

# OVERVIEW OF AUSTIN CHANGES IN EFFECT

Private deed restrictions still apply  
and supersede city zoning if properly  
written and enforced

## OVERVIEW

More housing options, greater  
density, taller buildings.

## SOME KEY CHANGES

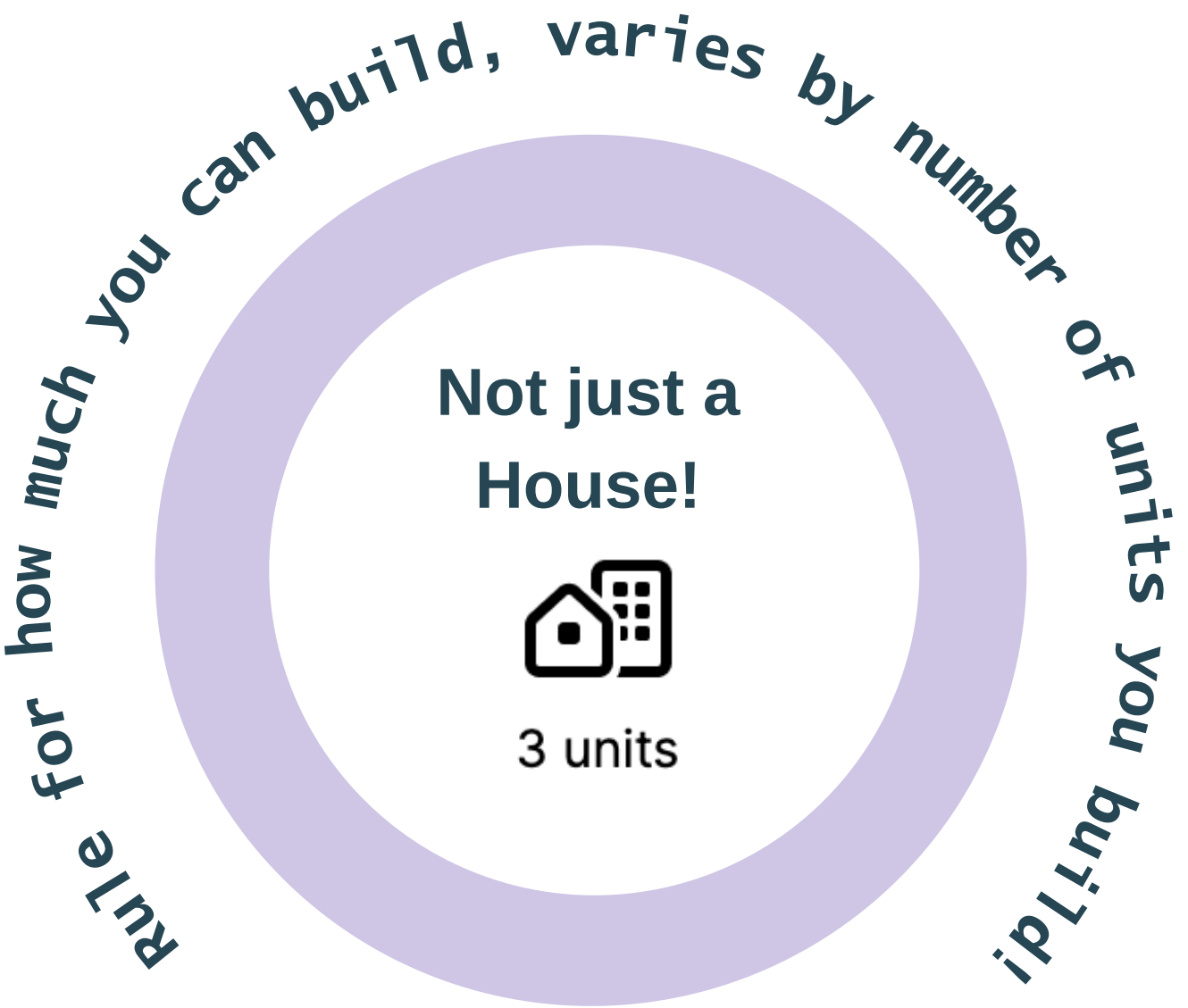
- Three units allowed on one lot. Allows more square footage to be built.
- One manufactured/prefab unit that meets building codes is an option.
- Single-family homes use original zoning.
- Small Lot means just 1,800 sf of land area. House size capped at 1,650 sf per subdivided lot in SF-1, SF-2 and SF-3 districts.
- Compatibility rules now reduce distance and number of protected locations.
- Affordable Housing options include DB90 and DBETOD.

*dated September 6, 2024*

**zonability**  
*unlock local zoning knowledge*

# City of Austin Zoning Districts SF-1, SF-2 & SF-3\*

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## How Much Square Footage ?

- Up to 4,350 sf 3 units
- Up to 3,200 sf for 2 units

Or, for a single family home that isn't a "Small Use" the original rules apply. Rule of thumb 40% of lot size is estimate of max home size.

\*Includes RDS (McMansion ordinance)

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# NEW MIXED USE ZONING CITY OF AUSTIN - OPTIONAL

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## DB90

Density Bonus 90 is a “voluntary”  
option for commercial zoning  
districts in the City of Austin.

## WHAT DOES DB 90 DO?

- Allows an owner to rezone the property from CS, CS-1, LO, LR or GR to include DB90, a new zoning district.
- The owner must provide Affordable Housing Units that meet the City of Austin’s requirements in exchange for DB90 zoning.
- DB90 zoning increases a potential building size and height.
- DB90 zoning supersedes any “Conditional Overlay” but *not* private deed restrictions.

**ZONABILITY REPORTS  
REFLECT DB 90 LIKE THIS:  
CS (DB90)**

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## **COMPATIBILITY**

### **CITY OF AUSTIN ZONING**

**Compatibility is used to mitigate issues between residential and nonresidential.**

#### **WHAT ARE SOME OF THE NEW RULES TO KNOW?**

- **It applies only to SF-1 to SF-5 zoning with 1-3 homes.**
- **Compatibility distance is now 75 feet, down from 540 feet.**
- **Allows site specific amendments by city council.**
- **Townhouses and residential condos are exempt from compatibility buffers/setbacks.**
- **MF-4 and “less restrictive” zoning districts are to subject to compatibility (some exceptions).**
- **Examples of exempt zoning districts: SF-6, MF-1, MF-2, MF-3, CBD, DMU.**

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**ZONABILITY REPORTS GIVE LIMITED INFORMATION ON COMPATIBILITY.**

# CITY OF AUSTIN ZONING "SMALL LOT" OPTION

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## SUBDIVING



Subdividing a lot for a single family home will require just 1,800 sf in zoning districts SF-1, SF-2 and SF-3.

Maximum home size is 1,650 sf for each of these sized lots.

## SOME RULES



- “Small Lot Single-Family Residential” redefined
- 15 lot width
- 5-10 foot front setback
- 0-5 foot rear setback
- 5 foot sideyard setback
- no building coverage ratio
- impervious coverage is per base zoning, i.e. 45%

This new rule goes into effect in WUI locations in November 2024; other locations, it is “in effect.”

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## **PRIVATE VS. PUBLIC**

**Private deed restrictions and restrictive covenants may supersede local zoning as long as the restrictions or covenants are not written to be less restrictive.**

**For example, if a deed restriction or restrictive covenant limits a lot to 1 dwelling unit while local zoning permits 2 or more dwelling units, deed restrictions prevail and only 1 dwelling unit may be built.**

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**If your property has a public deed, such as a developer's agreement, be sure to read it. Request the city provide a copy.**

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**HOA's are governed by covenants, conditions and restrictions (CCR's) and are considered private deed restrictions**

**These are governed and enforced pursuant to civil law and not by local governments.**

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## **CITY OF AUSTIN ETOD-DBETOD**

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### **ZONING IMPACT**

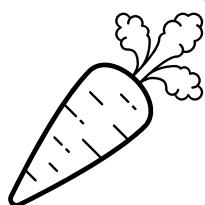
**ETOD-DBETOD (equitable and density bonus transit oriented development) are two new districts that work in tandem throughout most of central Austin. Given the potential sway on development, ETOD-DBETOD is shown in our reports\* even for properties EXCLUDED from participation: SF-1, SF-2, SF-3, SF-4A, SF-5, SF-6, PDA, PS, TOD, UNO.**

### **SOME RULE CHANGES**

- **Some uses no longer ok, i.e. “service stations” were ok conditionally in GR but now if that property has ETOD zoning, then no longer ok. (grandfathered)**



- **Build bigger and taller buildings with housing units meeting program requirements.**



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\*ETOD-DB (abbreviated for DBETOD)  
DBETOD is a voluntary opt-in zoning benefit

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