interior yard setback and rear yard setback is:

(1) 50 feet, if adjacent to property zoned as or used for a use permitted in an LA, RR, SF-1, SF-2, SF-3, SF-4, SF-5, or SF-6 district;

(2) 25 feet, if adjacent to property zoned as or used for a use permitted in an MF-1, MF-2, MF-3, MF-4, MF-5, MF-6, or MH district;

(3) 15 feet, if adjacent to property zoned as or used for a use permitted in an NO, LO, GO, CR, LR, or GR district; and

(4) 10 feet, if adjacent to property zoned as or used for a use permitted in an L or less restrictive district.

Source: Section 13-2-675.

§ 25-2-602 RESEARCH AND DEVELOPMENT (R&D) DISTRICT USES.

Uses permitted in a research and development (R&D) district are established by the zoning ordinance establishing the district.

Source: Section 13-2-225.

§ 25-2-603 RESEARCH AND DEVELOPMENT (R&D) DISTRICT REGULATIONS.

(A) This section applies in a research and development (R&D) district.

(B) A site must be developed as a campus.

(C) The minimum lot size is 5 acres.

(D) The maximum lot size is 25 acres.

(E) The maximum floor to area ratio is .25 to 1 in the following areas:

(1) the Barton Creek watershed, as defined in Ordinance No. 810430-C;

(2) the aquifer-related Williamson Creek watershed, as defined in Ordinance No. 801218-W;

(3) the Lake Austin watershed, as defined in Ordinance No. 840301-G;

(4) the Lake Austin watershed, as defined in Ordinance No. 840308-K; and

(5) the Northwest Area, as defined in Ordinance No. 841206-H.

(F) The maximum height is 45 feet, except that the height of a building may exceed 45 feet by one foot for each additional two feet that the building is set back beyond 100 feet from the front and side lot lines and beyond 50 feet from the rear lot line, up to a maximum height of 90 feet.

(G) For the portion of a site within 100 feet of property zoned as or used for a use permitted in an LA, RR, SF-1, SF-2, SF-3, SF-4, SF-5, or SF-6 district:

(1) the minimum street side yard setback is 100 feet;

(2) the minimum interior side yard setback is 100 feet; and

(3) the minimum rear yard setback is 50 feet.

(H) For the portion of a site within 100 feet of property zoned as or used for a use permitted in an MF-1, MF-2, MF-3, MF-4, MF-5, MF-6, or MH district:

(1) the minimum street side yard setback is 25 feet;

(2) the minimum interior side yard setback is 25 feet; and

(3) the minimum rear yard setback is 25 feet.

(I) For the portion of a site within 100 feet of property zoned as or used for a use permitted in an NO, LO, GO, LR, or GR district:

(1) the minimum interior side yard setback is 15 feet; and

(2) the minimum rear yard setback is 15 feet.

(J) For the portion of a site within 100 feet of property zoned as or used for a use permitted in an L or less restrictive district, the minimum rear yard setback is 10 feet.

(K) The maximum impervious cover is 50 percent on land with a gradient of 15 percent or less. Impervious cover is prohibited on land with a gradient greater than 15 percent.

Source: Section 13-2-676.

DIVISION 4: SPECIAL PURPOSE DISTRICTS

§ 25-2-621 AGRICULTURAL (AG) DISTRICT REGULATIONS.

(A) This section applies in an agricultural (AG) district.

(B) For a permitted use, the minimum front, side, and rear yard setbacks are 100 feet.

(C) This subsection applies to a conditional use.

(1) The minimum lot area is one acre.

(2) The maximum lot area is 1.5 acres.

(3) The minimum lot width is 100 feet.

(4) Not more than one dwelling unit is permitted on each lot.

(5) One lot for each 10 acres of site area may be approved for a conditional use.

(6) The maximum distance from a rear lot line to the centerline of the nearest public road is 400 feet.

(7) The minimum distance between driveways that serve conditional uses on the same site and on the same side of the road is 100 feet.

(8) The maximum height is the lesser of three stories or 35 feet.

(9) The minimum front yard setback is 40 feet.

(10) The minimum street side yard setback is 25 feet.

(11) The minimum interior side yard setback is 10 feet.

(12) The minimum rear yard setback is 20 feet.

(13) The maximum building cover is the lesser of 10,000 square feet or 20 percent of the lot area.

(14) The maximum impervious cover is the lesser of 12,500 square feet or 25 percent of the lot area.

Source: Section 13-2-681.

§ 25-2-622 AVIATION SERVICES (AV) DISTRICT USES.

In an aviation services (AV) district, the following are permitted uses if located on public property and conditional uses if located on private property:

(1) aviation facilities;

(2) commercial or industrial uses that are related to aviation and require direct access to an airport facility or aviation services, including assembly or sale of aircraft, air frames, air craft engines, aircraft parts or associated components, radios or navigational equipment, and similar products or services;

(3) commercial or industrial uses that provide services to airport customers or aviation related uses, including passenger terminal facilities, air freight services, automobile service stations, automobile rental agencies, restaurants, lounges, convenience shopping, banking services, personal services, hotels and motels, and similar uses;

(4) agricultural, recreational, or open space uses located within clear zones, approach areas, or lands reserved for future airport operations or related services;

(5) communication service facilities; and

(6) governmental, civic, public service, or public institutional uses, and related accessory uses.

Source: Section 13-2-226.

§ 25-2-623 AVIATION SERVICES (AV) DISTRICT REGULATIONS.

(A) For publicly owned land in an aviation services (AV) district, this title does not prescribe site development regulations.

(B) For privately owned land in an AV district:

(1) site development regulations are established by the approval of a conditional use site plan; and

(2) approval of an aviation-related use may not be granted until the owner obtains an airport use operating agreement for the intended activity.

Source: Section 13-2-680.

§ 25-2-624 PUBLIC (P) DISTRICT USES.

In a public (P) district, the following are permitted uses:

(1) governmental, civic, public service, and public institutional uses;

(2) residential uses associated with educational, military, medical, or similar public uses;

(3) commercial or industrial uses that are accessory to or in support of a principal public use on the same site;

(4) agricultural uses; and

(5) temporary uses.

Source: Section 13-2-227.

§ 25-2-625 PUBLIC (P) DISTRICT REGULATIONS.

(A) This section applies in a public (P) district.

(B) Entities described in Section 25-2-145 *(Public (P) District Designation)* must comply with the requirements of this section.

(C) For a residential use, the site development regulations of the most comparable residential zoning district apply.

(D) Except as provided in Subsection (E), this subsection applies to a nonresidential use.

(1) For a site less than one acre, the site development regulations of an adjoining zoning district apply for a distance of 100 feet into the site. The minimum lot size requirement of an adjoining zoning district does not apply to a use by the City.

(2) For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.

(E) This subsection applies to a parks and recreation services (special) use.

(1) The minimum site area is 10 acres.

(2) Except for the requirement of Subsection (D)(1), the site development regulations are established by the approval of a conditional use site plan.

(3) Locations for the sale of beer or wine, if any, must be identified on the site plan.

(4) The Planning Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board.

Source: Section 13-2-682.

DIVISION 5: COMBINING AND OVERLAY DISTRICTS

§ 25-2-641 CAPITOL DOMINANCE (CD) COMBINING DISTRICT REGULATIONS.

(A) This section applies in the Capitol dominance (CD) combining district.

(B) The maximum height of a structure is the lesser of:

(1) the base district maximum height; or

(2) a height that coincides with the 653 foot elevation above sea level, plus 0.04366 feet of height for each foot horizontally that the measurement point is separated from the center of the Capitol dome.

Source: Section 13-2-716.

§ 25-2-642 CAPITOL VIEW CORRIDOR (CVC) OVERLAY DISTRICT REGULATIONS.

(A) In the Capitol view corridor (CVC) combining district, the maximum height permitted is the lesser of:

(1) the base district maximum height; or

(2) the maximum height provided in this section.

(B) In a Capitol view corridor, a structure may not exceed the height of the plane delineating the corridor.

Source: Section 13-2-710.

§ 25-2-643 CONGRESS AVENUE (CA), EAST SIXTH / PECAN STREET (PS), DOWNTOWN PARKS (DP), AND DOWNTOWN CREEKS (DC) COMBINING DISTRICT REGULATIONS.

(A) In the Congress Avenue (CA), East Sixth / Pecan Street (PS), downtown parks (DP), and downtown creeks (DC) combining districts:

(1) glass used on the first floor of a structure must be clear or lightly tinted;

(2) reflective surface building materials must not produce glare; and

(3) within 60 feet of Congress Avenue:

(a) the minimum structure height is 30 feet; and

(b) the maximum structure height is 90 feet.

(B) This subsection applies to new development on Congress Avenue or East 6th Street, on streets adjacent to a downtown park or Town Lake, and along a downtown creek.

(1) Surface parking lots, curb cuts, and unscreened garage openings are prohibited.

(2) The Planning Commission may waive the prohibition of this subsection after determining that:

(a) compliance with the prohibition is impractical;

(b) the proposed project will not unreasonably impair pedestrian or vehicular movement; and

(c) adequate precautions have been made for public safety, convenience, and the aesthetic values of the combining district.

(C) In the PS combining district:

(1) a structure may not exceed a height of 45 feet; and

(2) an exterior sign must comply with the standards adopted by the Landmark Commission for the Sixth Street Historic District.

(D) In the DP combining district, a structure may not exceed a height of 120 feet.

(E) In the DC combining district:

(1) a structure may not exceed a height of 60 feet; and

(2) storage, trash collection, loading, and associated facilities must be screened from view from a creek.

Source: Section 13-2-717.

§ 25-2-644 CONVENTION CENTER (CC) COMBINING DISTRICT REGULATIONS.

(A) Commercial off-street parking is prohibited in the convention center (CC) combining district east of IH-35.

(B) This subsection applies in the CC combining district to development for which an application for approval of commercial off-street parking is filed after November 18, 1990.

(1) A commercial off-street parking use must be contained entirely within a structure and be screened.

(2) A commercial off-site parking use must be separated at ground level from an adjacent street by an enclosed space designed for a pedestrian-oriented use described in Section 25-2-691 *(Waterfront Overlay (WO) District Uses)*.

(3) For a site that is less than one city block in length on a side, the Planning Commission may waive the requirement of this subsection after determining that:

(a) compliance with the regulation is physically impractical; or

(b) the proposed project is located in an area that is not pedestrian-oriented.

Source: Sections 13-2-230.1 and 13-2-718.

§ 25-2-645 EAST AUSTIN (EA) OVERLAY DISTRICT USE RESTRICTIONS.

(A) In the East Austin (EA) overlay district, Subsection (B) applies to a use if:

(1) the use is located in a general commercial services, commercial - liquor sales, or limited industrial services base district; and

(2) one of the following conditions exist:

(a) 20 percent of more of the area within 500 feet of the property boundary is used or zoned for residential uses; or

(b) an educational facility, religious assembly, public park, public playground, or licensed day care center is located within 1000 feet of the property boundary.

(B) The following are conditional uses:

(1) agricultural sales and services, except nurseries;

(2) basic industry;

(3) construction sales and services;

(4) general warehousing and distribution;

(5) kennels

(6) light manufacturing;

(7) limited warehousing and distribution;

(8) recycling center;

(9) resource extraction;

(10) vehicle storage;

(11) building maintenance services;

(12) laundry services in a building that is greater than 5,000 square feet;

(13) equipment sales; and

(14) equipment repair services.

(C) A use located in the EA overlay district for which a hazardous materials permit is required by the Austin Fire Department is a conditional use unless the land use is a permitted use in a Community Commercial (GR) district or a more restrictive zoning district or is a laundry services use with 5,000 square feet or less.

Source: Section 13-2-191.

§ 25-2-646 MIXED USE (MU) COMBINING DISTRICT PERMITTED USES.

In a mixed use (MU) combining district, the following uses are permitted:

(1) commercial uses that are permitted in the base district;

(2) civic uses that are permitted in the base district;

(3) townhouse residential;

(4) multifamily residential;

(5) single-family residential;

(6) duplex residential;

(7) group residential;

(8) group home, class I (limited);

(9) group home, class I (general); and

(10) group home, class II.

Source: Section 13-2-230.

§ 25-2-647 MIXED USE (MU) COMBINING DISTRICT REGULATIONS.

(A) In a mixed use (MU) combining district that is combined with a neighborhood office (NO) base district, the minimum site area for each dwelling unit is:

(1) 3,600 square feet, for an efficiency dwelling unit;

(2) 4,000 square feet, for a one bedroom dwelling unit; and

(3) 4,400 square feet, for a dwelling unit with two or more bedrooms.

(B) In an MU combining district that is combined with an limited office (LO) or neighborhood commercial (LR) base district, the minimum site area for each dwelling unit is:

(1) 1,600 square feet, for an efficiency dwelling unit;

(2) 2,000 square feet, for a one bedroom dwelling unit; and

(3) 2,400 square feet, for a dwelling unit with two or more bedrooms.

(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:

(1) 800 square feet, for an efficiency dwelling unit;

(2) 1,000 square feet, for a one bedroom dwelling unit; and

(3) 1,200 square feet, for a dwelling unit with two or more bedrooms.

Source: Section 13-2-715.

§ 25-2-648 PLANNED DEVELOPMENT AREA (PDA) PERFORMANCE STANDARDS.

(A) This section applies to a planned area development area agreement or zoning district. The requirements of this section supersede conflicting provisions of a planned development area agreement or ordinance, if any.

(B) A planned area development may not produce a dangerous or objectionable element, as described in this section or a City administrative rule.

(C) Dangerous or objectionable elements include dangerous, injurious, noxious, or objectionable noise, smoke, dust, odor, air pollution, heat, humidity, liquid or solid refuse or waste, light or glare, or other substance, condition, radiation, or element that adversely affects property or the use of property in the vicinity. This excludes resource recovery systems using solid waste.

(D) A dangerous or objectionable element is measured in the manner prescribed by this subsection.

(1) Noise, vibration, light, glare, odor, or radiation is measured at the point on the source property line that has the highest readings, or at any other point where the existence of the elements may be more apparent. Noise levels are determined in accordance with Information On Levels Of Environmental Noise Requisite To Protect Public Health And Welfare With An Adequate Margin of Safety, Environmental Protection Agency, 1974.

(2) Smoke or toxic or noxious matter is measured at the place of emission into the atmosphere.

(3) For open industrial operations described in Subsection (E)(6), dust concentration is measured at ground level or a habitable elevation, and either at the property line or beyond it, whichever results in the highest measurement.

(E) A dangerous or objectionable element may not exceed the limits prescribed by this subsection.

(1) Except for noise from a transportation facility or construction work, noise may not exceed 55 decibels Ldn during daylight hours and 45 decibels Ldn during night time hours.

(2) Earth borne vibrations may not exceed:

(a) the limits in Column I below; or

(b) if the point of measurement is a residential area boundary line or within 80 feet of a residential area boundary line that is located in a street right-of-way, the limits in Column II below.

Frequency Cycles Per Second	Column I Displacement (inches)	Column II Displacement (inches)
0 to 1	.0020	.0008
1 to 10	.0010	.0004
10 to 20	.0008	.0002
20 to 30	.0005	.0001
30 to 40	.0004	.0001
40 and over	.0003	.0001

(3) A light or direct welding flash may not exceed 0.4 foot candles across the source property line. Light from these sources must be screened from an adjoining property.

(4) Smoke may not be:

(a) as dark or darker in shade as that designated as No. 0 on the Ringlemann Chart, as published by the United States Bureau of Mines; or

(b) of an opacity that obscures an observer's view to a degree equal to or greater than smoke described in Subsection (E)(4)(a).

(5) An emission of particulates for each one acre of property in a planned development area may not exceed:

(a) for particulates that are 44 microns or smaller, one pound during any one hour; and

(b) for particulates that are larger than 44 microns, 0.05 pounds during any one hour.

(6) Open industrial operations that involve dust-producing equipment, including sandblasting, paint spraying, gravel and concrete batching, and similar operations, may not produce dust in a concentration that exceeds one million particles for each cubic foot at the point of measurement.

(F) A planned development area must comply with the requirements for the storage, use, and manufacturing of explosives and hazardous materials in Chapter 14-3 *(Hazardous Materials; Underground Storage Facilities)* and Chapter 25-12, Article 7 *(Uniform Fire Code)*.

Source: Section 13-2-269.

§ 25-2-649 PLANNED DEVELOPMENT AREA (PDA) APPROVED BEFORE JANUARY 1, 1985.

(A) A planned development area approved before January 1, 1985, is a PDA combining district and is subject to the regulations in effect on the date of approval.

(B) The director shall identify the area as a PDA combining district on the zoning map.

Source: Section 13-2-154.

DIVISION 6: WATERFRONT OVERLAY DISTRICT REQUIREMENTS FOR TOWN LAKE PARK

§ 25-2-671 TOWN LAKE PARK TERMS.

In Section 25-2-672 *(Town Lake Park Regulations)*:

(1) COMMUNITY PARK means a portion of Town Lake Park that is intended for city wide use and designed to accommodate large numbers of people involved in a variety of activities. The following areas in Town Lake Park are community parks:

(a) tracts S-1, S-2, S-3A, S-4, S-6, S-7, S-8, S-9, N-1, N-2, N-3, N-4, N-5A, N-6, N-7, N-8, N-9, N-10, N-11, N-15, N-16A, and N-17A on the park classification map;

(b) park land in the area bounded on the north by the Colorado River, on the west by Pleasant Valley Road, on the south by the *proposed extension of Lakeshore Boulevard, and on the east by* the crest of the bluff of Country Club Creek;

(c) park land in the area bounded on the north by Lake Austin Boulevard, on the south by Town Lake, on the east by the MoPac Freeway, and on the west by the extension of the western boundary of Eilers Park;

(d) the Holly Street Power Plant, when its current use ceases and it is dedicated as park land; and

(e) park land within 50 feet of the shoreline of Town Lake.

(2) CULTURAL PARK means a portion of Town Lake Park that is intended for cultural facilities, including museums, botanical gardens, and performance areas. The following areas in Town Lake Park are cultural parks:

(a) tracts S-2D, S-3, S-4A, S-5, S-5A, S-5B, and S-5C on the park classification map;

(b) park land in the area bounded on the east by Dawson Road, on the west by Lamar Boulevard, on the south by Barton Springs Road, and on the north by Riverside Drive;

(c) park land in the area bounded on the north by Town Lake, on the south by Barton Springs Road, Barton Boulevard, and the westward extension of Linscomb Avenue, on the east by Lamar Boulevard, and on the west by Robert E. Lee Road and the hike and bike trail;

(d) park land north of the intersection of River Street and Bierce Street, known as the City of Austin Street and Bridge Yard; and

(e) the Seaholm Power Plant and the Green Water Treatment Plant, including the water intake structures, when the current uses cease and the plants are dedicated as park land.

(3) NEIGHBORHOOD PARK means a portion of Town Lake Park that is small, informal, is less intensely used than the developed areas of Town Lake Park, and serves adjacent neighborhoods. The following areas in Town Lake Park are neighborhood parks:

(a) tracts S-2A, S-10, N-5, N-16, and N-17 on the Park Classification Map;

(b) park land in the area bounded on the north by Town Lake, on the west by East Bouldin Creek, on the east by Blunn Creek, and on the south by Riverside Drive; and

(c) park land in the area bounded on the north by the Colorado River, on the east by Montopolis Drive, on the south by the extension of Grove Boulevard, and on the west by the crest of the bluff of Country Club Creek.

(4) PARK CLASSIFICATION MAP means the map that is on file with the Parks and Recreation Department and that is Exhibit "B" to Ordinance No. 890126-P.

(5) NATURAL AREA means that portion of Town Lake Park that is preserved as a natural environment with limited human activity. The following areas in Town Lake Park are natural areas:

(a) tracts W-1, S-2B, S-2C, N-3A, and N-18 on the Park Classification Map;

(b) park land located between the Colorado River shoreline and the crest of the bluff north of the Colorado River, from Longhorn Dam to U.S. 183 (Montopolis Bridge); and

(c) park land northeast of Town Lake from Tom Miller Dam to the west boundary of Eilers Park and southwest of Town Lake from Tom Miller Dam to the Austin Nature Center.

(6) TOWN LAKE PARK PLAN means the Town Lake Park Plan adopted by Ordinance No. 890126-P.

(7) TOWN LAKE PARK means all the dedicated park land in the waterfront overlay zoning district.

(8) URBAN WATERFRONT means that portion of Town Lake Park that is adjacent to high-density urban development. Tracts N-12, N-13, and N-14 on the park classification map are urban waterfront areas.

Source: Section 13-2-228.1.

§ 25-2-672 TOWN LAKE PARK REGULATIONS.

(A) Development of a natural area described in Section 25-2-671 *(Town Lake Park Terms)* is limited to:

(1) nature trails with interpretive signs and facilities;

(2) surface parking with pervious material;

(3) maintenance and improvement of environmental quality, including fencing and wildlife and vegetation management; and

(4) general park support and maintenance.

(B) Development of a neighborhood park described in Section 25-2-671 *(Town Lake Park Terms)* is limited to:

(1) walking, exercise, and bicycle trails;

(2) surface parking and access roads;

(3) picnic facilities;

(4) general neighborhood park uses, including playing fields, ball courts, swimming pools, and playscapes;

(5) concessions primarily serving an adjacent neighborhood, including food vending, bicycle rentals, and sports equipment rentals;

(6) cultural facilities primarily serving an adjacent neighborhood;

(7) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and

(8) general park support and maintenance.

(C) Development of a community park described in Section 25-2-671 (*Town Lake Park Terms)* is limited to:

(1) development permitted in a neighborhood park;

(2) municipal swimming pools and associated facilities;

(3) concessions designed to attract individuals from throughout the city, including boat rentals, food vending, dining facilities, special sports facilities, and special recreational facilities;

(4) surface parking and parking structures;

(5) performance and special events facilities;

(6) specialized facilities, including facilities that serve the handicapped, private nonprofit recreational facilities that serve the general public, and private park enhancement facilities;

(7) an internal park road system, with grade-separated intersections if required;

(8) athletic facilities, including multipurpose sports fields and exercise courses;

(9) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and

(10) general park support and maintenance.

(D) Development of a cultural park described in Section 25-2-671 *(Town Lake Park Terms)* is limited to:

(1) cultural facilities and special event and performance areas;

(2) parking structures and limited surface parking;

(3) concessions that are designed to attract people from throughout the city, that are mobile, temporary, or located in a building described in the Town Lake Park Plan, and that require a small amount of space, including pushcarts selling food or flowers, temporary vending stands for special events, and museum gift shops;

(4) walking, exercise, and bicycle paths;

(5) an internal park transportation system;

(6) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and

(7) general park support and maintenance.

(E) Development of an urban waterfront described in Section 25-2-671 *(Town Lake Park Terms)* is limited to:

(1) plazas for performances and special events;

(2) wide sidewalks for walking, exercising, and bicycle riding;

(3) concessions that are designed to attract people from throughout the city, are mobile, temporary, or located in a building described in the Town Lake Park Plan, and require a small amount of space, including pushcarts selling food or flowers, temporary vending stands for special events, and museum gift shops;

(4) rowing facilities, boathouses, and similar water-related activities;

(5) maintenance and improvement of environmental quality, including stream bank stabilization, fencing, and wildlife and vegetation management; and

(6) general park support and maintenance.

(F) Development of an area of Town Lake Park not included in a natural area, neighborhood park, community park, cultural park, or urban waterfront described in Section 25-2-671 *(Town Lake Park Terms)* is limited to:

(1) walking, exercise, and bicycle trails;

(2) picnic facilities;

(3) surface parking of pervious material and park access roads; and

(4) general park support and maintenance.

Source: Section 13-2-228.1.

DIVISION 7: WATERFRONT OVERLAY DISTRICT AND SUBDISTRICT USES

§ 25-2-691 WATERFRONT OVERLAY (WO) DISTRICT USES.

(A) This section applies to the waterfront overlay (WO) district.

(B) A residential use that is permitted in an MF-6 or more restrictive base district is also permitted in an NO or less restrictive base district.

(C) A pedestrian-oriented use is a use that serves the public by providing goods or services and includes:

(1) art and craft studio (limited);

(2) cocktail lounge;

(3) consumer convenience services;

(4) cultural services;

(5) day care services (limited, general, or commercial);

(6) food sales;

(7) general retail sales (convenience or general);

(8) park and recreation services;

(9) residential uses;

(10) restaurant (limited or general); and

(11) other uses as determined by the Planning Commission.

(D) Pedestrian oriented uses in an MF-1 or less restrictive base district:

(1) are permitted on the ground floor of a structure; and

(2) may be permitted by the Planning Commission above the ground floor of a structure.

(E) A determination by the Planning Commission under Subsection (D)(2) may be appealed to the Council.

Source: Section 13-2-228.

§ 25-2-692 WATERFRONT OVERLAY (WO) SUBDISTRICT USES.

(A) This subsection applies to the University / Deep Eddy subdistrict.

(1) The following uses are prohibited:

(a) automotive rentals;

(b) automotive repair services;

(c) automotive sales;

(d) automotive washing;

(e) commercial off-street parking; and

(f) a use with a drive-in service.

(2) The following are conditional uses:

(a) hotel-motel;

(b) service station;

(c) local utility services.

(B) In the North Shore Central subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Planning Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.

(C) This subsection applies to the Red Bluff subdistrict.

(1) The following uses are prohibited:

(a) light manufacturing;

(b) basic industry;

(c) stockyards;

(d) laundry services; and

(e) resource extraction.

(2) The following are conditional uses:

(a) automotive rentals;

(b) automotive repair services;

(c) automotive sales;

(d) automotive washing;

(e) commercial off-street parking;

(f) a use with a drive-in service; and

(g) warehousing and distribution.

(D) This subsection applies to the East Riverside subdistrict.

(1) The following uses are prohibited:

(a) automotive rentals;

(b) automotive repair services;

(c) automotive sales;

(d) automotive washing;

(e) basic industry;

(f) commercial off-street parking;

(g) a use with a drive-in service;

(h) laundry services;

(i) light manufacturing;

(j) stockyards; and

(k) warehousing and distribution.

(2) The following are conditional uses:

(a) hotel-motel;

(b) service station; and

(c) local utility service.

(E) This subsection applies to the Travis Heights subdistrict.

(1) The following uses are prohibited:

(a) automotive rentals;

(b) automotive repair services;

(c) automotive sales;

(d) automotive washing;

(e) basic industry;

(f) commercial off-street parking;

(g) laundry services;

(h) light manufacturing;

(i) stockyards; and

(j) warehousing and distribution.

(2) The following are conditional uses:

(a) hotel-motel;

(b) service station; and

(c) local utility service.

(F) In the South Shore Central subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Planning Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.

(G) This subsection applies to the Auditorium Shores subdistrict.

(1) Not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for

pedestrian-oriented uses. The Planning Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.

(2) Use of the area between the primary setback line and the secondary setback line is limited to:

(a) cultural services;

(b) day care services;

(c) park and recreation services;

(d) food sales; and

(e) restaurant (limited).

(H) In the Butler Shores subdistrict, not less than 50 percent of the net usable floor area of the ground level of a structure adjacent to Town Lake must be used for pedestrian-oriented uses. The Planning Commission may allow an applicant up to five years from the date a certificate of occupancy is issued to comply with this requirement.

(I) Use of the Zilker Park subdistrict is limited to park-related structures.

Source: Section 13-2-229.

DIVISION 8: WATERFRONT OVERLAY DISTRICT AND SUBDISTRICT DEVELOPMENT REGULATIONS

SUBPART A: GENERAL PROVISIONS

§ 25-2-711 APPLICABILITY.

(A) This division applies in the waterfront overlay (WO) combining district.

(B) The requirements of this division do not apply to the construction or reconstruction of existing or proposed development for which:

(1) a building permit was issued before July 18, 1986;

(2) a certificate of occupancy was issued before July 18, 1986;

(3) a site plan was approved before July 17, 1986, including a phased project or a special permit site plan;

(4) a site plan was filed with the City before July 17, 1986 as a condition of zoning, and the site plan was previously approved by the Council or Town Lake Task Force; or

(5) building plans were filed with the City before July 17, 1986.

(C) The requirements of this division supersede the other provisions of this title, to the extent of conflict.

Source: Sections 13-2-700 and 13-2-701.

§ 25-2-712 DEFINITIONS.

In this part:

(1) BASEWALL means the vertical surface of a building beginning at the finished grade up to a level defined by a setback or an architectural treatment, including a cornice line or similar projection or demarcation, that visually separates the base of the building from the upper portion of the building.

(2) PRIMARY SETBACK AREA means the area between a primary setback line and the centerline of an identified creek, the shoreline of Town Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.

(3) PRIMARY SETBACK LINE means a line that is a prescribed distance from and parallel to the centerline of an identified creek, the shoreline of Town Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.

(4) SECONDARY SETBACK AREA means the area between a primary setback line and a secondary setback line.

(5) SECONDARY SETBACK LINE means a line that is a prescribed distance from and parallel to a primary setback line.

Source: Section 13-2-1.

§ 25-2-713 VARIANCES.

The Planning Commission may grant a variance from the requirements of Sections 25-2-692 *(Waterfront Overlay (WO) Subdistrict Uses)*, 25-2-721 *(Waterfront Overlay (WO) Combining District Regulations)*, or Subpart C *(Subdistrict Regulations)* after determining that:

(1) the proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and

(2) the variance is the minimum required by the peculiarities of the tract.

Source: Section 13-2-704.

§ 25-2-714 ADDITIONAL FLOOR AREA.

(A) In the WO combining district, a structure may exceed the maximum floor area permitted in the base district as provided by this section.

(1) Additional floor area under Subsection (B) is limited to 60 percent of the base district maximum.

(2) Additional floor area under Subsection (C), (D), (E), (F), (G), (H), or (I) is limited to 20 percent of the base district maximum.

(3) Total additional floor area under this section is limited to 60 percent of the base district maximum.

(B) For a structure in a neighborhood office (NO) or less restrictive base district, floor area for a residential use is permitted in addition to the maximum floor area otherwise permitted.

(C) For a structure in a multifamily residence limited density (MF-1) or less restrictive base district, floor area for pedestrian-oriented uses is permitted in addition to the maximum floor area otherwise permitted, if the pedestrian-oriented uses are on the ground floor of the structure and have unimpeded

public access from a public right-of-way or park land. The pedestrian-oriented uses required under Sections 25-2-692 *(Waterfront Overlay (WO) Subdistrict Uses)* and Subpart C *(Subdistrict Regulations)* are excluded from the additional floor area permitted under this subsection.

(D) Except in the North Shore Central subdistrict:

(1) an additional one-half square foot of gross floor area is permitted for each one square foot of gross floor area of a parking structure that is above grade; and

(2) an additional one square foot of gross floor area is permitted for each one square foot of a parking structure that is below grade.

(E) Additional gross floor area is permitted for each existing Category A tree, as determined by the Watershed Protection Department's tree evaluation system, that is either left undisturbed or transplanted under the supervision of the city arborist.

(1) A tree is considered undisturbed under this subsection if the area within a circle centered on the trunk with a circumference equal to the largest horizontal circumference of the tree's crown is undisturbed.

(2) A tree may be transplanted off-site if the Planning Commission determines that the character of the site is preserved and approves the transplanting.

(3) The permitted additional gross floor area is calculated by multiplying the undisturbed area described in Subsection (E)(1) by the base district height limitation and dividing the product by 12.

(F) Additional gross floor area is permitted for land or an easement dedicated to the City for public access to Town Lake or the Colorado River. The additional gross floor area is calculated by multiplying the square footage of the access area by the height limitation applicable to the property and dividing the product by 12.

(G) Additional gross floor area is permitted for land that is restricted to create a side yard or restricted public access to Town Lake, the Colorado River, or a creek. The additional gross floor area is calculated by multiplying the square footage of the restricted area by the height limitation applicable to the property and dividing the product by 12.

(H) An additional one square foot of gross floor area is permitted for each one square foot of area restricted to create a scenic vista of Town Lake, the Colorado River, or a creek.

(I) For a proposal to develop less than the maximum allowable impervious cover, an additional one square foot of gross floor area is permitted for each one square foot of impervious cover less than the allowable maximum.

Source: Section 13-2-703.

SUBPART B: DISTRICT REGULATIONS; SPECIAL REGULATIONS

§ 25-2-721 WATERFRONT OVERLAY (WO) COMBINING DISTRICT REGULATIONS.

(A) This subsection provides requirements for review and approval of site plans.

(1) Approval of a site plan by the Planning Commission is required if an applicant requests a waiver from a requirement of this part under Section 25-2-713 *(Variances)*.

(2) Review of a site plan by the Director of the Parks and Recreation Department is required before the site plan may be approved. The Director of the Parks and Recreation Department shall determine:

(a) whether the site plan is compatible with adopted park design guidelines; and

(b) if significant historic, cultural, or archaeological sites are located on the property.

(B) In a primary setback area:

(1) except as otherwise provided in this subsection, parking areas and structures are prohibited; and

(2) park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:

(a) the park facilities are located on public park land; and

(b) the impervious cover does not exceed 15 percent.

(C) In a secondary setback area:

(1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and

(2) impervious cover may not exceed 30 percent.

(D) This subsection provides requirements for parking areas.

(1) Surface parking:

(a) must be placed along roadways, if practicable; and

(b) must be screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part.

(2) A parking structure that is above grade:

(a) must be on a pedestrian scale and either architecturally integrated with the associated building or screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part; and

(b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.

(3) Setback requirements do not apply to a parking structure that is completely below grade.

(E) This subsection provides design standards for buildings.

(1) Exterior mirrored glass and glare producing glass surface building materials are prohibited.

(2) For a building that exceeds a height of 45 feet, a distinctive building top is required. Distinctive building tops include cornices, steeped parapets, hipped roofs, mansard roofs, stepped terraces, and domes.

To the extent required to comply with the requirements of Section 17-2-292(E) *(Rules For Heli-Facilities)*, a flat roof is permitted.

(3) For a building that fronts on Town Lake, Shoal Creek, or Waller Creek, that adjoins public park land or Town Lake, or that is across a street from public park land, a building basewall is required. The basewall may not exceed a height of 45 feet.

(4) A building facade may not extend horizontally in an unbroken line for more than 160 feet.

(F) Underground utility service is required, unless otherwise determined by the utility provider.

(G) Trash receptacles, air conditioning or heating equipment, utility meters, loading areas, and external storage must be screened from public view.

Source: Section 13-2-700.

§ 25-2-722 SPECIAL REGULATIONS FOR PUBLIC WORKS.

(A) Development of public works in Town Lake Park, including utility construction, flood control channels, and bridge improvements, must be consistent with the Town Lake Park Plan.

(B) The Watershed Protection Department shall review an application for development of public works in Town Lake Park and shall work with the Parks and Recreation Department to implement applicable recommendations by the Comprehensive Watershed Ordinance Task Force that were approved by the Council on May 22, 1986.

(C) The Environmental Board shall review a project if the Director of the Watershed Protection Department determines that the project offers an opportunity for a major urban water quality retrofit. If Planning Commission review is required, the Environmental Board shall forward its comments to the Planning Commission.

Source: Section 13-2-700.1.

§ 25-2-723 SPECIAL REGULATIONS FOR PUBLIC RIGHTS-OF-WAY.

(A) For a right-of-way described in Subsection (B), development of the right-of-way, including street, sidewalk, and drainage construction, must be compatible with the development of adjacent park land and consistent with the Town Lake Park Plan. Factors to be considered in determining consistency with the Town Lake Park Plan include park land access, road alignment, utility placement, sidewalk design, railing design, sign design and placement, landscaping, and stormwater filtration.

(B) Subsection (A) applies to:

(1) public rights-of-way within or adjoining the boundaries of the WO combining district, including public rights-of-way for streets designated in the Transportation Plan;

(2) Trinity Street, from Cesar Chavez Street to Fifth Street; and

(3) Guadalupe Street and Lavaca Street, from Cesar Chavez Street to Fifth Street.

(C) For a street described in Subsection (D), streetscape improvements that are consistent with the Town Lake Park Plan are required. A streetscape improvement is an improvement to a public right-of-way, and includes sidewalks, trees, light fixtures, signs, and furniture.

(D) Subsection (C) applies to:

(1) Barton Springs Road, from Congress Avenue to MoPac Freeway;

(2) Cesar Chavez Street, from MoPac Freeway to IH-35;

(3) Congress Avenue, from Riverside Drive to First Street;

(4) Grove Boulevard, from Pleasant Valley Road to Montopolis Drive;

(5) Guadalupe Street, from Cesar Chavez Street to Fifth Street;

(6) Lakeshore Boulevard, from Riverside Drive to Montopolis Drive;

(7) Lamar Boulevard, from the Union Pacific railroad overpass to Barton Springs Road;

(8) Lavaca Street, from Cesar Chavez Street to Fifth Street;

(9) South First Street, from Town Lake to Barton Springs Road; and

(10) Trinity Street, from Cesar Chavez Street to Fifth Street.

Source: Section 13-2-700.2.

SUBPART C: SUBDISTRICT REGULATIONS

§ 25-2-731 AUDITORIUM SHORES SUBDISTRICT REGULATIONS.

(A) This section applies in the Auditorium Shores subdistrict of the WO combining district.

(B) The primary setback line is located 1,200 feet landward from the Town Lake shoreline.

(C) The secondary setback line is the northern boundary of public right-of-way of Barton Springs Road.

(D) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.

(1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.

(2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.

(E) The maximum gross floor area at ground level is:

(1) for a structure in the primary setback area, 2,000 square feet; and

(2) for a structure in the secondary setback area, 75,000 square feet.

Source: Section 13-2-702(l).

§ 25-2-732 BALCONES ROCK CLIFF SUBDISTRICT REGULATIONS.

(A) This section applies in the Balcones Rock Cliff subdistrict of the WO combining district.

(B) The primary setback line is located:

(1) 75 feet landward from Town Lake shoreline; or

(2) 50 feet landward from the Town Lake shoreline, for a single-family lot platted before July 17, 1986 that is either zoned RR or at least 20,000 square feet in size.

(C) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 30 percent.

(D) For the exterior of a building visible from park land adjacent to Town Lake, natural building materials are required.

(E) For the portion of a structure that is visible from the Town Lake shoreline, at least 75 percent of the structure at grade level must be screened with trees and shrubs native to the Balcones Cliff subdistrict and approved by the city arborist.

Source: Section 13-2-702(o).

§ 25-2-733 BUTLER SHORES SUBDISTRICT REGULATIONS.

(A) This section applies in the Butler Shores subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 100 feet landward from the Town Lake shoreline;

(2) 35 feet south of the southern boundary of Toomey Road;

(3) 35 feet south of the southern boundary of Barton Springs Road;

(4) 35 feet north of the northern boundary of Barton Springs Road; and

(5) 100 feet from the Barton Creek centerline.

(C) The secondary setback line is located 100 feet from the primary setback line of Town Lake.

(D) Impervious cover is prohibited on land with a gradient that exceeds 25 percent.

(E) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.

(1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.

(2) *Entryways or architectural detailing is required to break the continuity* of nontransparent basewalls.

(3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.

(F) For a structure on property adjacent to and oriented toward Barton Springs Road, a building basewall is required, with a maximum height of:

(1) 45 feet, if north of Barton Springs Road; or

(2) 35 feet, if south of Barton Springs Road.

(G) That portion of a structure built above the basewall and oriented towards Barton Springs Road must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the basewall with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Barton Springs Road.

Source: Section 13-2-702(m).

§ 25-2-734 EAST RIVERSIDE SUBDISTRICT REGULATIONS.

(A) This section applies in the East Riverside subdistrict of the WO combining district.

(B) The primary setback line is located 100 feet landward from the Town Lake shoreline.

(C) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 50 percent.

Source: Section 13-2-702(i).

§ 25-2-735 FESTIVAL BEACH SUBDISTRICT REGULATIONS.

(A) This section applies in the Festival Beach subdistrict of the WO combining district.

(B) The primary setback line is located 100 feet landward from the Town Lake shoreline.

(C) The secondary setback line is located 50 feet landward from the primary setback line.

(D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.

Source: Section 13-2-702(e).

§ 25-2-736 LAMAR SUBDISTRICT REGULATIONS.

(A) This section applies in the Lamar subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 100 feet landward from the Town Lake shoreline; and

(2) 90 feet from the Johnson Creek centerline.

(C) The secondary setback line is located 100 feet landward from the primary setback line that is parallel to the Town Lake shoreline.

(D) For a structure located within 140 feet of the Johnson Creek centerline, the maximum height is 35 feet.

(E) A parking area located at or above grade is prohibited, except for a parking area for buses, van pooling, the handicapped, or public access to park land.

(F) A garage access point or curb cut is prohibited if the pattern or alignment of the surrounding, existing sidewalks would be disrupted.

Source: Section 13-2-702(b).

§ 25-2-737 MONTOPOLIS / RIVER TERRACE SUBDISTRICT REGULATIONS.

(A) This section applies in the Montopolis / Riverside Terrace subdistrict of the WO combining district.

(B) The primary setback line is located 150 feet landward from the 430 foot contour line along the Colorado River.

(C) The secondary setback line is located 100 feet landward from the primary setback line.

Source: Section 13-2-702(g).

§ 25-2-738 NORTH SHORE CENTRAL SUBDISTRICT REGULATIONS.

(A) This subsection applies in the North Shore Central subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 100 feet landward from the Town Lake shoreline;

(2) 60 feet from the Shoal Creek centerline; and

(3) 50 feet from the Waller Creek centerline.

(C) A parking area located at or above grade is prohibited, except for a parking area for buses, van pooling, taxis, delivery services, commercial loading, public transportation, the handicapped, or public access to park land.

(D) The location of a garage access point or curb cut must minimize the disruption of pedestrian traffic on existing sidewalks.

(E) A structure must fit within an envelope delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Town Lake, Shoal Creek, or Waller Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Town Lake, Shoal Creek, or Waller Creek.

(F) This subsection applies to a nonresidential use in a building adjacent to Town Lake.

(1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.

(2) Entry ways or architectural detailing is required to break the continuity of nontransparent basewalls.

(3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.

(G) A building may not be constructed within 80 feet of the existing east curb line of Congress Avenue south of First Street.

Source: Section 13-2-702(c).

§ 25-2-739 RAINEY STREET SUBDISTRICT REGULATIONS.

(A) This section applies in the Rainey Street subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 150 feet landward from the Town Lake shoreline; and

(2) 50 feet from the Waller Creek centerline.

Source: Section 13-2-702(d).

§ 25-2-740 RED BLUFF SUBDISTRICT REGULATIONS.

(A) This section applies in the Red Bluff subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 40 feet from the 450 foot contour line, from Pleasant Valley road to the extension of Shady Lane; and

(2) 40 feet from the 440 foot contour line from the extension of Shady Lane to US 183.

(C) A secondary setback line is located 110 feet from the corresponding primary setback line.

(D) For the exterior of a building adjacent to Town Lake, natural building materials are required on the exterior surface.

Source: Section 13-2-702(f).

§ 25-2-741 SOUTH LAKESHORE SUBDISTRICT REGULATIONS.

(A) This section applies in the South Lakeshore subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 65 feet landward from the Town Lake shoreline; and

(2) 50 feet south of Lakeshore Boulevard.

Source: Section 13-2-702(h).

§ 25-2-742 SOUTH SHORE CENTRAL SUBDISTRICT REGULATIONS.

(A) This section applies in the South Shore Central subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 150 feet landward from the Town Lake shoreline;

(2) 80 feet from the East Bouldin Creek centerline; and

(3) 35 feet north of the northern public right-of-way boundary of Riverside Drive.

(C) The secondary setback lines are located:

(1) 50 feet landward from the primary setback line parallel to the Town Lake shoreline; and

(2) 130 feet from the primary setback line parallel to the East Bouldin Creek centerline.

(D) This subsection applies to a nonresidential use in a building adjacent to park land adjoining Town Lake.

(1) For a ground level wall that is visible from park land or a public right-of-way that adjoins park land, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.

(2) Entryways or architectural detailing is required to break the continuity of nontransparent basewalls.

(3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake.

(E) For a structure property adjacent to and oriented toward Riverside Drive, a building basewall is required, with a maximum height of:

(1) 45 feet, if north of Riverside Drive; or

(2) 35 feet, if south of Riverside Drive.

(F) That portion of a structure built above the basewall and oriented toward Riverside Drive must fit within an envelope delineated by a 70 degree angle starting at a line along the top of the basewall with the base of the angle

being a horizontal plane extending from the line parallel to and away from the surface of Riverside Drive.

Source: Section 13-2-702(k).

§ 25-2-743 TRAVIS HEIGHTS SUBDISTRICT REGULATIONS.

(A) This section applies in the Travis Heights subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 100 feet landward from the Town Lake shoreline;

(2) 80 feet from the East Bouldin Creek centerline; and

(3) 80 feet from the Blunn Creek centerline.

(C) Section 25-2-714 *(Additional Floor Area)* applies only to structures located between Bouldin and Blunn Creeks.

(D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 50 percent.

Source: Section 13-2-702(j).

§ 25-2-744 UNIVERSITY / DEEP EDDY SUBDISTRICT REGULATIONS.

(A) This section applies in the University / Deep Eddy subdistrict of the WO combining district.

(B) The primary setback lines are located:

(1) 200 feet landward from the Town Lake shoreline, between Tom Miller Dam and Red Bud Trail; and

(2) 300 feet landward from the Town Lake shoreline, between Red Bud Trail and MoPac Boulevard.

(C) The secondary setback lines are located:

(1) 50 feet landward from the primary setback line, between Tom Miller Dam and Red Bud Trail; and

(2) 100 feet landward from the primary setback line, between Red Bud Trail and MoPac Boulevard.

(D) For a primary setback area, a secondary setback area, or an area within 50 feet of a secondary setback line:

(1) the maximum building height is 35 feet; and

(2) the floor to area ratio may not be increased under Section 25-2-714 *(Additional Floor Area)*.

(E) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.

Source: Section 13-2-702(a).

§ 25-2-745 ZILKER PARK SUBDISTRICT REGULATIONS.

(A) This section applies in the Zilker Park subdistrict of the WO combining district.

(B) The primary setback line is located 100 feet landward from the Town Lake shoreline.

(C) The secondary setback line is located 700 feet landward from the primary setback line.

(D) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.

Source: Section 13-2-702(n).