

## 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	<table border="0"> <tr> <td>Front</td> <td>25 feet</td> </tr> <tr> <td>Side</td> <td>5 feet (interior)   15 feet (street)</td> </tr> <tr> <td>Back</td> <td>10 feet</td> </tr> </table>	Front	25 feet	Side	5 feet (interior)   15 feet (street)	Back	10 feet
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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

ADU

Townhome

House

Duplex

Apartments

COVERAGE Q1 2025



**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

**Waco metro**

**Waco**

Belton  
Harker Heights  
Hewitt  
Killeen  
Lorena  
Midlothian  
Temple  
Troy  
Waxahachie

**Counties in Austin + Wacp Zonability Coverage:** Bastrop, Bell, Burnet, Caldwell, Comal, Ellis, Guadalupe, Hays, McLennan, Travis, Williamson