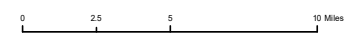


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City regarding accuracy or completeness. 1.4.17



Have questions? Give us a call at
(512) 669-5560 to discuss
 your next project.

- Desired Development Zone**
 - Urban
 - Suburban (Inside City Limits)
 - Suburban (Outside City Limits)
- Drinking Water Protection Zone**
 - Water Supply Rural
 - Water Supply Suburban
 - Barton Springs Zone
- Edwards Aquifer Recharge Zone
- Roads
- Watersheds
- Lakes & Rivers

CITY OF AUSTIN WATERSHED PROTECTION ORDINANCE SUMMARY TABLE

Source: City of Austin
Effective: October 28, 2013
Red Text = Change from previous requirements

Key:
CWQZ = Critical Water Quality Zone
ETJ = Extra-Territorial Jurisdiction
IC = Impervious Cover
SF = Single-Family Residential
WO = Water Quality
WQTZ = Water Quality Transition Zone

Questions? Let's Talk:
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REGULATORY CATEGORY	ZONE		DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
	Urban	Suburban City Limits	Suburban N. Edwards / ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone		
Impervious Cover (IC)	Calculation Basis							
	Transfers Allowed	Gross Site Area No Max Pct	Green / Yellow / Red / White Yes Yes Yes No	Net Site Area Yes Max Pct	Net Site Area Yes Max Pct	Net Site Area No Max Pct		
	Uplands: Max Pct IC	Max Pct Std. / w Transfer	Max Pct Std. / w Transfer	Max Pct Std. / w Transfer	Max Pct Std. / w Transfer	Max Pct Std. / w Transfer		
	Single-Family Res. (Lot > 5750 sq ft) Single-Family Res. (Lot < 5750 sq ft) Multi-Family Residential Commercial Max Pct	80% / 60% 45% / 30% 35% / 20% 80% / 70% 80% / 90%	80% / 60% 45% / 30% 35% / 20% 80% / 70% 85% / 70%	30% / 40% 40% / 55%	1 unit per 1 ac. / 1 unit per 2 ac.*	15% / 20% / 25% for all uses	R / BC / C ** 15% / 20% / 25% for all uses	
Waterway Classifications	Minor	Not Applicable	Not Applicable					
	Intermediate	None (except road crossings)	None (except limited road crossings)					
	Major	None within 150 to 300 ft radius	None within 150 to 300 ft radius					
	Notes	64 acres Urban creeks not classified	64 - 320 acres 320 - 640 acres over 640 acres	64 - 320 acres 320 - 640 acres over 640 acres				
Waterway Setbacks	Minor							
	Intermediate	50 - 400 ft	100 ft 200 ft 300 ft					
	Major	Between min and max width, the 100-year fully developed floodplain	100 ft 200 ft 300 ft					
	Notes	No CWQZ Downtown Between min and max width, the 100-year fully developed floodplain	"Buffer averaging" allows lots to reduce creek-of-buffers by up to one-half of the overall amount protected remaining in the zone.					
Water Quality Transition Zone	Minor	Not Required	Not Required					
	Intermediate							
	Major							
	Notes	Administrative under certain conditions	Must apply for Land Use Commission Variance	Must apply for Land Use Commission Variance				
Water Quality Controls	Treatment Standard	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Sedimentation/ Filtration	Non-Degradation	
	When Required	All new/redeveloped if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft. if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft. if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft. if IC > 8,000 sq. ft.	All new/redeveloped if IC > 8,000 sq. ft. if IC > 8,000 sq. ft.	All development	
	Allowed in Creek Buffer	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = N/A	CWQZ = Yes per ECM WQTZ = Yes per ECM	CWQZ = No WQTZ = Yes per ECM	CWQZ = No WQTZ = Yes per ECM	
	Alternative Strategies Allowed	Yes	Yes	Yes	Yes	Yes	No	
Optional Payment-in-Lieu	Yes	No	No	No	No	No		

* Min lot 1/2-acre;
** R = Recharge Zone
BC = Contributing
C = Other Contributing

1 SF unit / 3 acres
None (except limited road crossings)
None within 150 to 300 ft radius

64 - 320 acres
320 - 640 acres
over 640 acres

50 - 100 ft
100 - 200 ft
200 - 400 ft

Between min and max width, coincide with the 100-year fully developed floodplain

100 ft
200 ft
300 ft

Must apply for Land Use Commission Variance

Sedimentation/ Filtration

All new/redeveloped if IC > 8,000 sq. ft. if IC > 8,000 sq. ft.

CWQZ = Yes per ECM
WQTZ = N/A

Yes

No

Non-Degradation

All development

CWQZ = No
WQTZ = Yes per ECM

No

No