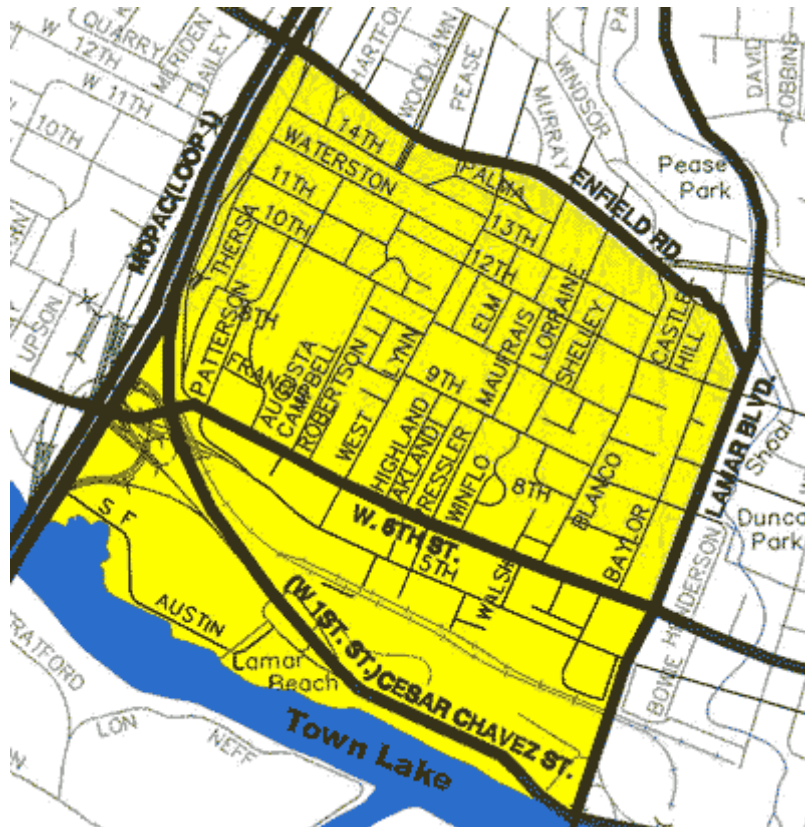


# Old West Austin Neighborhood Design Guidelines



## Contents

- 1.0 Residential Guidelines
  - Goal 1: Promote prevailing neighborhood character
    - 1.1 Promote diversity of architectural styles
      - 1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures
    - 1.2 Maintain consistent mass and scale
    - 1.3 Maintain historic land use patterns
      - 1.3.1 Maintain street setback lines
      - 1.3.2 Promote “back-buildings”
      - 1.3.3 Promote parking on the side or rear in lieu of front
  - Goal 2: Enhance the streetscape
    - 2.1 Promote and maintain street trees
    - 2.2 Minimize driveway width and curb cuts
    - 2.3 Promote openness to the street
      - 2.3.1 Windows
      - 2.3.2 Porches
      - 2.3.3 Transparent fences
      - 2.3.4 Face garage doors away from the street
    - 2.4 Promote and maintain sidewalks
    - 2.5 Promote localized porch and walkway lighting
- 2.0 Commercial Guidelines
  - Goal 1: Promote prevailing neighborhood character
    - 1.1 Promote diversity of architectural style
    - 1.2 Maintain consistent mass and scale
    - 1.3 Maintain street setback lines
  - Goal 2: Enhance the streetscape
    - 2.1 Promote and maintain street trees
    - 2.2 Promote shade through the use of awnings, overhangs or loggias
    - 2.3 Minimize driveway widths and curb cuts
    - 2.4 Promote openness to the street
      - 2.4.1 Windows
    - 2.4 Promote parking on the side or rear in lieu of the front
  - Goal 3: Avoid conflict between allowed land uses
    - 3.1 Buffer parking and loading zones
    - 3.2 Isolate sources of noise
    - 3.3 Minimize light pollution

**1.0 Residential Guidelines**

**Goal 1: Promote prevailing neighborhood character**

**1.1 Promote diversity of architectural styles**



## 1.0 Residential guidelines

### Goal 1: Promote prevailing neighborhood character

1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures.



**1.0 Residential guidelines**

**Goal 1: Promote prevailing neighborhood character**

1.2 Maintain consistent mass and scale



**This**

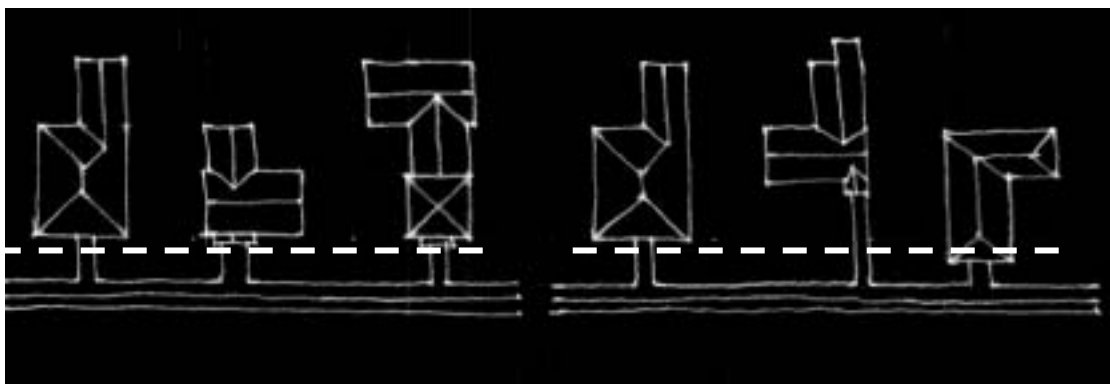
**Not this**

**1.0 Residential guidelines**

**Goal 1: Promote prevailing neighborhood character**

1.3 Maintain historic land use patterns

1.3.1 Maintain street setback lines.



**This**

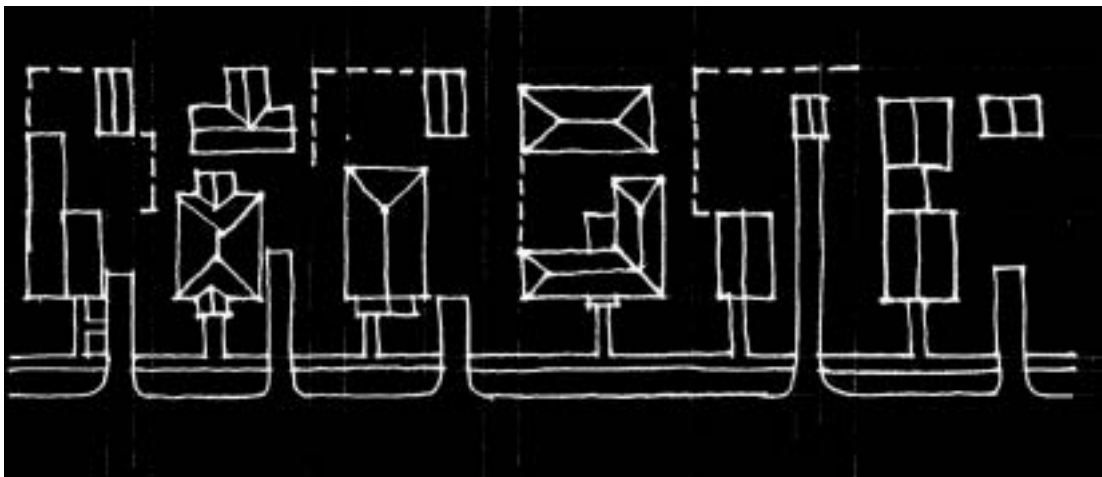
**Not this**

**1.0 Residential guidelines**

**Goal 1: Promote prevailing neighborhood character**

1.3 Maintain historic land use patterns

1.3.2 Promote "back-buildings"

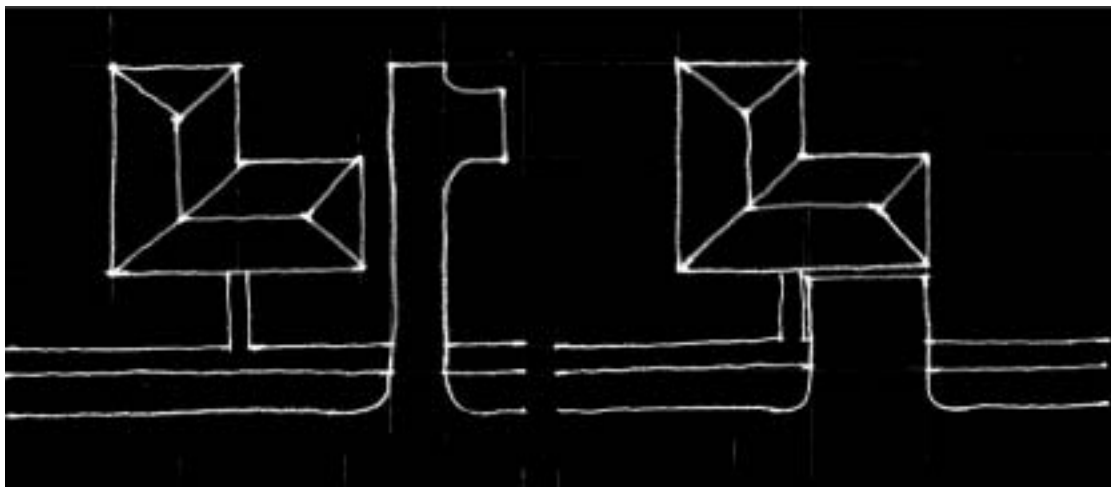


Existing land use pattern of "back-buildings"

## 1.0 Residential guidelines

### Goal 1: Promote prevailing neighborhood character

- 1.3 Maintain historic land use patterns
  - 1.3.3 Promote side/rear parking in lieu of front.



This

Not this



**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

2.1 Promote and maintain street trees



**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

2.2 Minimize driveway widths and curb cuts



**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

- 2.3 Promote openness to the street
- 2.3.1 Windows



**This**

**Not this**

**1.0 Residential guidelines**

**Goal 2: Enhance the streetscape**

2.3 Promote openness to the street

2.3.1 Porches



**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

- 2.3 Promote openness to the street
- 2.3.3 Transparent fences

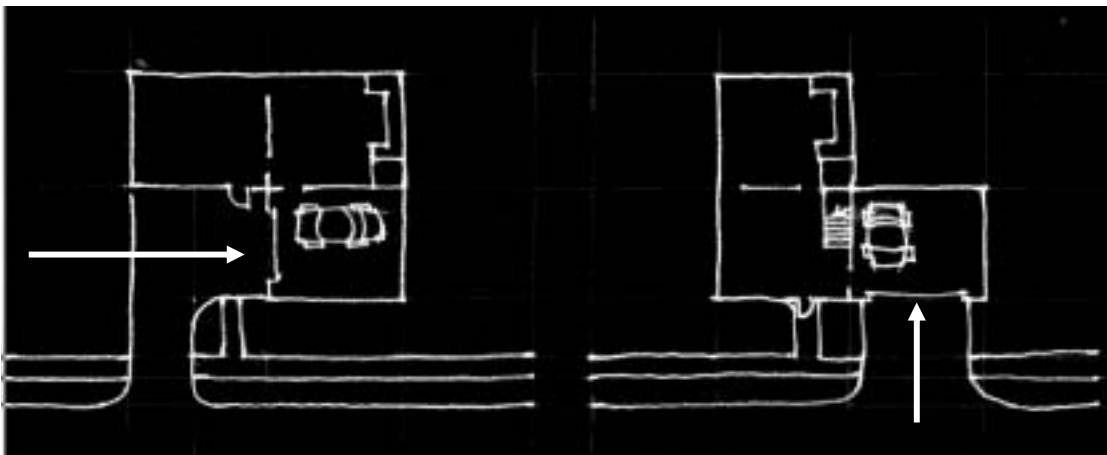


## 1.0 Residential guidelines

### Goal 2: Enhance the streetscape

2.3 Promote openness to the street

2.3.4 Face garage doors away from the street.



This

Not this

**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

2.4 Promote and maintain sidewalks



**1.0 Residential guidelines**  
**Goal 2: Enhance the streetscape**

2.5 Promote localized porch and walkway lighting





**2.0 Commercial Guidelines**

**Goal 1: Promote prevailing neighborhood character**

**1.1 Promote diversity of architectural styles**



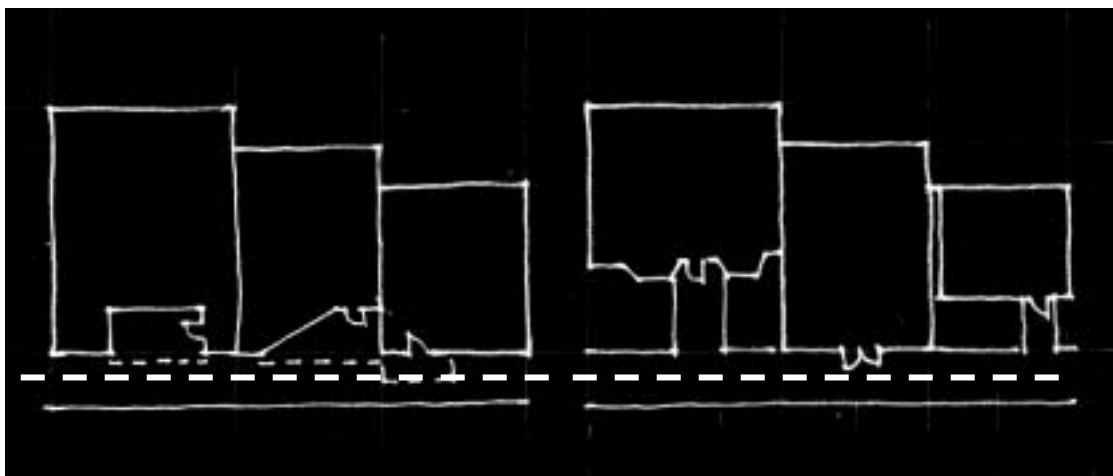
### Commercial Guidelines

#### Goal 1: Promote prevailing neighborhood character

##### 1.2 Maintain consistent mass and scale



2.0 **Commercial Guidelines**  
**Goal 1: Promote prevailing neighborhood character**  
2.1 Maintain street setback lines



This

Not this

**Commercial Guidelines**

**Goal 2: Enhance the streetscape**

2.1 Promote and maintain street trees



**2.0 Commercial Guidelines**  
**Goal 2: Enhance the streetscape**

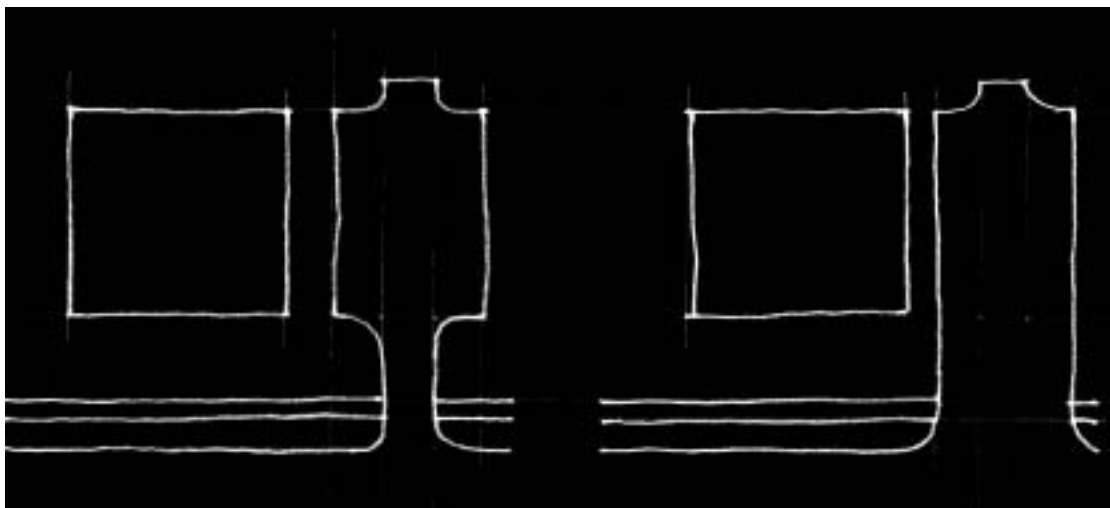
2.2 Promote shade through the awnings, overhangs, or loggias



**2.0 Commercial Guidelines**

**Goal 2: Enhance the streetscape**

**2.3 Minimize driveway widths and curb cuts**



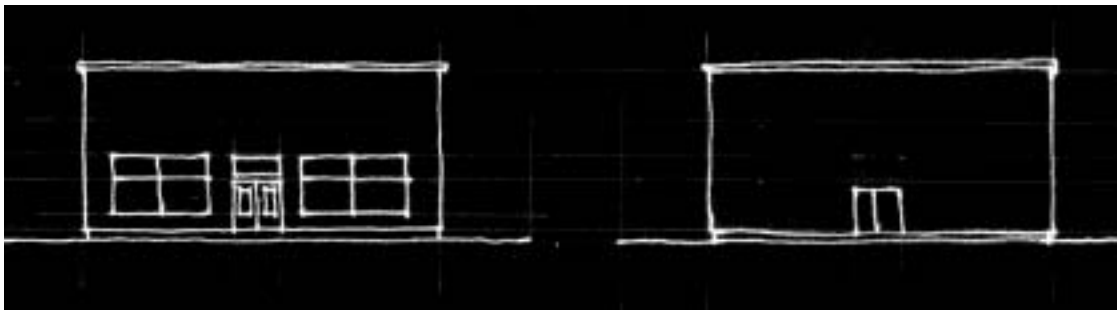
**This**

**Not this**

**2.0 Commercial Guidelines**  
**Goal 2: Enhance the streetscape**

2.4 Promote openness to the street

2.4.1 Windows

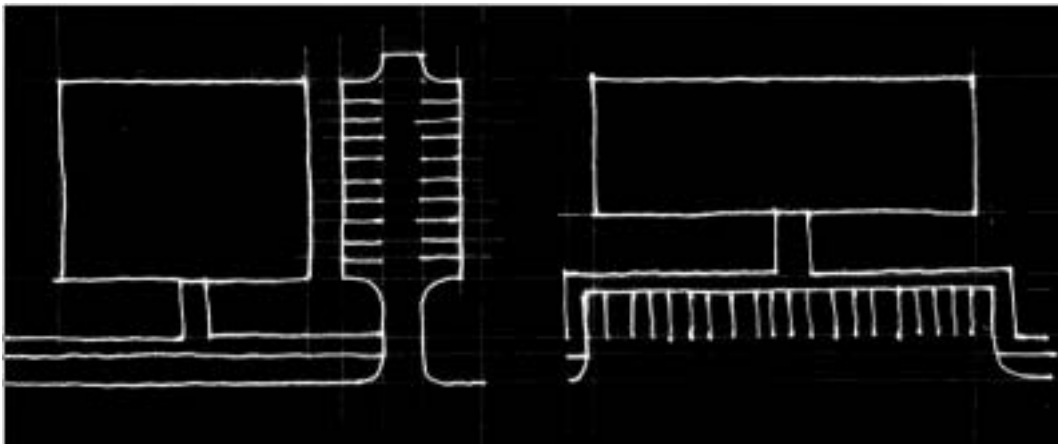


**This**

**Not this**

**2.0 Commercial Guidelines**  
**Goal 2: Enhance the streetscape**

2.5 Promote parking on the side or rear in lieu of the front



**This**

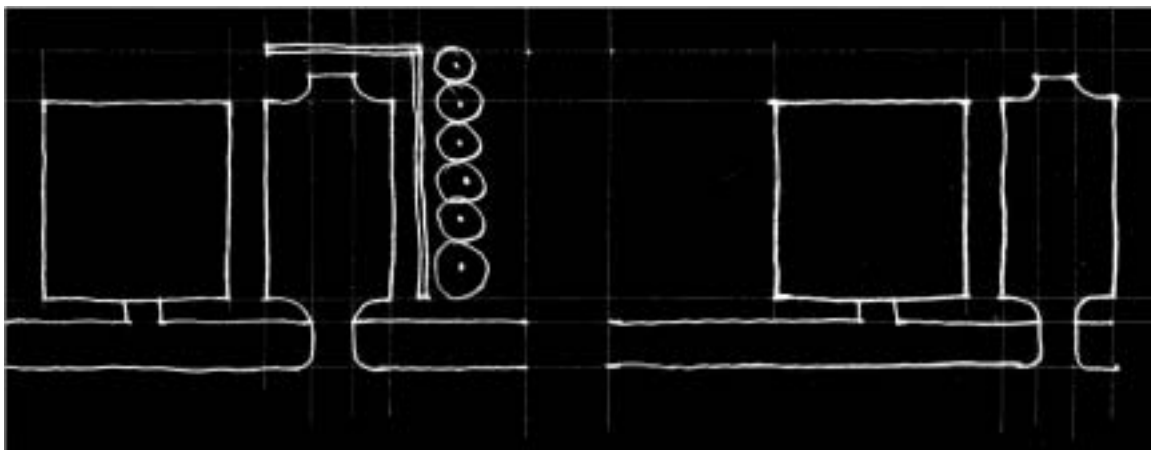
**Not this**



**2.0 Commercial Guidelines**

**Goal 3: Avoid conflict between allowed land uses**

**3.1 Buffer parking and loading zones**



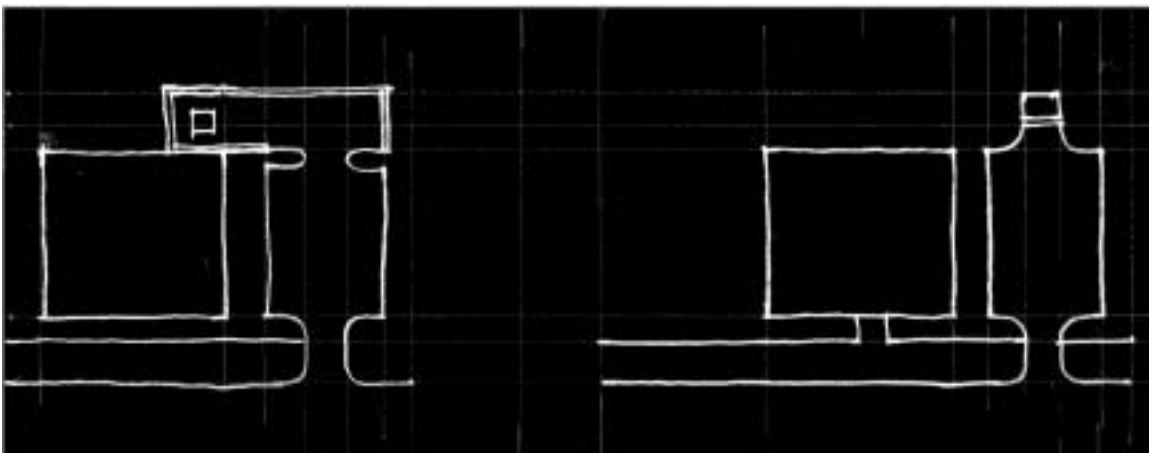
**This**

**Not this**

**2.0 Commercial Guidelines**

**Goal 3: Avoid conflict between allowed land uses**

**3.2 Isolate sources of noise**



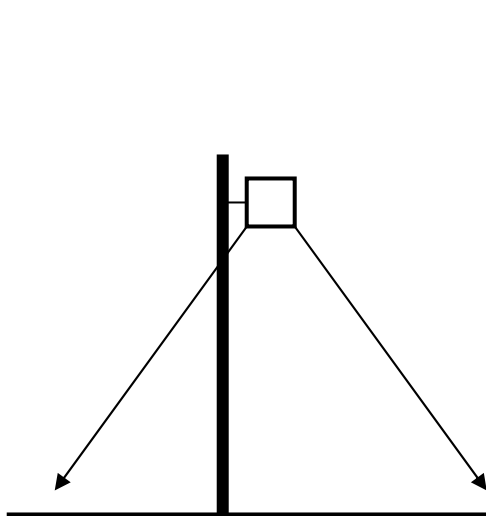
**This**

**Not this**

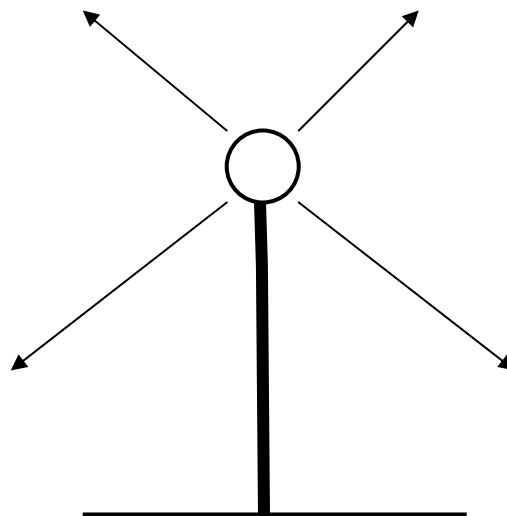
## 2.0 Commercial Guidelines

### Goal 3: Avoid conflict between allowed land uses

#### 3.3 Minimize light pollution



**This**



**Not this**