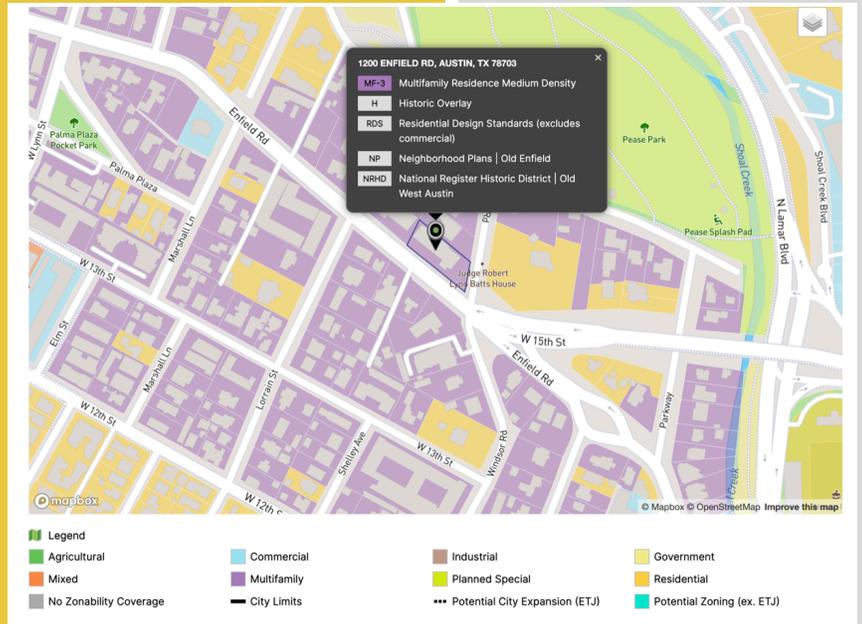


If You Thought Zonability Was Helpful Before, Wait Until You See It Now!

Saves hours of time researching.
 Packages information in one report.
 Shows insights not found elsewhere.



→ Business Basics

- What's the commercial zoning?
- Is the zoning ok for self-storage?
- Could a drive through be considered?

→ Subdividing Lot or Building

- Minimum lot size/minimum home size?
- What's the density for this zoning?

→ Vacant Land

- Zoning around the property?
- Is there a future land use?
- Does the zoning support apartments, townhouses, or detached homes?

→ Homebuying Checklist

- What's the zoning?
- Is the property in the city limits or not?
- Which city planning department is in charge of zoning?

→ Building Size Potential

- Can this building be enlarged? Can I add an ADU?
- What is the impervious coverage ratio?

→ Preservation & Historic

- Is this property in a historic district?
- Is there a demolition delay restriction?

→ Restrictions

- What are the limits per the zoning?
- Could apartments go in next door?

→ Building Height

- What's the height limit?
- Is there an overlay for protected views?

→ Apartment Developers

- Can apartments go here now?
- In the future, can apartments go here?

Zotential

Estimated Potential by District [Visit our FAQs to learn more](#)

MF-3 Multifamily Residence Medium Density

Height	40 feet	
Improvements	55% bldg coverage; 65% impervious coverage; 0.75 FAR; minimum site area of 1,500 sf for one-bedroom unit	
Setbacks	Front	25 feet
	Side	5 feet (interior) 15 feet (street)
	Back	10 feet
Density	Apprx 36 units per acre	
Lot requirements	8,000 sf (50' lot width)	
Estimated Uses	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  ADU </div> <div style="text-align: center;">  Townhome </div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 10px;"> <div style="text-align: center;">  House </div> <div style="text-align: center;">  Duplex </div> </div> <div style="text-align: center; margin-top: 10px;">  Apartments </div>	



zonability
unlock local zoning knowledge

Austin metro

Austin

Bastrop
Bee Cave
Buda
Burnet
Cedar Park
Dripping Springs
Elgin
Georgetown
Hutto
Jarrell
Jonestown
Kyle
Lago Vista
Lakeway
Leander
Liberty Hill
Lockhart
Manor
Marble Falls
Pflugerville
Rollingwood
Round Rock
San Marcos
Taylor
Westlake Hills
Wimberley

Counties in Austin Zonability Coverage: Bastrop, Burnet, Caldwell, Comal, Guadalupe, Hays, Travis, Williamson