



ZONING ORDINANCE

Zoning and Land Use Planning

ZONABILITY REPORTS GET ATTENTION!

Real estate agents wear many hats - coach, negotiator, local expert, project manager and the list goes on. It takes many skills to fulfill the needs of clients in a competitive real estate market. To save you time and to help you make an impactful impression, allow us to introduce you to **Zonability Reports**.

Zonability Reports include:

- Zonability Map with clear colors by category.
- Reports explain basics about the zoning including if there is one zoning district or more and zoning district definitions.
- This is not information found in either MLS or appraisal district websites.

At Boston National Title of Texas, we are dedicated to being part of your success, which is why we are pleased to offer you Zonability Reports.

Contact your business development rep today to request a Zonability Report for any address located in one of our listed Austin metro cities!

AUSTIN METRO CITIES

1. Austin
2. Bastrop - NEW!
3. Bee Cave
4. Buda
5. Cedar Park
6. Dripping Springs
7. Elgin - NEW!
8. Georgetown
9. Hutto
10. Kyle
11. Lago Vista
12. Lakeway
13. Leander
14. Liberty Hill - NEW!
15. Lockhart
16. Manor
17. Marble Falls - NEW!
18. Pflugerville
19. Rollingwood - NEW!
20. Round Rock
21. San Marcos - NEW!
22. Taylor
23. Westlake Hills - NEW!
24. Wimberley

zonability[™]

BN

BOSTON NATIONAL
TITLE OF TEXAS

SAMPLE SECTION of a ZONABILITY REPORT

Austin, TX

<< CLOSE

Address
555 SAMPLE ST

Property ID
012345

Year built
1950

Years owned
31.5 years

LEGEND

■ Residential	■ Agricultural	■ Government	■ Mixed	■ Multifamily	■ Planned Special
■ Industrial	■ Commercial	■ Unzoned	— City Limits	■ ETJ	... ETJ Limits
● Subject					

CURRENT REGULATIONS

Zoning Focus	Residential
Zoning Abbreviation(s) and Name(s)	<ul style="list-style-type: none"> SF-3 Family Residence RDS Residential Design Standards NP Neighborhood Planning Areas Upper Boggy Creek Rogers-Washington-Holy Cross
Regulatory Entity	FPJ Full Purpose Jurisdiction Austin

FUTURE REGULATIONS

Future Use Abbreviation(s) and Name(s)	NEXT Future plan - City of Austin Single-Family
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zotential[®]

ESTIMATED POTENTIAL

Building Size	3,245 SF
Height (Stories)	2.0
Untapped Potential	2,195 SF ✔✔✔

ESTIMATED USES

✔ Likely OK

- Duplex
- House
- Single-Family Attached Residential

zotelligence

AREA CHARACTER - 1/4 MILE BUFFER

ZONING CATEGORY	BUILDING SIZE	LOT SIZE
■ Residential 81%	Largest 63,940 SF	Largest 9.50 acres
■ Commercial 13%	Median 1,430 SF	Median 0.17 acres
■ Government 2%		
■ Multifamily 2%		



Building Size Potential

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



Vacant Land

- What's the zoning?
- What's the zoning around the property?
- Is there a future land use?
- Does the zoning support apartments, town or detached homes?



Business Basics

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



Restrictions

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



Subdividing lot or building

- What's the minimum lot size?
- Is there a minimum home size?
- What's the density for this zoning?
- Is there a future land use?



Apartment Developers

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