

Residential House-Scale Zones



Zone Name	Rural Residential	Lake Austin	Residential 1A	Residential 1B	Residential 1C	Residential 2A	Residential 2B	Residential 2C
Zone Abbreviation	RR	LA	R1A	R1B	R1C	R2A	R2B	R2C
Typical Uses/Building Types	Residential	Residential	Residential	Residential	Residential	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU	Residential - House, Duplex, ADU
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Additional Setbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height Stepbacks	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Size								
Lot Width (min.)	100'	100'	60'	45'	45'	varies	varies	varies
Lot Area (min.)	1 acre	1 acre	10,000sf	5,750sf	5,750sf	varies	varies	varies
Intensity								
Dwelling units/building (max.)	—	—	—	1	1	2	2	2
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—	—
Duplex Allowance	—	—	—	—	—	Corner lot only	Allowed	Allowed
FAR Primary Building	—	—	—	—	0.4 (or 2300 sf)	0.4 (or 2300 sf)	0.4 (or 2300 sf)	0.4 (or 2300 sf)
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—	—
FAR Accessory Building	—	—	—	0.15	0.15 (up to 1150 sf)	0.15 (up to 1150 sf)	0.15 (up to 1150 sf)	0.15 (up to 1150 sf)
Dwelling units/acre	—	—	—	—	—	—	—	—
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—	—	—
Building Placement and Form								
Front Setback	40'	40' (75' from shoreline)	25'	25'	25'	25'	25'	25'
Side Street Setback	25'	25' (75' from shoreline)	25'	15'	15'	15'	15'	15'
Side Setback	10'	10' (75' from shoreline)	5'	5'	5'	5'	5'	5'
Rear Setback	20'	10' (75' from shoreline)	10'	10'	10'	10'	10'	10'
Other Building Form Standards								
Overall Building Width (max.)	—	—	—	—	—	—	—	—
Building Articulation Standards	n/a	Yes	n/a	n/a	Yes	Yes	n/a	Yes
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	—
Overall (max.)	35'	35'	35'	35'	—	—	35'	—
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Within 80' of Front Property Line								
To Eave/Parapet (max.)	—	—	—	—	22'	22'	—	22'
Overall (max.)	—	—	—	—	32'	32'	—	32'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Beyond 80' of Front Property Line								
To Eave/Parapet (max.)	—	—	—	—	15'	15'	—	15'
Overall (max.)	—	—	—	—	22'	22'	—	22'
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Accessory Building overall (max.)	30'	—	30'	30'	—	—	30'	—
Accessory Structure overall (max.)	30'	—	30'	30'	—	—	30'	—
Impervious Cover								
Impervious Cover	25%	varies	40%	45%	45%	45%	45%	45%
Building Cover	20%	varies	35%	40%	40%	40%	40%	40%

Residential Multi-Unit Zones



Zone Name	Residential Multi-Unit 1A	Residential Multi-Unit 1B	Residential Multi-Unit 2A	Residential Multi-Unit 2B	Residential Multi-Unit 3A	Residential Multi-Unit 4A	Residential Multi-Unit 5A	Manufactured Home MH
Zone Abbreviation	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	RM5A	
Typical Uses/Building Types	Residential - single family, duplex, multifamily	Residential - multiplex, rowhouse, courtyard building	Residential - multifamily	Residential - multiplex, rowhouse	Residential - multifamily	Residential - multifamily, rowhouses	Residential - multifamily	Residential - manufactured homes
Affordable Housing Bonus Program (AHBP)	Available	Available	Available	Available	Available	Available	Available	n/a
Lot Size								
Lot Width (min.)	50'	varies	50'	varies	50'	18'	50'	varies
Lot Area (min.)	5,750sf	varies	8,000sf	varies	8,000sf	1,800sf	8,000sf	varies
Intensity								
Dwelling units/building (max.)	—	12	—	12	—	—	—	—
Dwelling units/building: AHBP Bonus	—	(+)12	—	(+) 24	—	—	—	—
FAR Primary Building	—	0.8	—	0.8	0.75	—	1	—
FAR Primary Building: AHBP Bonus	—	(+) 0.8	—	(+) 1.2	(+) 0.0	—	(+) 0.0	—
FAR Accessory Building	—	—	—	—	—	—	—	—
Dwelling units/acre	12	—	18	—	36	—	54	—
Dwelling units/acre: AHBP Bonus	(+) 18	—	(+) 27	—	(+) 40	—	(+) 96	—
Building Placement and Form								
Front Setback	25'	10'	25'	10'	15'	5'	15'	25'
Side Street Setback	15'	5'	15'	5'	15'	5'	15'	25'
Side Setback	5'	10'	5'	10'	5'	0'	5'	15'
Rear Setback	10'	10'	10'	10'	10'	5'	15'	10'
When Adjacent to Residential House-Scale Zone								
Front Setback	25'	10'	25'	10'	15'	5'	15'	15'
Side Street Setback	15'	5'	15'	5'	15'	5'	15'	15'
Side Setback	15' / 20'	15' / 20'	15' / 20'	15' / 20'	10' / 20'	15' / 20'	20'	50'
Rear Setback	30'	30'	30'	30'	30'	30'	50'	50'
Other Building Form Standards								
Overall Building Width (max.)	—	100'	—	100'	—	—	—	—
Building Articulation Standards	n/a	Yes	n/a	Yes	n/a	Yes	n/a	n/a
Height								
To Eave/Parapet (max.)	—	—	—	—	—	—	—	—
Overall (max.)	35'	—	40'	40'	60'	50'	90'	35'
Overall: AHBP Bonus	—	—	—	(+) 15'	—	(+) 30'	—	—
Within 80' of Front Property Line								
To Eave/Parapet (max.)	—	35'	—	—	—	—	—	—
Overall (max.)	—	45'	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Beyond 80' of Front Property Line								
To Eave/Parapet (max.)	—	15'	—	—	—	—	—	—
Overall (max.)	—	22'	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—	—	—
Accessory Building overall (max.)	—	—	30'	28'	30'	22'	30'	—
Accessory Structure overall (max.)	30'	12'	—	12'	—	12'	—	—
Impervious Cover								
Impervious Cover	45% sf use	60%	60%	60%	70%	90%	80%	none
Building Cover	55% other use	50%	50%	50%	60%	80%	70%	none

Mixed Use Zones



Zone Name	Mixed-Use 1A	Mixed-Use 1B	Mixed-Use 1C	Mixed-Use 1D	Mixed-Use 2A	Mixed-Use 2B
Zone Abbreviation	MU1A	MU1B	MU1C	MU1D	MU2A	MU2B
Typical Uses	Residential, Commercial - limited retail, no alcohol sales	Residential, Commercial	Residential, Commercial - limited retail, no alcohol sales	Residential, Commercial	Residential, Commercial	Residential, Commercial
Affordable Housing Bonus Program (AHBP)	n/a	Available	Available	Available	Available	Available
Lot Size						
Lot Width (min.)	varies	varies	varies	varies	50'	50'
Lot Area (min.)	varies	varies	varies	varies	5,750sf	5,750sf
Intensity						
Dwelling units/building (max.)	2	4	12	12	—	—
Dwelling units/building: AHBP Bonus	—	(+) 4	(+)12	(+)12	—	—
FAR Primary Building	0.4 (or 2300 sf)	0.6	0.8	0.8	0.5	1
FAR Primary Building: AHBP Bonus	—	(+) 0.2	(+) 0.8	(+) 0.8	—	—
FAR Accessory Building	0.15 (up to 1150 sf)	0.15 (up to 1150 sf)	0.15 (up to 1150 sf)	0.15 (up to 1150 sf)	—	—
Dwelling units/acre	—	—	—	—	12	18
Dwelling units/acre: AHBP Bonus	—	—	—	—	(+) 24	(+) 36
Building Placement and Form						
Front Setback	25'	25'	25'	25'	20'	15'
Side Street Setback	15'	15'	15'	15'	15'	15'
Side Setback	5'	5'	5'	5'	5'	5'
Rear Setback	30'	30'	30'	30'	5'	5'
When Adjacent to Residential House-Scale Zone						
Front Setback	n/a	n/a	n/a	n/a	20' / 15'	15'
Side Street Setback	n/a	n/a	n/a	n/a	15'	15'
Side Setback	n/a	n/a	n/a	n/a	15' / 20'	15' / 20'
Rear Setback	n/a	n/a	n/a	n/a	30'	30'
Other Building Form Standards						
Overall Building Width (max.)	60'	60'	80'	80'	—	—
Building Articulation Standards	Yes	Yes	Yes	Yes	n/a	n/a
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	—	—	—	—	40'	60'
Overall: AHBP Bonus	—	—	—	—	—	—
Within 80' of Front Property Line						
To Eave/Parapet (max.)	22'	22'	35'	35'	—	—
Overall (max.)	32'	32'	45'	45'	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
Beyond 80' of Front Property Line						
To Eave/Parapet (max.)	15'	15'	15'	15'	—	—
Overall (max.)	22'	22'	22'	22'	—	—
Overall: AHBP Bonus	—	—	—	—	—	—
Accessory Building overall (max.)	—	—	—	—	—	—
Accessory Structure overall (max.)	12'	12'	12'	12'	—	—
Height Stepbacks						
≤25' of Triggering Property	—	—	—	—	18'	18'
25'-50' of Triggering Property	—	—	—	—	Set by zone standards	35'
50'-100' of Triggering Property	—	—	—	—	Set by zone standards	Set by zone standards
>100' of Triggering Property	—	—	—	—	Set by zone standards	Set by zone standards
Impervious Cover						
Impervious Cover	60%	60%	60%	60%	60%	80%
Building Cover	40%	40%	40%	40%	40%	60%

Mixed Use Zones



Zone Name	Mixed-Use 3A	Mixed-Use 4A	Mixed-Use 4B	Mixed-Use 5A
Zone Abbreviation	MU3A	MU4A	MU4B	MU5A
Zone Intent				
Typical Uses	Residential, Commercial - limited industrial and auto-related uses	Residential, Commercial - limited industrial and auto-related uses	Residential, Commercial - light industrial and auto-relates uses permitted	Residential, Commercial - light industrial and auto-relates uses permitted
Affordable Housing Bonus Program (AHBP)	Available	Available	Available	n/a
Lot Size				
Lot Width (min.)	50'	50'	50'	100'
Lot Area (min.)	5,750sf	5,750sf	5,750sf	10,000sf
Intensity				
Dwelling units/building (max.)	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—
FAR Primary Building	1	2	1	3
FAR Primary Building: AHBP Bonus	(+) 1.0	—	(+) 1.0	—
FAR Accessory Building	—	—	—	—
Dwelling units/acre	36	36	36	54
Dwelling units/acre: AHBP Bonus	(+) 18	—	(+) 28	—
Building Placement and Form				
Front Setback	10'	10'	10'	30'
Side Street Setback	10'	10'	10'	30'
Side Setback	5'	5'	10'	15'
Rear Setback	5'	5'	15'	15'
When Adjacent to Residential House-Scale Zone				
Front Setback	10'	10'	15'	15'
Side Street Setback	10'	10'	15'	15'
Side Setback	15' / 20'	15' / 20'	10' / 20'	15' / 20'
Rear Setback	30'	30'	30'	30'
Other Building Form Standards				
Overall Building Width (max.)	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a
Height				
To Eave/Parapet (max.)	—	—	—	—
Overall (max.)	60'	60'	60'	80'
Overall: AHBP Bonus	—	(+) 15'	—	—
Within 80' of Front Property Line				
To Eave/Parapet (max.)	—	—	—	—
Overall (max.)	—	—	—	—
Overall: AHBP Bonus	—	—	—	—
Beyond 80' of Front Property Line				
To Eave/Parapet (max.)	—	—	—	—
Overall (max.)	—	—	—	—
Overall: AHBP Bonus	—	—	—	—
Accessory Building overall (max.)	—	—	—	—
Accessory Structure overall (max.)	—	—	—	—
Height Stepbacks				
≤25' of Triggering Property	18'	35'	18'	18'
25'-50' of Triggering Property	35'	35'	35'	35'
50'-100' of Triggering Property	45'	45'	45'	45'
>100' of Triggering Property	Set by zone standards	Set by zone standards	Set by zone standards	Set by zone standards
Impervious Cover				
Impervious Cover	90%	95%	95%	75%
Building Cover	75%	90%	95%	70%

Main Street Zones



Zone Name	Main Street 1A	Main Street 1B	Main Street 2A	Main Street 2B	Main Street 2C	Main Street 3A	Main Street 3B
Zone Abbreviation	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
Typical Uses	Residential, Commercial - limited retail, no alcohol sales	Residential, Commercial	Residential, Commercial - limited retail, no alcohol sales	Residential, Commercial	Residential - rowhouses, Commercial	Residential, Commercial	Residential - rowhouses, Commercial
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	Available	Available
Lot Size							
Lot Width (min.)	—	—	18'	18'	18'	—	—
Lot Area (min.)	1,800sf	1,800sf	1,800sf	1,800sf	1,800sf	4,000sf	4,000sf
Intensity							
Dwelling units/building (max.)	—	—	3	3	3	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—
FAR Primary Building	—	—	—	—	—	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—	—
Dwelling units/acre	—	—	—	—	—	—	—
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—	—
Building Placement and Form							
Front Setback	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.
Side Street Setback	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.	5' min.; 10' max.
Side Setback	0'	0'	0'	0'	0'	0'	0'
Rear Setback	30'	30'	30'	30'	30'	0'	0'
When Adjacent to Residential House-Scale Zone							
Front Setback	10'	10'	10'	10'	5'	5'	5'
Side Street Setback	10'	10'	10'	10'	5'	5'	5'
Side Setback	15' / 20'	15' / 20'	15' / 20'	15' / 20'	15' / 20'	15' / 20'	15' / 20'
Rear Setback	30'	30'	30'	30'	30'	30'	30'
Other Building Form Standards							
Overall Building Width (max.)	125'	125'	—	—	—	620'	620'
Building Articulation Standards	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Height							
To Eave/Parapet (max.)	—	—	—	—	—	—	—
Overall (max.)	35'	35'	45'	45'	45'	75'	75'
Overall: AHBP Bonus	—	—	—	—	—	(+) 10'	(+) 10'
Accessory Building overall (max.)	—	—	28'	28'	28'	—	—
Accessory Structure overall (max.)	12'	12'	12'	12'	12'	12'	12'
Height Stepbacks							
≤25' of Triggering Property	—	—	18'	18'	18'	18'	18'
25'-50' of Triggering Property	—	—	35'	35'	35'	35'	35'
50'-100' of Triggering Property	—	—	Set by zone standards	Set by zone standards	Set by zone standards	45'	45'
>100' of Triggering Property	—	—	Set by zone standards	Set by zone standards	Set by zone standards	Set by zone standards	Set by zone standards
Other Standards							
Ground Floor Finish Level	18"	18"	18"	18"	18"	18"	18"
Ground Floor Floor-to-Ceiling Height (min.)	14'	14'	14'	14'	14'	14'	14'
Impervious Cover							
Impervious Cover	80%	80%	80%	80%	80%	95%	95%
Building Cover	70%	70%	70%	70%	70%	90%	90%

Regional Center Zones

Zone Name	Commercial Center	Urban Center	Downtown Core
Zone Abbreviation	CC	UC	DC
Affordable Housing Bonus Program (AHBP)	n/a	Available	n/a
Sub-Zone(s)			
Zones	CC-40' (CC-40), CC-60' (CC-60), CC-80' (CC-80), CC-120' (CC-120)	UC-80' (UC-80), UC-120' (UC-120), UC-180' (UC-180), UC-Unlimited	none
Lot Size			
Lot Width (min.)	—	—	—
Lot Area (min.)	—	4,000sf	—
Intensity			
Dwelling units/building (max.)	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—
FAR Primary Building	5	—	8
FAR Primary Building: AHBP Bonus	—	—	—
FAR Accessory Building	—	—	—
Dwelling units/acre	—	—	—
Dwelling units/acre: AHBP Bonus	—	—	—
Building Placement and Form			
Front Setback	5' min.; 10' max.	5' min.; 10' max.	10'
Side Street Setback	5' min.; 10' max.	5' min.; 10' max.	10'
Side Setback	0'	0'	n/a
Rear Setback	0'	0'	n/a
Other Building Form Standards			
Overall Building Width (max.)	—	620'	—
Building Articulation Standards	n/a	Yes	n/a
Height			
To Eave/Parapet (max.)	—	—	—
Overall (max.)	varies	varies	No limit
Overall: AHBP Bonus	—	TBD	—
Height Stepbacks			
≤25' of Triggering Property	18'	18'	—
25'-50' of Triggering Property	35'	35'	—
50'-100' of Triggering Property	Lessor of 45' or Sub-zone maximum	45'	—
>100' of Triggering Property	Set by sub-zone standards	Set by sub-zone standards	—
Other Standards			
Ground Floor Finish Level	—	18"	—
Ground Floor Floor-to-Ceiling Height (min.)	—	14'	—
Impervious Cover			
Impervious Cover	95%	95%	100%
Building Cover	95%	90%	100%

Commercial Industrial Zones



Zone Name	Commercial Recreation	Commercial Warehouse	Industrial Flex	Industrial General	Industrial Heavy	Research and Development
Zone Abbreviation	CR	CW	IF	IG	IH	R&D
Typical Uses	Entertainment & Recreation	Commercial, Light Industrial	Industrial, Commercial, Work/Live	Industrial, Commercial	Industrial	Industrial
Affordable Housing Bonus Program (AHBP)	n/a	n/a	n/a	n/a	n/a	n/a
Lot Size						
Lot Width (min.)	—	100'	50'	50'	100'	50'
Lot Area (min.)	—	10,000sf	5,750sf	1 acre	25 acres	5-25 acres
Intensity						
Dwelling units/building (max.)	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—
FAR Primary Building	0.25	0.5	2	1	1	1
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—
Dwelling units/acre	n/a	36	24	n/a	n/a	n/a
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—
Building Placement and Form						
Front Setback	50'	25'	15'	25'	0'	25'
Side Street Setback	50'	25'	10'	25'	0'	10'
Side Setback	20'	5'	10'	10'	10'	10'
Rear Setback	20'	25'	10'	10'	10'	10'
When Adjacent to Residential House-Scale Zone						
Front Setback	50'	25'	15'	25'	25'	25'
Side Street Setback	50'	25'	10'	25'	25'	10'
Side Setback	20'	15' / 20'	15' / 50'	15' / 50'	25' / 50'	15' / 25'
Rear Setback	30'	30'	50'	50'	50'	30'
Other Building Form Standards						
Overall Building Width (max.)	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a	n/a	n/a
Height						
To Eave/Parapet (max.)	—	—	—	—	—	—
Overall (max.)	40'	25'	60'	60'	120'	90'
Overall: AHBP Bonus	—	—	—	—	—	—
Height Stepbacks						
≤25' of Triggering Property	35'	—	35'	35'	35'	—
25'-50' of Triggering Property	35'	—	35'	35'	35'	—
50'-100' of Triggering Property	Set by zone standards	—	45'	45'	45'	—
>100' of Triggering Property	Set by zone standards	—	Set by zone standards	Set by zone standards	Set by zone standards	—
Impervious Cover						
Impervious Cover	60%	70%	80%	80%	80%	50%
Building Cover	25%	50%	75%	50%	75%	40%

Other Zones



Zone Name	Agriculture	Aviation Services	Conservation Lands	Development Reserve	Public	Park	Planned Unit Development
Zone Abbreviation	AG	AV	CL	DR	P	PR	PUD
Affordable Housing Bonus Program (AHBP)	—	—	n/a	—	—	n/a	—
Lot Size							
Lot Width (min.)	—	—	—	—	—	—	—
Lot Area (min.)	varies	—	—	10 acres	—	—	—
Intensity							
Dwelling units/building (max.)	—	—	—	—	—	—	—
Dwelling units/building: AHBP Bonus	—	—	—	—	—	—	—
FAR Primary Building	—	—	—	—	—	—	—
FAR Primary Building: AHBP Bonus	—	—	—	—	—	—	—
FAR Accessory Building	—	—	—	—	—	—	—
Dwelling units/acre	—	—	—	—	—	—	—
Dwelling units/acre: AHBP Bonus	—	—	—	—	—	—	—
Building Placement and Form							
Front Setback	100' (40' Conditional use)	—	—	25'	—	—	—
Side Street Setback	100' (25' Conditional use)	—	—	25'	—	—	—
Side Setback	100'(10' Conditional use)	—	—	10'	—	—	—
Rear Setback	100'(20' Conditional use)	—	—	10'	—	—	—
Other Building Form Standards							
Overall Building Width (max.)	—	—	—	—	—	—	—
Building Articulation Standards	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height							
To Eave/Parapet (max.)	—	—	—	—	—	—	—
Overall (max.)	60' (35' Conditional use)	—	—	35'	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—	—
Within 80' of Front Property Line							
To Eave/Parapet (max.)	—	—	—	—	—	—	—
Overall (max.)	—	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—	—
Beyond 80' of Front Property Line							
To Eave/Parapet (max.)	—	—	—	—	—	—	—
Overall (max.)	—	—	—	—	—	—	—
Overall: AHBP Bonus	—	—	—	—	—	—	—
Accessory Building overall (max.)	—	—	—	—	—	—	—
Accessory Structure overall (max.)	—	—	—	—	—	—	—
Impervious Cover							
Impervious Cover	12,500sf or 25%, whichever is less	—	—	15,000sf	—	—	—
Building Cover	10,000sf or 20%. whichever is less	—	—	12,000sf	—	—	—