

Summary of City of Austin Watershed Protection Regulations

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	Calculation Basis	Gross Site Area	Net Site Area	Net Site Area	Net Site Area	Net Site Area	Net Site Area
	Uplands						
	Single-Family	Zoning IC Limits Only	50 – 60%	45 – 60%	30 – 40%	1 unit per 1-2 ac.	R / BC / C *
	Multi-Family	Zoning IC Limits Only	60 – 70%	60 – 65%	40 – 55%	20 – 25%	15% / 20% / 25%
	Commercial	Zoning IC Limits Only	80 – 90%	65 – 70%	40 – 55%	20 – 25%	for all uses
	Water Quality Transition Zone (WQTZ)	N/A (No WQTZ in Urban)	30%	30%	18%	1 SF unit / 3 acres	1 SF unit / 3 acres None over recharge
Critical Water Quality Zone (CWQZ)	No IC except road crossings; exception in downtown***	No IC except limited road crossings	No IC except road crossings	No IC except road crossings	No IC except road crossings	No IC except road crossings	
Transfers Allowed	No	Yes	Yes	Yes	Yes	No	
Waterway Classifications	Minor	64 acres	320 – 640 acres	320 – 640 acres	128 – 320 acres	64 – 320 acres	64 – 320 acres**
	Intermediate	64 acres	640 – 1280 acres	640 – 1280 acres	320 – 640 acres	320 – 640 acres	320 – 640 acres
	Major	64 acres	over 1280 acres	over 1280 acres	over 640 acres	over 640 acres	over 640 acres
Waterway Setbacks	Critical Water Quality Zone						
	Minor	50 – 400 ft.***	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.	50 – 100 ft.
	Intermediate	50 – 400 ft.***	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.	100 – 200 ft.
	Major	50 – 400 ft.***	200 – 400 ft.	200 – 400 ft.	200 – 400 ft.	200 – 400 ft.	200 – 400 ft. (Barton main 400 ft.)
	Water Quality Transition Zone						
	Minor	Not Required	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Intermediate	Not Required	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.	
Major	Not Required	300 ft.	300 ft.	300 ft.	300 ft.	300 ft.	
Variances for Buffers		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 > 5,000 sq. ft.	All new/redeveloped if IC >= 20%; all IC in WQTZ	All new/redeveloped if IC >= 20%; all IC in WQTZ	All new/redeveloped if IC >= 20%; all IC in WQTZ	All new/redeveloped if IC >= 20%; all IC in WQTZ	All development
	Allowed in Creek Buffer	CWQZ = No WQTZ = N/A	CWQZ = No WQTZ = Yes	CWQZ = No WQTZ = Yes	CWQZ = No WQTZ = No	CWQZ = No WQTZ = No	CWQZ = No WQTZ = Yes
	Alternative Strategies Allowed	Yes	Yes	Yes	Yes	Yes	No
	Optional Payment-in-Lieu	Yes	No	No	No	No	No

* R = Recharge Zone; BC = Barton Creek Contributing; C = Other Contributing.

** Williamson & Slaughter Creeks have 128 – 320 acre minor.

*** No Critical Water Quality Zone in Central Business District area within IH-35, Riverside Dr., Barton Springs Rd., Lamar Blvd. & 15th Street.

Other acronyms: ETJ = Extra-Territorial Jurisdiction; IC = Impervious Cover; SF = Single-Family Residential