

# City of Austin



## Neighborhood Planning

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## Guide To Zoning

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City of Austin

Planning & Development Review Department  
505 Barton Springs Road  
One Texas Center  
Austin, TX 78704

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DISCLAIMER: This Guide is for informational purposes only. It does not constitute legal regulations. Consult the Land Development Code for specific regulations.

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## I. INTRODUCTION TO ZONING

### What is zoning?

Zoning establishes the types of land uses permitted on a parcel of land within the full or limited purpose jurisdiction of the City of Austin. Zoning also sets the development standards for a site, such as building height, setbacks, floor-to-area ratio, neighborhood compatibility, screening, landscaping, and impervious cover limitations.

The purpose of land use regulations such as zoning is to create compatible land uses, ensure proper design and construction standards, and promote the overall public good.

Zoning has three elements:

**Allowed uses:** Section VII of this guide provides a list of allowed uses by category—Residential, Civic, Commercial, Industrial, and Agricultural. Each zoning district allows for multiple uses such as single family residential, food sales, retail, or religious assembly. Most uses are allowed in several zoning districts, and each zoning district allows several uses. Uses can be permitted (allowed by right, without any zoning review by the City) or conditional (which needs Planning Commission or City Council approval).

**Site development standards:** Regulations that guide how buildings may be placed on a site. This includes standards such as height, setbacks, floor-to-area ratio, neighborhood compatibility, screening, landscaping, and impervious cover limitations. Note that not all of the site development standards that may affect a piece of property are controlled by the zoning district (other examples include subdivision regulations and residential compatibility).

**Geography:** Zoning is applied to property within the City of Austin or its limited purpose jurisdiction.

### How to read a zoning district

Zoning districts are generally represented by a code, such as SF-3 or NO-MU-NP. Every property in Austin has a base zoning district. The City has 39 base zoning districts; each base zoning district and its code is listed in Table 1. Other zoning districts, called combining districts, provide additional regulations to base zoning districts (see Table 2). If a property is part of a combining district, its zoning code will list the base district code, followed by a dash, and then the combining district. For example, a mixed use (-MU) combining district applied to a neighborhood office district (NO) is shown as NO-MU. The zoning of a property may include multiple combining districts: NO-MU-H-NP is a neighborhood office (NO) district that allows mixed use (-MU), is a historic property (-H), and follows a neighborhood plan's requirements (-NP).

## **What is the difference between zoning and land use?**

People often confuse zoning with land use. In Austin, land use is a general indication of how land is used—residential, commercial, industrial, open space, etc. Land use defines broad categories; zoning is used to implement the land use plan. It further refines the permitted uses and standards for a site. The City of Austin has established a land use planning process with significant public participation to determine how land should be used both now and in the future through the development of the Future Land Use Map. This map, which is adopted by City Council, provides a framework for future zoning decisions.

## **What is my zoning?**

To determine the zoning of your property, the City of Austin has created a map viewer available on the City's website. This viewer enables you to type in your address and click on a button to retrieve zoning information (as well as other City GIS data).

The Development Web Map viewer can be accessed at:  
***<http://www.austintexas.gov/department/gis-and-maps>***.

Although this tool is intended for public use, it is not an official verification of zoning. Verification of zoning is required prior to issuance of a subdivision, site plan, site plan exemption, building permit or certificate of occupancy. You can request a zoning verification letter from the Development Assistance Center, 505 Barton Springs Road, 1st Floor. The phone number is (512) 978-4000.

**Table 1. Base Zoning Districts**

<b>Residential</b>		<b>Commercial</b>	
LA	Lake Austin Residence District	NO	Neighborhood Office
RR	Rural Residential District	LO	Limited Office
SF-1	Single Family—Large Lot	GO	General Office
SF-2	Single Family—Standard Lot	CR	Commercial Recreation
SF-3	Family Residence	LR	Neighborhood Commercial
SF-4A	Single Family—Small Lot Single	GR	Community Commercial Lake
SF-4B	Family—Condominium Urban	L	Commercial
SF-5	Family Residence Townhouse &	CBD	Central Business District
SF-6	Condominium Multifamily —	DMU	Downtown Mixed Use
MF-1	Limited Density Multifamily—	W/LO	Warehouse/Limited Office
MF-2	Low Density Multifamily—	CS	Commercial Services
MF-3	Medium Density Multifamily—	CS-1	Commercial-Liquor Sales
MF-4	Moderate Density	CH	Commercial Highway
MF-5	Multifamily—High Density	<b>Special Purpose</b>	
MF-6	Multifamily—Highest Density	DR	Development Reserve
MH	Mobile Home Residence	AV	Aviation Services
<b>Industrial</b>		AG	Agricultural District
IP	Industrial Park	P	Public
LI	Limited Industrial Service	PUD	Planned Unit Development
MI	Major Industrial	TN	Traditional Neighborhood
R&D	Research & Development		

**Table 2. Some of the Combining Zoning Districts**

<b>Code</b>	<b>District name</b>
-CO	Conditional Overlay Combining District
-H	Historic Combining District
-MU	Mixed Use Combining District
-NP	Neighborhood Plan Combining District
-PDA	Planned Development Area

## II. ZONING PRINCIPLES

The City of Austin has established twelve Zoning Principles as a guide to preserve the compatibility of land uses. City Staff, stakeholders and property owners should use the following principles to evaluate all zoning requests.

- Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan.
- Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.
- Granting a request for zoning should result in an equal treatment of similarly situated properties.
- Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.
- Zoning should allow for a reasonable use of the property.
- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.
- Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.
- Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.
- The request should serve to protect and preserve places and areas of historical and cultural significance.
- Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housing.
- A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property.
- The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

### III. ZONING PROCESS

#### **Who can request a rezoning?**

A rezoning may be requested by:

- Property owner
- City Council
- Planning Commission/Zoning and Platting Commission
- Historic Landmark Commission—if the property is proposed to be designated as a historic landmark (H) combining district, or a historic area (HD) combining district.
- A petition of at least 60% of the owners of land in a proposed historic district.

#### **What is the rezoning process?**

An application for rezoning is reviewed by City staff, and then scheduled before the Land Use Commission. All requests that fall within the boundaries of an adopted neighborhood planning area, or an area with a resolution from City Council to move forward with a plan, are scheduled for a public hearing before the Planning Commission. All other zoning requests are scheduled before the Zoning and Platting Commission. Following a public hearing from one of these Commissions, an additional public hearing is scheduled for City Council. City Council will approve or deny the rezoning request.

#### **What happens if my property is rezoned—can I continue my use?**

There are cases when a rezoning can result in a nonconforming use. A nonconforming use is the use of any land, building, or structure that does not conform with current applicable regulations, but complied or was not under requirements to comply with regulations at the time the use was established. There are specific code requirements, relating to the discontinuance of a nonconforming use as well as the ability to make any changes to a nonconforming use.

#### **How do I get a copy of an approved zoning ordinance?**

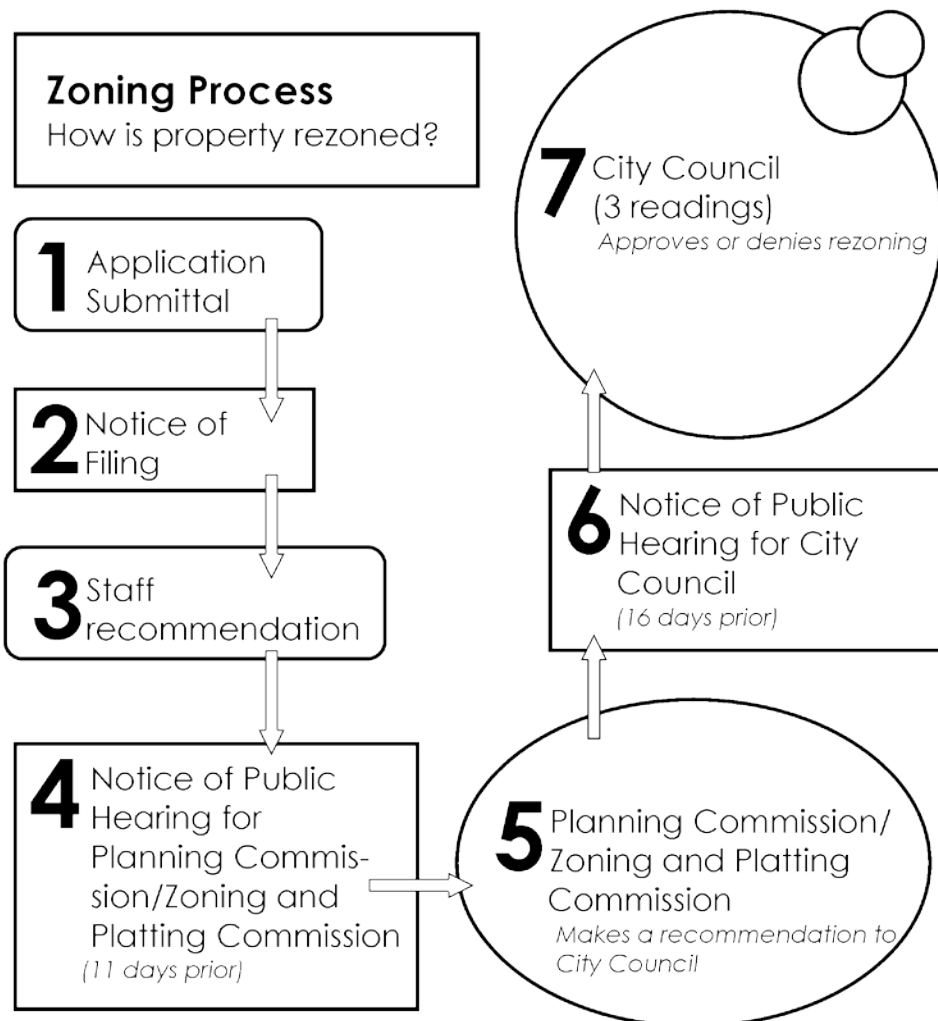
Once City Council approves a zoning request, a copy of the approved ordinance can be obtained through the City Clerk's Office. You can either call and request a copy, or you can perform an online Public Records search.

If a property is rezoned with a conditional overlay (CO) attached to the zoning, you can find the specifics of the CO in the zoning ordinance.

Public records can be accessed through the City Clerk's webpage:

***<http://www.austintexas.gov/edims/search.cfm>***





Notices (steps 2, 4 and 6) are sent to property owners, registered community associations, and utility account holders within 500 feet of a property that is being rezoned.

## IV. CHALLENGING A ZONING REQUEST

When a property owner requests a zoning change, nearby neighbors are considered to have a stake in the zoning as well and have the opportunity to challenge the zoning request before City Council. Doing so requires that City Council approve the zoning change by a supermajority, which is a vote of at least 6 out of 7 councilmembers. Please note that petition rights do not apply to interim-zoned property.

### Steps involved in challenging a zoning request:

- a. Work with the property owner or neighborhood to try to reach a compromise, or work through the neighborhood plan process.
- b. Send a letter stating opposition to staff, Planning Commission, and City Council.
- c. Appear at the public hearings at Planning Commission and City Council.
- d. File a zoning petition.

### What is a zoning petition?

A petition is one way a person may oppose a proposed rezoning. A petition may be filed (1) by a property owner opposed to a rezoning of his or her own property or (2) by property owners within 200 feet of the proposed change. In order for a petition by nearby property owners to be considered valid, property owners of 20% or more of the land within 200 feet of the proposed rezoning must sign the petition.



### What is the effect of a petition?

A supermajority vote by City Council (at least 6 out of 7) is required to overturn a valid petition. Without a valid petition, only four votes are required to approve a zoning on one reading, or five votes if more than one reading is considered at the same meeting.

### How to file a petition

A petition should be dated and addressed to the City Council. In order to be legally binding, the first paragraph should read as follows:

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than

\_\_\_\_\_.

After this initial statement, briefly state the reasons for the protest.

This statement should be followed by the signatures of the protesters and their addresses. If a protester signs for other than the owner of record, a Power of Attorney should accompany the petition. Signatures should be in black ink to facilitate reproduction.

Property owner information is obtained from the Travis Central Appraisal District. If there has been a recent sale of the property, the current owners may not be shown. A copy of the deed or closing statement must be furnished with the petition to establish ownership.

Please furnish the name and phone number of a contact person in case there are questions about the petition.

File number and zoning information may be obtained from the Planning and Development Review Department, 505 Barton Springs Rd, Fifth Floor. Although not required, it is also suggested that a numeric printout of the property owners and a copy of that portion of the tax plat showing 200 feet around the area proposed for rezoning be obtained.

The nine-digit parcel number for each property within a 200-foot radius must be determined, as follows:

- The first five digits of the parcel number is the tax plat number.
- The next two digits is the block number. This is the large underlined number shown on each block.
- The last two digits is the lot number. This is the small underlined number on each lot.

This parcel number corresponds to the numbers shown on the property owner printout.

### **Calculating 20% of the property within 200 feet of a rezoning request**

A brief description of the process for determining the validity of a petition is as follows:

- A. Figure square footage of area within 200-foot radius of property being rezoned, excluding property being considered.
- B. Figure each petitioner's area. These areas should include one-half of right-of-way adjacent to the petitioner's property.
- C. Figure percentage: Total of petitioners' area (B) divided by Total area within 200' radius (A).

If (C) is greater than or equal to 20%, the petition is valid.

Condominium projects may protest the rezoning if the petition is signed by the appropriate officer of the governing body of the condominium. An individual condominium owner shall not be included when calculating the petition unless the documents governing the condominium clearly establish the right of an individual owner to act with respect to his or her respective undivided interest in the common elements of the condominium.

**What is the deadline to file a petition?**

The zoning petition shall be filed no later than noon on the Wednesday prior to the 3<sup>rd</sup> Reading of the scheduled item at City Council. However, the petition should be furnished to the Planning and Development Review Department as early as possible prior to the Council hearing so the validity may be determined prior to the bearing.

The zoning petition can be found at this link: *<http://www.austintexas.gov/department/zoning-resources>*.

## V. BASE ZONING DISTRICTS

A **Base Zoning District** establishes regulations governing land use and site development in a specific geographic area. Regulations may include:

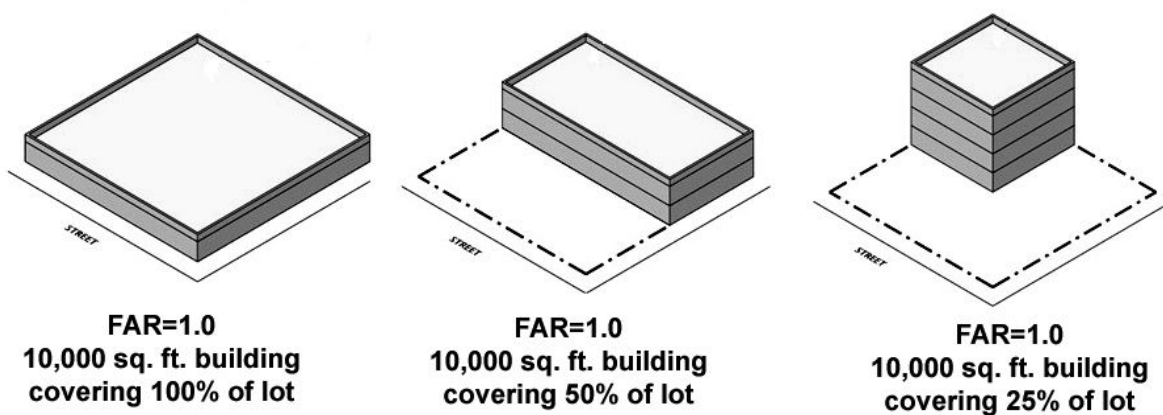
- A minimum lot size
- A minimum lot width
- Maximum impervious coverage
- Maximum height allowances
- Required setbacks

**Building Coverage:** A percentage limit on the amount of a lot that may be covered by a building.

**Density:** The number of dwelling units (houses, apartments, duplexes etc), or buildings per unit of land. In Neighborhood Planning, this is often expressed as dwelling units per acre or units per lot.

**Floor Area Ratio (FAR):** The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

For example, on a 10,000 square-foot lot in a zoning district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



**Impervious Cover:** Anything that stops rainwater from soaking into the ground, including roads, sidewalks, driveways, parking lots, swimming pools, and buildings. The allowable amount of impervious cover is determined by the more restrictive of the zoning district and watershed regulations.

**Minimum Site Area:** Limits the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

**Setbacks:** The minimum distance between buildings and any lot line.

Provided below is general information regarding the most common base zoning districts. Refer to the City of Austin Land Development Code for additional development standards.

#### Notes for Permitted Uses

- (c) Conditional Use Permit is required
- (PC) Permitted in the district, but under some circumstances may be conditional
- \* Additional standards may apply. See Section VII, Description of Allowed Uses, for Austin City Code references.

## Residential Districts

# RR

## Rural Residence

Rural Residence district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height	35 ft
Minimum Lot Width	100 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	40 ft
Maximum Building Coverage	20%	Street side yard	25 ft
Maximum Impervious Cover	25%	Interior side yard	10 ft
		Rear yard	20 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Rural Residential district, see the Austin City Code 25-2-552.

#### Residential

Single-Family Residential† \*      Short-Term Rental

#### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c)	Group Home Class I—General (c) *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Local Utility Services (c)
Community Recreation—Public (c) *	Private Primary Educational Services (c) *
Community Recreation—Private (c) *	Private Secondary Educational Services (c) *
Cultural Services (c)	Public Primary Educational Services *
Day Care Services—Commercial (c)	Public Secondary Educational Services *
Day Care Services—General (c)	Religious Assembly
Day Care Services—Limited	Safety Services (c)
	Telecommunication Tower (PC) *

#### Commercial

Kennels (c)  
Special Use—Historic (c) \*  
Stables (c)

#### Agricultural

Community Garden  
Urban Farm \*

# SF-1

## Single Family Residence—Large Lot

Single Family Residence Large Lot district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	10,000 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	25 ft
Maximum Building Coverage	35%	Street side yard	15 ft
Maximum Impervious Cover	40%	Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses

#### Residential

Single-Family Residential *	Bed and Breakfast Residential (Group 1) *
Short-Term Rental	Conservation Single Family Residential

#### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c) *	Group Home Class I—General (c) *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Local Utility Services (c)
Community Recreation—Public (c) *	Private Primary Educational Services (c) *
Community Recreation—Private (c) *	Private Secondary Educational Services (c) *
Cultural Services (c)	Public Primary Educational Services *
Day Care Services—Commercial (c)	Public Secondary Educational Services *
Day Care Services—General (c)	Religious Assembly
Day Care Services—Limited	Safety Services (c)

#### Commercial

Special Use—Historic (c) *
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#### Agricultural

Community Garden
Urban Farm *



# SF-2

## Single Family Residence—Standard Lot

Single Family Residence Standard Lot district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	45%	Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses:

#### Residential

Single-Family Residential *	Bed and Breakfast Residential (Group 1) *
	Short-Term Rental

#### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c) *	Group Home Class I—General (c) *
Community Events *	Group Home Class I—Limited *
Communication Service Facilities *	Local Utility Services (c)
Community Recreation—Public (c) *	Private Primary Educational Services (c) *
Community Recreation—Private (c) *	Private Secondary Educational Services (c) *
Cultural Services (c)	Public Primary Educational Services *
Day Care Services—Commercial (c)	Public Secondary Educational Services *
Day Care Services—General (c)	Religious Assembly
Day Care Services—Limited	Safety Services (c)
	Telecommunication Tower (PC) *

#### Commercial

Special Use—Historic (c) *
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#### Agricultural

Community Garden
Urban Farm *

# SF-3

## Family Residence

Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	45%	Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Family Residence district, see the Austin City Code 25-2-552.

#### Residential

Bed and Breakfast Residential (Group 1) *	Single-Family Attached Residential *
Duplex Residential *	Single-Family Residential *
Retirement Housing (Small Site) † *	Two-Family Residential *
Short-Term Rental	

#### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c) *	Group Home Class I—General (c) *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Local Utility Services (c)
Community Recreation—Public (c) *	Private Primary Educational Services (c) *
Community Recreation—Private (c) *	Private Secondary Educational Services (c) *
Cultural Services (c)	Public Primary Educational Services *
Day Care Services—Commercial (c)	Public Secondary Educational Services *
Day Care Services—General (c)	Religious Assembly
Day Care Services—Limited	Safety Services (c)

#### Commercial

Special Use—Historic (c) \*

#### Agricultural

Community Garden  
Urban Farm \*

# SF-4A

## Single-Family Residence—Small Lot

Single-Family Residence Small Lot district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	3,600 sq ft	Maximum Height	35 ft
Minimum Lot Width	40 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	15 ft
Maximum Building Coverage	55%	Street side yard	10 ft
Maximum Impervious Cover	65%	Interior side yard	—
		Rear yard	—

### Permitted and Conditional Uses

#### Residential

Small Lot Single-Family Residential *	Short-Term Rental
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#### Civic

Club or Lodge (c) *	Group Home Class I—General (c) *
College and University Facilities (c) *	Group Home Class I—Limited *
Communication Service Facilities *	Local Utility Services (c)
Community Events *	Private Primary Educational Services (c) *
Community Recreation—Public (c) *	Private Secondary Educational Services (c) *
Community Recreation—Private (c) *	Public Primary Educational Services *
Cultural Services (c)	Public Secondary Educational Services *
Day Care Services—Commercial (c)	Religious Assembly
Day Care Services—General (c)	Safety Services (c)
Day Care Services—Limited	Telecommunication Tower (PC) *
Family Home *	

#### Commercial

Special Use—Historic (c) *
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#### Agricultural

Community Garden
Urban Farm *

# SF-4B

## Single-Family Residence Condominium Site

Single-Family Residence Condominium Site district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Size of Site	1 acre	Maximum Height	2 stories
Maximum Size of Site	5 acres	Minimum Setbacks	
Minimum Lot Width	40 ft	Front yard	25 ft
Minimum Site Area per Building	2,800 sq ft	Street side yard	15 ft
Minimum Site Area per Unit	3,600 sq ft	Interior side yard	n/a
Maximum Building Coverage	40%	Rear yard	15 ft
Maximum Impervious Cover	60%		

### Permitted and Conditional Uses

#### Residential

Small Lot Single Family Residential

Short-Term Rental

#### Civic

Club or Lodge (c) \*

College and University Facilities (c) \*

Communication Service Facilities \*

Community Events \*

Community Recreation—Public (c) \*

Community Recreation—Private (c) \*

Cultural Services (c)

Day Care Services—Commercial (c)

Day Care Services—General (c)

Day Care Services—Limited

Family Home \*

Group Home Class I—General (c) \*

Group Home Class I—Limited \*

Local Utility Services (c)

Private Primary Educational Services (c) \*

Private Secondary Educational Services (c) \*

Public Primary Educational Services \*

Public Secondary Educational Services \*

Religious Assembly

Safety Services (c)

Telecommunication Tower (PC) \*

#### Commercial

Special Use—Historic (c) \*

#### Agricultural

Community Garden

Urban Farm \*

# SF-5

## Urban Family Residence

Urban Family Residence district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	n/a	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	55%	Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Urban Family Residence district, see the Austin City Code 25-2-559.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Large Site) (c) *
Bed and Breakfast Residential (Group 2) *	Short-Term Rental
Condominium Residential *	Single-Family Residential *
Duplex Residential *	Single-Family Attached Residential *
Retirement Housing (Small Site) † *	Townhouse Residential *
Small Lot Single-Family Residential	Two-Family Residential (c)*
Short-Term Rental	

#### Civic

Club or Lodge (c) *	Day Care Services—General (c)
College and University Facilities (c) *	Day Care Services—Limited
Communication Service Facilities *	Family Home *
Community Events *	Group Home Class I—General (c) *
Community Recreation—Private (c) *	Group Home Class I—Limited *
Community Recreation—Public (c) *	Local Utility Services (c)
Cultural Services (c)	Private Primary Educational Services (c) *
Day Care Services—Commercial (c)	Private Secondary Educational Services (c) *

# SF-5 (continued)

## **Civic (continued)**

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Public Primary Educational Services \*  
Public Secondary Educational Services \*

Religious Assembly Safety  
Services (c)  
Telecommunication Tower (PC) \*

## **Commercial**

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Special Use—Historic (c) \*

## **Agricultural**

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Community Garden  
Urban Farm \*

# SF-6

## Townhouse & Condominium Residence

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	40%	Front yard	25 ft
Maximum Impervious Coverage	55%	Street side yard	15 ft
		Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Townhouse & Condominium Residence district, see the Austin City Code 25-2-559.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing—Large Site (c) *
Bed and Breakfast Residential (Group 2) *	Short-Term Rental
Condominium Residential *	Single-Family Residential *
Duplex Residential *	Single-Family Attached Residential *
Retirement Housing—Small Site † *	Townhouse Residential *
Small Lot Single-Family *	Two-Family Residential *
Short-Term Rental	

#### Civic

Club or Lodge (c) *	Group Home Class I—General (c) *
College and University Facilities (c) *	Group Home Class I—Limited *
Communication Service Facilities *	Local Utility Services (c)
Community Events *	Private Primary Educational Services (c) *
Community Recreation—Private (c) *	Private Secondary Educational Services (c) *
Community Recreation—Public (c) *	Public Primary Educational Services *
Cultural Services (c)	Public Secondary Educational Services *
Day Care Services—Commercial (c)	Religious Assembly
Day Care Services—General (c)	Safety Services (c)
Day Care Services—Limited	Telecommunication Tower (PC) *
Family Home *	

# SF-6 (continued)

## **Commercial**

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Special Use—Historic (c) \*

## **Agricultural**

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Community Garden

Urban Farm \*



# MF-1

## Multi-Family Residence—Limited Density

Multifamily Residence Limited Density district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	40 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	45%	Front yard	25 ft
Maximum Impervious Cover	55%	Street side yard	15 ft
Maximum Floor Area Ratio	n/a	Interior side yard	5 ft
Maximum Units Per Acre	17	Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Multi-Family Residence—Limited Density district, see the Austin City Code 25-2-560.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Large Site) (c) *
Bed and Breakfast Residential (Group 2) *	Short-Term Rental
Condominium Residential *	Single-Family Residential *
Duplex Residential *	Single-Family Attached Residential *
Multifamily Residential †	Townhouse Residential *
Retirement Housing (Small Site) *	Two-Family Residential *

#### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c) *	Group Home Class I—General *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Local Utility Services (c)
Community Recreation—Private (c) *	Private Primary Educational Services (c) *
Community Recreation—Public (c) *	Private Secondary Educational Services (c) *
Congregate Living (c)	Public Primary Educational Services *
Cultural Services (c)	Public Secondary Educational Services *
Day Care Services—Commercial (c)	Religious Assembly
Day Care Services—General (c)	Residential Treatment (c)
Day Care Services—Limited	Safety Services (c)

# MF-1 (continued)

## **Civic (continued)**

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Telecommunication Tower (PC) \*

## **Commercial**

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Special Use—Historic (c) \*

## **Agricultural**

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Community Garden

Urban Farm \*

# MF-2

## Multi-Family Residence—Low Density

Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. 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 desirable.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height (ft)	40 ft
Minimum Lot Width	50 ft		or 3 stories
Maximum Building Coverage	50%	Minimum Setbacks	
Maximum Impervious Cover	60%	Front yard	25 ft
Maximum Floor Area Ratio	n/a	Street side yard	15 ft
Maximum Units Per Acre	23	Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Multi-Family Residence—Low Density district, see the Austin City Code 25-2-561.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing—Large Site (c) *
Bed and Breakfast Residential (Group 2) *	Single-Family Residential *
Condominium Residential *	Single-Family Attached Residential *
Duplex Residential *	Townhouse Residential *
Multifamily Residential †	Two-Family Residential*
Retirement Housing—Small Site *	Short-Term Rentals

#### Civic

Club or Lodge (c) *	
College and University Facilities (c) *	Day Care Services—Limited
Communication Service Facilities *	Family Home *
Community Events *	Group Home Class I—General *
Community Recreation—Private (c) *	Group Home Class I—Limited *
Community Recreation—Public (c) *	Group Home Class II (c) *
Congregate Living (c)	Local Utility Services (c)
Cultural Services (c)	Private Primary Educational Services (c) *
Day Care Services—Commercial (c)	Private Secondary Educational Services (c) *
Day Care Services—General (c)	Public Primary Educational Services *
	Public Secondary Educational Services *

# MF-2 (continued)

**Civic (continued)**

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Religious Assembly  
Residential Treatment (c)

Safety Services (c)  
Telecommunication Tower (PC) \*

**Commercial**

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Special Use—Historic (c) \*

**Agricultural**

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Urban Farm \*  
Community Garden

# MF-3

## Multi-Family Residence—Medium Density

Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	40 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	55%	Front yard	25 ft
Maximum Impervious Cover	65%	Street side yard	15 ft
Maximum Floor Area Ratio	.75:1	Interior side yard	5 ft
Maximum Units Per Acre	36	Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Multi-Family Residence—Medium Density district, see the Austin City Code 25-2-562.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Small Site) *
Bed and Breakfast Residential (Group 2) *	Retirement Housing (Large Site) (c) *
Condominium Residential *	Short-Term Rentals
Duplex Residential *	Single-Family Residential *
Group Residential (c)	Single-Family Attached Residential *
Multifamily Residential †	Townhouse Residential *
	Two Family Dwellings *

#### Civic

Club or Lodge (c) *	Day Care Services—Commercial (c)
College and University Facilities (c) *	Day Care Services—General (c)
Communication Service Facilities *	Day Care Services—Limited
Community Events *	Family Home *
Community Recreation—Private (c) *	Group Home Class I—General (c) *
Community Recreation—Public (c) *	Group Home Class I—Limited *
Congregate Living (c)	Group Home Class II (c) *
Convalescent Services (c)	Local Utility Services (c)
Cultural Services (c)	Private Primary Educational Services (c) *

# MF-3 (continued)

## **Civic (continued)**

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Private Secondary Educational Services (c) \*

Public Primary Educational Services \*

Public Secondary Educational Services \*

Religious Assembly

Residential Treatment (c)

Safety Services (c)

Telecommunication Tower (PC) \*

## **Commercial**

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Special Use—Historic (c) \*

## **Agricultural**

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Community Garden

Urban Farm \*

# MF-4

## Multi-Family Residence—Moderate-High Density

Multifamily Residence Moderate-High Density district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size and mix. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	60%	Front yard	15 ft
Maximum Impervious Cover	70%	Street side yard	15 ft
Maximum Floor Area Ratio	.75:1	Interior side yard	5 ft
Maximum Units Per Acre	36-54	Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Multi-Family Residence—Moderate-High Density district, see the Austin City Code 25-2-563.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Small Site) *
Bed and Breakfast Residential (Group 2) *	Retirement Housing (Large Site) (c) *
Condominium Residential *	Short-Term Rentals
Duplex Residential *	Single-Family Residential *
Group Residential	Single-Family Attached Residential *
Multifamily Residential †	Townhouse Residential *
	Two Family Dwellings *

#### Civic

Club or Lodge (c) *	Day Care Services—Commercial (c)
College and University Facilities (c) *	Day Care Services—General (c)
Communication Service Facilities *	Day Care Services—Limited
Community Events *	Family Home *
Community Recreation—Private (c) *	Group Home Class I—General (c) *
Community Recreation—Public (c) *	Group Home Class I—Limited *
Congregate Living (c)	Group Home Class II (c) *
Convalescent Services (c)	Hospital Services—Limited (c)
Cultural Services (c)	Local Utility Services (c)

# MF-4 (continued)

## **Civic (continued)**

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Private Primary Educational Services (c) \*

Private Secondary Educational Services (c) \*

Public Primary Educational Services \*

Public Secondary Educational Services \*

Religious Assembly

Residential Treatment (c)

Safety Services (c)

Telecommunication Tower (PC) \*

## **Commercial**

---

Special Use—Historic (c) \*

## **Agricultural**

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Community Garden

Urban Farm \*



# MF-5

## Multi-Family Residence—High Density

Multifamily Residence High Density district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	60%	Front yard	15 ft
Maximum Impervious Coverage	70%	Street side yard	15 ft
Maximum Floor Area Ratio	1:1	Interior side yard	5 ft
Maximum Units Per Acre	54	Rear yard	10 ft

### Permitted and Conditional Uses

† For detail on marked uses in the Multi-Family Residence—High Density district, see the Austin City Code 25-2-563.

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Small Site) *
Bed and Breakfast Residential (Group 2) *	Retirement Housing (Large Site) (c) *
Condominium Residential *	Short-Term Rentals
Duplex Residential *	Single-Family Residential *
Group Residential	Single-Family Attached Residential *
Multifamily Residential †	Townhouse Residential *
	Two Family Dwellings *

#### Civic

Club or Lodge (c) *	Day Care Services—General (c)
College and University Facilities (c) *	Day Care Services—Limited
Communication Service Facilities *	Family Home *
Community Events *	Group Home Class I—General (c) *
Community Recreation—Private (c) *	Group Home Class I—Limited *
Community Recreation—Public (c) *	Group Home Class II (c) *
Congregate Living (c)	Hospital Services—Limited (c)
Convalescent Services (c)	Local Utility Services (c)
Cultural Services (c)	Private Primary Educational Services (c) *
Day Care Services—Commercial (c)	Private Secondary Educational Services (c) *

# MF-5 (continued)

## **Civic (continued)**

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Public Primary Educational Services \*

Public Secondary Educational Services \*

Religious Assembly

Residential Treatment (c) Safety

Services (c) Telecommunication

Tower (PC) \*

## **Commercial**

---

Special Use—Historic (c) \*

## **Agricultural**

---

Community Garden

Urban Farm \*

# MF-6

## Multi-Family Residence—Highest Density

Multifamily Highest Density district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	8,000 sq ft	Maximum Height	90 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	70%	Front yard	15 ft
Maximum Impervious Cover	80%	Street side yard	15 ft
		Interior side yard	5 ft
		Rear yard	10 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group 1) *	Retirement Housing (Small Site) *
Bed and Breakfast Residential (Group 2) *	Retirement Housing (Large Site) (c) *
Condominium Residential *	Short-Term Rentals
Duplex Residential *	Single-Family Residential *
Group Residential	Single-Family Attached Residential *
Multifamily Residential	Townhouse Residential *
	Two Family Dwellings *

#### Civic

Club or Lodge (c) *	Group Home Class I—General (c) *
College and University Facilities (c) *	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class II (c) *
Community Events *	Hospital Services—Limited (c)
Community Recreation—Private (c) *	Local Utility Services (c)
Community Recreation—Public (c) *	Private Primary Educational Services (c) *
Congregate Living (c)	Private Secondary Educational Services (c) *
Convalescent Services (c)	Public Primary Educational Services *
Cultural Services (c)	Public Secondary Educational Services *
Day Care Services—Commercial (c)	Religious Assembly
Day Care Services—General (c)	Residential Treatment (c) Safety
Day Care Services—Limited	Services (c) Telecommunication
Family Home *	Tower (PC) *

# MF-6 (continued)

## **Commercial**

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Special Use—Historic (c) \*

## **Agricultural**

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Community Garden

Urban Farm \*

# MH

## Mobile Home Residence

Mobile Home Residence district is intended 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.

### Site Development Standards

Lot		Massing	
MH Minimum Site Area	90,000 sq ft	Maximum Height	35 ft
MH Subdivision Minimum Site Area	5,750 sq ft	(Height may be further limited when adjacent to more restrictive districts.)	

### Permitted and Conditional Uses

#### Residential

Mobile Home Residential

#### Civic

Club or Lodge (c) *	Family Home *
College and University Facilities (c) *	Group Home Class I—General *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Group Home Class II (c) *
Community Recreation—Private (c) *	Local Utility Services (c)
Community Recreation—Public *	Private Primary Educational Services (c) *
Congregate Living	Private Secondary Educational Services (c) *
Convalescent Services (c)	Public Primary Educational Services *
Cultural Services (c)	Public Secondary Educational Services *
Day Care Services—Commercial (c)	Religious Assembly
Day Care Services—General (c)	Safety Services (c)
Day Care Services—Limited	Telecommunication Tower (PC) *

#### Commercial

Special Use—Historic (c) \*

#### Agricultural

Community Garden  
Urban Farm

## Office Districts

# NO

## Neighborhood Office

Neighborhood Office 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft		or 2 stories
Maximum Building Coverage	35%	Minimum Setbacks	
Maximum Impervious Cover	60%	Front yard	25 ft
Maximum Floor Area Ratio	.35:1	Street side yard	15 ft
		Interior side yard	5 ft
		Rear yard	5 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group II) *
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#### Civic

College and University Facilities (c) *	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class II (c) *
Community Events *	Local Utility Services
Community Recreation—Private (c) *	Private Primary Educational Services *
Community Recreation—Public *	Private Secondary Educational Services (c) *
Congregate Living (c)	Public Primary Educational Services *
Counseling Services	Public Secondary Educational Services *
Day Care Services—Commercial	Religious Assembly
Day Care Services—General	Residential Treatment (c)
Day Care Services—Limited	Safety Services
Family Home *	Telecommunication Tower (PC) *
Group Home Class I—General *	

# NO (continued)

## Commercial

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Administrative and Business Offices  
Art Gallery \*  
Art Workshop \*

Professional Offices  
Software Development  
Special Use—Historic (c) \*

## Agricultural

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Community Garden  
Urban Farm \*

# LO

## Limited Office

Limited Office 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	40 ft
Minimum Lot Width	50 ft		or 3 stories
Maximum Building Coverage	50%	Minimum Setbacks	
Maximum Impervious Cover	70%	Front yard	25 ft
Maximum Floor Area Ratio	.7:1	Street side yard	15 ft
		Interior side yard	5 ft
		Rear yard	5 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group 1) *	Bed and Breakfast Residential (Group 2) *
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#### Civic

Club or Lodge (c)	Group Home Class I—General *
College and University Facilities (c) *	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class II (c) Hospital
Community Events *	Services—Limited (c) Local
Community Recreation—Private (c) *	Utility Services
Community Recreation—Public *	Private Primary Educational Services * Private
Congregate Living (c)	Secondary Educational Services (c) * Public
Convalescent Services	Primary Educational Services *
Counseling Services	Public Secondary Educational Services *
Cultural Services	Religious Assembly
Day Care Services—Commercial	Residential Treatment (c) Safety
Day Care Services—General	Services Telecommunication Tower
Day Care Services—Limited	(PC) *
Family Home *	



# LO (continued)

## Commercial

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Administrative and Business Offices

Art Gallery \*

Art Workshop \*

Communication Services

Medical Offices—not exceeding  
5,000 sq/ft of gross floor space

Medical Offices—exceeding  
5,000 sq/ft of gross floor space

Professional Offices

Software Development

Special Use—Historic (c) \*

## Agricultural

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Community Garden

Urban Farm \*

# GO

## General Office

General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	60%	Front yard	15 ft
Maximum Impervious Cover	80%	Street side yard	15 ft
Maximum Floor Area Ratio	1:1	Interior side yard	5 ft
		Rear yard	5 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
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#### Civic

Club or Lodge (c)	Group Home Class I—General *
College and University Facilities *	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class II *
Community Events *	Guidance Services
Community Recreation—Private (c) *	Hospital Services—General (c)
Community Recreation—Public *	Hospital Services—Limited
Congregate Living	Local Utility Services
Convalescent Services	Private Primary Educational Services *
Counseling Services	Private Secondary Educational Services *
Cultural Services	Public Primary Educational Services *
Day Care Services—Commercial	Public Secondary Educational Services *
Day Care Services—General	Religious Assembly
Day Care Services—Limited	Residential Treatment (c)
Family Home *	Safety Services
	Telecommunication Tower (PC) *

#### Commercial

Administrative and Business Offices	Business Support Services
Art Gallery *	Communication Services Medical
Art Workshop *	Offices—not exceeding
Business or Trade School	5,000 sq/ft of gross floor space

# GO (continued)

## Commercial (continued)

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Medical Offices—exceeding  
5,000 sq/ft of gross floor space  
Off-site Accessory Parking  
Personal Services  
Printing and Publishing \*

Professional Offices  
Restaurant—Limited (c)  
Software Development  
Special Use—Historic (c) \*

## Agricultural

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Community Garden  
Urban Farm \*

## Commercial Districts

# CR

## Commercial Recreation

Commercial Recreation district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	20,000 sq ft	Maximum Height	40 ft
Minimum Lot Width	100 ft	Minimum Setbacks	
Maximum Building Coverage	25%	Front yard	50 ft
Maximum Impervious Cover	60%	Street side yard	50 ft
Maximum Floor Area Ratio	.25:1	Interior side yard	20 ft
		Rear yard	20 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group 1) *	Bed and Breakfast Residential (Group 2) *
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#### Civic

College and University Facilities (c) *	Hospital Services—Limited (c)
Community Events *	Local Utility Services
Communication Service Facilities (c) *	Private Primary Educational Services (c) *
Community Recreation—Private *	Private Secondary Educational Services (c) *
Community Recreation—Public *	Public Primary Educational Services (c) *
Counseling Services	Public Secondary Educational Services (c) *
Cultural Services	Religious Assembly (c)
Day Care Services—Commercial (c)	Telecommunication Tower (PC) *

#### Commercial

Art Gallery	Indoor Entertainment (c)
Art Workshop *	Indoor Sports and Recreation (c)
Campground (c)	Marina
Consumer Convenience Services (c)	Outdoor Entertainment (c)
Hotel-Motel (c)	Outdoor Sports and Recreation

# CR (continued)

## Commercial (continued)

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Recreational Equipment Maintenance  
& Storage

Recreational Equipment Sales

Restaurant—General (c) \*

Restaurant—Limited \*

Service Station (c) \*

Special Use Historic (c) \*

Theater

## Agricultural

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Community Garden

Urban Farm

# LR

## Neighborhood Commercial

Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	40 ft or
Minimum Lot Width	50 ft		3 stories
Maximum Building Coverage	50%	Minimum Setbacks	
Maximum Impervious Cover	80%	Front yard	25 ft
Maximum Floor Area Ratio	.5:1	Street side yard	15 ft
		Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

† For detail on marked uses in the Neighborhood Commercial district, see the Austin City Code 25-2-586.

#### Residential

Bed and Breakfast Residential (Group I) \*      Bed and Breakfast Residential (Group 2) \*

#### Civic

Club or Lodge (c)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II (c) *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—Limited (c)
Community Recreation—Private (c) *	Local Utility Services
Community Recreation—Public (c) *	Private Primary Educational Services *
Congregate Living (c)	Private Secondary Educational Services *
Counseling Services	Public Primary Educational Services *
Cultural Services	Public Secondary Educational Services *
Day Care Services—Commercial	Religious Assembly
Day Care Services—General	Residential Treatment (c) Safety
Day Care Services—Limited	Services Telecommunication Tower
Family Home *	(PC) *
Group Home Class I—General *	

# LR (continued)

## Commercial

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Administrative Business Office	Off-Site Accessory Parking
Alternative Financial Services (c)	Pedicab Storage and Dispatch
Art Gallery	Personal Improvement Services – not
Art Workshop *	exceeding 5,000 sq/ft of gross floor space
Consumer Convenience Services	Personal Services
Consumer Repair Services	Pet Services
Financial Services	Plant Nursery (c) *
Food Sales	Printing and Publishing
General Retail Sales—Convenience	Professional Office
General Retail Sales – General – not exceeding	Restaurant—Limited *
5,000 sq. ft of gross floor space †	Restaurant – General – not exceeding
Medical Offices—not exceeding	4,000 sq/ft of gross floor space † *
5,000 sq/ft of gross floor space	Service Station *
Medical Offices—exceeding	Software Development
5,000 sq/ft of gross floor space (c)	Special Use Historic (c) *

## Industrial

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Custom Manufacturing (c)

## Agricultural

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Community Garden

Urban Farm \*

# GR

## Community Commercial

Community Commercial 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	10 ft
Maximum Impervious Cover	90%	Street side yard	10 ft
Maximum Floor Area Ratio	1:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) \*

Bed and Breakfast Residential (Group 2) \*

#### Civic

Club or Lodge (c)  
 College and University Facilities \*  
 Communication Service Facilities \*  
 Community Events \*  
 Community Recreation—Private \*  
 Community Recreation—Public \*  
 Congregate Living  
 Counseling Services  
 Cultural Services  
 Day Care Services—Commercial  
 Day Care Services—General  
 Day Care Services—Limited  
 Family Home \*  
 Group Home Class I—General \*

Group Home Class I—Limited \*  
 Group Home Class II \*  
 Guidance Services  
 Hospital Services—General (c)  
 Hospital Services—Limited  
 Local Utility Services  
 Private Primary Educational Services \*  
 Private Secondary Educational Services \*  
 Public Primary Educational Services \*  
 Public Secondary Educational Services \*  
 Religious Assembly  
 Residential Treatment  
 Safety Services  
 Telecommunication Tower (PC) \*

#### Commercial

Art Gallery  
 Alternative Financial Services  
 Art Workshop \*  
 Administrative and Business Offices  
 Automotive Rentals

Automotive Repair Services  
 Automotive Sales  
 Automotive Washing of any type  
 Bail Bond Services (PC)



# GR (continued)

## **Commercial (continued)**

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Business or Trade School Business	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Support Services Commercial Off- Street Parking Communications	Off-Site Accessory Parking
Services Consumer Convenience	Outdoor Entertainment (c)
Services Consumer Repair Services	Outdoor Sports and Recreation
Drop-Off Recycling Collection Facility *	Pawn Shop Services
Exterminating Services	Pedicab Storage and Dispatch
Financial Services	Personal Improvement Services
Food Preparation (c)	Personal Services
Food Sales	Pet Services
Funeral Services	Plant Nursery (c)
General Retail Sales—Convenience	Printing and Publishing
General Retail Sales—General	Professional Office
Hotel-Motel	Research Services
Indoor Entertainment	Restaurant—General
Indoor Sports and Recreation	Restaurant—Limited
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	Service Station
	Software Development
	Special use Historic (c)
	Theater

## **Industrial**

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Custom Manufacturing (c)

## **Agricultural**

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Community Garden

Urban Farm \*

# L

## Lake Commercial

Lake Commercial district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	200 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	50%	Front yard	10 ft
Maximum Impervious Cover	50%	Street side yard	10 ft
Maximum Floor Area Ratio	8:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
Condominium Residential (c)	Group Residential (c)
Townhouse Residential (c) *	Multifamily Residential (c)

#### Civic

Club or Lodge (c)	Group Home Class I—Limited (c) *
College and University Facilities (c) *	Group Home Class II (c) *
Communication Service Facilities (c) *	Guidance Services (c)
Community Events *	Hospital Services—General (c)
Community Recreation—Private *	Hospital Services—Limited (c)
Community Recreation—Public *	Local Utility Services (c)
Congregate Living (c)	Private Primary Educational Services (c) *
Counseling Services	Private Secondary Educational Services (c) *
Cultural Services	Public Primary Educational Services (c) *
Day Care Services—Commercial (c)	Public Secondary Educational Services (c) *
Day Care Services—General (c)	Religious Assembly (c)
Day Care Services—Limited (c)	Residential Treatment (c)
Family Home (c) *	Safety Services (c)
Group Home Class I—General (c) *	Telecommunication Tower (PC) *

# L (continued)

## Commercial

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Art Gallery	Indoor Entertainment (c)
Art Workshop (c)	Indoor Sports and Recreation (c)
Administrative and Business Offices (c)	Laundry Services (c)
Automotive Rentals (c)	Medical Offices—not exceeding 5,000 sq/ft of gross floor space (c)
Automotive Repair Services (c)	Medical Offices—exceeding 5,000 sq/ft of gross floor space (c)
Automotive Sales (c)	Off-Site Accessory Parking (c)
Automotive Washing of any type (c)	Outdoor Entertainment (c)
Business or Trade School (c)	Outdoor Sports and Recreation (c)
Business Support Services (c)	Personal Improvement Services (c)
Cocktail Lounge (c) *	Personal Services (c)
Commercial Off-Street Parking (c)	Pet Services (c)
Communications Services (c)	Printing and Publishing
Consumer Convenience Services (c)	Professional Office (c)
Consumer Repair Services (c)	Research Services (c)
Financial Services (c)	Restaurant—General (c) *
Food Preparation	Restaurant—Limited (c)
Food Sales (c)	Service Station (c) *
General Retail Sales—Convenience (c)	Theater (c)
General Retail Sales—General (c)	
Hotel-Motel (c)	

## Agricultural

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Community Garden  
Urban Farm

# CBD

## Central Business District

Central Business District is intended for an office, commercial, residential, or civic use located in the downtown area. Site development regulations applicable to a CBD district use are designed to: ensure that a CBD use is compatible with the cultural, commercial, historical, and governmental significance of downtown and preserves selected views of the Capitol; promote the downtown area as a vital commercial retail area; create a network of pleasant public spaces and pedestrian amenities within the downtown area; enhance existing structures, historic features, and circulation patterns in the downtown area; and, consider significant natural features and topography in the downtown area.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	n/a	Maximum Height	n/a
Minimum Lot Width	n/a	Minimum Setbacks	
Maximum Building Coverage	100%	Front yard	n/a
Maximum Impervious Cover	100%	Street side yard	n/a
Maximum Floor Area Ratio	8:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
Condominium Residential	Group Residential
Townhouse Residential *	Multifamily Residential
Duplex Residential *	Short-Term Rentals
	Single-Family Residential *

#### Civic

Club or Lodge (c)	Day Care Services—General
College and University Facilities *	Day Care Services—Limited
Communication Service Facilities *	Family Home *
Community Events *	Group Home Class I—General *
Community Recreation—Private *	Group Home Class I—Limited *
Community Recreation—Public *	Group Home Class II *
Congregate Living	Guidance Services
Convention Center	Hospital Services—General (c)
Counseling Services	Hospital Services—Limited
Cultural Services	Local Utility Services
Day Care Services—Commercial	Maintenance and Service Facilities (c)

# CBD (continued)

## Civic (continued)

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Private Primary Educational Services *	Residential Treatment Safety
Private Secondary Educational Services *	Services Telecommunication Tower
Public Primary Educational Services *	(PC) * Transitional Housing (c)
Public Secondary Educational Services *	Transportation Terminal (c)
Religious Assembly	

## Commercial

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Adult-Oriented Business *	Food Sales
Adult Lounge *	Hotel-Motel
Art Gallery	Indoor Entertainment
Art Workshop	Indoor Sports and Recreation
Administrative and Business Offices	Laundry Service
Automotive Rentals (c)	Liquor Sales
Automotive Repair Services (c)	Medical Offices—not exceeding
Automotive Sales (c)	5,000 sq/ft of gross floor space
Automotive Washing of any type (c)	Medical Offices—exceeding
Bail Bonds Services (PC)	5,000 sq/ft of gross floor space
Business or Trade School	Off-Site Accessory Parking (c)
Business Support Services	Outdoor Entertainment (c)
Carriage Stable (c)	Outdoor Sports and Recreation
Cocktail Lounge *	Pedicab Storage and Dispatch
Commercial Off-Street Parking (c)	Personal Improvement Services
Communications Services	Personal Services
Consumer Convenience Services	Printing and Publishing
Consumer Repair Services	Professional Office
Exterminating Services	Research Services
Financial Services	Restaurant—General *
Food Preparation	Restaurant—Limited
Funeral Services	Service Station (c) *
General Retail Sales—Convenience	Software Development
General Retail Sales—General	Theater
	Vehicle Storage (c)

## Industrial

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Custom Manufacturing
Limited Warehousing and Distribution

## Agricultural

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Community Garden
Urban Farm

# DMU

## Downtown Mixed Use

Downtown Mixed Use district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	n/a	Maximum Height	120 ft
Minimum Lot Width	n/a	Minimum Setbacks	
Maximum Building Coverage	100%	Front yard	n/a
Maximum Impervious Cover	100%	Street side yard	n/a
Maximum Floor Area Ratio	5:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
Condominium Residential	Group Residential
Townhouse Residential *	Multifamily Residential
Duplex Residential *	Short-Term Rentals
	Single-Family Residential *

#### Civic

Club or Lodge (c)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—General (c)
Community Recreation—Private *	Hospital Services—Limited
Community Recreation—Public *	Local Utility Services
Congregate Living	Maintenance and Service Facilities (c)
Counseling Services	Private Primary Educational Services *
Cultural Services	Private Secondary Educational Services *
Day Care Services—Commercial	Public Primary Educational Services *
Day Care Services—General	Public Secondary Educational Services *
Day Care Services—Limited	Religious Assembly
Family Home *	Residential Treatment
Group Home Class I—General *	Safety Services

# DMU (continued)

## Civic (continued)

Telecommunication Tower (PC) \*

Transitional Housing (c)

Transportation Terminal (c)

## Commercial

Adult-Oriented Business \*

Adult Lounge \*

Administrative and Business Offices

Alternative Financial Services

Art Gallery

Art Workshop

Automotive Rentals (c)

Automotive Repair Services (c)

Automotive Sales (c)

Automotive Washing of any type (c)

Bail Bonds Services (PC)

Business or Trade School

Business Support Services

Cocktail Lounge (c) \*

Commercial Off-Street Parking (c)

Communications Services

Consumer Convenience Services

Consumer Repair Services

Exterminating Services

Financial Services

Food Preparation

Food Sales

Funeral Services

General Retail Sales—Convenience

General Retail Sales—General

Hotel-Motel

Indoor Entertainment

Indoor Sports and Recreation

Laundry Service

Liquor Sales

Medical Offices—not exceeding

5,000 sq/ft of gross floor space

Medical Offices—exceeding

5,000 sq/ft of gross floor space

Off-Site Accessory Parking (c)

Outdoor Entertainment (c)

Outdoor Sports and Recreation

Pawn Shop Services

Pedicab Storage and Dispatch

Personal Improvement Services

Personal Services

Printing and Publishing

Professional Office

Research Services

Restaurant—General \*

Restaurant—Limited

Service Station (c) \*

Software Development

Theater

Vehicle Storage (c)

## Industrial

Custom Manufacturing

Limited Warehousing and Distribution

## Agricultural

Community Garden

Urban Farm

# W/LO

## Warehouse Limited Office

Warehouse/Limited Office district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height	25 ft or 1 story
Minimum Lot Width	100 ft	Minimum Setbacks	
Maximum Building Coverage	n/a	Front yard	25 ft
Maximum Impervious Cover	70%	Street side yard	25 ft
Maximum Floor Area Ratio	.25:1	Interior side yard	5 ft
		Rear yard	25 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group 1) *	Bed and Breakfast Residential (Group 2) *
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#### Civic

Club or Lodge (c)	Day Care Services—General
College and University Facilities (c) *	Day Care Services—Limited
Communication Service Facilities *	Local Utility Services
Community Events *	Private Primary Educational Services * Private
Community Recreation—Private (c) *	Secondary Educational Services (c) * Public
Community Recreation—Public (c) *	Primary Educational Services *
Convalescent Services	Public Secondary Educational Services (c) *
Counseling Services	Religious Assembly
Cultural Services	Safety Services
Day Care Services—Commercial	Telecommunication Tower (PC) *



# W/LO (continued)

## Commercial

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Administration and Business Office  
Art Gallery  
Art Workshop  
Building Maintenance Services  
Business or Trade School (c)  
Business Support Services  
Communications Services  
Construction Sales and Service (c)  
Convenience Storage (c)

Electronic Prototype Assembly  
Electronic Testing \*  
Equipment Repair Services (c)  
Exterminating Services (c)  
Food Preparation  
Pedicab Storage and Dispatch  
Printing and Publishing

**Industrial**

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Custom Manufacturing

Limited Warehousing and Distribution

**Agricultural**

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Community Garden

Urban Farm

# CS

## General Commercial Services

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	95%	Front yard	10 ft
Maximum Impervious Cover	95%	Street side yard	10 ft
Maximum Floor Area Ratio	2:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Bed and Breakfast Residential (Group 2) *
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#### Civic

Club or Lodge (c)	Group Home Class II *
College and University Facilities *	Guidance Services
Communication Service Facilities *	Hospital Service—Limited
Community Events *	Hospital Services—General (c)
Community Recreation—Private *	Local Utility Services
Community Recreation—Public *	Maintenance and Service Facilities Private
Congregate Living	Primary Educational Services *
Counseling Services	Private Secondary Educational Services *
Cultural Services	Public Primary Educational Services *
Day Care Services—Commercial	Public Secondary Educational Services *
Day Care Services—General	Religious Assembly
Day Care Services—Limited	Residential Treatment
Family Home *	Safety Services
Group Home Class I—General *	Telecommunication Tower (pc)
Group Home Class I—Limited *	Transitional Housing (c)
	Transportation Terminal (c)

# CS (continued)

## Commercial

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Administrative and Business Offices	
Adult-Oriented Business *	Hotel/Motel
Agricultural Sales and Services	Indoor Entertainment
Automotive Rentals	Indoor Sports and Recreation
Art Gallery	Kennels
Art Workshop	Laundry Services
Automotive Repair Services	Medical Offices—not exceeding 5,000 sq/ft of gross floor space
Automotive Sales	Medical Offices—exceeding 5,000 sq/ft of gross floor space
Automotive Washing—of any type	Monument Retail Sales
Bail Bond Services	Off-Site Accessory Parking
Building Maintenance Services	Outdoor Entertainment (c)
Business or Trade School	Outdoor Sports and Recreation
Business Support Services	Pawn Shop Services
Campground	Personal Improvement Services
Commercial Blood Plasma Center *	Personal Services
Commercial Off-Street Parking	Pet Services
Communications Services	Plant Nursery *
Construction Sales and Services	Printing and Publishing Services
Consumer Convenience Services	Professional Office
Consumer Repair Services	Research Services
Convenience Storage	Restaurant—Limited
Drop-Off Recycling Collection Facilities *	Restaurant—General *
Electronic Prototype Assembly	Service Station *
Electronic Testing *	Software Development
Employee Recreation	Theater
Equipment Repair Services	Vehicle Storage
Equipment Sales	Veterinary Services
Exterminating Services	
Food Preparation	
Food Sales	
Funeral Services	
Financial Services	
General Retail Sales—Convenience	
General Retail Sales—General	

## Industrial

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Custom Manufacturing	Limited Warehousing and Distribution
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## Agricultural

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Community Garden
Urban farm

# CS-1

## Commercial-Liquor Sales

Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	95%	Front yard	10 ft
Maximum Impervious Cover	95%	Street side yard	10 ft
Maximum Floor Area Ratio	2:1	Interior side yard	n/a
		Rear yard	n/a

### Permitted and Conditional Uses

CS-1 has the same permitted uses as CS (Commercial Services), with the addition of Adult Lounge \*, Cocktail Lounge (c) \*, and Liquor Sales, and with the exclusion of Electronic Testing and Monument Retail Sales.

# CH

## Commercial Highway

Commercial Highway Services district is intended predominately for major mixed use developments of a service nature which typically have operating and traffic generation characteristics requiring location at the intersection of state maintained highways, excluding scenic arterials. High residential densities are expected. Site development regulations and performance standards contained in this chapter are intended to ensure adequate access to and from all uses, and to permit combinations of office, retail, commercial, and residential uses within a single development.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	20,000 sq ft	Maximum Height	**
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	85%	Front yard	50 ft
Maximum Impervious Cover	85%	Street side yard	50 ft
Maximum Floor Area Ratio	3:1	Interior side yard	25 ft
		Rear yard	25 ft

### Permitted and Conditional Uses

#### Residential

Bed and Breakfast Residential (Group I) *	Group Residential
Bed and Breakfast Residential (Group 2) *	Multifamily Residential
Condominium Residential	Townhouse Residential *

#### Civic

Club or Lodge (c)	Family Home *
College and University Facilities *	Group Home Class I—General *
Communication Service Facilities *	Group Home Class I—Limited *
Community Events *	Group Home Class II *
Community Recreation—Private *	Guidance Services
Community Recreation—Public *	Hospital Service—Limited
Congregate Living	Hospital Services—General (c)
Counseling Services	Local Utility Services
Cultural Services	Maintenance and Service Facilities
Day Care Services—Commercial	Private Primary Educational Services *
Day Care Services—General	Private Secondary Educational Services *
Day Care Services—Limited	Public Primary Educational Services *
Employee Recreation *	Public Secondary Educational Services *

# CH (continued)

## Civic (continued)

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Religious Assembly  
Residential Treatment  
Safety Services

Transitional Housing (c)  
Transportation Terminal (c)  
Telecommunication Tower (PC) \*

## Commercial

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Administrative and Business Offices  
Adult-Oriented Business \*  
Adult Lounge \*  
Agricultural Sales and Services  
Art Gallery  
Art Workshop  
Automotive Rentals  
Automotive Repair Services  
Automotive Sales  
Automotive Washing—of any type  
Bail Bond Services  
Building Maintenance Services  
Business or Trade School  
Business Support Services  
Campground  
Cocktail Lounge (c) \*  
Commercial Blood Plasma Center \*  
Commercial Off-Street Parking  
Communications Services  
Construction Sales and Services  
Consumer Convenience Services  
Consumer Repair Services  
Convenience Storage  
Drop-Off Recycling Collection Facilities \*  
Equipment Repair Services  
Electronic Prototype Assembly  
Electronic Testing \*  
Equipment Sales  
Exterminating Services  
Financial Services  
Food Preparation  
Food Sales

Funeral Services  
General Retail Sales—Convenience  
General Retail Sales—General  
Hotel/Motel  
Indoor Entertainment  
Indoor Sports and Recreation  
Kennels  
Laundry Services  
Liquor Sales  
Medical Offices—not exceeding  
5,000 sq/ft of gross floor space  
Medical Offices—exceeding  
5,000 sq/ft of gross floor space  
Off-Site Accessory Parking  
Outdoor Entertainment (c)  
Outdoor Sports and Recreation  
Pawn Shop Services  
Pedicab Storage and Dispatch  
Personal Improvement Services  
Personal Services  
Pet Services  
Plant Nursery \*  
Printing and Publishing Services  
Professional Office  
Research Services  
Restaurant—Limited  
Restaurant—General \*  
Service Station \*  
Software Development  
Theater  
Vehicle Storage  
Veterinary Services

## Industrial

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Custom Manufacturing

Limited Warehousing and Distribution

## Agricultural

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Community Garden  
Urban Farm

## Industrial Districts

# IP

## Industrial Park

Industrial Park district is intended for 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height	60 ft
Minimum Lot Width	100 ft	Minimum Setbacks	
Maximum Building Coverage	50%	Front yard	25 ft
Maximum Impervious Cover	80%	Street side yard	25 ft
Maximum Floor Area Ratio	1:1	Interior side yard	50 ft**
		Rear yard	50 ft**

### Permitted and Conditional Uses

#### Civic

Club or Lodge (c)	Employee Recreation *
College and University Facilities *	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class I—General *
Community Events *	Group Home Class II *
Community Recreation—Private *	Local Utility Services
Community Recreation—Public *	Maintenance and Service Facilities
Congregate Living	Railroad Facilities
Counseling Services	Religious Assembly
Cultural Services	Residential Treatment
Day Care Services—Commercial	Safety Services
Day Care Services—General	Telecommunications Tower *
Day Care Services—Limited	Transitional Housing (c)
	Transportation Terminal (c)

#### Commercial

Administrative and Business Offices	Automotive Rentals
Agricultural Sales and Services	Automotive Repair Services
Art Gallery	Automotive Sales
Art Workshop	Bail Bond Services (PC)



# IP (continued)

## Commercial (continued)

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Building Maintenance Services	Medical Offices—not exceeding 5,000 sq/ft of gross floor area
Business or Trade School Business	Off-Site Accessory Parking
Support Services Communications	Outdoor Entertainment (c)
Services Construction Sales and	Outdoor Sports and Recreation
Services Convenience Storage	Pedicab Storage and Dispatch
Electronic Prototype Assembly	Personal Services
Electronic Testing *	Plant Nursery *
Exterminating Services	Printing and Publishing
Financial Services	Professional Office
Food Preparation	Research Services
Indoor Entertainment	Restaurant—Limited
Indoor Sports and Recreation	Restaurant—General *
Medical Offices—exceeding 5,000 sq/ft of gross floor area	Service Station *
	Software Development
	Theater

## Industrial

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Custom Manufacturing	Light Manufacturing
General Warehousing and Distribution	Limited Warehousing and Distribution

## Agricultural

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Community Garden
Urban Farm

# MI

## Major Industry

Major Industry district is intended 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.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	50 acres	Maximum Height	120 ft
Minimum Lot Width	250 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	n/a
Maximum Impervious Cover	80%	Street side yard	n/a
Maximum Floor Area Ratio	1:1	Interior side yard	50 ft**
		Rear yard	50 ft**

### Permitted and Conditional Uses

#### Civic

Club or Lodge (c)	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class I—General *
Community Events *	Group Home Class II *
Community Recreation—Private *	Local Utility Services
Community Recreation—Public *	Maintenance and Service Facilities
Congregate Living	Railroad Facilities
Counseling Services	Religious Assembly
Cultural Services	Residential Treatment
Day Care Services—Commercial	Safety Services
Day Care Services—General	Telecommunications Tower (PC) *
Day Care Services—Limited	Transitional Housing (c)
Employee Recreation *	Transportation Terminal (c)

#### Commercial

Administrative and Business Offices	Building Maintenance Services
Agricultural Sales and Services	Business or Trade School
Art Gallery	Business Support Services
Art Workshop	Commercial Off-Street Parking
Automotive Rentals	Communications Services
Automotive Repair Services	Construction Sales and Services
Automotive Sales	Consumer Convenience Services
Automotive Washing of any type	Convenience Storage
Bail Bond Services (pc)	Drop-Off Recycling Collection Facility *
	Electronic Prototype Assembly

# MI (continued)

## Commercial (continued)

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Electronic Testing * Equipment	Outdoor Entertainment (c)
Repair Services Equipment	Outdoor Sports and Recreation
Sales	Pedicab Storage and Dispatch
Financial Services	Personal Improvement Services
Food Preparation	Personal Services
Food Sales	Plant Nursery *
General Retail Sales – Convenience	Printing and Publishing
General Retail Sales – General	Professional Office
Hotel-Motel	Research Services
Indoor Entertainment	Restaurant—Limited
Indoor Sports and Recreation	Restaurant—General *
Liquor Sales (c)	Scrap and Salvage (c)
Medical Offices—exceeding 5,000 sq/ft of gross floor area	Service Station *
Medical Offices—not exceeding 5,000 sq/ft of gross floor area	Software Development
Monument Retail Sales	Theater
Off-Site Accessory Parking	Vehicle Storage

## Industrial

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Basic Industry	Light Manufacturing
Custom Manufacturing	Limited Warehousing and Distribution
General Warehousing and Distribution	Recycling Center *

## Agricultural

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Community Garden
Urban Farm

# LI

## Limited Industrial Service

Limited Industrial Service district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

### Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Building Coverage	75%	Front yard	n/a
Maximum Impervious Covera	80%	Street side yard	n/a
Maximum Floor Area Ratio	1:1	Interior side yard	—
		Rear yard	—

### Permitted and Conditional Uses

#### Civic

Club or Lodge (c)	Employee Recreation *
College and University Facilities *	Group Home Class I—Limited *
Communication Service Facilities *	Group Home Class I—General *
Community Events *	Group Home Class II *
Community Recreation—Private *	Local Utility Services
Community Recreation—Public *	Maintenance and Service Facilities
Congregate Living	Railroad Facilities
Counseling Services	Religious Assembly
Cultural Services	Residential Treatment
Day Care Services—Commercial	Safety Services
Day Care Services—General	Telecommunications Tower *
Day Care Services—Limited	Transitional Housing (c)
	Transportation Terminal (c)

#### Commercial

Administrative and Business Offices	Building Maintenance Services
Agricultural Sales and Services	Business or Trade School
Art Gallery	Business Support Services
Art Workshop	Campground
Automotive Rentals	Commercial Off-Street Parking
Automotive Repair Services	Communications Services
Automotive Sales	Construction Sales and Services
Automotive Washing—of Any Type	Consumer Convenience Services
Bail Bond Services	Convenience Storage
Basic Industry	Drop-Off Recycling Collection Facilities *

# LI (continued)

## Commercial (continued)

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Electronic Prototype Assembly	Medical Offices—not exceeding 5,000 sq/ft of gross floor area
Electronic Testing *	Monument Retail Sales
Equipment Repair Services	Off-Site Accessory Parking
Equipment Sales	Outdoor Entertainment (c)
Exterminating Services	Outdoor Sports and Recreation
Financial Services	Pedicab Storage and Dispatch
Food Preparation	Personal Improvement Services
Food Sales	Personal Services
Funeral Services	Plant Nursery *
General Retail Sales—Convenience	Printing and Publishing
General Retail Sales—General	Professional Office
Hotel-Motel	Research Services
Indoor Entertainment	Restaurant—Limited
Indoor Sports and Recreation	Restaurant—General *
Kennels	Scrap and Salvage Services (c)
Laundry Services	Service Station *
Liquor Sales (c)	Software Development
Medical Offices—exceeding 5,000 sq/ft of gross floor area	Theater
	Vehicle Storage
	Veterinary Services

## Industrial

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Basic Industry	Limited Warehousing and Distribution
Custom Manufacturing	Recycling Center *
General Warehousing and Distribution	Resource Extraction
Light Manufacturing	

## Agricultural

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Community Garden
Urban Farm

# R&D

## Research and Development

Research and Development district is intended for 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.

### Site Development Standards

† For detail on marked standards and uses in the Research and Development district, see the Austin City Code 25-2-6032 and 25-2-603.

Lot		Massing	
Minimum Lot Size	5 acres	Maximum Height	45 ft †
Minimum Lot Width	100 ft	Minimum Setbacks	
Maximum Building Coverage	40%	Front yard	75 ft
Maximum Impervious Coverage	50% †	Street side yard	100 ft †
Maximum Floor Area Ratio	.25:1 †	Interior side yard	100 ft †
		Rear yard	50 ft †

### Permitted and Conditional Uses

#### Residential

Single-Family Residential \*

#### Civic

Administrative Services †	Employee Recreation † *
Aviation Facilities †	Family Home † *
Camp †	Group Home Class I—General † *
Cemetery †	Group Home Class I—Limited † *
Club or Lodge †	Group Home Class II † *
College and University Facilities † *	Guidance Services †
Communication Service Facilities † *	Hospital Service—Limited †
Community Events † *	Hospital Services—General †
Community Recreation—Private † *	Local Utility Services †
Community Recreation—Public † *	Maintenance and Service Facilities †
Congregate Living †	Major Public Facilities †
Convalescent Services †	Major Utility Services †
Cultural Services †	Military Installations †
Day Care Services—Commercial †	Private Primary Educational Services † *
Day Care Services—General †	Private Secondary Educational Services † *
Day Care Services—Limited †	Public Primary Educational Services † *
Detention Facilities †	Public Secondary Educational Services † *
	Railroad Facilities †
	Religious Assembly †

# R&D (continued)

## Civic (continued)

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Residential Treatment †	Transitional Housing †
Safety Services †	Transportation Terminal †
Park and Recreational Services-General†	All other Civic Uses †
Park and Recreational Services-Special†	Stables
Postal Facility †	Pedicab Storage and Dispatch †

## Commercial

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Administrative and Business Offices †	Laundry Services †
Agricultural Sales and Services †	Liquor Sales †
Art Gallery †	Marina †
Art Workshop †	Medical Offices—not exceeding 5,000 sq/ft of gross floor space †
Automotive Rentals †	Medical Offices—exceeding 5,000 sq/ft of gross floor space †
Automotive Repair Services †	Monument Retail Sales †
Automotive Sales †	Off-Site Accessory Parking †
Automotive Washing—of any type †	Outdoor Entertainment †
Building Maintenance Services †	Outdoor Sports and Recreation †
Business or Trade School †	Pawn Shop Services †
Business Support Services †	Personal Improvement Services †
Campground †	Personal Services †
Commercial Off-Street Parking †	Pet Services †
Communications Services †	Printing and Publishing †
Construction Sales and Services †	Professional Office †
Consumer Convenience Services †	Recreational Equipment Maint. & Stor. †
Convenience Storage †	Research Testing Services †
Equipment Repair Services †	Recreational Equipment Sales †
Equipment Sales †	Research Assembly Services †
Exterminating Services †	Research Services †
Financial Services †	Research Warehousing Services †
Food Preparation †	Restaurant—Limited †
Food Sales †Funeral Services †	Restaurant—General †*
General Retail Sales—Convenience †	Service Station †*
General Retail Sales—General †	Software Development †
Hotel/Motel †	Theater †
Indoor Entertainment †	Vehicle Storage †
Indoor Sports and Recreation †	Veterinary Services †
Kennels †	

## Industrial

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Basic Industry †	Light Manufacturing †
Custom Manufacturing †	Limited Warehousing and Distribution †
General Warehousing and Distribution †	Resource Extraction †

## Agricultural

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Community Garden
Urban Farm

## Special Purpose Districts

# AG

## Agricultural

Agricultural district is intended 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.

### Site Development Standards

† For more detail on the Agricultural district, see the Austin City Code 25-2-621.

Lot		Massing	
Minimum Lot Size	10 acres	Maximum Height	60 ft
Minimum Lot Width	—	Minimum Setbacks	
Maximum Building Coverage	—	Front yard	100 ft
Maximum Impervious Coverage	—	Street side yard	100 ft
Maximum Floor Area Ratio	—	Interior side yard	100 ft
		Rear yard	100 ft

# AV

## Aviation Services

Aviation Services district is intended 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.

# DR

## Development Reserve

Development Reserve district is intended for a temporary use or a use that will not commit land to a particular use pattern or intensity. A DR district designation may be applied to a use located on land for which: adequate public services or facilities are not available; economic, demographic, and geographic data is not available; or land use and urban development policies have not been completed.



# P

## Public District

Public 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.

### Site Development Standards

- a. 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.
- b. For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.

See Austin City Code 25-2-624 for additional information on Site Development Standards.

# PUD

## Planned Unit Development

Planned Unit Development district is intended for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. 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. 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. A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

The Land Use Plan establishing uses and site development regulations must be approved by City Council.

Minimum Site Areas:      Inside City - 10 acres recommended.  
                                    Outside City - 250 acres required.

# TN

## Traditional Neighborhood

Traditional Neighborhood district is intended for 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).

**Minimum Site Area:** Not less than 40 contiguous acres and not more than 250 contiguous acres

**Types:** A traditional neighborhood district is divided into at least two types of Areas, and each type has different land use and site development regulations. A traditional neighborhood district must have at least one Neighborhood Center Area and at least one Mixed Residential Area. A traditional neighborhood district may also have a Neighborhood Edge Area, a Workshop Area, or an Employment Center Area.

## VI. COMBINING DISTRICTS

# -MU

## Mixed Use Combining District

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

Base Districts: The MU combining district may be combined with the commercial base districts listed below. The MU combining district may not be used with a residential base district.

**Table 3. Mixed Use Combining Districts**

Code	District Name
NO-MU	Neighborhood Office-Mixed Use
LO-MU	Limited Office-Mixed Use
GO-MU	General Office-Mixed Use
LR-MU	Neighborhood Commercial-Mixed Use
GR-MU	Community Commercial-Mixed Use
CS-MU	General Commercial Services-Mixed Use
CS-1-MU	Commercial Liquor Sales-Mixed Use

### Permitted Uses

#### Residential

Townhouse Residential	Two-Family Residential
Multifamily Residential	Condominium Residential
Single-Family Residential	Duplex Residential
Single-Family Attached Residential	Group Residential
Small-Lot Single-Family Residential	

#### Civic

Group Home Class I—Limited	Group Home Class II
Group Home Class I—General	Civic uses as permitted in the base district.

#### Commercial

Vertical mixed use buildings, subject to compliance with Section 4.3 of Subchapter E of the Land Development Code.	Commercial uses as permitted in the base district.
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## -MU (continued)

### MU Combining District Standards for Residential Uses

The following residential uses must be developed in accordance with the site development regulations for that use specified in the Land Development Code:

- Single-Family Residential—must comply with the site development regulations prescribed by the Land Development Code for a family residence (SF-3) district, except for the front yard setback. The use must comply with the front yard setback prescribed for the base district.
- Single-Family Attached Residential
- Small-Lot Single Family Residential
- Two-Family Residential
- Duplex Residential

For the following residential uses listed below, a specific minimum site area (listed in Table 4) is required, determined by the base zoning district and the type of unit.

- Multifamily Residential
- Townhouse Residential
- Condominium Residential
- Group Residential
- Group Home

Table 4. Site area required for each dwelling unit

Zoning District	Unit type		
	Efficiency	1-Bedroom	2- or more bedroom
NO	3,600 sq ft	4,000 sq ft	4,400 sq ft
LO, LR	1,600 sq ft	2,000 sq ft	2,400 sq ft
GO, GR, CS, CS-1	800 sq ft	1,000 sq ft	1,200 sq ft

## -VMU

### Vertical Mixed Use Combining District

The Vertical Mixed Use Building combining district may be applied in combination with any commercial base zoning district and allows for the combination of office, retail, commercial and residential uses with a vertical mixed use building.

# -CO

## Conditional Overlay Combining District

**Purpose:** The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

**Application:** A conditional overlay may be applied any base district to do the following:

- Prohibit permitted, conditional and/or accessory uses otherwise allowed in a base district.
- Make a permitted use a conditional use
- Decrease the density that may be constructed
- Increase minimum lot size or minimum lot width requirements
- Decrease maximum floor to area ratio (FAR)
- Decrease maximum building heights
- Increase minimum yard and setback requirements
- Establish buffering requirement (hedge, fence, undisturbed buffer along property lines)
- Decrease maximum building or impervious coverage requirements
- Limit the maximum square footage of building space
- Restrict access to adjacent roads and require specific design features to minimize the effects of traffic
- For a mixed use (MU) combining district, prohibit or make conditional a use that is otherwise permitted by Chapter 25-2, Subchapter E (Mixed Use Zoning Districts) of the Land Use Development Code.

# -H

## Historic Landmark Combining District

**Purpose:** To protect, enhance, and preserve individual structures or sites that are of architectural, historical, archaeological, or cultural significance.

There are specific criteria listed in the Land Development Code that the structure or property must meet to be eligible for the historic landmark (H) combining district including:

- The property must be at least 50 years old, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996)
- The property retains sufficient integrity of materials and design to convey its historic appearance

When filing a rezoning case to add this combining district to a property, the case must go to the Historic Landmark Commission for recommendation prior to the Planning Commission and City Council.

# -HD

## Historic District Combining District

**Purpose:** To protect, enhance, and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.

A local historic district is a geographically- or thematically-defined area, possessing a significant concentration of buildings united by their history and/or architecture. At least 51% of the principal buildings within a district must contribute to its historic character, and at least 60% of the property owners within the district must consent to its establishment. A local historic district should reflect the boundaries of original subdivisions of the area. In no case may a local historic district be smaller than one block-face.

Local historic districts are zoning overlays, setting forth special regulations for historic areas of the city in a district preservation plan. The Landmark Commission will review and approve or deny a Certificate of Appropriateness regarding the removal or demolition of a contributing building in the district. The Commission will also review applications for building permits on contributing properties and new construction, and will approve a Certificate of Appropriateness for proposals which comply with the District Design Standards contained in the District Preservation Plan. Denial of Certificates of Appropriateness may be appealed to the appropriate land use commission (Planning or Zoning and Platting), then to City Council.

# -NP

## Neighborhood Plan Combining District

Purpose: To allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

Below is a list of items that may be added to properties (individual, subdistrict or area-wide) within an NP combining district. These options are discussed during the neighborhood planning process and, if chosen, are adopted concurrently with the neighborhood plan. These options may also be added in the future through the rezoning and plan amendment process.

### A. APPLICATION OF INFILL SPECIAL USE OPTIONS

- Cottage Lot Urban
- Home Secondary
- Apartment
- Neighborhood Urban Center
- Corner Store
- Neighborhood Mixed Use Building
- Residential Infill
- Secondary Apartment
- Small Lot Amnesty

### B. APPLICATION OF DESIGN STANDARDS

- Front Porch Setback
- Impervious Cover and Parking Placement Requirements
- Garage Placement

### C. OTHER ITEMS

- Establishment of Front or Side Yard Parking
- Requirements for Mobile Food Establishments
- Modification of Residential Design and Compatibility Standards
- Modification of Affordability Requirements

Note: For additional information on Infill Special Use Options and Design Standards, refer to the Infill Options and Design Tool Handbook

# -PDA

## Planned Development Area Combining District

Purpose: (1) To 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 agreement.

A planned development area may be combined with the following base districts:

- Industrial park (IP)
- Limited industrial services (LI)
- Commercial highway services (CH)
- Major industry (MI)
- Research and development (R&D)

Regulations established by a PDA combining district may modify:

- a. permitted or conditional uses authorized in the base district;
- b. site development regulations in the base zoning district except for Compatibility Standards; or
- c. off-street parking or loading regulations, sign regulations, or landscaping or screening regulations applicable in the base district.

# -NCCD

## Neighborhood Conservation Combining District

Purpose: To preserve neighborhoods with distinctive architectural styles that were substantially built out at least 30 years ago.

A Neighborhood Conservation Combining District is a zoning overlay that can modify the base zoning district and create new site development standards and prescribe the allowable and conditional uses in an area in order to promote new development, redevelopment, or significant remodeling that is in character with the existing neighborhood. The district can make site development standards more or less restrictive or create new site development standards. It can also prohibit or limit uses or allow uses in a base zoning district where they were not previously allowed.



## VII. DESCRIPTION OF ALLOWED USES

### Description of Allowed Residential Uses

Residential uses include the occupancy of living accommodations on a non-transient 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.

**BED AND BREAKFAST RESIDENTIAL** use is the use of a residential structure to provide rooms for temporary lodging for overnight guests on a paying basis. For additional regulations, see Austin City Code 25-2-781 through 25-2-787.

**CONDOMINIUM RESIDENTIAL** use is the use of a site for attached or detached condominiums, as defined in the Texas Property Code. For additional regulations, see Austin City Code 25-2-776.

**CONSERVATION SINGLE FAMILY RESIDENTIAL** use is the use of a site for multiple detached dwelling units with each dwelling unit located on an individual lot and the remainder of the site being jointly-owned and preserved as open space.

**DUPLEX RESIDENTIAL** use is the use of a site for two dwelling units within a single building, other than a mobile home. For additional regulations, see Austin City Code 25-2-773 and 25-2-778.

**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.

**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.

**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.

**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. For additional regulations, see Austin City Code 25-2-777.

**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. For additional regulations, see Austin City Code 25-2-777.

## **Residential uses (continued)**

**SHORT-TERM RENTAL** use is the rental of a residential dwelling unit or accessory building, other than a unit or building associated with a group residential use, on a temporary or transient basis in accordance with Article 4, Division 1, Subpart C (*Requirements for Short-Term Rental Uses*) of this chapter. The use does not include an extension of less than 30 consecutive days of a previously existing rental agreement of 30 consecutive days or more. The use does not include a rental between parties to the sale of that residential dwelling unit.

**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. For additional regulations, see Austin City Code 25-2-772.

**SINGLE-FAMILY RESIDENTIAL** use is the use of a site for only one dwelling unit, other than a mobile home. For additional regulations, see Austin City Code 25-2-771 and 25-2-778.

**SMALL LOT SINGLE-FAMILY RESIDENTIAL** use is the use of a small lot for only one detached dwelling unit, other than a mobile home. For additional regulations, see Austin City Code 25-2-779.

**TOWNHOUSE RESIDENTIAL** use is the use of a site for townhouses. For additional regulations, see Austin City Code 25-2-775.

**TWO-FAMILY RESIDENTIAL** use is the use of a lot for two dwelling units, each in a separate building, other than a mobile home. For additional regulations, see Austin City Code 25-2-774 and 25-2-778.

## **Description of Allowed Civic Uses**

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.

**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.

**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.

**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.

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

**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. For additional regulations in residential districts, see Austin City Code 25-2-836.

**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. For additional regulations, see Austin City Code 25-2-831.

**COMMUNICATION SERVICE FACILITIES** use is the use of a site for the transmission, transfer, or distribution of telephone service and related activities. For additional regulations, see Austin City Code 25-2-804.

**COMMUNITY EVENTS** use is a use described in Local Government Code Chapter 334 as permitted for an “approved venue project”, except for a hotel, zoological park, museum, or aquarium. The use includes the sale of alcoholic beverages. For additional regulations, see Austin City Code 25-2-842.

### **Civic uses (continued)**

**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. For additional regulations, see Austin City Code 25-2-837.

**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. For additional regulations, see Austin City Code 25-2-837.

**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 childcare homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect.

**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.

**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.

**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.

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

**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.

**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, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

## **Civic uses (continued)**

**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.

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

**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. For additional regulations, see Austin City Code 25-2-838.

**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. For additional regulations, see Austin City Code 25-2-841.

**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. For additional regulations, see Austin City Code 25-2-841.

**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. For additional regulations, see Austin City Code 25-2-841.

## **Civic uses (continued)**

**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. For additional regulations, see Austin City Code 25-2-841.

**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.

**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.

**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.

**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.

**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.

**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.

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

**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.

### **Civic uses (continued)**

**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.

**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.

**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. For additional regulations, see Austin City Code 25-2-832.

**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. For additional regulations, see Austin City Code 25-2-832.

**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. For additional regulations, see Austin City Code 25-2-833 and 25-2-834.

**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. For additional regulations, see Austin City Code 25-2-833 and 25-2-834.

**QUALIFIED COMMUNITY GARDEN** use is a garden that complies with the requirements of Chapter 8 -4 (Qualified Community Garden) of the City Code.

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

**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.

### **Civic uses (continued)**

**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.

**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.

**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. For additional regulations, see Austin City Code 25-2-839 and 25-2-840.

**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.

**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.



## **Description of Allowed Commercial Uses**

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.

**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.

**ADULT-ORIENTED BUSINESS** use means an adult arcade, adult bookstore, adult cabaret, adult lounge, adult novelty shop, adult service business, or adult theater. For additional regulations, see Austin City Code 25-2-801.

**ADULT LOUNGE** use means an adult cabaret that serves alcoholic beverages. For additional regulations, see Austin City Code 25-2-801.

**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.

**ALTERNATIVE FINANCIAL SERVICES BUSINESSES** use is the use of a site for a check cashing business, payday advance or loan business, money transfer business, motor vehicle title loan business, or a credit access business as defined in this section.

(a) This use excludes:

- (1) a state or federally chartered bank, savings and loan association or credit union, or a pawnshop, and
- (2) a convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75% of the total gross revenue generated on site.

(b) A check cashing business is an establishment that provides one or more of the following:

- (1) an amount of money that is equal to the face of a check or the amount specified in a written authorization for an electronic transfer of money, less any fee charged for the transaction;
- (2) an agreement not to cash a check or execute an electronic transfer of money for a specified period of time; or
- (3) the cashing of checks, warrants, drafts, money orders, or other commercial paper for compensation by any other person or entity for a fee.

- (c) A payday advance or loan business is an establishment that makes small consumer loans of \$2,500 or less, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term or until a customer's next payday and then cashed unless the customer repays the loan to reclaim the check or debit. Such establishments may charge a flat fee or other service charge and/or a fee or interest rate based on the size of the loan amount.
  
- (d) A motor title loan business is an establishment that makes small consumer loans of \$2,500 or less that leverage the equity value of a car or other vehicle as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the vehicle cancel the application. Failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the vehicle.
  
- (e) A credit access business has the same meaning as defined in Section 393.601 of the Texas Finance Code

**ART GALLERY** use is the use of a site for the display or sale of art. For additional regulations, see Austin City Code 25-2-802.

**ART WORKSHOP** use is the use of a site for the production of art or handcrafted goods, and it includes the incidental sale of the art produced. For additional regulations, see Austin City Code 25-2-802.

**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.

**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.

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## **Commercial uses (continued)**

**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.

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

**BAIL BOND SERVICES** use is the use of a site by a licensed bail bond surety to provide bail bond services regulated by Texas Occupations Code Chapter 1704. The use does not include bail bond services that are provided by an attorney and that are exempt from the state licensure requirements under Texas Occupations Code Section 1704.163.

**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.

**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.

**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.

**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.

**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.

**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. For additional regulations, see Austin City Code 25-2-808.

## **Commercial uses (continued)**

**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. For additional regulations, see Austin City Code 25-2-803.

**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.

**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.

**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.

**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.

**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.

**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.

**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, non-putrescible materials, and excludes motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials. For additional regulations, see Austin City Code 25-2-805.

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## **Commercial uses (continued)**

**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.

**ELECTRONIC TESTING** use is the use of a site for testing an electrical or electronic component for a computer, computer peripheral, radio, telephone, scientific or medical instrument, or similar equipment. The use excludes the manufacture of assembly of a product. For additional regulations, see Austin City Code 25-2-811.

**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.

**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.

**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.

**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.

**FOOD PREPARATION** use is the use of a site for the production of prepared food for wholesale distribution in a structure with not more than 5,000 square feet of gross floor area. The use includes wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, but excludes the on-site slaughter of animals and the commercial production of ice.

**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.

**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.

## **Commercial uses (continued)**

**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.

**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).

**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.

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

**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.

**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.

**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.

**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.

**MARINA** use is: the wet or dry storage or docking of seaworthy watercraft, including ramps and hoists for boats, for profit; or the provision of docks, wharves, piers, floats, or similar structures for the anchoring, mooring, housing, or storing of more than three watercraft.

## **Commercial uses (continued)**

**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. The use includes a compounding pharmacy that does not exceed 3,000 square feet of gross floor area. A compounding pharmacy may prepare and sell prescription drugs and also sell non-prescription drugs, medical supplies, and other health products. The sale of other merchandise is permitted only as an accessory use.

**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.

**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.

**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.

**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.

**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.

**PEDICAB STORAGE AND DISPATCH** use is the use of a site for the staging, storage, and dispatch of non-motorized vehicles, including incidental parking and servicing of these vehicles.

**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.

**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 barbershops, seamstress or tailor services, shoe repair shops, and dry cleaning pick-up station services.

**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.

## **Commercial uses (continued)**

**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. For additional regulations, see Austin City Code 25-2-806.

**PRINTING AND PUBLISHING** use is the use of a site for the bulk reproduction, printing, cutting, or binding of written or graphic material. For additional regulations, see Austin City Code 25-2-810.

**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.

**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.

**RECREATIONAL EQUIPMENT SALES** use is the use of a site for the sale or rental of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motorhomes, and includes incidental storage, maintenance, and servicing.

**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.

**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.

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

**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.

**RESTAURANT (GENERAL)** use is the use of a site for the preparation and retail sale of food and beverages and includes the sale and on-premise consumption of alcoholic beverages as an accessory use. For additional regulations, see Austin City Code 25-2-808.



## **Commercial uses (continued)**

**RESTAURANT (LIMITED)** use is the use of a site for the preparation and retail sale of food and beverages and excludes the sale of alcoholic beverages for on-premise consumption. For additional regulations, see Austin City Code 25-2-809.

**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, junkyards, and paper salvage yards.

**SERVICE STATION** use is the use of a site for the provision of fuel, lubricants, parts and accessories, or incidental services to motor vehicles. For additional regulations, see Austin City Code 25-2-813.

**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.

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

**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.

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

**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.

**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.

## **Description of Allowed Industrial Uses**

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

**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.

**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 five horsepower, or a single kiln not exceeding 12 kilowatts, and the incidental sale of those goods. This use includes candle-making shops and custom jewelry manufacturing.

**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.

**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.

**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.

**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, non-putrescible materials. This use excludes bulk or single-feed reverse vending machines. For additional regulations, see Austin City Code 25-2-862.

**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.

**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.

## **Description of Allowed Agricultural Uses**

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

**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.

**COMMUNITY GARDEN** use is the use of a site for growing or harvesting food crops or ornamental crops on an agricultural basis, by a group of individuals for personal or group use, consumption or donation.

**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 packaging and processing.

**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.

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

**URBAN FARM** use is the use of an urban site for the production and sale of organic agricultural products. For additional regulations, see Austin City Code 25-2-863.

