



**MUNICIPAL BUILDING**

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**LIVING UNIT EQUIVALENT (LUE) GUIDANCE SHEET  
 (Adopted 4.13.2020, Resolution 20-R-24)**

A *living unit equivalent*, or LUE, is defined as the typical flow that would be produced by a single-family residence located in a typical subdivision. An LUE is assumed to represent 3.5 people living in a residence. For water requirements, this includes consumptive uses, such as lawn watering and evaporative coolers. The wastewater system does not receive all of these water flows, so the calculated flows differ between water and wastewater. The number of LUEs for a project is constant, but only the water and wastewater flows are different.

Details on calculating separate utility requirements for a project may be found online at the following address:

[www.municode.com/library/tx/austin/codes/utilities\\_criteria\\_manual](http://www.municode.com/library/tx/austin/codes/utilities_criteria_manual)

For water requirements, refer to the City of Austin’s Utilities Criteria Manual, section 2.9.2. For wastewater requirements refer to section 2.9.4. For service extension requests, the following wastewater peak flow factor is recommended:

$$\text{Peak Flow Factor} = \left| 18 + (0.0206 \times F)^{0.5} \right| / \left| 4 + (0.0206 \times F)^{0.5} \right|, \text{ Maximum of } 4$$

The following conversion chart is intended to serve only as a **tool to estimate flows** for various types of development. In many cases, however, and depending on the circumstances, a utility evaluation may be the better option.

<b>HABITABLE USES:</b>	
<b>Use</b>	<b>Suggested LUE Conversion Rate</b>
SINGLE-FAMILY, DETACHED (a.k.a. SITE BUILT, MODULAR HOME, MANUFACTURED OR MOBILE HOME)	1 :: 1 d.u.
SINGLE-FAMILY, ATTACHED (a.k.a. TOWNHOME, TOWNHOUSE, defined as one [1] building with up to 8 separate residences, each residence with its own distinct lot underneath [not to be confused with a condominium])	1 :: 1 d.u.
ACCESSORY DWELLING (a.k.a. GARAGE APARTMENT, GRANNY FLAT, MOTHER-IN-LAW QUARTERS, GUESTHOUSE, not to exceed 800 s.f. in floor area)	0.5 :: 1 d.u.

Use	Suggested LUE Conversion Rate
DUPLEX (two [2] separate residences in one [1] building on 1 lot)	1 :: 1 d.u.
3-PLEX (three [3] separate residences in one [1] building on 1 lot) 4-PLEX (four [4] separate residences in one [1] building on 1 lot)	1 :: 1 d.u.
MULTI-FAMILY (To include condos, more than four [4] residences in one building that is either located on one 1 common lot or is part of a residential complex on 1 common lot)	0.70 :: 1 d.u.
HOTEL, MOTEL	0.5 :: 1 Room
BED & BREAKFAST	1 :: Establishment
<b>CONGREGATE LIVING USES:</b>	
ADULT LIVING FACILITY	0.5 :: 1 d.u.
REST HOME; NURSING HOME; CONVALESCENT HOME	1 :: 2 beds
SHELTER; BOARDING HOUSE; ROOMING HOUSE	1 :: 7 beds
SENIOR CITIZEN APARTMENTS	0.5 :: 1 d.u.
<b>PLACES OF ASSEMBLY:</b>	
AUDITORIUM; CONCERT HALL; MOVIE THEATER; THEATER	1 :: 100 Seats
BANQUET ROOM, MEETING ROOM	1 :: 50 Seats
PLACE OF WORSHIP (Church, synagogue, temple, etc.)	1 :: 100 Seats

Use	Suggested LUE Conversion Rate
STADIUM	Utility Evaluation Req'd
<b>NON-RESIDENTIAL USES:</b>	
ANIMAL KENNEL; PET STORE	Utility Evaluation Req'd
AUTO REPAIR; AUTO BODY SHOP	1 :: 5000 s.f.; 0.25 :: 1 bay
BAR, CLUB, TAVERN OR LOUNGE	1 :: 400 s.f.
BARBER SHOP; BEAUTY SHOP; NAIL SALON	1 :: 2 Stations
CAR WASH, AUTOMATED DRIVE-THRU (NOTE – Issues regarding waste water pre-treatment are handled separately)	Utility evaluation req'd
CAR WASH, FULL SERVICE (NOTE – Issues regarding waste water pre-treatment are handled separately)	Utility evaluation req'd
CAR WASH, SELF-SERVICE (NOTE – Issues regarding waste water pre-treatment are handled separately)	Utility evaluation req'd
CHILD CARE CENTER; DAY CARE CENTER	1 :: 10 customers
CLINIC – DENTAL	1 :: 3000 s.f.
CLINIC – MEDICAL	1 :: 3000 s.f.
FITNESS CENTER	1 :: 1000 s.f.
GARDEN CENTERS, NURSERIES	Utility Evaluation req'd

Use	Suggested LUE Conversion Rate
GAS STATION, SERVICE STATION	1 :: 5000 s.f.; 0.25 :: 1 bay (if applicable)
HOSPITAL	1 :: 1 bed
INDUSTRIAL BUILDING	1 :: 7000 s.f. for low water end user; Office component, 1 :: 5000 s.f. Utility evaluation for all others
LAUNDROMAT (NOTE – Issues regarding waste water pre-treatment are handled separately)	1 :: 1 Machine
LAUNDRY (NOTE – Issues regarding waste water pre-treatment are handled separately)	1 :: 1000 s.f.
MANUFACTURING	Utility evaluation
OFFICE	1 :: 5000 s.f.
OFFICE – DENTIST’S	1 :: 3000 s.f.
OFFICE – DOCTOR’S	1 :: 3000 s.f.
OFFICE – VETERINARY	1 :: 2000 s.f.
PUBLIC BUILDING (GOVT, INSTITUTIONAL)	Utility evaluation req’d
RETAIL SHOPPING CENTER	1 :: 1500 s.f., excl. grocery store anchor
RETAIL, GENERAL (Stand-alone or pad site; not attached to a strip retail building)	1 :: 5000 s.f.

Use	Suggested LUE Conversion Rate
RETAIL, GROCERY STORE (SUPERMARKET) NOTE – Possible need to separate and assess ancillary operations (e.g.: bakery, meat market, produce, etc.)	1 :: 3000 s.f. up to 50000 s.f.; 1 :: 2000 s.f., each 2000 s.f. thereafter
RETAIL, CONVENIENCE STORE	1 ::2000 s.f. (ancillary operations [e.g.: food service] assessed separately)
RESTAURANT, FAST FOOD	1 :: 500 s.f.
RESTAURANT, FULL SERVICE (Formerly classified as “Patio and Deck” in previous LUE chart)	1 :: 300 s.f. (Dining area only; ancillary operations [e.g.: liquor service] assessed separately)
RESTAURANT, TAKE OUT	1 :: 500 s.f.
RV PARK	1 :: 4 Spaces
SCHOOL – SECONDARY	1 :: 20 students
SCHOOL – INTERMEDIATE	1 :: 20 students
SCHOOL – PRIMARY	1 :: 20 students
URGENT CARE (NOTE – Possible issues regarding pre-treatment of contaminants and bio-wastes)	1 :: 5000 s.f.
WAREHOUSE	1 :: 20000 s.f. (not incl. mini warehouse)
WAREHOUSE, MIXED USE	Utility Evaluation req'd
WAREHOUSE, BULK STORAGE	1 :: 20000 s.f. (not incl. mini warehouse)

