

Chapter 23-12:

Definitions & Measurements

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Article 23-12A: Definitions and Measurements

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Division 23-12A-1: General Definitions

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23-12A-1010 Purpose

- (A) This division provides definitions of terms and phrases used throughout the Land Development Code that are technical or specialized, or that may not reflect common usage.

23-12A-1020 Applicability

- (A) The words and phrases defined in Section 23-12A-1030 (General Definitions) shall have the meanings shown in that section when used in any chapter of the Land Development Code, unless otherwise provided or clearly required by context. If any of the definitions in this division conflict with definitions in other provisions of the Austin Code, these definitions shall control for the purposes of this Title. If a word is not defined in this division, or in other provisions of the Land Development Code or in the Austin City Code, Section 1-1-2 (General Definitions or 1-1-3 (Words and Phrases) of Title 1 (General Provisions), the director shall determine the correct definition.
- (B) Words and phrases used that are used solely in a particular chapter, article, or division may be defined in the applicable provision rather than in this division.

23-12A-1030 General Definitions

A. A-Definitions.

ACCOUNTABLE OFFICIAL. The city officer or employee with a particular administrative or enforcement responsibility designated by this Title or the city manager.

ADDITION. The enlargement or creation of any new portion of a structure which results in a vertical or horizontal extension of the structure, or results in any new gross floor area that was not present in the structure before construction of the addition.

ADULT. A person 18 years of age or older.

ADULT SPECIFIED ANATOMICAL AREAS. Less than completely and opaquely covered areas including but not limited to:

1. Human genitals or pubic region;
2. Buttock;
3. Female breast below a point immediately above the top of the areola; or

4. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

ADULT SPECIFIED SEXUAL ACTIVITIES:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse, or sodomy; or
3. Erotic touching of human genitals, the pubic region, the buttock, or the female breast.

ADVERSE FLOODING IMPACT. An increase in flood risk or hazards, as defined in the Drainage Criteria Manual.

ADVERSE WATER QUALITY IMPACT. Degradation of water quality, as defined in the Environmental Criteria Manual.

ADVISORY BODY. A City Board, Commission, or other appointed body that does not make a final decision and whose review is not required by state law.

AFFORDABLE HOUSING. Housing that costs no more than 30 percent of a household's monthly income, as defined by the U.S. Department of Housing and Urban Development.

AGGREGATE. Creating a site on which a structure has been built across two or more lots.

AGRICULTURAL OPERATIONS:

1. Producing crops for human food, animal feed, planting seed, or fiber;
2. Floriculture, viticulture, horticulture, or silviculture;
3. Raising or keeping livestock or poultry;
4. Wildlife management; and
5. Planting cover crops or leaving land idle to participate in any governmental program or normal crop or livestock rotation procedure.

ALLEY. A public or private way to be used primarily for vehicular access to the back or side of a parcel of real property that abuts a street or thoroughfare.

ALTERATION. Any exterior change, demolition, or modification to a structure or to a property, including, but not limited to:

1. Exterior changes to or modifications of structures, architectural details, or visual characteristics;
2. Construction of new structures;
3. Disturbance of archaeological sites or areas; or
4. Placement or removal of exterior objects that affect the exterior qualities of the property.

AMENDED OR AMENDING PLAT. A revised plat that corrects errors or makes minor revisions to a recorded plat as authorized by Section 212.016 of the Local Government Code.

AMPHITHEATER. An outdoor or open-air structure or manmade area specifically designed and used for assembly of 50 or more people and the viewing of an area capable of being used for entertainment and performances.

ANNUAL OCCUPANCY RATE. The hotel-motel occupancy rate for the city, as reported annually by the Texas Economic Development & Tourism Office.

APPROVAL. A final decision granting or approving an application; or an approval granted subject to modifications or conditions.

APPROVAL AUTHORITY. The city officer, employee, or body charged with reviewing and determining whether to approve an application.

ARCHITECTURAL FEATURE. A building element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including, but not limited to, a window sill, belt course, cornice, flue, chimney, eave, box window, awning, or cantilevered box or bay window.

ARTICULATION. Either a visual or material interruption of the building wall plane. May include, but is not limited to, changes to the material palette or color, recessed or projecting horizontal or vertical elements, the use of attached columns, recessed windows or window bays, horizontal banding, decorative cornices, special entryways, and other specified offsets and projections.

ATTACHED. When used with reference to two or more buildings, means having one or more common walls or being joined by a roof, covered porch, or covered passageway.

AUSTIN METRO AREA. The five-county metropolitan area that surrounds the city and includes Bastrop, Caldwell, Hays, Travis, and Williamson counties.

AWNING. A roof or cover which projects from a wall of a building over a window or door and is made of canvas, aluminum or similar material, which may be fixed in place or be retractable.

B. B-Definitions.

BALCONY. An exterior floor system projecting from a structure and supported by that structure, with no additional independent supports.

BARTON SPRINGS. The springs that comprise the Barton Springs complex associated with Barton Springs Pool, including Upper Barton, Old Mill, Eliza, and Parthenia Springs.

BARTON SPRINGS ZONE. The Barton Creek watershed and all watersheds that contribute recharge to Barton Springs, including those portions of the Williamson, Slaughter, Onion, Bear and Little Bear Creek watersheds located in the Edwards Aquifer recharge or contributing zones.

BASE ZONE. A zone established by this Title to prescribe basic standards governing land use and site development.

BASEWALL. The vertical surface of a building beginning at the finished grade up to a level defined by a setback or an architectural treatment, including, but not limited to, a cornice or similar projection or demarcation, that visually separates the base of the building from the upper portion of the building to create a human-scaled base floor.

BLOCK. One or more lots, tracts, or parcels of land bounded by right-of-way, railroads, or subdivision boundary lines.

BLOCK FACE. The aggregate of all the building facades on one side of a block.

BLOCK LENGTH. The horizontal distance measured from one end of the block to the other end along the same right-of-way.

BLOCK PERIMETER. The sum of all sides of a block measured along the adjacent right-of-way.

BLOCK SCALE, BUILDING. A building that is individually as large as a block or collectively arranged along a street to form a continuous facade as long as most or all of a block.

BLUFF. A vertical change in elevation of more than 40 feet and an average gradient greater than 400 percent.

BONUS AREA. The greater of:

1. The gross floor area that exceeds the maximum allowable floor-to-area ratio allowed with the site's primary entitlements; or
2. The gross floor area contained within the portion of a structure that exceeds the maximum height allowed under the site's primary entitlements.

BUFFER. The on-site use of landscaping elements, screening devices, open space, and landforms for reduction of the potentially adverse effects of adjoining, dissimilar land uses.

BUFFER, FOUNDATION. Planted landscape area between any building exterior wall and any portion of a parking lot, driveway, or drive aisle.

BUILDABLE AREA. The area in which development subject to this Title may occur, and which is defined by the front, side and rear setbacks and the maximum building height limit.

BUILDING. A structure requiring a certificate of occupancy, which consists of one or more of the following foundations that surround an interior space: floors, walls, and roofs. May include, but is not limited to, exterior appurtenant structures such as porches and decks.

1. **EXISTING.** See "Structure, Existing."
2. **PRINCIPAL.** A building in which the principal use is conducted.

BUILDING ENTRANCE. A point of pedestrian ingress and egress to a building.

1. **PRINCIPAL.** The primary building entrance where the majority of the public enters the building, and which is open during all business hours, excluding secondary access through an attached parking garage. For mixed use development in a multi-tenant building, the entrance to each use at the tenant's outside entrance is considered a principal building entrance.

BUILDING FACADE OR ELEVATION. The exterior wall of a building.

BUILDING FACADE RELIEF. Non-glass materials that differ in texture from the adjacent facade material and are made to be set in frames, as in windows and doors. Examples include, but are not limited to, metal panels, shutters, glass block, and wood panels.

BUILDING FRONTAGE. See "Frontage."

BUILDING SERVICE EQUIPMENT. The plumbing, mechanical, electrical, fire, and elevator equipment necessary for the occupancy or use of a building.

BULKHEAD. A revetment or wall constructed for the purpose of stabilizing or modifying the shoreline.

BUSINESS DAY. A working day and excludes a Saturday, Sunday, an official city holiday, or any other day on which city offices are closed for regular business at any time during normal business hours.

C. C-Definitions.

CALIPER (MEASUREMENT). The diameter of the trunk measured six inches above the ground for trees up to and including four-inch diameter and measured 12 inches above the ground for larger trees. This measurement is used for proposed or nursery-grown trees.

CANYON RIMROCK. A rock substrate that:

1. Has a gradient that exceeds 60 percent for a vertical distance of at least four feet; and
2. Is exposed for at least 50 feet horizontally along the rim of the canyon.

CAPITOL DOME. The part of the State Capitol located more than 653 feet above sea level at Texas Plane Coordinate X-2818555.07, Y-230595.65, being the center of the dome (Section 23-3C-10060 (Capitol View Corridor Overlay)).

CARPORT. A roofed space open on at least two sides used as shelter for a parked vehicle.

CENTER. A “Regional Center,” “Town Center,” or “Neighborhood Center” designated by the “Growth Concept Map and Transit Priority Network” in Appendix C, at page A17, of the Austin Strategic Mobility Plan adopted by Ordinance No. 20190411-033 and set forth in Section 23-3A-5020 (Growth Concept Map) for reference.

CENTRAL BUSINESS AREA. The area bounded by Interstate Highway 35, Riverside Drive, Barton Springs Road, Lamar Boulevard, and 15th Street.

CHANGE OF USE. When used in reference to a land use, the replacement of an existing use with a new use, or a change in the nature of an existing use. A change of ownership, tenancy, name, or management is not a change of use, nor is a change in product or service within the same use classification if the nature of the use, line of business, or other function is substantially unchanged from the previous use.

CITY. The City of Austin, Texas.

CLOSED MUNICIPAL SOLID WASTE LANDFILL (CMSWL). An area defined as a closed municipal solid waste landfill in Texas Administrative Code, Title 30, Section 330.951.

CLUSTER DOCK. A dock not used for commercial purposes that is associated with:

1. Dwelling units in a multi-family development with lake frontage; or
2. Principal residential buildings in a subdivision with perpetual use rights to a common area that fronts a lake.

COMMERCIAL. A term defining office, service, restaurant and bar, entertainment and recreation, automobile related, or retail uses collectively.

COMMUNITY BENEFIT. When referring to the Downtown Density Bonus Program (DDBP), a public amenity that exceeds the gatekeeper requirements of the DDBP and that is provided by an applicant to obtain bonus area.

COMMON AREAS. A portion of a residential development held in common or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all persons who reside in a dwelling unit within the building or on the lot.

COMMON YARD (FRONTAGE TYPE). See Division 23-3D-5 (Private Frontages).

COMPATIBILITY.

1. **SETBACK.** An area in which no structure may be built as measured from the triggering property's lot line as defined by the base zone in Article 23-3C (Zones).
2. **STEPBACK.** Limitations in height relative to the triggering property's lot line as defined by the base zone in Article 23-3C (Zones).

COMPLIANT. A land use that does not meet current use standards, but did meet the use standards in effect at the time the use was established. The land use meets the standards of Division 23-2H-3 (Compliant Uses).

COMPREHENSIVE PLAN. The plan adopted by the city council under Article X, Section 5, of the city charter.

CONDITIONAL USE. A use that is allowed on a discretionary and conditional basis in compliance with the conditional use permit process established in Section 23-3B-1040 (Conditional Use Permit).

CONDEMNATION. A process by which private property is taken or appropriated for the purpose of public use.

CONSTRUCT. Placing or replacing a structure or structurally altering an existing structure.

CORNER LOT. See "Lot."

CORRIDOR. A "Transit Priority Network" or "Activity Corridor" designated by the "Growth Concept Map and Transit Priority Network" in Appendix C, at page A17, of the Austin Strategic Mobility Plan adopted by Ordinance No. 20190411-033 and set forth in Section 23-3A-5020 (Growth Concept Map) for reference.

CORRIDORS & CENTERS. The corridors and centers designated by the "Growth Concept Map and Transit Priority Network" in Appendix C, at page A17, of the Austin Strategic Mobility Plan adopted by Ordinance No. 20190411-033 and set forth in Section 23-3A-5020 (Growth Concept Map) for reference.

COUNCIL OR CITY COUNCIL. The Austin City Council.

CRITERIA MANUAL. A manual containing administrative rules adopted under Chapter 1-2 (Adoption of Rules) of the city code.

CRITICAL ENVIRONMENTAL FEATURES (CEF). Features that are of critical importance to the protection of environmental resources, including, but not limited to, bluffs, canyon rimrocks, caves, faults and fractures, seeps, sinkholes, springs, and wetlands.

CULTURAL USES. Any of the following uses as defined by Section 23-3C-2030 (Land Uses), including but not limited to:

1. Library, Museum, or Public Art Gallery;
2. Performance Venue/Theater; and
3. Studio: art, dance, martial Arts, music.

CURB. A vertical sloping structure located along the edge of a roadway, normally constructed integrally with the gutter, that strengthens and protects the pavement edge and clearly defines the pavement edge.

D. D-Definitions.

DECENTRALIZED WASTEWATER SYSTEM. A wastewater system other than one that is connected to a city wastewater treatment plant, including, but not limited to, an on-site wastewater disposal system, a cluster wastewater system, or a small wastewater treatment plant.

DEFICIENT PARK AREA MAP. A map depicting areas that the Director has determined lack sufficient parkland based on locational criteria established by the Parkland Dedication Operating Procedures Article 23-4B (Parkland Dedication) and the parkland policies of the Comprehensive Plan.

DENIAL. A final decision denying an application, or as provided under Chapter 23-2 (Administration and Procedures), lack of approval at the time an application expires.

DEPTH-TO-HEIGHT RATIO (MEASUREMENT). The relationship of the depth of a floor space measured perpendicular to a building divided by the average height of the surrounding buildings.

DETACHED. Separate or unconnected.

DEVELOPMENT. Any activity related to the platting of land or construction of buildings or structures, the construction of impervious surfaces, mining or excavation, the installation of utilities, roadways, drainage facilities or other infrastructure; or any disturbance of the surface or subsurface of the land in preparation for the activities, including, but not limited to, the removal of vegetation, grading, clearing, cutting, depositing of refuse or waste on land, or removal of soil. Development does not include lawn and yard care, including, but not limited to, mowing, gardening, tree care, and maintenance of landscaped areas; removal of trees or vegetation damaged by natural forces; agricultural activity that is not prohibited by Section 23-4D-8040 (Clearing of Vegetation); or the repair, maintenance, or installation of a utility, drainage or street system that does not disturb land or increase impervious cover.

DEVELOPMENT AGREEMENT. An agreement authorized under Section 212.172 of the Texas Local Government Code and Division 23-6G-2 (General Development Agreements).

DEVELOPMENT APPLICATION. An application required under this Title for development, such as an application for subdivision, site plan, or building permit.

DIRECTOR. The director of a city department with the authority to administer and enforce the applicable provisions of this Title. Section 23-1B-3020 (Overview of City Departments) describes functions carried out by the directors in compliance with this Title.

DISTANCE (MEASUREMENT). A distance is measured from the exterior face of the nearest wall or vertical support of a structure to the line or location. If there is no wall or vertical support, the director shall determine the point of measurement.

DISTRICT, UTILITY OR WATER. An authority, including a municipal utility district and a water control and improvement district, created under:

1. Section 52, Article III, or Section 59, Article XVI, Texas Constitution;
2. Title 4, Texas Water Code;
3. Chapters 49, 50 and 54, Texas Water Code; or
4. Special legislation authorized under the Special District Local Laws Code.

DOCK. A wharf, pier, float, floating dock, island, boat dock, boat slip, boat lift, stationary platform, or other similar structure.

DOMESTIC PARTNERSHIP. Adults living in the same household and sharing common resources of life in a close, personal, and intimate relationship.

DOORYARD (FRONTAGE TYPE). See Division 23-3D-5 (Private Frontages).

DORMER. A dormer is a projection from the roof plane that is supported by and fully surrounded by the roof.

DRAINAGE EASEMENT. An easement or right-of-way for a drainage facility required by Section 23-9E-5020 (Dedication of Easements and Rights-of-Way).

DRAWINGS. Plans, working drawings, permit drawings, detail drawings, elevations, typical cross sections, or reproductions that show locations, character, dimensions, or details of work.

DRINKING WATER PROTECTION ZONE (DWPZ). The areas within the Barton Springs Zone, the Barton Creek watershed, all Water Supply Rural watersheds, and all Water Supply Suburban watersheds, as described in Section 23-4D-1060 (Designation of Regulated Areas), that are in the planning jurisdiction.

DRIVE-IN SERVICE. The sale of products or the provision of services to occupants in vehicles.

DRIVEWAY APPROACH. An area in the right-of-way providing vehicular access from the right-of-way to private or public property.

DRIVEWAY. A surfaced area providing vehicular access to a lot, or shared between two or more lots, usually leading to a garage, other parking or loading area.

DWELLING UNIT. A single unit providing complete facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation.

E. E-Definitions.

EDWARDS AQUIFER. The water-bearing substrata that includes the stratigraphic rock units known as the Edwards Group and Georgetown Formation.

1. **EDWARDS AQUIFER CONTRIBUTING ZONE.** All land generally to the west and upstream of the Edwards Aquifer recharge zone that provides drainage into the Edwards Aquifer recharge zone.
2. **EDWARDS AQUIFER RECHARGE ZONE.** All land over the Edwards Aquifer that recharges the aquifer, as determined by the surface exposure of the geologic units comprising the Edwards Aquifer, including the areas overlain with quaternary terrace deposits.

EFFICIENCY. When used in reference to a dwelling unit, means a dwelling unit containing not more than 400 square feet of floor area, and not having a bedroom or sleeping area separate from the principal living area.

ENCLOSED. A roofed or covered space fully surrounded by walls, including, but not limited to, windows, doors, and similar openings or architectural features, or an open space of less than 100 square feet fully surrounded by a building or walls exceeding eight feet in height.

ENCROACHMENT. Any architectural feature, structure or structural element, including a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that encroaches into a required setback, beyond the public frontage, or above a height limit.

ENGINEER. A person licensed to engage in the practice of engineering in the State of Texas.

EROSION HAZARD ZONE. An area where future stream channel erosion is predicted to result in damage to or loss of property, buildings, infrastructure, utilities, or other valued resources.

F. F-Definitions.

FACADE. See “Building Facade.”

FACADE ZONE. The area between the minimum and maximum setback lines along front of a parcel and along the side street of a corner parcel. When there is no maximum setback line, the façade zone is defined as 10 feet behind the minimum setback line. See Figure 23-12A-1030 (2) (Façade Zone).

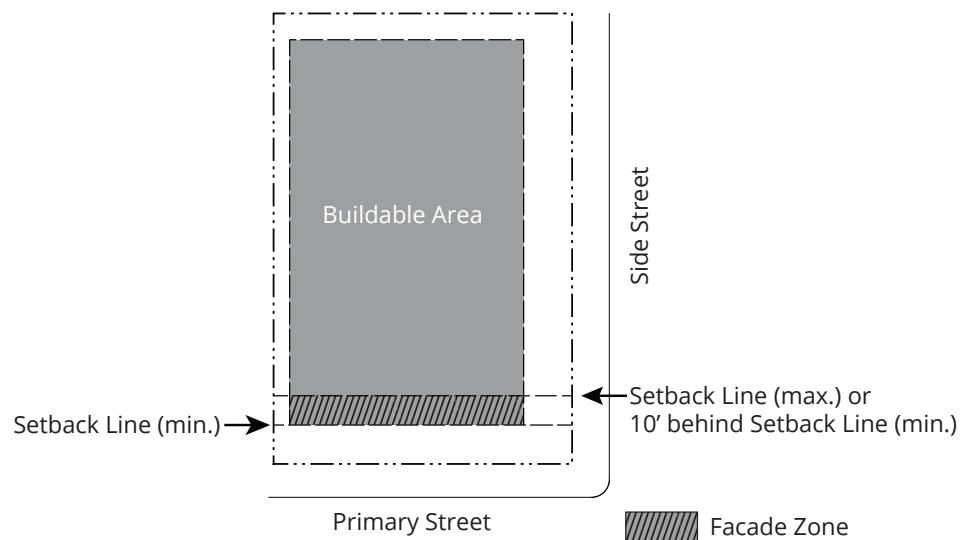


Figure 23-12A-1030(2) Façade Zone

FAULTS AND FRACTURES. Significant fissures or cracks in rock that may permit infiltration of surface water to underground cavities or channels.

FEMA. The Federal Emergency Management Agency.

FENCE. A structure made of wire, wood, metal, masonry, or other material; and typically used as a screen or enclosure for a yard or open space, or as a divider along a lot line.

FINISH LEVEL, GROUND FLOOR. The height difference between the finished floor on the ground floor and the adjacent public walk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing the effect on the community's fire protection delivery system.

FLAG LOT. See "Lot".

FLOOD INSURANCE RATE MAP. An official map of a community on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOODPLAIN.

1. **100-YEAR.** The 100-year floodplain calculated under fully developed conditions as prescribed by the Drainage Criteria Manual.
2. **25-YEAR.** The 25-year floodplain calculated under fully developed conditions as prescribed by the Drainage Criteria Manual.
3. **FEMA.** A special flood hazard area that the Federal Emergency Management Agency has delineated on a flood insurance rate map.
4. **MODIFICATION.** Development that results in any vertical or horizontal change in the cross section of the 100-year floodplain.

FLOOR AREA.

1. **GROSS (GFA).** The total enclosed area of all floors in a building with a clear height of more than five feet, measured to the outside surface of the exterior walls. The term excludes loading docks, porches, stoops, basements, attics, stories below grade plane, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas.
2. **RESIDENTIAL GROSS.** Gross floor area occupied by residents or serving residents without being open to the general public. Includes areas planned or proposed for these purposes.

FLOOR AREA RATIO (FAR). The ratio of gross floor area to gross site area.

FLOORPLATE. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

FORECOURT (FRONTAGE TYPE). See Division 23-3D-5 (Private Frontages).

FREESTANDING WALL. A wall that is separate from a building and supported by independent means.

FRONTAGE. The length of the property line of any one premises parallel to and along each public right-of-way which it borders and is identified by an address.

1. **PRIVATE.** The area between the building facade and the shared lot line between the public right-of-way and the lot.
2. **PUBLIC.** The area between the back of the curb of the vehicular lanes and the edge of the right-of-way.
3. **NET (MEASUREMENT).** Determined by subtracting required internal circulation routes, side or compatibility setbacks, easements, drive aisles, sidewalks, and stairs that occur at the building perimeter from the total property length, as measured along the front lot line from property line to property line. In the case of a curved corner, the responsible director may determine the end point for purposes of measuring net frontage.
4. **LINE.** The lot line(s) of a lot fronting a thoroughfare, roadway, or other public way, or a civic space.

FRONTAGE TYPE. See Division 23-3D-5 (Private Frontages).

FRONT YARD. A yard extending the full width of a lot between the front lot line and the front setback line.

FULL CUT-OFF. A luminaire light distribution where zero candela intensity occurs at or above an angle of 90 degrees above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

FUNCTIONAL GREEN. The set of landscape code standards applicable to sites with 80 percent impervious cover or greater or less than 1 acre in size. Functional Green landscape code requires the sites to provide a level of ecosystem services comparable to that provided by sites that comply with standard landscape code.

G. G-Definitions.

GABLE. The triangular portion of a wall that encloses the end of a pitched roof.

GALLERY (FRONTAGE TYPE). See Division 23-3D-5 (Private Frontages).

GARAGE. A completely enclosed structure used for the parking and storage of motor vehicles.

GARDEN, CITY-SUPPORTED COMMUNITY. Eligible city land controlled under a license agreement or non-city land controlled under a land control document which is issued a garden permit and located in the city corporate limits or extraterritorial jurisdiction by a non-profit organization.

GLAZING. The panes or sheets of glass set in frames, as in windows or doors. Glass includes, but is not limited to, tinted, fritted, vision, spandrel, and other forms of sheet formed glass.

GRADE.

1. **FINISHED.** The finished ground level at any point along the exterior walls of a structure. If walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley, or public way.
2. **EXISTING OR NATURAL.** The grade of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall, or architectural or landscape feature. The director may require an applicant to provide a third-party report that shows the existing, or natural grade, of a site.

GREAT STREETS STREETSCAPE STANDARDS. Design standards for streets within the boundaries of the Great Streets Master Plan.

GREENFIELD DEVELOPMENT. Development on an undeveloped parcel.

GROSS SITE AREA. The total site area, prior to any required dedications.

GROUND FLOOR. The floor of a building located nearest to the level of the grade around the building.

GROUND-FLOOR SPACE, DEPTH (MEASUREMENT). The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

GUTTER. A shallow water drainage area adjacent to a curb.

H. H-Definitions.

HABITABLE SPACE. The portion of a building that is suitable for human occupancy.

HARDSCAPE. Nonliving components of a streetscape or landscape design, such as paved walkways, walls, sculpture, patios, stone and gravel areas, benches, fountains, and similar hard-surface areas and objects.

HAZARDOUS PIPELINE. A pipeline designed for the transmission of a “hazardous liquid”, as defined by Title 49, Code of Federal Regulations, Section 195.2, that has an inside diameter of eight inches or more.

HEIGHT.

1. Height can be determined in two ways: top of top plate; or maximum overall height.
 - a. **OVERALL.** The vertical distance measured from the midpoint of the lowest and highest points of the structure adjacent to the finished grade to:
 - (i) For a flat roof, the highest point of the coping;
 - (ii) For a mansard roof, the deck line;
 - (iii) For a pitched or hip roof, the average height of the highest gable; or
 - (iv) For other roof styles, the highest point of the building.
 - b. **TO TOP OF TOP PLATE.** The vertical distance measured from the midpoint of the lowest and highest points of the structure adjacent to the finished grade to the top of the top plate.

2. **FENCE AND WALL (MEASUREMENT).** Determined by measuring the vertical distance between the finished grade at the base of the fence or wall and the top edge of the fence or wall material.
3. **GROUND FLOOR, FLOOR-TO-BOTTOM OF STRUCTURE.** Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.
4. **GROUND FLOOR, FINISH FLOOR.** Height from finished grade to the top of the flooring material of the ground floor.

HIGH OPPORTUNITY AREA. An area that provides certain conditions that place individuals in a position to be more likely to succeed and excel, as defined in the City of Austin's Strategic Housing Blueprint Implementation.

HOUSING COSTS.

1. For an owner-occupied dwelling unit, the average monthly cost for mortgage principal, interest, taxes, insurance, and if applicable, condominium or homeowner's association dues; or
2. For a dwelling unit for lease, the average monthly cost for rent.

HOUSING VOUCHER. A voucher issued by, or under the auspices of, an agency of the United States Government that provides a rental subsidy to the landlord for a particular rental housing unit in an amount equal to or exceeding the difference between 30 percent of the resident's income and the market rate for the residential housing unit.

I. I-Definitions.

IMPERVIOUS COVER. The total area of any surface that prevents the infiltration of water into the ground, including roads, parking areas, and buildings. Impervious cover shall be calculated under the Environmental Criteria Manual and Section 23-4D-3040 (Impervious Cover Calculations).

INFILL. The development or redevelopment of land is largely surrounded by developed land.

IN-HEAD CHECK VALVE. A sprinkler head that contains a valve to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

INTERESTED PARTY. A person who meets the criteria established by Section 23-2D-2020 (Interested Parties).

INTERLOCAL DEVELOPMENT AGREEMENT. An agreement between the City and any governmental entity, municipal corporation or political subdivision that establishes or modifies standards for the use, maintenance, development, or construction of property containing one or more existing or proposed structures. The term includes new agreements and amendments to existing agreements.

INTERNAL BLOCK. One or more lots, tracts, or parcels of land bounded by internal circulation routes, railroads, or subdivision boundary lines.

INTERNAL CIRCULATION ROUTE. A public thoroughfare or a publicly-accessible private drive that is constructed to satisfy the requirements in Section 23-3D-7020 (Internal Circulation).

IRRIGATION, AUTOMATIC SYSTEM. An assembly of component parts that is installed, temporarily or permanently, for the controlled distribution of and conservation of water to irrigate any type of landscape vegetation in any location, or to reduce dust or control erosion. Landscape irrigation shall conform with the rules set forth in the Texas Administrative Code, Texas Commission on Environmental Quality rules and the Adopted Plumbing Code.

J. J-Definitions.

JOINT-USE DRIVEWAY. A driveway located entirely or partially on a tract or tracts of land that is available for use by an adjoining tract of land as ingress and egress to a public thoroughfare.

K. K-Definitions.

No general definitions beginning with the letter "K" exist at this time.

L. L-Definitions.

LAND USE COMMISSION. The Planning Commission or the Zoning and Platting Commission, as determined in compliance with Section 23-1B-2030 (Land Use Commission).

LAND USE PLAN. A map showing proposed and existing land uses.

LANDFILL AREA. An area marked on a map created by the City and maintained by the Watershed Director showing all known Closed Municipal Solid Waste Landfills (CMSWL) and including property within the known boundary of a CMSWL, 200 feet around the estimated boundary of a CMSWL if the boundary is not known, or 1,500 feet from the estimated center of the CMSWL if neither a known boundary nor an estimated boundary is known.

LANDFILL TRASH. Discarded material intended for a landfill.

LANDSCAPED AREA. An area devoted to plant material, planters, brick, stone, water, aggregate, and other landscape features, excepting smooth concrete or asphalt, where the use of inorganic materials does not predominate over the use of plants.

LANDSCAPING. The combination of landscape elements in a designed, specific application which meets the purposes of Division 23-3D-3 (Landscape). Landscape elements may include vegetation including, but not limited to, trees, shrubs, grasses and groundcovers.

LIGHT FIXTURE. The complete lighting assembly (including the lamp, housing, reflectors, lenses, and shields), less the support assembly (pole or mounting bracket).

LIGHTWELL (FRONTAGE TYPE). See Division 23-3D-5 (Private Frontages).

LIMITED ADJUSTMENT. An adjustment to the requirements of Article 23-4D (Water Quality), granted by the city council as allowed in Division 23-2G-3 (Limited Adjustments).

LINER STORE. A commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.

LIVE MUSIC. The performance of live music in an indoor public or private facility that is open to the general public and readily equipped with sound, staging, lighting and safety accouterments to accommodate professional and semi-professional live music needs on a daily basis

LOADING SPACE. An area used for loading or unloading goods from a vehicle in connection with the use of the site.

LOT. A parcel of real property with a unique designation shown on a plat, record of survey, parcel map, or subdivision map recorded in the Office of the County Clerk; or a parcel of real property established under zoning or subdivision regulations.

1. **AREA (MEASUREMENT).** The net horizontal area within the lot lines, excluding the portion of the lot that provides street access or frontage if the lot is a flag lot; or that is located below 492.8 feet of elevation above sea level, if the lot is adjacent to Lake Austin.
2. **CORNER.** A lot located at the intersection of two streets, or of two segments of a curved street, forming an angle of not more than 135 degrees.
3. **DEPTH (MEASUREMENT).** The horizontal distance between the mid-point of the front lot line and the midpoint of the rear lot line.
4. **FLAG.** A lot that abuts a street by means of a strip of land that does not comply with the standards of this Title for minimum lot width.
5. **INTERIOR.** A lot other than a corner lot.
6. **IRREGULAR.** A lot bounded by three lot lines, or with a non-rectilinear shape. For establishing required setbacks and other dimensional standards, the director may determine points of measurement.
7. **NONCONFORMING.** A legally created lot which does not conform with current standards for area, width, frontage or other standards for the zone in which the lot is located because of annexation or amendments to this Title.
8. **THROUGH.** A lot, other than a corner lot, with access to more than one street.
9. **SUBSTANDARD.** A lot or tract recorded by deed or plat that does not comply with current area, width, or depth standards, but that complied with the standards in effect when it was placed on record.
10. **WIDTH.** The distance between side lot lines.
11. **WIDTH (MEASUREMENT).** Distance between side lot lines measured parallel to front lot line and at the minimum front setback line.

LOT LINE. A line or series of connected line segments bounding a lot.

1. **FRONT.**

- a. For an interior lot, the lot line abutting the street;
- b. For a corner lot, the lot line abutting the street that provides the primary access to the lot; or the lot line designated as the front lot line by a subdivision or parcel map, or, if none, the shorter lot line abutting a street;
- c. For a through lot, the lot line abutting the street that provides the primary access to the lot; and
- d. For a flag lot, the lot line designated as the front lot line by a subdivision or parcel map, or if none, the line determined by the director to be the front lot line.

2. **REAR.** The lot line that does not intersect the front lot line.

3. **SIDE.** A lot line intersecting the front lot line.

- a. **SHARED SIDE.** A side lot line between two or more lots.
- b. **STREET SIDE.** A side lot line abutting a ROW.

M. M-Definitions.

MAINTENANCE EASEMENT. When used in reference to a small lot, means an easement granted by the owner of one lot to the owner of an adjoining lot for maintenance of a dwelling within five feet of a common side lot line.

MANUFACTURED HOME. As defined more specifically in the Building Criteria Manual, a movable dwelling constructed on a chassis, designed for use without a permanent foundation, and designed to be connected to utilities. The term excludes manufactured modular housing designed to be set on a permanent foundation and recreational vehicles.

MANUFACTURED HOME SPACE. An area in a manufactured home park that is designed for and designated as the location for a single manufactured home and the exclusive use of its occupants.

MANUFACTURED HOME STAND. The portion of a manufactured home space on which the mobile home is placed.

MANUFACTURED HOME PARK. A unified development of manufactured home spaces for rent or lease, including, but not limited to, common areas and facilities for management, recreation, laundry and utility services, storage, and similar services for the convenience of residents.

MEDIAN FAMILY INCOME. The median family income for the Austin statistical metropolitan area as determined by the director.

MINOR ADJUSTMENT. An adjustment authorized under Section 23-2G-2040 (Administrative Modifications for Residential Structures), in limited circumstances, to address inadvertent errors in construction.

MINOR USE. A use allowed on a discretionary and conditional basis in compliance with the minor use permit established in Section 23-3B-1050 (Minor Use Permit).

MIRRORED GLASS. Glass with a reflectivity index greater than 20 percent.

MOTORBOAT. A watercraft propelled by an internal combustion engine or electric motor.

MULCH. A layer of material applied to the surface of an area of soil including, but not limited to, leaves, grass clippings, peat moss, wood chips, bark chips, seed hulls, cardboard or shredded newspaper, or low growing plants/groundcover.

MULTI-FAMILY REDEVELOPMENT. The demolition, partial demolition, redevelopment, rezoning, or change in use of a multi-family building, or any portion of a multi-family building, or a manufactured home park.

MULTI-USE TRAIL. A facility, including associated bridges, designated for the use of pedestrians, bicycles, or other non-motorized users.

MUNICIPAL UTILITY DISTRICT. A district created under Chapters 50 and 54 of the Texas Water Code.

MUNICIPAL WASTEWATER. Wastewater collected from dwelling units, commercial buildings, and institutions including process wastes of industry, groundwater infiltration, miscellaneous waste liquids, spent water from building water supply, and waste materials from bathrooms, kitchens, and laundries.

N. N-Definitions.

NEIGHBORHOOD ORGANIZATION. An association that has registered as a neighborhood organization in compliance with this Title.

NEIGHBORHOOD PLAN CONTACT TEAM. The individuals designated to implement an adopted neighborhood plan. The neighborhood plan contact team is a neighborhood organization that qualifies as an interested party for purposes of notice, appeal, and other processes if all other qualifications for interested party status are satisfied. The neighborhood plan contact team is a separate body apart from any other existing or future neighborhood organization and must comply with Division 23-1B-4 (Neighborhood Planning).

NEW DEVELOPMENT. When referring to water regulations, the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units for water or wastewater service, and includes the sale of water or wastewater taps resulting from the conversion of an individual well, or of an individual waste disposal system, to the city's water and wastewater system.

NONCONFORMING USE. A land use or activity that does not conform to current use standards, but did conform to the use standards in effect at the time the use was established. The land use or activity meets the standards of Section 23-2H-1020 (Nonconforming Status).

NORMAL POOL ELEVATION. For the following lakes:

1. Lake Austin, 492.8 feet above mean sea level;
2. Lady Bird Lake, 429 feet above mean sea level; and
3. Lake Walter E. Long, 554.5 feet above mean sea level.

NOTICE OWNER. The owner of real property as shown on the records of the tax appraisal district in the county in which the property is located.

O. O-Definitions.

OCCUPANCY. A building or portion of a building that is used or intended to be used. The term also includes the building or room housing the use. Change of occupancy is not intended to include change of tenants or owners.

OCCUPANT SPACE. Space in a building used for a use other than a parking facility or a mechanical facility.

OPEN SPACE.

1. **COMMON.** A privately-owned outdoor or unenclosed area intended for use by the residents, employees, or visitors to a development.
2. **PERSONAL.** A privately-owned outdoor or unenclosed area intended for use solely by the individual. Commonly associated with open space required for residents of a multi-family dwelling unit.

ORGANICS DIVERSION. Organic material recovered, collected, or otherwise diverted from the non-hazardous waste stream, a substantial portion of which will decompose in a managed compost operation.

OVERHEAD DOORS. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

OVERLAY. Additional standards established by this Title to be applied to a site in combination with standards applicable to a base zone.

OWNER OR PROPERTY OWNER. A person or entity with legal title to a particular property.

P. P-Definitions.

PAD-SITE BUILDING. A building that is intended for a single commercial use and that is physically separate from the other buildings on the site. Typically used in the context of retail shopping center development, a building or building site that is physically separate from and smaller than the principal building and reserved for free-standing commercial uses. Typical pad site uses include, but are not limited to, free-standing restaurants, banks, and service stations.

PARAPET. A low wall that rises above the roof line and extends along the edge of a roof or the portion of the roof, or along a roof deck.

PARKING DRIVEWAY WIDTH (MEASUREMENT). The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

PARKING MANAGEMENT DISTRICT. An area defined by separate ordinance, consisting of a geographic area that may include, but is not limited to, a mix of retail, entertainment, commercial, medical, educational, civic, and residential uses in which council finds that traffic flow on the public streets requires a higher level of management than commonly provided, and where council finds parking meters will aid traffic flow goals. City council also finds a percentage of funds from paid on-street parking and off-street paid public parking within the district may be used to undertake improvement projects that assist in managing the flow or demand for travel to confer public benefits within the district.

PARKING.

1. **SHARED.** Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.
2. **SPACE.** An area designated for parking a motor vehicle.
3. **STRUCTURE.** A structure that includes five or more off-street parking spaces together with driveways, maneuvering areas, and similar features.
4. **TANDEM.** A parking space deep enough to allow two cars to park, one behind the other.

PARKING LOT. An off-street, uncovered, paved facility used for parking motor vehicles.

PATH OF TRAVEL. A continuous, unobstructed way of pedestrian passage.

PEDESTRIAN ORIENTED USES. A use that serves the public by providing goods or services and includes the following uses:

1. Library, museum, or public art gallery;
2. Personal services, non-restricted;
3. Bar/nightclub;
4. Business and financial/professional services, excluding a standalone ATM;
5. Day care (small, large, or commercial);
6. Food sales;
7. General retail;
8. Hotel/Motel;
9. Performance Venue;
10. Recreation-Indoor;
11. Residential lobby;
12. Restaurants with or without alcohol sales but without drive-through service;
13. Micro-brewery/micro-distillery/winery;
14. Medical Services
15. Studio: Art, Dance, Martial Arts, Music; and
16. Other uses as determined by the Land Use Commission.

PEDESTRIAN WAY. The portion of a street right-of-way not used for a roadway.

PERMITTED USE. Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for conditional use permits, minor use permits, or other discretionary approvals.

PERSONAL WATERCRAFT. A type of motorboat, including a jet ski, specifically designed to be operated by a person or persons sitting, standing, or kneeling on the vessel rather than in the conventional manner of sitting or standing inside the vessel and that is less than 13 feet in length.

PETITION OR ANNEXATION PETITION. The written request to the city for consent to the creation of or annexation to a water district required by the Texas Water Code and any document required by City rules.

PHOTOVOLTAICS, BUILDING INTEGRATED. A solar energy system that consists of integrating photovoltaic modules into the building structure, such as the roof or the facade, which does not alter the relief of the roof.

PLANNED UNIT DEVELOPMENT. A development authorized by an ordinance approving a Planned Unit Development (PUD) zone under Section 23-3C-9130 (Planned Unit Development).

PLANNING JURISDICTION. The areas of the city designated for full or limited purposes, and the city's extraterritorial jurisdiction.

PLANTED LANDSCAPE AREA. Area of ground surface completely covered by living plant materials including, but not limited to, trees, shrubs and grasses, groundcovers, perennials, and annuals.

PLAT. A map of specific land showing the location and boundaries of individual parcels of land subdivided into lots, with streets, alleys and easements drawn to scale. A plat includes a preliminary plan, final plat, minor plat, resubdivision, and replat, as provided under Chapter 23-5 (Subdivision).

PLAT APPLICATION. An application for a preliminary plan, final plat, minor plat, resubdivision, or replat, as provided under Chapter 23-5 (Subdivision).

POINT RECHARGE FEATURE. A cave, sinkhole, fault, joint, or other natural feature that lies over the Edwards Aquifer recharge zone and that may transmit a significant amount of surface water into the subsurface strata.

PORCH (FRONTAGE TYPE). A covered shelter that can be either projecting or engaged.

PRELIMINARY PLAN. A map or drawing of a proposed plat, intended for consideration by the Land Use Commission or the council in compliance with the standards of Chapter 23-5 (Subdivision).

PRIMARY ENTITLEMENT. The height and floor-to-area ratio entitlement that a site derives from its current zoning. That entitlement may be derived from the base zoning or from a previous modification to the base zoning.

PRIMARY STREET. The primary street of a lot or site is the street with the highest priority that is adjacent to the lot or site.

PRINCIPAL USE. The primary function of a site, building, or facility.

PROCESSOR. A facility that sorts, crushes, grinds, composts, or recycles materials.

PROPERTY. Real property.

PUBLICLY ACCESSIBLE ON-SITE PLAZA. A publicly-accessible area that complies with the Downtown Public Plaza Standards adopted by administrative rule.

Q. Q-Definitions.

QUALIFIED PROCESSOR. A Facility that meets the qualifications in Title 15 (Chapter 15-6, Article 9); Construction and Demolition Materials Diversion Program.

QUEUE LANE. An access area for the use of motor vehicles while awaiting service or other activity at facility.

QUEUE SPACE. A space for a motor vehicle in a queue lane.

R. R-Definitions.

REASONABLE USE. For purposes of Article 23-4C (Urban Forest Protection and Replenishment) and Article 23-4D (Water Quality), a use for a specific parcel of land that is reasonable based on the specific site circumstances including, but not limited to, parcel size, zoning, trees, environmental features, and other applicable regulations. A reasonable use must be a permitted use but need not be the economically highest and best use of a parcel, and must be among the least impactful potential uses of the property.

RECLAIMED WATER AND ONSITE WATER REUSE SYSTEMS. Reclaimed municipal wastewater that is under the direct control of the city treatment plants, satellite facilities, or a treatment plant with which the City contracts, and that has been treated to a quality that meets or exceeds 30 Texas Administrative Code, Chapter 210 requirements.

1. **APPROVED USE.** An application of reclaimed water authorized by a reclaimed water agreement.
2. **APPROVED USE AREA.** A site designated in a reclaimed water agreement to receive reclaimed water for an approved use.
3. **INDUSTRIAL USE.** An approved use of reclaimed water for industrial or commercial processes as defined by 30 Texas Administrative Code, Chapter 210.
4. **IRRIGATION USE.** An approved use of reclaimed water for landscape, horticultural, or agricultural irrigation as defined by 30 Texas Administrative Code, Chapter 210.
5. **POINT OF CONNECTION.** A location where off-site facilities connect to on-site facilities, at the downstream end of Austin Water's reclaimed water service meter.
6. **SERVICE.** Furnishing reclaimed water to a user through a metered connection to on-site facilities.
7. **USER.** As set forth in Article 23-9D (Reclaimed Water), means a party to a reclaimed water agreement with the city.

RECORD OWNER. The owner of real property as shown by the deed records of the county in which the property is located.

RECREATIONAL VEHICLE. A vehicle or trailer designed for temporary dwelling or recreational purposes, and includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, boats, and boat trailers.

RECYCLING. A process by which materials that have served their intended use or are scrapped, discarded, used, surplus, or obsolete are collected, separated, composted, or processed, and returned to use in the form of raw materials in the production of new products. The definition of recycling does not include waste-to-energy processes, placement in a disposal facility, or use as daily cover in a disposal facility.

RELEASE. The written certification of the director that a site plan has been approved, that the site plan complies with this Title, and that the conditions of approval for the site plan have been satisfied; or the written certification of the director and the presiding officer of the Land Use Commission, that a plat has been approved, that the plat complies with this Title, and that the conditions of approval for the plat have been satisfied.

REPLAT. A final plat that includes only unplatted land from a vacated plat.

RESIDENTIAL. A term used primarily to describe uses intended for human habitation.

RESTRICTED PIPELINE AREA. An area within 25 feet of a hazardous pipeline and an area within a hazardous pipeline easement.

RESUBDIVISION PLAT. A plat that is controlling over the preceding plat without vacation of that plat and complies with Sec. 212.014 of the Local Government Code, as amended.

REVIEW AUTHORITY. The city officer, employee, or body charged with reviewing and determining whether to approve an application.

REVISION. A change in an approved or released plan that is initiated by an applicant.

RIGHT-OF-WAY. Land dedicated or reserved for streets, utilities, or other public facilities.

ROADWAY. The portion of a right-of-way used for vehicular travel.

S. S-Definitions.

SCENIC VISTA. A generally recognizable, noteworthy view of:

1. Barton Creek;
2. Bull Creek;
3. West Bull Creek;
4. Lake Austin;
5. Lake Travis;
6. A valley of the Colorado River; or
7. The downtown area of Austin.

SECURE. Either in a dedicated locked room, an area enclosed by a fence with a locked gate, or within 100 feet of a permanent security guard station. For residential use enclosed private garage space is considered secure.

SERVICE ENTRIES. Building access for service providers.

SETBACK. The area measured from the lot line to a building facade or elevation that must be maintained open and unobstructed from finished grade to the sky, with the exception of specifically allowed encroachments.

1. **DEPTH.** The dimension of a setback measured at a right angle and horizontally from an abutting property line.
2. **DOMINANT SIDE.** When used in reference to a small lot, means the side setback having the larger width.
3. **FRONT.** An area extending the full width of a lot between the front lot line and the front setback line.
4. **LINE.** A line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a setback and governing the placement of structures and uses on the lot.
5. **LINE, PRIMARY.** A line that is a prescribed distance from and parallel to the centerline of an identified creek, the shoreline of Lady Bird Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.
6. **LINE, SECONDARY.** A line that is a prescribed distance from and parallel to a primary setback line.
7. **PRIMARY.** The area between a primary setback line and the centerline of an identified creek, the shoreline of Lady Bird Lake, the shoreline of the Colorado River, or the boundary of an identified street, as applicable.
8. **REAR.** An area extending the full width of a lot between the rear lot line and the rear setback line, excluding any area located within the street side setback of a corner lot.
9. **SECONDARY.** The area between a primary setback line and a secondary setback line.
10. **SIDE.** The area extending the depth of a lot from the front setback to the rear lot line between the interior side lot line and the interior side setback line.
11. **STREET SIDE.** A setback adjacent to a street and determined on the basis of a street lot line. For a corner lot, a street side setback is the area that extends from the front setback to the rear lot line.
12. **SUBORDINATE SIDE.** When used in reference to a small lot, means the side setback having the smaller width.

SHOPFRONT (FRONTAGE TYPE). See Section 23-3D-5100 (Shopfront).

SHORELINE.

1. The line where the edge of the water meets the land at normal pool elevation; or
2. The 492.8 topographic contour line along the shores of Lake Austin, the 681 topographic contour line along the shore of Lake Travis, the 429 topographic contour line along the shore of Lady Bird Lake, or the 554.5 topographic contour line along the shore of Lake Walter E. Long.

SHORELINE ACCESS. Improvements constructed to provide a means of approaching the shoreline that include, but are not limited to stairs, lifts, trams, incline elevators or escalators.

SHORELINE FRONTAGE. The total linear distance of the shoreline.

SHORELINE SETBACK. The distance from the shoreline as prescribed in Section 23-3C-3070 (Lake Austin Zone).

SIDEWALK. An ADA-compliant paved path of travel intended primarily for pedestrian use.

SITE. A contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site does not cross a public street or right-of-way. Generally, a site consists of a legal lot or tract, but may include more than one lot if the standards of this Title are applied separately to each lot or if the lots are subject to a unified development agreement.

SITE PLAN. A plan for a development, other than a subdivision construction plan, submitted by an applicant to demonstrate that the development complies with the standards of this Title.

SLEEPING UNIT. A unit containing sleeping quarters and may contain bathroom or kitchen facilities, but not both.

SOUND EQUIPMENT. A loud speaker, public address system, amplification system, or other sound producing device.

SOUTH EDWARDS AQUIFER RECHARGE ZONE. The portion of the Edwards Aquifer recharge zone that is located south of the Colorado River and north of the Blanco River.

SPECIAL EXCEPTION. An exception from standards of this Title.

STOOP (FRONTAGE TYPE). A small staircase ending in a platform and leading to the entrance of a building. May be covered or uncovered.

STORAGE FACILITY. An impoundment or structural tank that receives reclaimed water from a producer.

STOREFRONT. The portion of a shopfront frontage composed of the display window and/or entrance and its components, windows, doors, transoms and sill pane.

STORY. That portion of a building between the upper surface of a floor and the upper surface of the floor or roof above.

STREET TREE. A tree of any species or size planted in parkways, sidewalk areas, easements, and rights-of-way.

STRUCTURAL ALTERATION. A change in the supporting members of a building including load bearing walls, columns, girders, and beams over eight feet long.

STRUCTURE. An improvement attached to real property.

1. **ACCESSORY.** A subordinate structure physically detached from, secondary and incidental to, and commonly associated with, a principal building or principal use on the same site. Accessory structures normally associated with a residential use property include, but are not limited to, garages for the storage of automobiles (including incidental restoration and repair), personal recreational vehicles and other personal property; studios; workshops; greenhouses (noncommercial); cabanas and pool houses; and storage sheds. Accessory structures normally associated with a non-residential use property include, but are not limited to, garages or the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair); storage structures; workshops; and studios. "Accessory structure" does not include an accessory dwelling unit.
2. **EXISTING.** A structure legally erected before the effective date of this Title, or one for which a valid legal building permit has been issued before the effective date of this Title.
3. **NONCONFORMING.** A structure legally constructed which does not conform with current height, setback, coverage or other measurable standards for the zone in which the structure is located because of annexation or amendments to this Title; or a building, structure, or area, including off-street parking or loading areas, that does not comply with currently applicable site standards for the zone in which it is located, but did comply with applicable standards at the time it was constructed.
4. **COMPLYING.** See "Compliant."

SUBDIVIDE. To divide land into two or more lots for the purpose of sale or development, as specified under Division 23-5A-1 (General Provisions).

T. T-Definitions

TAP PERMIT. A permit for a connection to the City's water or wastewater system under Division 23-9A-4 (Tap Permits).

TENANT. Any person who occupies a residential unit primarily for dwelling purposes under a rental agreement or lease, including those persons who are considered to be tenants under Section 92.001 or 94.001 of the Texas Property Code. Tenant does not include owner of a dwelling unit or manufactured home lot, or members of the owner's immediate family.

TENANT DISPLACEMENT. Any condition that requires a tenant to vacate a multi-family building or manufactured home park due to multi-family redevelopment, where a tenant will not be relocated to another comparably sized unit within the same building or site.

TERRACE (FRONTAGE TYPE). See Section 23-3D-5080 (Terrace).

TEXAS PLANE COORDINATE. Means the Central Zone of the Texas State Coordinate Systems as defined by the U.S. Coast and Geodetic Survey, dated 1945 and revised in March 1978.

THOROUGHFARE OR STREET. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

THREATENED OR ENDANGERED SPECIES. A species classified as threatened or endangered by the United States Fish and Wildlife Service.

TOWN LAKE CORRIDOR STUDY. The planning document published by the City in 1985 and formally approved by city council Resolution No. 851031-19.

TRANSIT INFRASTRUCTURE. An area or structure used for the loading and unloading passengers from commuter train, light rail, or rapid bus transportation. May include, but is not limited to, parking facilities, lighting, street furniture, ticketing, wayfinding, pedestrian and bicycle infrastructure, or other commercial amenities (i.e., art, commercial amenities, vendors, drinking fountains) to service transit passengers.

TRANSIT STOP. A location where buses, trains and Bus Rapid Transit (BRT) stop to load and unload passengers. A transit stop includes, but is not limited to, the sidewalk, sometimes with a concrete landing and access to the sidewalk or pathway, and sometimes includes, but is not limited to, a shelter or dedicated platform along the sidewalk.

TRANSPORTATION DEMAND MANAGEMENT, OR TDM. As described more fully in Chapter 23-8 (Transportation), design features, incentives, and tools implemented by development projects to reduce vehicle miles traveled (VMT) by helping residents, tenants, employees, and visitors choose sustainable travel options including but not limited to transit, walking, ride-sharing, and biking. TDM seeks to reduce auto trips and VMT by increasing travel options, by providing incentives and information to encourage and help individuals modify their travel behavior, or by reducing the physical need to travel through transportation efficient land uses. Strategies include, but are not limited to, enhanced bicycle and pedestrian facilities, pass programs, ridesharing, flex scheduling, and parking management.

TRANSPORTATION DEMAND MANAGEMENT PLAN OR TDM PLAN. A plan approved by the Transportation Director under Section 23-8C-2020 (Transportation Demand Management) to facilitate reductions in vehicle trips generated by development.

TRANSPORTATION DEMAND MANAGEMENT PROGRAM, OR TDM PROGRAM. The city's policy requiring developments to incorporate TDM measures in their proposed projects, as established under Division 23-8C-2 (Comprehensive Transportation Review).

TRANSPORTATION DEMAND MANAGEMENT PROGRAM STANDARDS, OR TDM PROGRAM STANDARDS. The details on how a development will meet the standards of the TDM Program, which is documented in the Transportation Criteria Manual.

TRANSPORTATION PLAN. The Austin Strategic Mobility Plan adopted by Ordinance No. 20190411-033, or its successor plan, and other plans referenced and incorporated therein.

TRANSPORTATION SYSTEM. A component of the overall transportation network designed for movement of people, goods, and services including municipal transportation infrastructure such as arterials and collector streets, sidewalks, trails, and other multi-modal transportation facilities identified in the Transportation Plan. The term excludes transportation facilities internal to a development and required to directly serve the development.

TREE REMOVAL. An act that causes or may be reasonably expected to cause a tree to die, including:

1. Uprooting;
2. Severing the main trunk;
3. Damaging the root system; and
4. Excessive pruning. (See Article 23-4C (Urban Forest Protection and Replenishment)).

U. U-Definitions.

UNDERSTORY. The smaller trees and shrubs below the canopy of large trees.

UNIFIED DEVELOPMENT AGREEMENT. An agreement approved at the discretion of the responsible director, to treat two or more legal lots or tracts as a single site for the purpose of applying specified standards of the Land Development Code.

UNIT. See “Dwelling Unit”.

UNRELATED. Not connected by consanguinity, marriage, domestic partnership or adoption.

UPDATE. Additional information, a plan, or a plat submitted by an applicant in response to comments by a review authority.

UPPER FLOOR. The floor in a building containing habitable space that is located above the ground floor.

USE. The conduct of an activity, or the performance of a function, on a parcel or in a structure.

USE EASEMENT. When used in reference to a small lot, means an easement granted by the owner of a small lot with the subordinate side setback to the owner of a small lot with a dominant side setback along the common lot line, and which allows the occupant of the dwelling unit on the lot having the dominant side setback the use, enjoyment, and privacy of the dominant side setback.

USE REQUIRING EVACUATION ASSISTANCE. The following uses require evacuation assistance:

1. Day Care;
2. Detention Facility;
3. Hospital;
4. Medical Services;
5. Residential Care Facility;
6. School, (public or private); and
7. Senior/Retirement Housing.

UTILITIES. Installations or facilities or means for furnishing to the public, electricity, gas, steam, communications, water, wastewater, reclaimed water, drainage, or flood control, irrespective of whether the facilities or means are underground or above ground. Utilities may be owned and operated by any person, firm, corporation, municipal department or board, appointed by state or municipal regulations. Utility or utilities as used in this Title may also refer to persons, firms, corporations, departments, or boards.

UTILITY LINE. Facility used for the transmission of one or more utility services.

UTILITY STANDARD. A design criterion of the city, American Water Works Association, the Texas Commission of Environmental Quality, or other applicable regulatory entity.

V. V-Definitions.

VACATING PLAT. Synonymous with plat vacation, a plat that vacates a preceding plat in conformity with the requirements of the Texas Local Government Code, Section 212.013, and Section 23-5B-2070 (Plat Vacations).

VALUE OR VALUATION. When used in reference to a structure, means the estimated cost to replace the structure in kind, based on current replacement costs.

VARIANCE. Grant of relief from the standards of this Title by the applicable commission or board.

VESTED RIGHTS. A right conferred by state law to develop property under ordinances, regulations, or rules other than those in effect on the date a permit application is submitted. The term includes development rights under Chapter 245 and use rights under Section 43.002 of the Local Government Code but does not include a right existing under common law. Article 23-2K (Vested Rights) establishes requirements for review of vested rights claims.

VESTED RIGHTS PETITION or PETITION. A petition requesting a determination of development rights under Chapter 245 or use rights under Section 43.002 of the Local Government Code, as specifically defined under Article 23-2K (Vested Rights).

VISIBLE TRANSMITTANCE. A property of glazing materials, which is the ratio of light that passes through the glazing material to the light that is incident on the outside of the glazing.

VISUAL SCREENING. Any landscaping including but not limited to walls, landscaped berms, and hedges, used to conceal or reduce the negative visual, hazardous or audio effects of certain land uses or activities from streets or adjacent development. The height of a screen is measured from the highest finished grade abutting the element to be screened.

W. W-Definitions.

WAIVER. Relief from development standards granted by the director, as allowed by this Title.

WALKABILITY. The condition when an area is highly connected to other areas via pedestrian thoroughfares.

WALKWAY. A paved pedestrian thoroughfare located on one or more parcels and used exclusively by the parcel owner or owners, their guests, and invitees.

WALL PLANE. A vertical surface defined by the facades of buildings.

WASTEWATER. A liquid or water borne waste including, but not limited to, sewage, industrial waste or other wastes, whether separate or commingled.

WASTEWATER IMPACT FEE. An impact fee for wastewater service.

WATER. Potable water or reclaimed water as defined by Section 210.3(24) of Title 30 of the Texas Administrative Code, as amended.

WATER AND WASTEWATER IMPACT FEE SERVICE AREA. The water and wastewater impact fee service area designated by separate ordinance.

WATER CONTROL AND IMPROVEMENT DISTRICT. A district created under Chapters 50 and 51 of the Water Code.

WATER DISTRICT. A district or authority, created under Title 4 of the Water Code, including a municipal utility district and a water control and improvement district, that is created under (a) Section 52, Article III, Texas Constitution, or Section 59, Article XVI, Texas Constitution; and (b) Title 4, Texas Water Code.

WATER IMPACT FEE. An impact fee for water supply service.

WATER OR WASTEWATER MAIN OR LINE. An appurtenance to a water distribution or wastewater collection system. The term includes all components and equipment necessary to make the water distribution or wastewater collection system operable in compliance with the design criteria and standards in the Utilities Criteria Manual, or the equivalent design criteria and standards as determined by the Water Utility Director.

WATER OR WASTEWATER SERVICE LINE. The branch of pipe extending from the water or wastewater main to the approximate location of the property or easement boundary intended to provide direct retail service to a property.

WATER QUALITY CONTROL. A structure, system, or feature that provides water quality benefits by treating stormwater run-off.

WATER RIGHT. A real property right to divert, use, or consume water flowing to, over, or under land.

WATERWAY. A watercourse, drainage way, branch, creek, or stream including, but not limited to, the limits of the 100-year and 25-year floodplains.

WATERSHED.

1. **BARTON CREEK.** The land area that drains to Barton Creek, including Little Barton Creek watershed.
2. **SUBURBAN.** All watersheds not otherwise classified as Urban, Water Supply Suburban, or Water Supply Rural watersheds, including the Brushy, Buttercup, Carson, Cedar, Cottonmouth, Country Club East, Country Club West, Decker, Dry Creek East, Elm Creek, Elm Creek South, Gilleland, Harris Branch, Lake, Lockwood, Maha, Marble, North Fork Dry, Plum, Rattan, Rinard, South Boggy, South Fork Dry, South Brushy, Walnut, and Wilbarger creek watersheds; the Colorado River watershed downstream of U.S. 183; and those portions of the Onion, Bear, Little Bear, Slaughter, and Williamson creek watersheds not located in the Edwards Aquifer recharge or contributing zones.
3. **URBAN.** The Blunn, Buttermilk, Boggy, East Bouldin, Fort, Harper Branch, Johnson, Little Walnut, Shoal, Tannehill, Waller, and West Bouldin creek watersheds; the north side of the Colorado River watershed from Johnson Creek to U.S. 183; and the south side of the Colorado River watershed from Barton Creek to U.S. 183.
4. **WATER SUPPLY, RURAL WATERSHEDS.** The Lake Travis watershed; the Lake Austin watershed, excluding the Bull Creek watershed and the area to the south of Bull Creek and the east of Lake Austin; and the Bear West, Bee, Bohl's Hollow, Cedar Hollow, Coldwater, Commons Ford, Connors, Cuernavaca, Harrison Hollow, Hog Pen, Honey, Little Bee, Panther Hollow, Running Deer, St. Stephens, Steiner, and Turkey Creek watersheds.
5. **WATER SUPPLY, SUBURBAN WATERSHEDS.** The Bull, Eanes, Dry Creek North, Huck's Slough, Taylor Slough North, Taylor Slough South, and West Bull Creek watersheds; the Lady Bird Lake watershed on the south side of Lady Bird Lake from Barton Creek to Tom Miller Dam; the Lady Bird Lake watershed on the north side of Lady Bird Lake from Johnson Creek to Tom Miller Dam; and the Lake Austin watershed on the east side of Lake Austin from Tom Miller Dam to Bull Creek.

WETLAND. An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as described in the Environmental Criteria Manual.

WHOLESALE CUSTOMER. A customer of the city's water and wastewater utility who purchases service for resale to a retail customer.

WILDLAND-URBAN INTERFACE AREA. A geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels

X. X-Definitions.

No general definitions beginning with the letter "X" exist at this time.

Y. Y-Definitions.

No general definitions beginning with the letter "Y" exist at this time.

Z. Z-Definitions.

ZERO LOT LINE. A lot line that allows a zero setback.

ZONING JURISDICTION. The areas of the City designated for full or limited purposes.

ZONING MAP. The zoning map of the City as adopted by ordinance.