

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

PC/ZAP Work Session*
Code Draft Preview
Spring 2017

*Title slide updated to reflect that this presentation was given to PC/ZAP and not the City Council, all other content remains the same.



CODENEXT

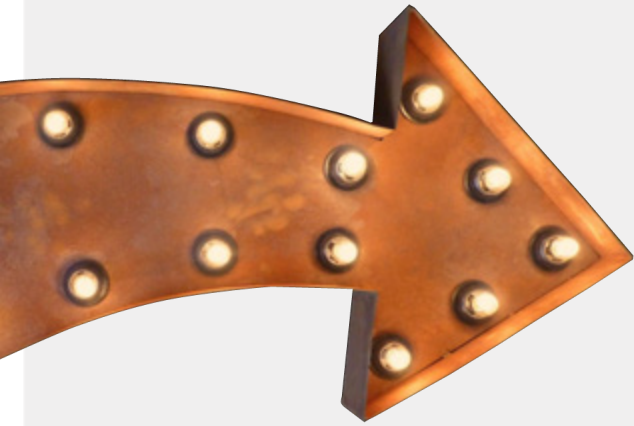
31-JAN-17



PART 1

PROCESS





What sort of
city do we want
Austin to be?

2009

“Austin has a true sense of place and culture. To be from Austin means something to people, conjuring images of Barton Springs, music, food, outdoor recreation...open-mindedness. It's a little grungy, a little hippie, and a little country all rolled into one.”

Imagine Austin Community Forum
Series #1 participant





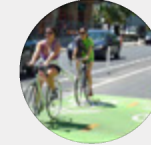
The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.

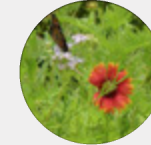


2012

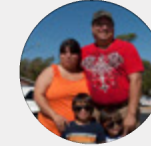
Core Principles for Action



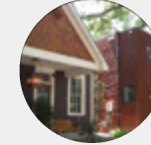
Grow as a compact, connected city



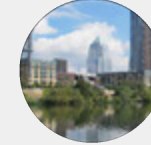
Integrate nature into the city



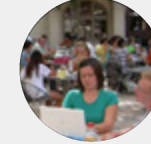
Provide paths to prosperity for all



Develop as an affordable and healthy community



Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city



In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 – 2014

**Listening
to the
Community**



2014

**Code
Diagnosis**



2014 – 2015

**Community
Character
Manual**



2015

**Alternative
Approaches
to the Code**



2016

**Code
Prescriptions**



2017

Draft Code

Past reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/codenext

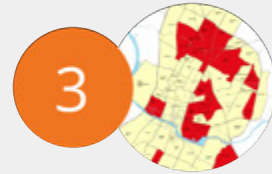
Top 10 Issues



Ineffective Base Zoning Districts



Competing Layers of Regulations



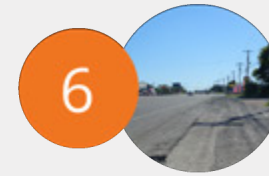
Complicated "Opt-in, Opt-out" System



Lack of Household Affordability and Choice



Auto-Centric Code



Not Always In Line with Imagine Austin



Lack of Usability and Clarity



Ineffective Digital Code



Code Changes Adversely Affect Department Organization



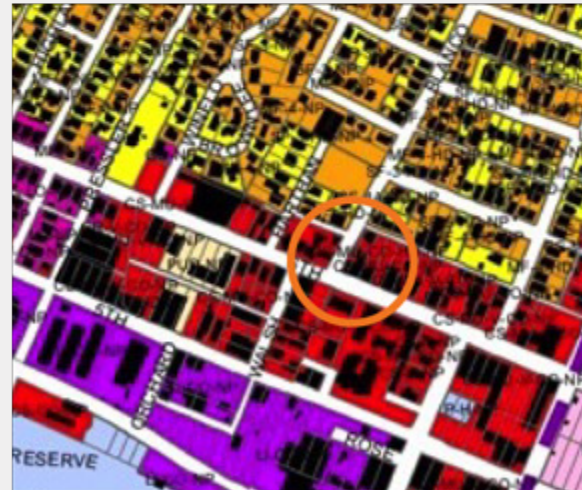
Incomplete and Complicated Administration and Procedures

LIMITATIONS OF CONVENTIONAL ZONING

The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

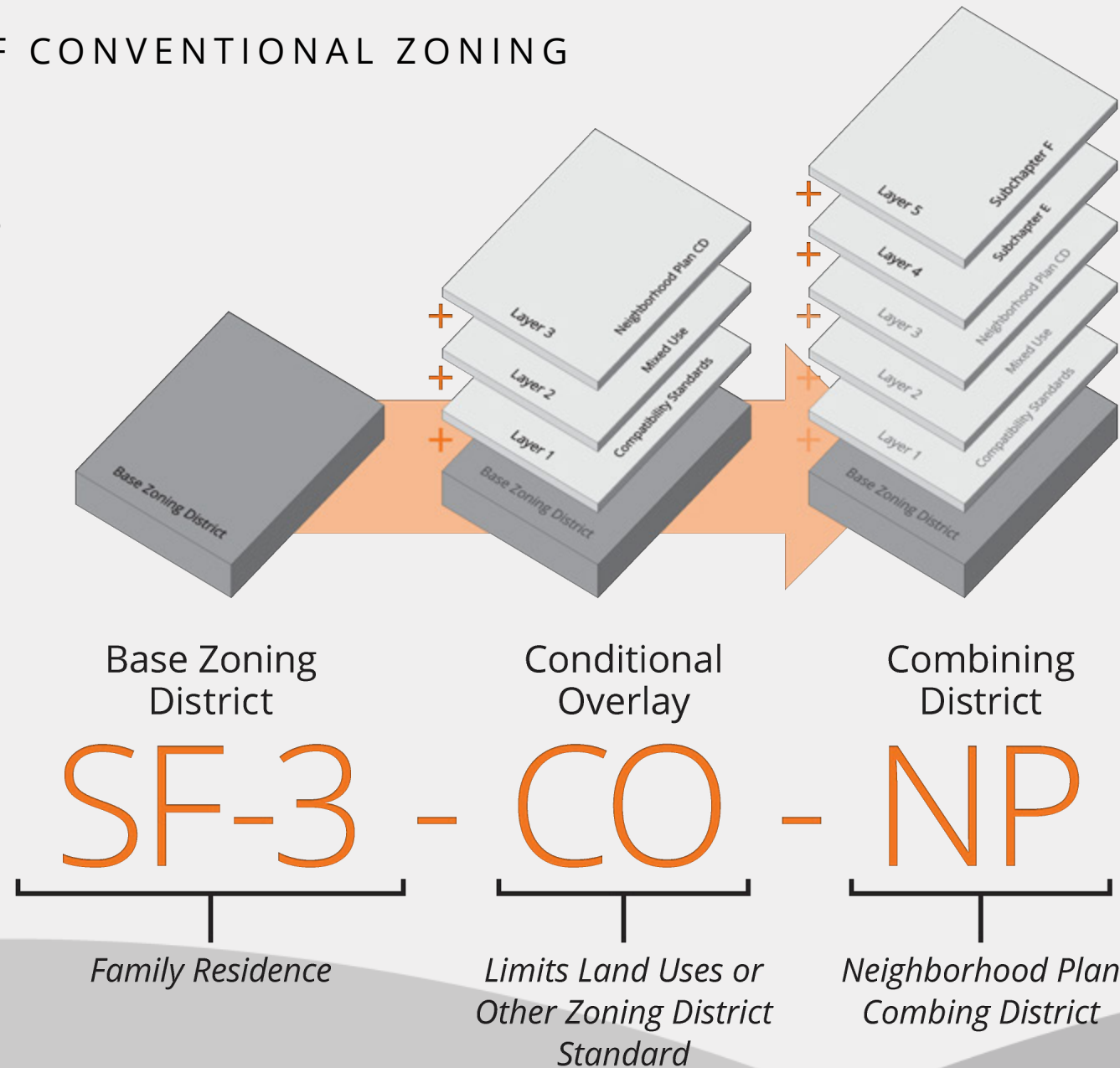


These three parcels have "CS – Commercial Services" as their base zone.



LIMITATIONS OF CONVENTIONAL ZONING

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.



Other SF-3 Combinations

SF-3
 SF-3-CO
 SF-3-CO-H-NP
 SF-3-CO-NCCD-NP
 SF-3-H
 SF-3-H-CO-NP
 SF-3-H-HD-NCCD-NP
 SF-3-H-HD-NP
 SF-3-H-NCCD-NP
 SF-3-H-NP
 SF-3-HD
 SF-3-HD-NCCD-NP
 SF-3-HD-NP
 SF-3-NCCD-NP
 SF-3-NP

Existing Base Zoning Districts

RESIDENTIAL

LA	Lake Austin Residence District
RR	Rural Residence District
SF-1	Single Family - Large Lot
SF-2	Single Family - Regular Lot
SF-3	Family Residence
SF-4A	Single Family - Small Lot
SF-4B	Single Family - Condominium
SF-5	Urban Family Residence
SF-6	Townhouse and Condominium
MF-1	Multifamily - Limited Density
MF-2	Multifamily - Low Density
MF-3	Multifamily - Medium Density
MF-4	Multifamily - Moderate Density
MF-5	Multifamily - High Density
MF-6	Multifamily - Highest Density
MH	Mobile Home Residence

COMMERCIAL

NO	Neighborhood Office
LO	Limited Office
GO	General Office
CR	Commercial Recreation
LR	Neighborhood Commercial
GR	Community Commercial
L	Lake Commercial
CBD	Central Business District
DMU	Downtown Mixed Use
W/LO	Warehouse/Limited Office
CS	Commercial Services
CS-1	Commercial - Liquor Sales
CH	Commercial Highway

INDUSTRIAL

IP	Industrial Park
LI	Limited Industrial Service
MI	Major Industrial
R&D	Research and Development

Combining and Overlay Districts

- ☐ Central Urban Redevelopment (CURE)
- ☐ Conditional Overlay
- ☐ Historic Landmarks
- ☐ Historic Area
- ☐ Neighborhood Conservation
- ☐ Capitol Dominance
- ☐ Capitol View Corridor Overlay
- ☐ Congress Avenue
- ☐ East Sixth / Pecan Street
- ☐ Downtown Parks
- ☐ Downtown Creeks
- ☐ Convention Center
- ☐ Planned Development Area
- ☐ Criminal Justice Center Overlay
- ☐ Barton Springs Zoning District Overlay
- ☐ Waterfront Overlay
- ☐ University Neighborhood Overlay
- ☐ Neighborhood Plan
- ☐ Mixed Use
- ☐ Vertical Mixed Use

Special Purpose Zoning Districts

DR	Development Research
AV	Aviation Services
AG	Agricultural District
P	Public
PUD	Planned Unit Development
TN	Traditional Neighborhood
TOD	Transit Oriented Development
NBG	North Burnet/Gateway
ERC	East Riverside Corridor

400+

Combinations Found in the Existing Code

1 Increase effectiveness of zoning code by introducing form-based transect zones

2 Update, simplify and roll forward existing use-based zones

3 Improve organization of code and introduce graphics to demonstrate intent

PART 2

PRIORITIES



Creating a
framework to
help improve
quality of life.





walkable+ CONNECTED

“It creates a certain community pride where there are shops around you and it’s affordable to live there... you can walk there.”



Eiler Rodriguez
Barista and renter

MOBILITY

PRIORITIES | 16



**Centers and
Corridors**



**Urban Trail
Connections**



**Human-scale
Street Design**



**Multi-modal
Transportation**



**Walk to Shops
and Services**

vibrant+ PROSPEROUS

“ We create a lot of culture here, and there’s a lot of innovation. If we squeeze people out, we’ll lose that.”



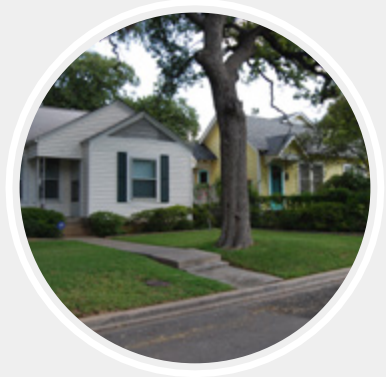
Amanda Lewis

Homeowner, Community Organizer



COMMUNITY

PRIORITIES | 18



**Strengthen
Neighborhoods**



**Right-size
Zoning**



**Anticipate
Future Growth**



**Enable Small
Enterprises**



**Diverse Places
for People**

austintexas.gov/codenext/community



natural+ RESILIENT

“Trees clean our air and water, lower hot summer temperatures, and are our first line of defense against flooding. It’s important to plant new trees and help them grow, and more important to protect the ones we have inherited.”



Thais Perkins

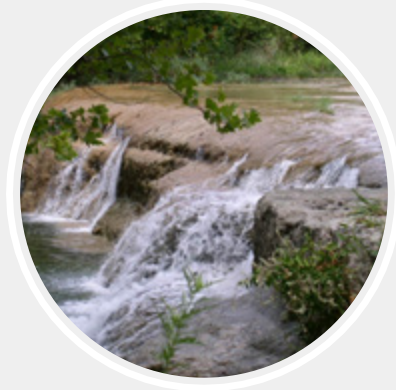
Executive Director, TreeFolks

ENVIRONMENT

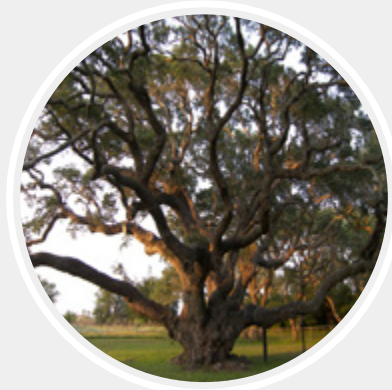
PRIORITIES | 20



**Water
Stewardship**



**Flood
Mitigation**



**Urban Forest
Preservation**



**Open Space
and Parks**



**Ecosystem
Services**

austintexas.gov/codenext/environment

inclusive+ AFFORDABLE



“People are really constricted in their housing choices—making a lot of sacrifices and barely getting by.”



Thomas Echolz
Musician and renter

HOUSING

PRIORITIES | 22



**More Diverse
Housing Choice**



**Affordability
Incentives**



**Connected
Subdivisions**



**More Units
By Right**



**Flexible Live/
Work Places**

austintexas.gov/codenext/housing

streamlined+ USER-FRIENDLY

“The code shouldn't stand in the way. It should be neutral, so that those who are engaged in the community, trying to inspire, be inspired, can excel at those things and allow it to happen.”



Scott Ginder

Principal/Founder
Forge Craft Architecture + Design

PERMITTING



Clearer Zoning Districts



Fine-Tuned Uses in Zones



Site Planning Process



Simplified Permitting



Organized Graphic Code

PART 3

PREVIEW



anatomy of THE CODE

How it's organized:

Relocated under a different title number, an extensive reorganization of the Land Development Code elevates community priorities, consolidates procedures, and introduces a hybrid zoning code with new form-based standards.



Title 23



Introduction



Administration and Procedures



General Planning Standards for All



Zoning Code



Subdivision



Site Plan



Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage



Transportation (Mobility)

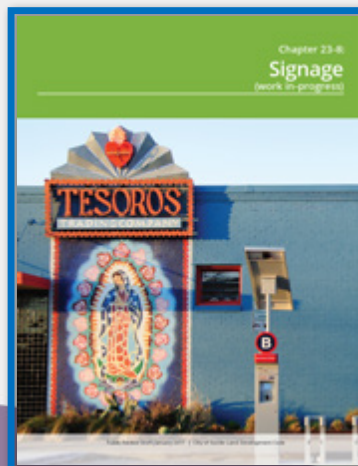
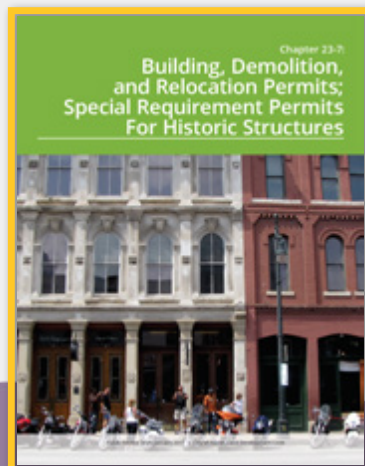
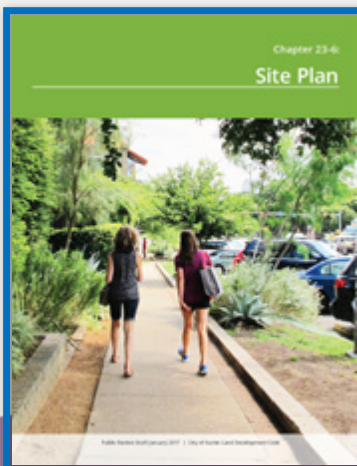
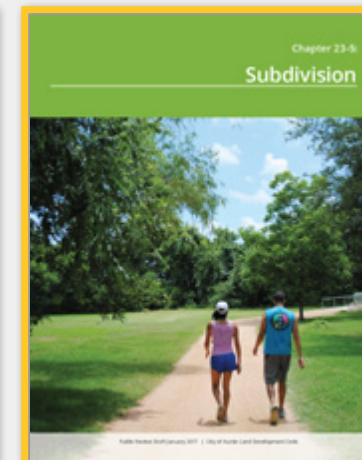
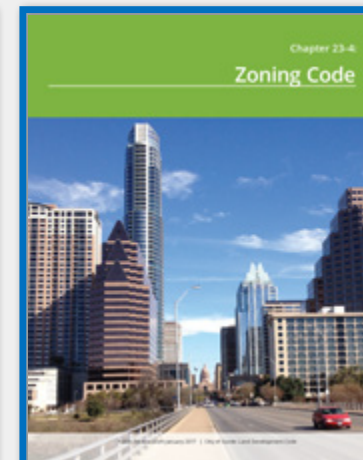
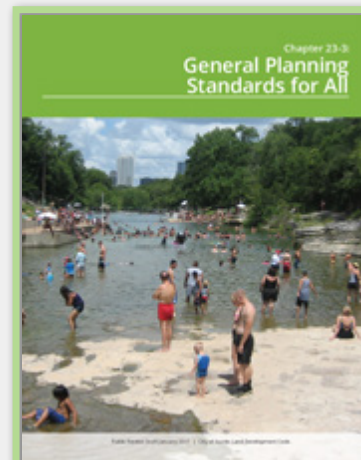
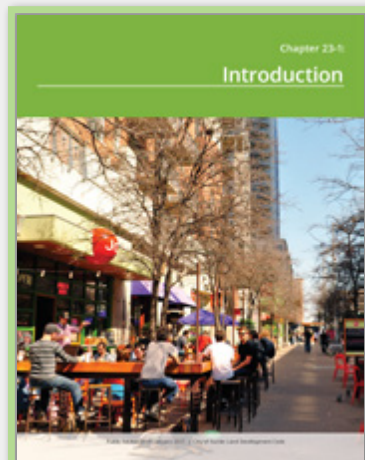
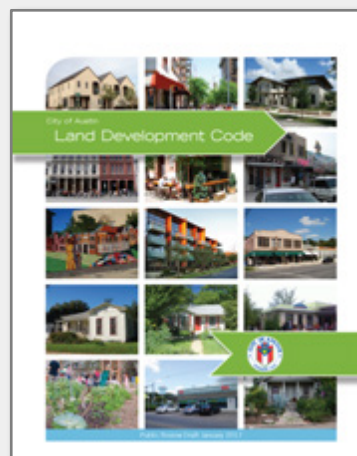


Infrastructure



Technical Codes

anatomy of THE CODE



PRIMARY AUTHOR



Staff



Staff & Consultant



Consultant

CODENEXT

31 - JAN - 17

anatomy of THE CODE

Work In-Progress

The CodeNEXT team is still hard at work refining and drafting additional code text standards.

- **Affordable Housing Incentives Program** April 2017
- **Functional Green (Ecological Services)** April 2017
- **Signage** April 2017
- **Street Design** Summer 2017
- **Transportation Demand Management (TDM)** Summer 2017
- **Traffic Impact Analysis (TIA)** March 2017

anatomy of THE CODE

Affordable Housing Incentives Program

- **Unifies Fragmented Program**
- **Creates a Framework**
- **Ability to Adjust to Market Conditions**

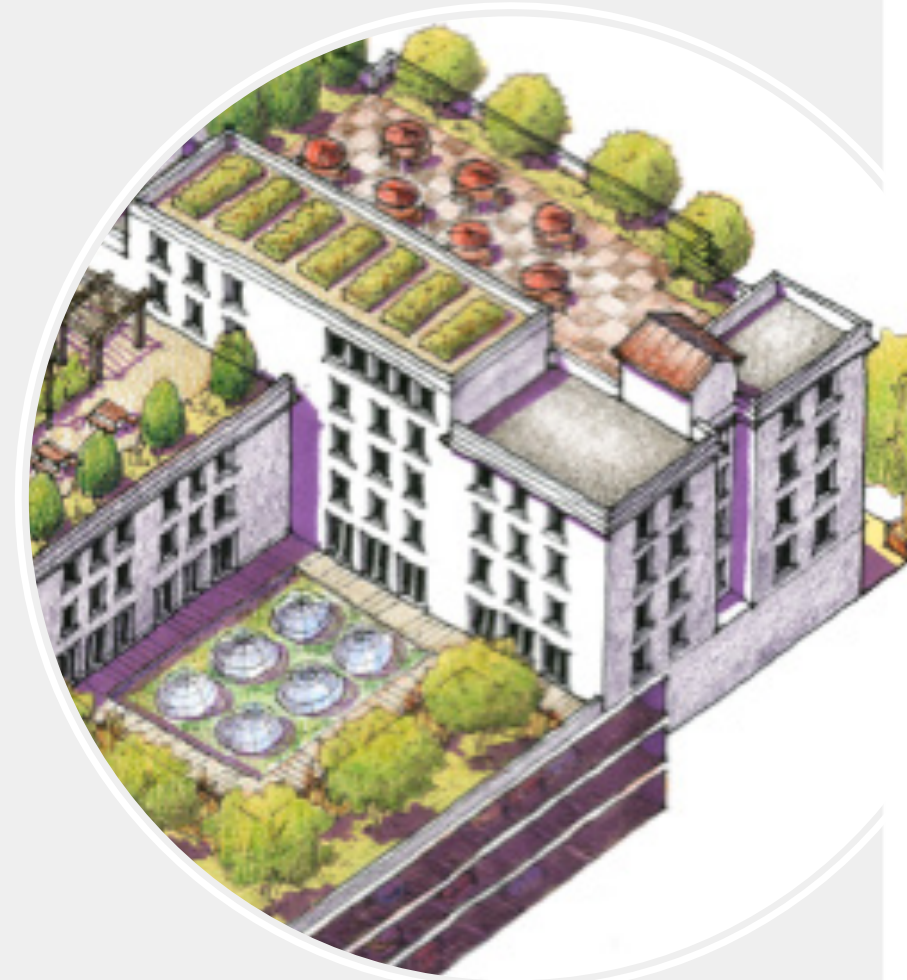
Replaces the fragmented system of individualized static incentives programs with a unified framework organize standards and incentives. Program calibrates standards for different parts of the city and provides for updates as market conditions change. Anticipated release of draft regulations in April 2017.

anatomy of THE CODE

Functional Green

- **Integrate Nature into the City**
- **Provide Flexibility**

Standards will help integrate nature into the City on development with 80% or more impervious cover. Requirements are being prepared and will be located in the Environmental Criteria Manual. Anticipated release of draft regulations in April 2017.



anatomy of THE CODE

Signage

- **Clear Graphics**
- **Reorganized**

Conformance with Supreme Court's decision in Reed v. Town of Gilbert and several subsequent lower court decisions, the draft Sign Regulations prepared by the consultant team require further revisions. Anticipated release date for these provisions is April 2017.



anatomy of THE CODE

Street Design

- **Provide for Variety of Users**
- **Streets Adjust to Context within City**

Work is underway to implement the Complete Streets ordinance, providing the city with a toolkit of design elements to create streets designed for a variety of users. Anticipated release date for these provisions is Summer 2017.



anatomy of THE CODE

Transportation Demand Management (TDM)

- **Provides design features, incentives, and tools to encourage residents, tenants, employees, and visitors to travel by sustainable transportation modes.**

Draft language is included in the Public Review Draft. For the creation of a TDM program. The regulations that will reside in Criteria Manual and the process for the administration of the program has yet to begin. Anticipated release Summer 2017.

anatomy of THE CODE

Traffic Impact Analysis (TIA)

- **Formalize, Clarify, and Refine**
- **Improve Consistency and Predictability**
- **Provide Changes that will Bridge to Long-term Improvements**

Updated Traffic Impact Analysis to reflect best practices from across the country. Captures smaller-scale developments and rough proportionality, improves consistency and predictability and provides for long-term improvements. Anticipated release March 2017.

anatomy of THE CODE

Work Outside of CodeNEXT

Some elements of the Land Development Process will be updated after the adoption of the new Land Development Code.

- **Technical Manuals**
- **Criteria Manuals**

anatomy of THE CODE

Foundational Regulations Maintained and Strengthened

Austin's foundational regulations on watershed, tree preservation, parkland dedication have been brought to the front of the code in a prominent location. Affordable Housing Incentives Program, when completed will join these regulations.

- **Save Our Springs (SOS)**
 - pulled forward
- **Watershed**
 - pulled forward
- **Urban Forest Protection and Replenishment**
 - pulled forward
- **Parkland Dedication**
 - pulled forward

anatomy of THE CODE

Standards Pulled Forward with Clarification and New Organization

Portions of the code that were buried have been clarified and move to a new location in the new Land Development Code in an easier to use and better organized code.

- **Hill Country Roadways**
- **Historic Districts**
- **Administration and Procedures**

anatomy of THE CODE

Integrated

These layers of design related standards have been integrated into the zoning districts and other standards, reducing the number of layers of regulations while maintaining intent.

- **Compatibility**
(Chapter 25-2 Subchapter C Article 10)
- **Design Standards and Mixed Use (Commercial)**
(Chapter 25-2 Subchapter E)
- **Residential Design and Compatibility Standards**
(Chapter 25-2 Subchapter F)
- **Conditional Overlays**
(Conditional Overlay (CO) Combining District)

Article 10

Compatibility

purpose: transition from block scale to house scale

Height – *transition to residential*

Building Setbacks – *transition to residential*

Screening – screening for parking, refuse, storage and mechanical

Design Regulations – standards for lighting, noise, garbage receptacles, intensive recreational uses, and parking location

Scale & Clustering – massing and spacing of buildings

Subchapter E

Design Standards and Mixed-Use

purpose: Better Design...

Article 1 - General Provisions – *provides flexibility in standards*

Article 2 - Site Development – *improve connectivity and site development for commercial developments*

Article 3 - Building Design – *Glazing and facades, entryways, articulation*

Subchapter E

Design Standards and Mixed-Use

purpose: Mix of Uses, Affordable Housing

Article 4 - Mixed Use

– Mix of uses and design standards for vertical mixed use, affordable housing incentives.

Article 5 - Definitions

– Definitions for this Subchapter

Subchapter F

PREVIEW | 42

Residential Design and Compatibility Standards

purpose: compatibility within neighborhoods

Height – *overall building height standards*

Height on Sloping Sites – *nuanced height standards for sites with slope*

Building Setbacks – front, rear and side yard setbacks

Setback Planes – standards for building mass that refine building height

Side Wall Articulation – standards for side wall length

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Frequently used CO restrictions informed the creation of new zones, informed use tables, and informed new review processes.

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Integrated into Base Zones. Where possible COs will be replaced with new base zones (either Transect or Non-Transect) that implement same intent.

Refined Land Use Tables. COs typically limited or prohibited auto uses from the base zone. Now, there are base zones at different intensities that prohibit auto uses.

Additional Levels of Permits. COs added during re-zoning created a public process for which community and policy makers to mitigate potential impacts of new development. Now, an administrative Minor Use Permit (MUP) and discretionary Conditional Use Permit (CUP) allow for similar discretion and an opportunity to impose conditions of approval during land use permitting.

anatomy of THE CODE

Other Policy Documents Maintained

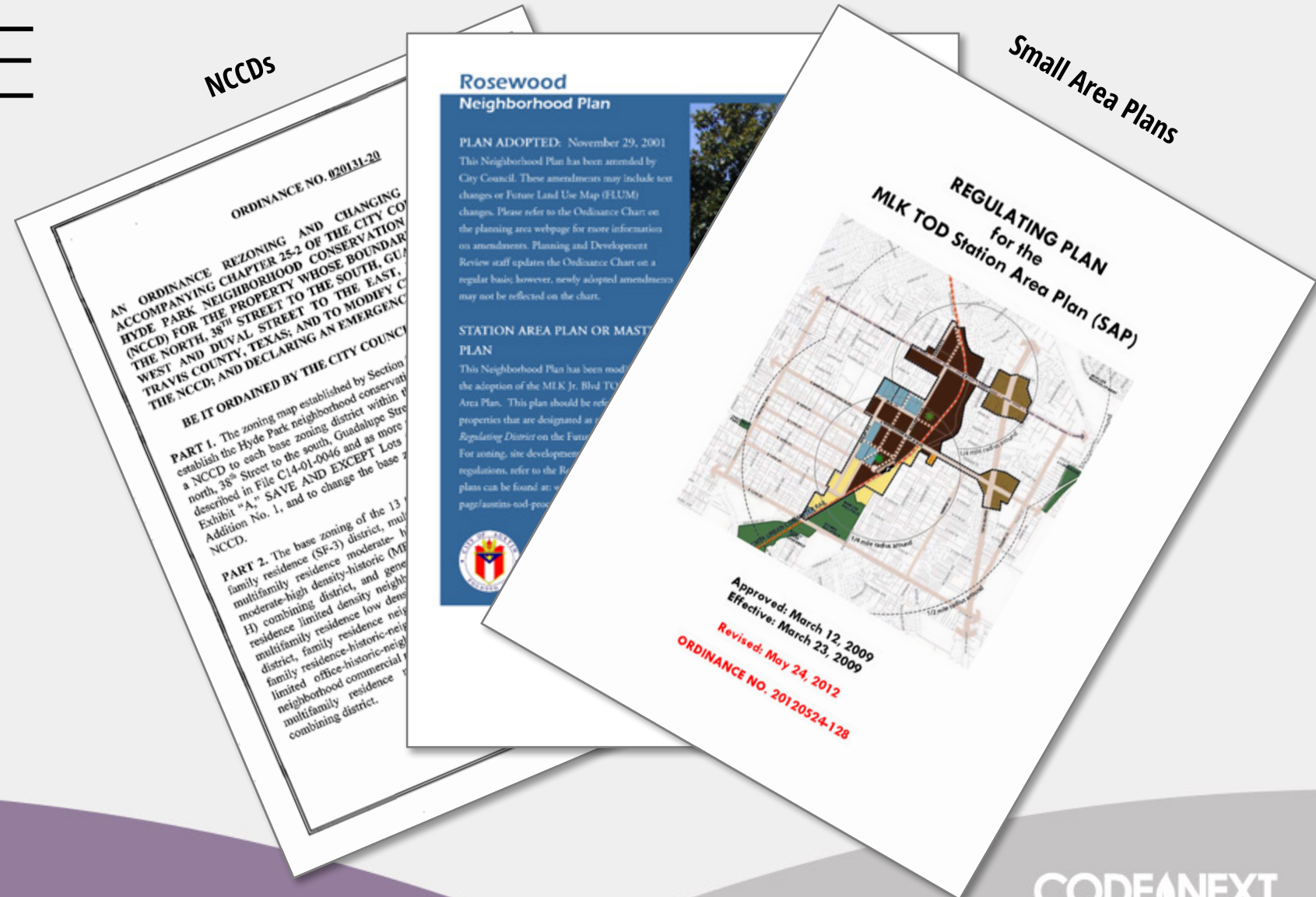
Through the process of creating the new Land Development Code. Existing localized policy documents have been maintained.

Neighborhood Plans

PREVIEW | 45

Small Area Plans

NCCDs

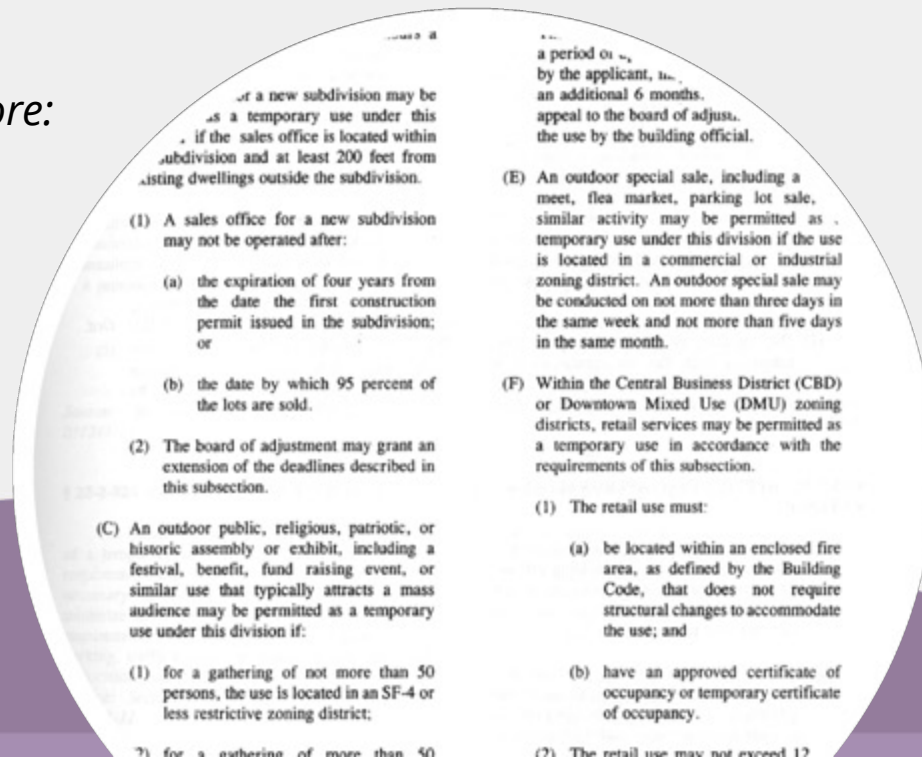


anatomy of THE CODE

What it looks like:

Strong headers and footers explain where you are inside the document. Graphics and illustrations visually explain regulations, and indenting, section breaks, and labeling add clarity.

Before:



After:



anatomy of THE CODE

What happened to Articles,
Divisions, Subchapters and
Subparts?

25-2-774

Title Chapter Section

30+ years of Amendments without
a major reorganization has led to a
fragmented and dysfunctional
organization of content

Title

↳ Chapter

↳ Article

↳ {Division}

↳ Section

Title

↳ Chapter

↳ {Sub-chapter}

↳ Article

↳ {Division}

↳ Section

Title

↳ Chapter

↳ {Sub-chapter}

↳ Article

↳ {Division}

↳ {Subpart}

↳ Section

anatomy of THE CODE

Each number and letter has significance,
improving the usability and accessibility of
the Land Development Code

23-3C-3010

Title	Chapter/Article	Division/Section
-------	-----------------	------------------

New Land Development Code
has a unified organizational system
that is consistent through out,
providing clarity and usability.

Title "23"

↳ Chapter "3"

↳ Article "C"

↳ Division "3"

↳ Section "010"

anatomy of THE CODE

23-3C-3010

In this example:
Section 23-3C-3010 (Removal Prohibited)
is located in:
Title 23 (Land Development Code)
Chapter 3 (General Standards to All Planning)
Article C (Urban Forest Protection and Replenishment)
Division 3 (Heritage Trees)

Division 23-3C-3: Heritage Trees

Contents	
23-3C-3010	Removal Prohibited
23-3C-3020	Administrative Variance
23-3C-3030	Land Use Commission Variance
23-3C-3040	Appeal
23-3C-3050	Application for Variance
23-3C-3060	Variance Prerequisite
23-3C-3070	Action on Application
23-3C-3080	Variance Effective Date

23-3C-3010 Removal Prohibited

For an application request for a variance to remove a heritage tree, the applicant must file a request for a variance to remove the heritage tree under this Division before the application may be administratively approved or presented to the Land Use Commission.

23-3C-3020 Administrative Variance

- (A) The City Arborist shall allow removal of a heritage tree only after determining that the heritage tree:
- (1) is dead;
 - (2) is an imminent hazard to life or property, and the hazard cannot reasonably be mitigated without removing the tree; or
 - (3) is diseased and:
 - (a) restoration to sound condition is not practicable; or
 - (b) the disease may be transmitted to other trees and endanger their health.

City of Austin Land Development Code | Public Review Draft January 2017

3C-3 pg. 1

Division 23-3C-3: Heritage Trees

Contents

23-3C-3010	Removal Prohibited	1
23-3C-3020	Administrative Variance	1
23-3C-3030	Land Use Commission Variance	2
23-3C-3040	Appeal	3
23-3C-3050	Application for Variance	3
23-3C-3060	Variance Prerequisite	3
23-3C-3070	Action on Application	4
23-3C-3080	Variance Effective Date and Expiration	4

23-3C-3010 Removal Prohibited

For an application that proposes the removal of a heritage tree, the applicant must file a request for a variance to remove the heritage tree under this Division before the application may be administratively approved or presented to the Land Use Commission.

anatomy of THE CODE

Headers and Footers

The organizational system extends to the individual pages, with headers and footers providing assistance in understanding where in the over all Land Development Code these standards reside.

Section Number

Division Name

PREVIEW | 50

23-3C-3070	Heritage Trees
<p>(B) The request for a variance to allow removal of a heritage tree may not be considered unless the variance, waiver, exemption, modification or alternative compliance from other City Code provisions is denied.</p> <p>(C) The application fee for a variance from another City Code provision required under this Section is waived.</p> <p>(D) This Section does not apply to an application for a variance to remove a heritage tree based on the criteria in Section 23-3C-2020(D)(3), (4), or (5) (Review Criteria for Permitting Removal of Regulated Trees).</p> <p>(E) The body considering the variance, waiver, exemption, modification, or alternative compliance will consider the community benefit of preserving the heritage tree in determining whether to grant or deny the request for a variance, waiver, exemption, modification or alternative compliance from another City Code provision.</p> <p>(F) This Section does not require an applicant to request a variance, waiver, exemption, modification, or alternative compliance if the Director determines that to do so would endanger the public health and safety.</p>	
23-3C-3070	Action on Application
<p>(A) The Director of the Development Services Department shall take action on a variance request to allow removal of a heritage tree:</p> <p>(1) not later than the 15th working day after the complete application is filed;</p> <p>(2) if associated with development activities that have prescribed timelines then deference is given to those timelines; or</p> <p>(3) if a variance, waiver, exemption, modification, or alternative compliance from another City Code provision is required under Section 23-3C-3060 (Variance Prerequisite), not later than the 10th working day after the request is denied.</p> <p>(B) If the application is based on a damaged heritage tree constituting an immediate hazard to life or property, the application shall be approved or denied within 24 hours and no application fee is required.</p>	
23-3C-3080	Variance Effective Date and Expiration
<p>(A) Approval of a variance request to allow removal of a heritage tree is effective immediately.</p> <p>(B) A variance to allow removal of a heritage tree expires:</p> <p>(1) one year after its effective date, provided that the mitigation conditions in the variance remain in effect until the conditions are met; or</p> <p>(2) for an application that is associated with a pending development plan submitted to the City, when the development permit expires.</p>	
3C3 pg. 4	Public Review Draft January 2017 City of Austin Land Development Code

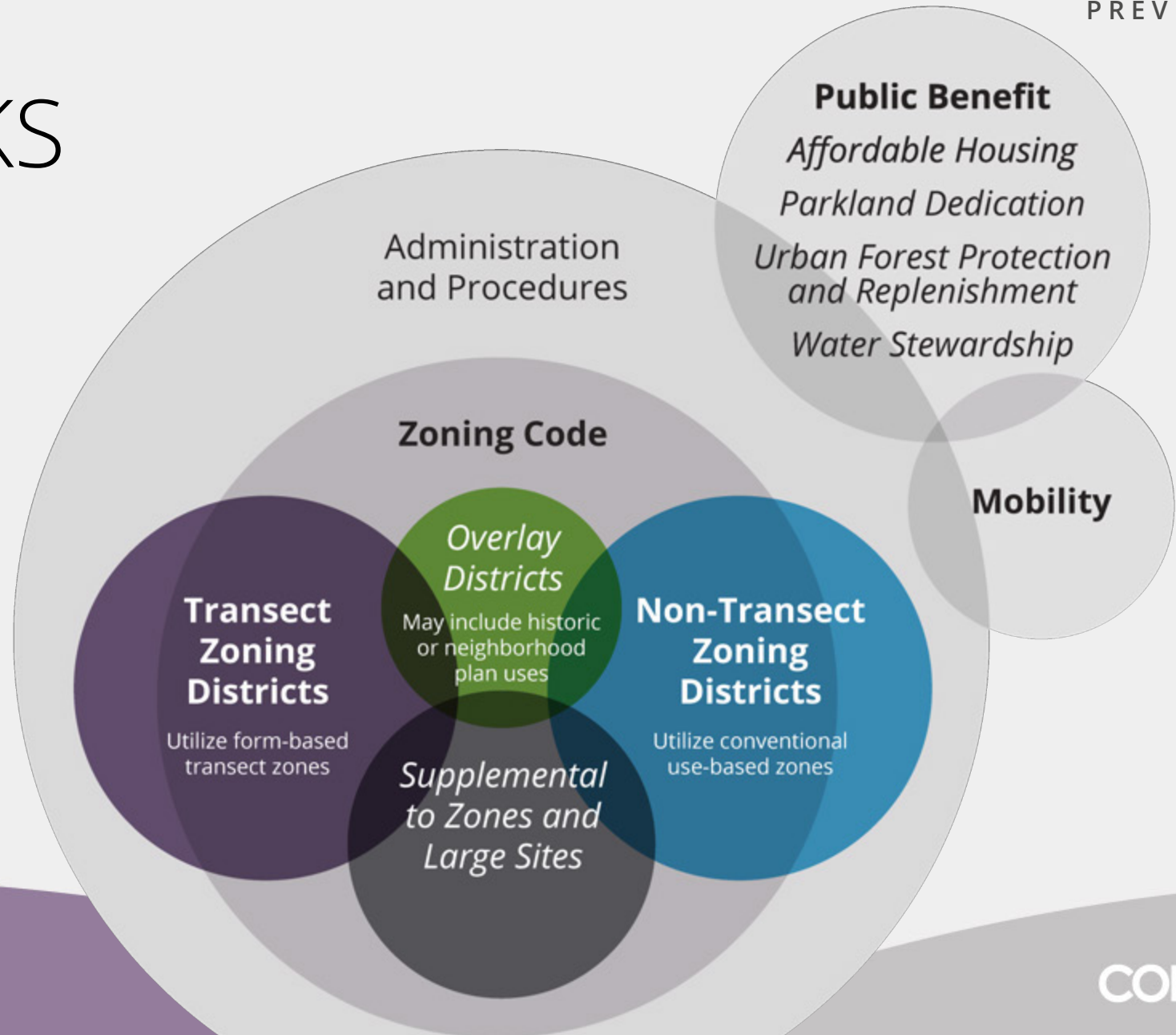
Page Number

how the CODE WORKS

PREVIEW | 51

A hybrid approach

A hybrid zoning code brings together the operating systems of Form-Based zoning and conventional use-based zoning to address the unique qualities of the place types that make up our community.



how the CODE WORKS

2 Different Zoning Tools

Transect Zones

Form-Based

New zones based on the form and character of Austin

Most simply, transect zones establish a hierarchy of contexts from smallest/least intense or urban to largest/most intense or urban. Transect zoning standards have a primary focus on building form (width, depth, relationship between buildings, and how they engage the street) with a secondary focus on use.

Non-Transect Zones

Use-Based/Conventional/Euclidean

Based on existing Zoning Districts

Non-Transect zoning standards primarily focus on use separation and simple height/bulk standards. Euclidean zoning was designed to limit uses in undesirable locations rather than encourage uses in desired locations.

Note: Each Lot Will Be Mapped With One Type of Zone District

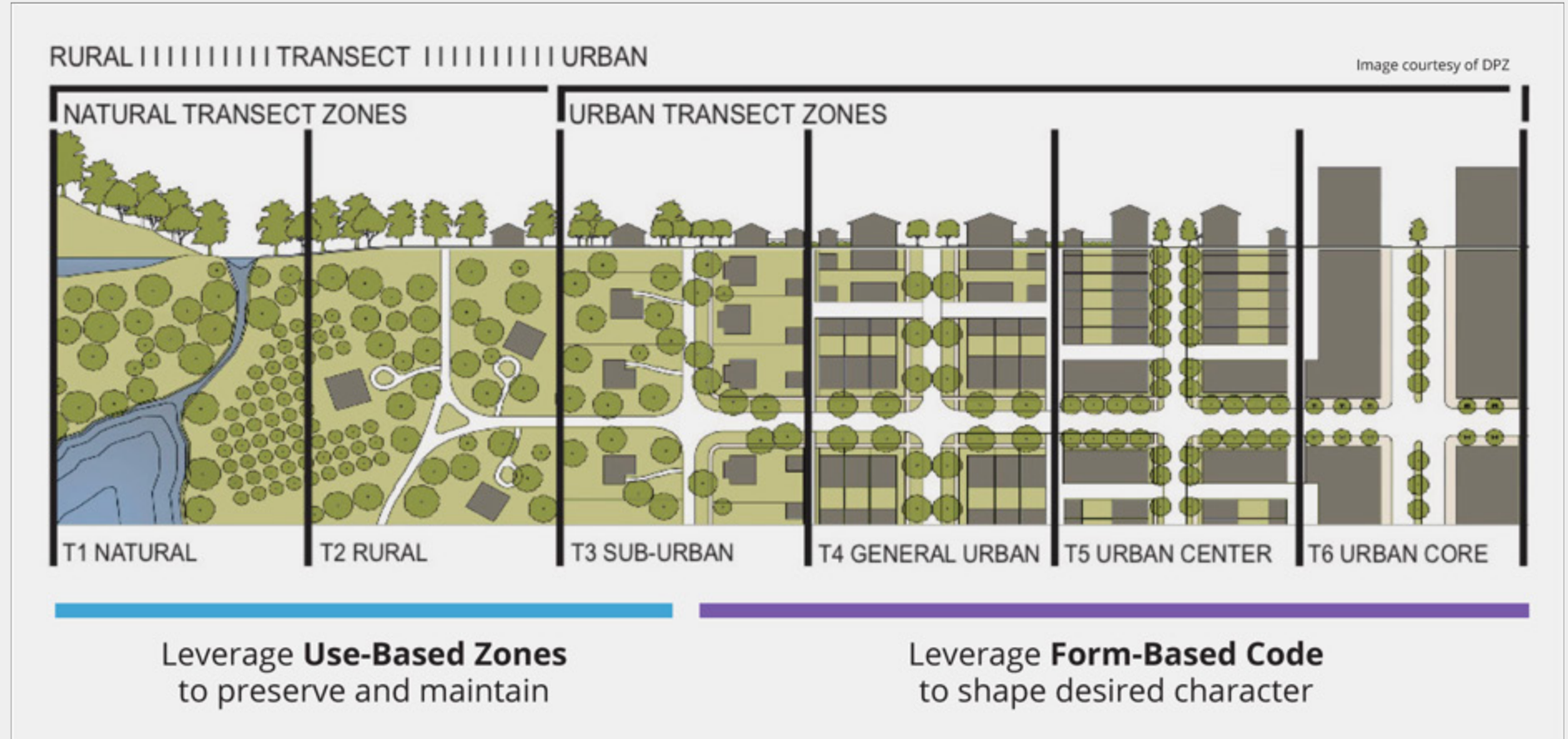
how the
CODE WORKS

PREVIEW | 53

Transect Zones

The Natural-to-Urban Transect: Framework for Form-Based Code

This diagram illustrates a continuum of place types from the most natural to the most urban from left to right.



transect zones AT-A-GLANCE

T3

T4

T5

T6

LESS URBAN

MORE URBAN

T3				T4			T5				T6	
												
T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge - Deep Setback	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback	T4 Neighborhood - Intermediate Setback	T4 Neighborhood - Shallow Setback	T4 Main Street	T5 Neighborhood - Shallow Setback	T5 Urban - Shallow Setback	T5 Urban	T5 Main Street	T6 Urban	T6 Urban Core
T3NE.WL	T3NE	T3N.DS	T3N.IS	T4N.IS*	T4N.SS*	T4MS*	T5N.SS*	T5U.SS*	T5U*	T5MS*	T6U	T6UC
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories	Building Height Up to 3 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU	Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Main Street Live/Work Mid-Rise	Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

* Zone may be designated with "Open" sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

transect zones

FORM DESCRIPTORS



Neighborhood Edge

House building forms with residential uses in a neighborhood setting.



Neighborhood

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



Main Street

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.



Urban / Urban Core

Buildings that form a street of near continuous building frontage in a mixed-use urban setting.

transect zones

FORM DESCRIPTORS



Neighborhood

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



Main Street

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.

transect zones NAMING CONVENTIONS

Transect zones have a four-part naming convention to identify intensity, form, setback, sub-zone and land use variations.

13

*Transect
Zones*

20

*total with
Sub-Zones*

T4N.SS-O

**Transect
Zone
Intensity**

T3

T4

T5

T6

**Form
Descriptor**

Neighborhood
Edge (NE)

Neighborhood (N)

Main Street (MS)

Urban (U)

Urban Core (UC)

**Lot Size /
Setback**

Wide Lot (WL)

Deep Setback
(DS)

Shallow
Setback (SS)

Intermediate
Setback (IS)

Sub-Zone

Open (O)
allows
additional
land uses

tran
AT-A

T3
LESS URBAN ←



T3
Neighborhood Edge -
Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU

T3 Zones



T3
Neighborhood Edge -
Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3
Neighborhood Edge

T3NE

Building Height
Up to 2 Stories

Building Types
Wide House
Duplex: Side-by-side
ADU



T3
Neighborhood -
Deep Setback

T3N.DS

Building Height
Up to 2 Stories

Building Types
Small House
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU



T3
Neighborhood -
Intermediate Setback

T3N.IS

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU

T6

→ MORE URBAN



T5U*

Building Height
Up to 6 Stories

Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5MS*

Building Height
Up to 6 Stories

Building Types
Main Street
Live/Work
Mid-Rise



T6U

Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower



T6UC

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower

transect zones AT-A-GLANCE

T3

LESS URBAN ←

T4



T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback
T3NE.WL	T3NE	T3N.DS	T3N.IS

Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU



T4 Neighborhood - Intermediate Setback
T4N.IS*

Building Height Up to 2 Stories
Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU

T4 Zones



T4
Neighborhood -
Intermediate Setback

T4N.IS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU



T4
Neighborhood -
Shallow Setback

T4N.SS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Duplex: Front-and-back
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU



T4
Main Street

T4MS*

Building Height
Up to 3 Stories

Building Types
Rowhouse: Medium
Live/Work
Main Street
ADU

* "Open" sub-zone

T6

← MORE URBAN



T6 Urban	T6 Urban Core
T6U	T6UC

Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

transverse
AT-A-C

T3

LESS URBAN ←



T3
Neighborhood Edge -
Wide Lot

T3NE.WL

Building Height
Up to 2 Stories
Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3
Neighborhood Edge -
Wide Lot

T3NE

Building Height
Up to 2 Stories
Building Types
Wide House
Duplex: Side-by-side
ADU

T5 Zones



T5
Neighborhood -
Shallow Setback

T5N.SS*

Building Height
Up to 3 Stories
Building Types
Multiplex: Medium
Multiplex: Large
Rowhouse: Medium
ADU



T5
Urban -
Shallow Setback

T5U.SS*

Building Height
Up to 6 Stories
Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5
Urban

T5U*

Building Height
Up to 6 Stories
Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5
Main Street

T5MS*

Building Height
Up to 6 Stories
Building Types
Main Street
Live/Work
Mid-Rise

* "Open" sub-zone

T6

→ MORE URBAN



T5
Main Street

T5MS*

Building Height
Up to 6 Stories
Building Types
Main Street
Live/Work
Mid-Rise



T6
Urban

T6U

Building Height
Up to 16 Stories
Building Types
Main Street
Mid-Rise
High-Rise/Tower

T6
Urban Core

T6UC

Building Height
Unlimited Stories
Building Types
Mid-Rise
High-Rise/Tower

transect zones AT-A-GLANCE

T3

T4

T5

LESS URBAN ←

							
T3 Neighborhood Edge - Wide Lot				T4 Neighborhood - Intermediate Setback			T5 Neighborhood - Shallow Setback
T3NE.WL				T4N.IS*			T5N.S*
Building Height Up to 2 Stories				Building Height Up to 2 Stories			Building Height Up to 3 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU				Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU			Building Types Rowhouse: Medium Live/Work Main Street ADU
							
T3 Neighborhood Edge - Deep Setback				T4 Neighborhood - Shallow Setback			
T3N.DS				T4N.SS*			
Building Height Up to 2 Stories				Building Height Up to 2 Stories			
Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU				Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU			
							
T3 Neighborhood - Intermediate Setback				T4 Main Street			
T3N.IS				T4MS*			
Building Height Up to 2 Stories				Building Height Up to 3 Stories			
Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU				Building Types Rowhouse: Medium Live/Work Main Street ADU			

T6 Zones


T6
Urban

T6U

Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower

T6
Urban Core

T6UC

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower

MORE URBAN →


T6
Urban Core

T6UC

Building Height
Unlimited Stories
Building Types
Mid-Rise
High-Rise/Tower

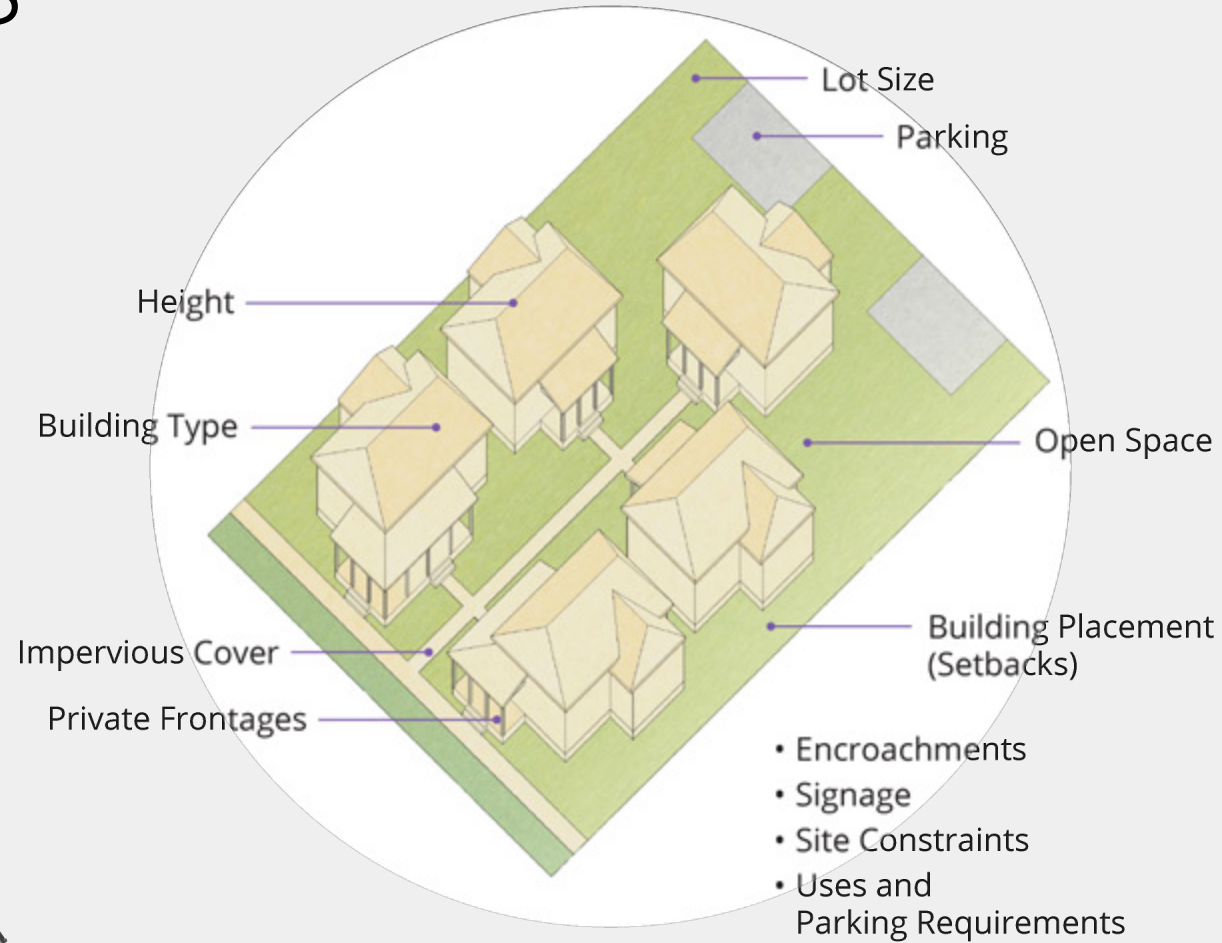
T6 Applicable only in
Imagine Austin Regional Centers

EONEXT

JAN - 17

transect zones STANDARDS

Standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces a walkable urban environment of desirable character.



building TYPES

Small House Form



Cottage House



Small House



Duplex:
Front-and-back



Duplex:
Stacked

Medium House Form



Wide House



Long House



Duplex:
Side-by-Side



Multiplex:
Medium



Missing Middle Housing

A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Large House Form



Rowhouse:
Medium



Multiplex:
Large

Multiple House Form



Cottage Court



Cottage Corner

Accessory Building Form



Accessory
Dwelling Unit
(ADU)

Block Form



Live/Work



Main Street



Courtyard
Building



Rowhouse:
Large



Low-Rise

Large Block Form



Mid-Rise



High-Rise/
Tower



TRANSECT ZONES

T3NE.WL

Neighborhood Edge – Wide Lot

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone in combination with higher-intensity transect zones.

Detached

Large Lot Widths

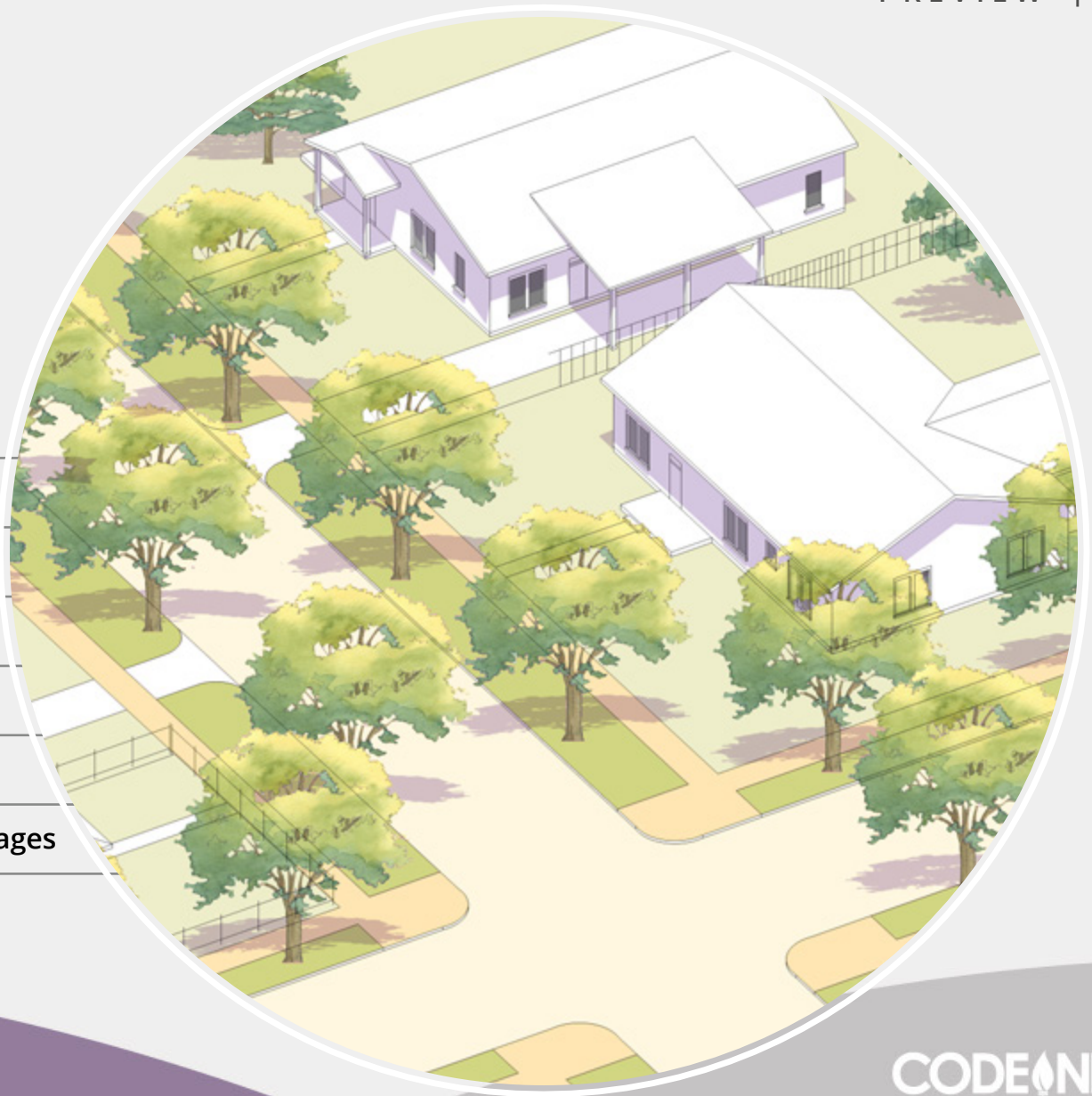
Medium House Form

Large Front Setbacks

Medium to Large Side Setbacks

Up to 2 Stories

Common Yard and Porch Frontages



TRANSECT ZONES

T3NE.WL

Neighborhood Edge – Wide Lot

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone in combination with higher-intensity transect zones.

Informed by Crestview,
Allandale



TRANSECT ZONES

T3N.IS

Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Detached or Semi-detached

Small to Medium Lot Widths

Small to Medium or
Multiple House Forms

Intermediate Front Setbacks

Medium Side Setbacks

Up to 2 Stories

Stoop and Porch Frontages



T3N.IS

Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Informed by East Austin,
Chestnut, Foster Heights



TRANSECT ZONES

T4N.IS*

Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Detached or Semi-detached

Small to Medium Lot Widths

Small to Medium or
Multiple House Forms

Intermediate Front Setbacks

Medium Side Setbacks

Up to 2 Stories

Common Yard, Stoop,
and Porch Frontages



* Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

T4N.IS*

Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Informed by East Austin, Old West Austin, Hyde Park



* Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

TRANSECT ZONES

T4MS*

Main Street

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.

Attached or Semi-detached

Small to Medium Lot Widths

Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 3 Stories

Gallery, Shopfront, Terrace, Lightwell, and Dooryard Frontages



* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

TRANSECT ZONES

T4MS*

Main Street

To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.

Informed by South Congress, Hyde Park



* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

TRANSECT ZONES

T5U*

Urban

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Attached or Semi-detached

Small to Large Lot Widths

Block to Large Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 6 Stories

Terrace, Stoop, Lightwell, and
Dooryard Frontages (Shopfront
Frontages in Open Sub-Zone only)



* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.

TRANSECT ZONES

T5U*

Urban

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Informed by
recent mixed-use
projects.



* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.

TRANSECT ZONES

T6U

Urban

To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it support public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.

Attached

Small to Block Lot Widths

Block to Large Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 16 Stories

Gallery, Terrace, and Shopfront Frontages



Applicable only in
Imagine Austin Regional Centers

TRANSECT ZONES

T6U

Urban

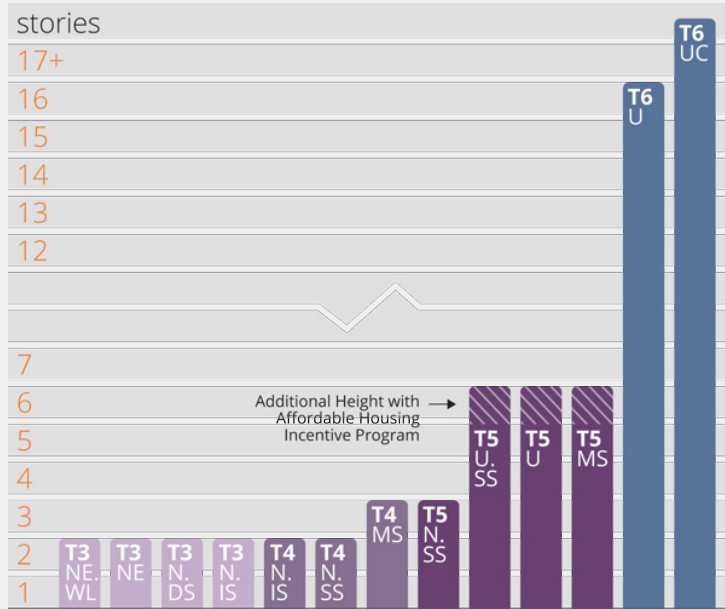
To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it support public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.

Informed by Downtown

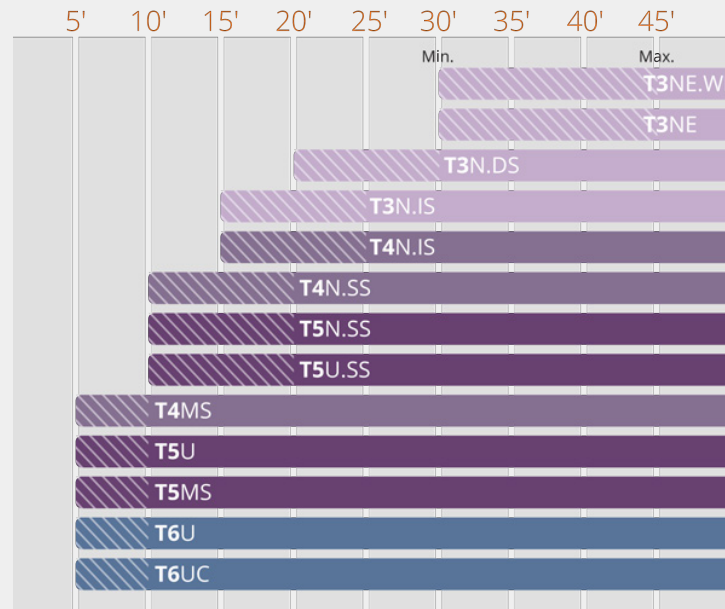


Applicable only in
Imagine Austin Regional Centers

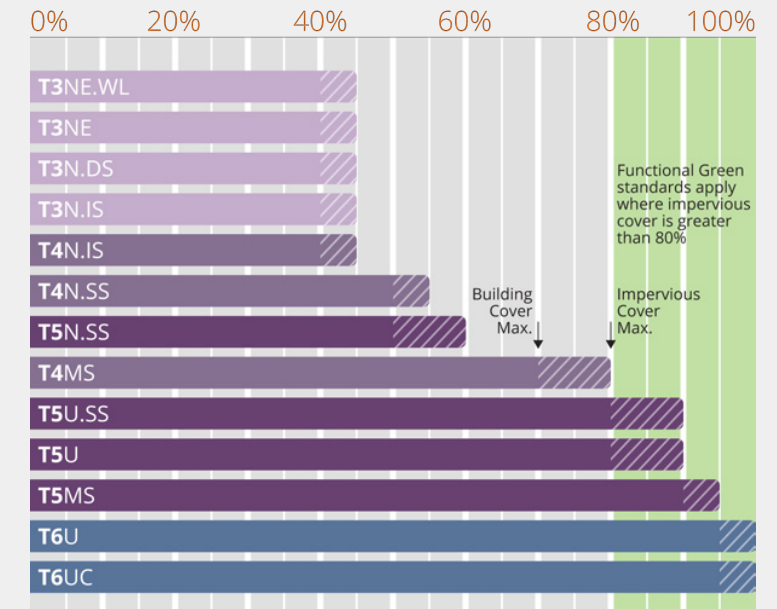
transect zone COMPARISONS



Building Height



Front Setback

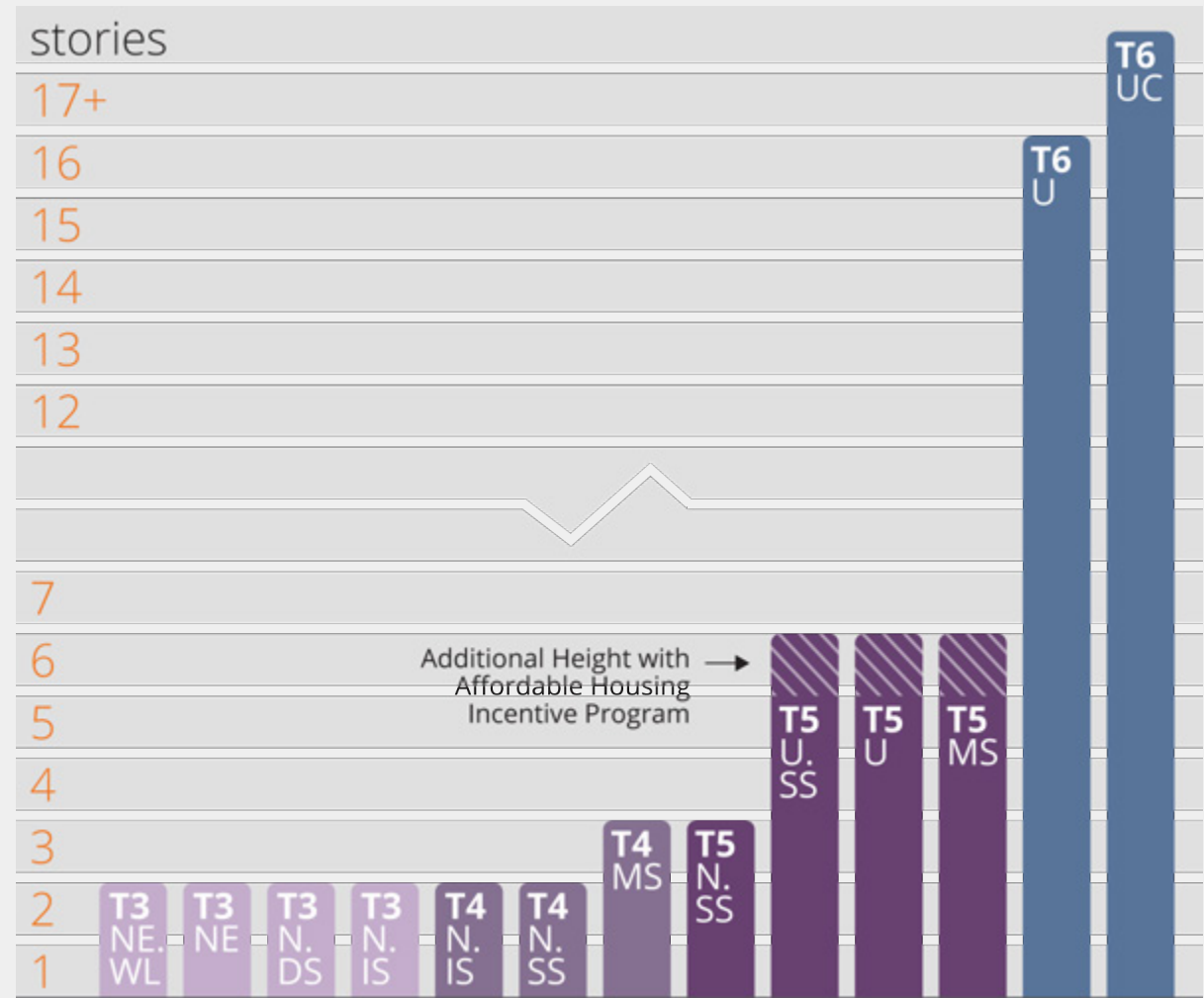


Building Cover / Impervious Cover

transect zone COMPARISONS

Building Height

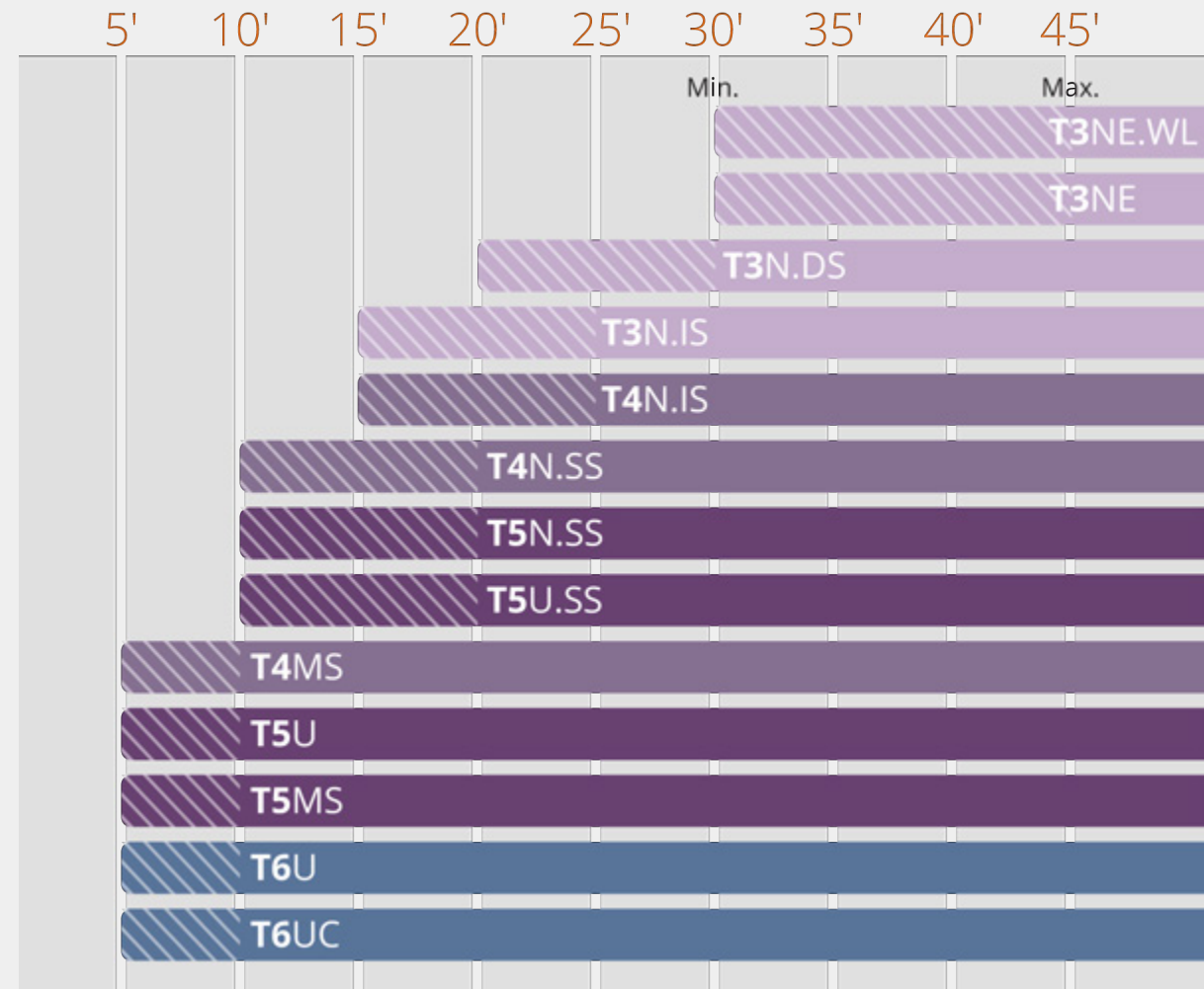
Building height limits preserve community character and ensure smooth transitions between zones to protect neighborhoods and encourage walkability, while focusing high-density development in urban cores.



transect zone COMPARISONS

Front Setback

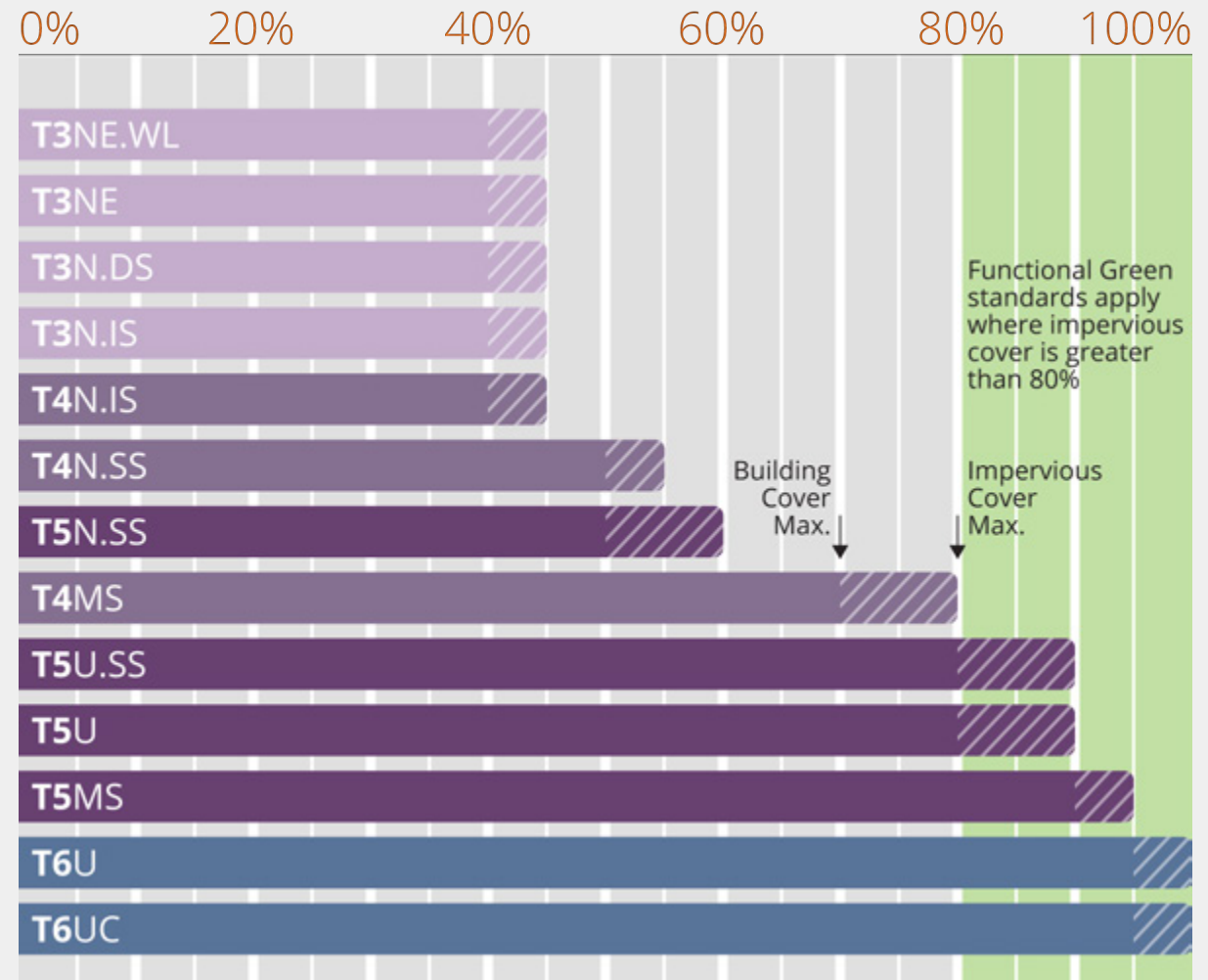
Setbacks are defined as the mandatory clear distance between a lot line and a building. In addition to side and rear setbacks detailed in the code, front setbacks shape the character of a street, neighborhood or district.

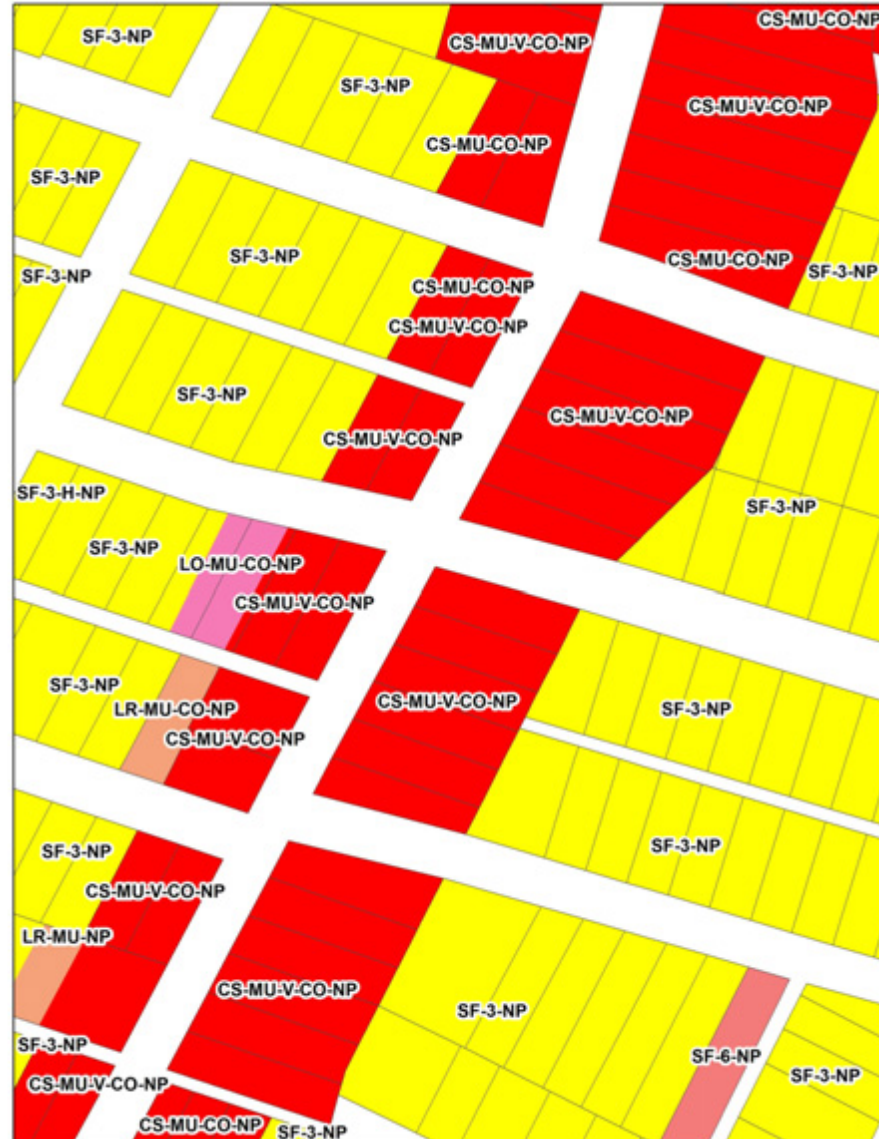


transect zone COMPARISONS

Building Cover / Impervious Cover

Building cover and impervious cover maximums protect watersheds and allow for trees and open space within neighborhoods. Impervious cover includes buildings, paving, driveways, walkways and other surfaces that prevent absorption of water into the ground.





S. FIRST AT MARY ST.

PREVIEW | 112



T4 MAIN STREET



E. Building Placement

Setback (Distance from ROW / Lot Line)	Front ¹ J	Side St. ¹ K	Side L	Rear ² M
-------------------------------------------	--------------------------------	-----------------------------------	------------------	-------------------------------

Primary Building

Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—

Accessory Building or Structure

Minimum	75'	5'	0'	5'
---------	-----	----	----	----

Sources: Esri, DigitalGlobe, GeoEye, IGN, AerGRID, NOAA, IGN, SRTM, and the GIS User Community

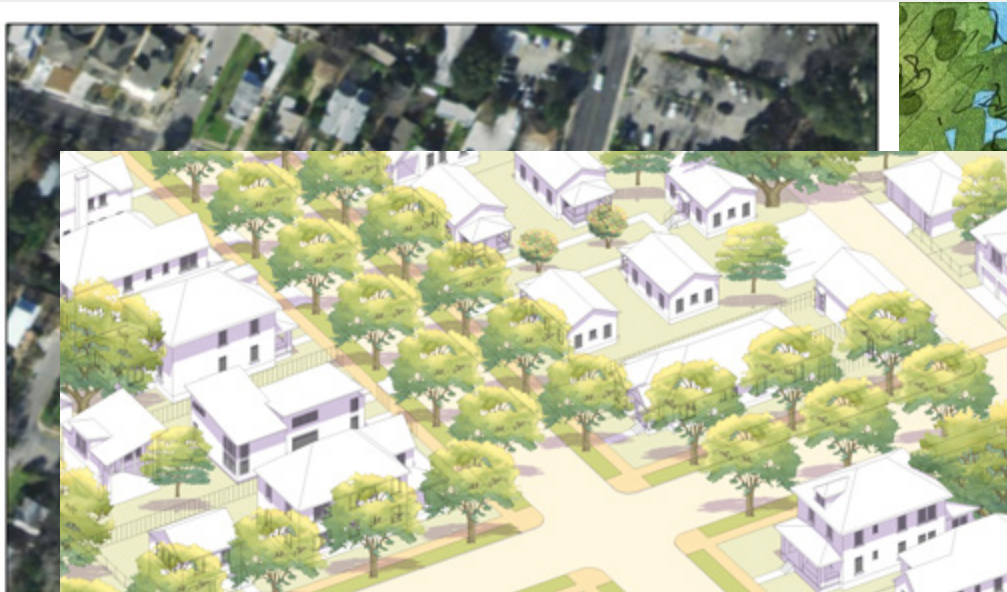
TN NEIGHBORHOOD INTERMEDIATE SETBACK - OPEN
(T4N.IS-O)



F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'

T3 NEIGHBORHOOD INTERMEDIATE SETBACK (T3N.IS) OR LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)



F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'

how the
CODE WORKS

PREVIEW | 88

Non-Transsect Zones

non-transect ZONES

Goal:

Update and roll forward
existing Use-Based Zones
(Title 25)

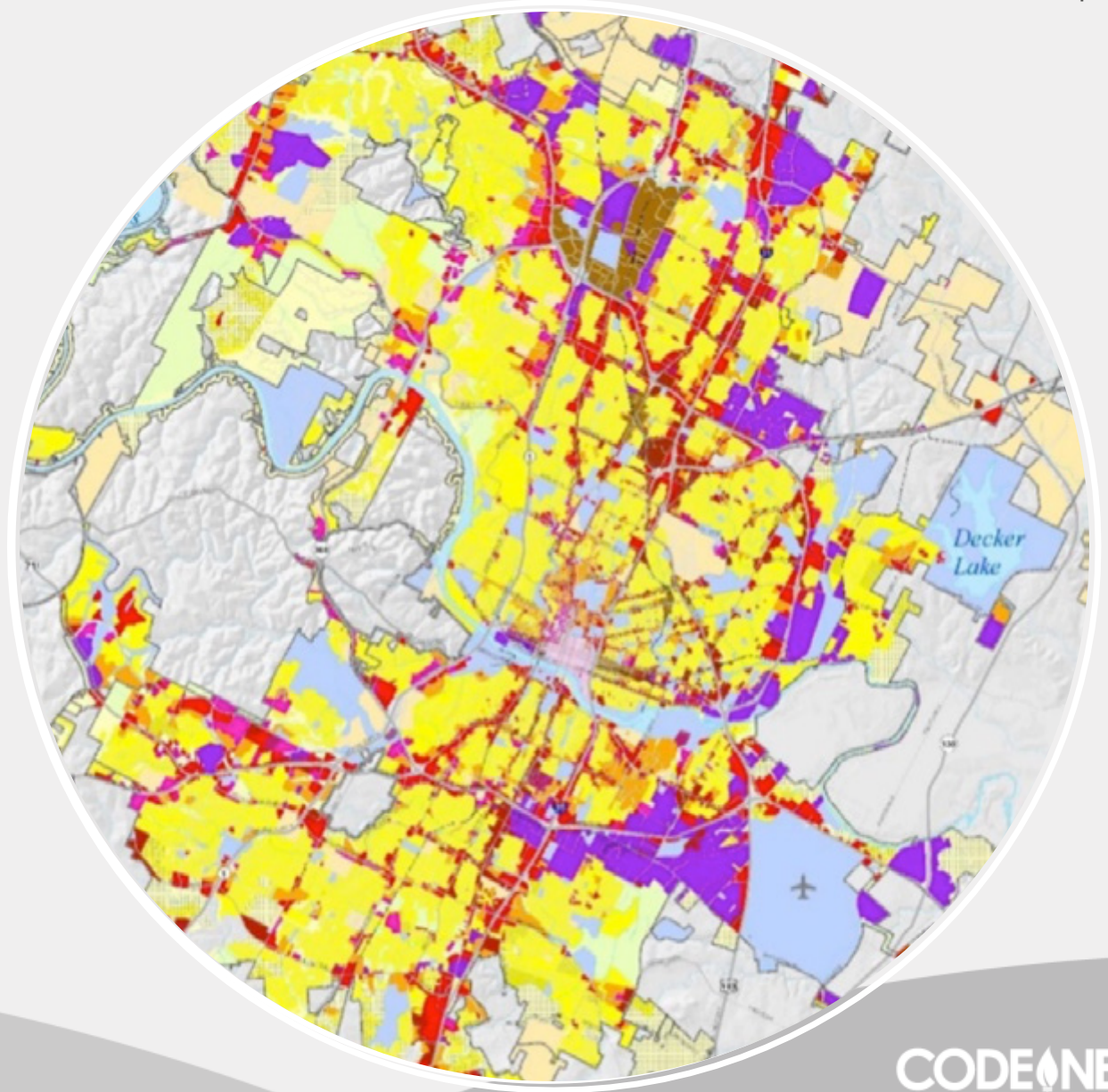
42

*Base Zoning
Districts
(Title 25)*



32

*Non-Transect
Zones
(Title 23)*



non-transect ZONES

Approach:

Simplify the number of zones by combining zones with similar development standards and use regulations.

Example	NO	LO	LR	NC
			existing	Proposed
Intensity (FAR)	0.35	0.70	0.5	0.5
Lot Size (min) Area	5,750 sf	5,750 sf	5,750 sf	5,750 sf
Lot Size (min) Width	50 ft	50 ft	50 ft	n/a
Impervious Coverage (max)	60%	70%	80%	60%
Building Coverage (max)	35%	50%	50%	40%
Setbacks (min) front	25	25	25	20
Setbacks (min) side street	15	15	15	15
Setbacks (min) side interior	5	5	-	5
Setbacks (min) back	5	5	-	5
Height (max) feet	35	40	40	35

non-transect ZONES

Approach:
Provide better tools to
regulate by creating new
base zones.

Intensity
of the CS District

+

Use
Restrictions
of the GR District

=

New
RC Zone

Commercial Non-Transect Zones

23-4D-4090
Regional Commercial Core (RC) Zone

23-4D-4090 Regional Commercial Core (RC) Zone

(A) Development Standards

Table 23-4D-4090 (A) below describes the development standards in the RC Zone.

Lot Requirements					Landscaping					
Lot Size	5,750 sf min.				Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:					
Impervious Coverage ¹	95% max.				Front or Side Street					
Building Coverage	90% max.				Lots ≤ 75' wide	None required				
See Section 23-4E-4080 (Functional Green) for developments with impervious coverage greater than 75%.					Lots > 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscape).				
¹ The maximum impervious coverage may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.					Side or Rear	Depth (min.)				
Building Placement					Lots ≤ 75' wide	First 10' of building setback				
Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear	Lots > 75' wide	First 20' of building setback				
Minimum, except when:	10'	10'	5'	5'	Building and Parking Lot Landscaping					
Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone					For Lots > 75' wide: Foundation Planting Area for 75% of parking lot or parking aisle frontage					
Lots ≤ 75' wide	15'	15'	10'	30'	One story structure	10' min.				
Lots > 75' wide	15'	15'	20'	30'	Greater than one story	20' min.				
Intensity					Planting Requirements and Additional Standards					
Floor Area Ratio	2.0				See Division 23-3E-4 (Landscaping and Screening)					
Building Form					Additional Requirements:					
Building Height					Affordable Housing	See Article 23-3E				
Height	60' max.				Outdoor Lighting	See Division 23-4E-2				
Building Height Stepback					Parking and Loading	See Division 23-4E-3				
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.					Signage	See Chapter 23-8				
Distance from Lot Line of Triggering Property	Allowed Height									
Within 50'	Less than or equal to 30'									
50'-100'	Less than or equal to 40'									
Greater than 100'	Set by Zone Standards									

City of Austin Land Development Code | Public Review Draft January 2017

4D-4 pg. 27

non-transect ZONES

Approach:

Improve transparency by incorporating multiple layers of regulations into the base zone.

*Process
Example:*

Existing Zones

General Office (GO)

General Office (GO)

Overlay Zones

n/a

Mixed-Use



New Zones

LC (LC)

LC-Open (LC-O)

non-transect ZONES

All information related to Non-Transect Zone purpose, description, allowed use, and development regulations in one Division

Subchapter A, Article 2- Districts

Subchapter B, Article 2- District Specific Procedures

Subchapter C, Article 2- Use and Development Regulations

Subchapter C, Article 3- Additional Standards

Division 23-4D-4: Commercial Non-Transect Zones

Contents	
23-4D-4010	Intent
23-4D-4020	Applicability
23-4D-4030	Commercial Zones
23-4D-4040	Allowed Uses and Permit Requirements
23-4D-4050	General to All Commercial Non-Transect Zones
23-4D-4060	Neighborhood Commercial (NC) Zone
23-4D-4070	Local Commercial (LC) Zone
23-4D-4080	General Commercial (GC) Zone
23-4D-4090	Regional Commercial Core (RC) Zone
23-4D-4100	Commercial Core (CC) Zone
23-4D-4110	Downtown Core (DC) Zone
23-4D-4120	Warehouse Commercial (WC) Zone
23-4D-4130	Service Commercial (SC) Zone
23-4D-4140	Highway Commercial (HC) Zone
23-4D-4150	Commercial Recreation (CR) Zone

23-4D-4010 Intent

This Division provides regulatory standards governing land use and building form within the commercial non-transect zones, and is a reflection of the community vision for implementing the intent of the Comprehensive Plan. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties and produces an environment of desirable character consistent with the Comprehensive Plan and any applicable area plan.

23-4D-4020 Applicability

The standards of this Division apply to all proposed development within commercial non-transect zones and must be considered in combination with the standards for the applicable zone in Article 23-4E (Supplemental to Zones). If there is a conflict between any standards, the provisions of Article 23-4E (Supplemental to Zones) control over Article 23-4D (Specific to Zones). If there is a conflict with any other requirements of this Title, the provision which is more restrictive or imposes higher standards or requirements shall control, so that in all cases the most restrictive provision shall apply.

non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



Low to Medium Intensity Residential

Zone	Similar to
Rural Residential	RR
Very Low Density Residential	SF1
Low Density Residential	SF2
Low to Medium Density Residential	SF3, SF4B
Low to Medium Density Residential - Small Lot	SF4A

Medium to High Intensity Residential

Zone	Similar to
Medium Density Residential	SF5, SF6
Medium to High Density Residential	MF1, MF2
High Density Residential	MF3, MF4
Very High Density Residential	MF5, MF6
Manufactured Home Park	MH

Restricted Commercial

Zone	Similar to
Neighborhood Commercial Sub-Zone Limited, Open	NO, LO, LR
Local Commercial Sub-Zone Limited, Open	GO

Retail and Office Commercial

General Commercial Sub-Zone Limited, Open	GR
Regional Commercial	new

Mixed-Use Commercial

Commercial Core	DMU
Downtown Core	CBD

Service and Highway Commercial

Warehouse Commercial	W/LO
Service Commercial Sub-Zone Limited, Open	CS, CS-1
Highway Commercial	CH

Special Commercial

Commercial Recreation	CR
-----------------------	----

Industrial Zones

Zone	Similar to
Flex Industrial	LI
General Industrial	IP
Heavy Industrial	MI
R&D	R&D

Other Zones




Zone
Agricultural
Aviation Services
Development Reserve
East Riverside Corridor
North Burnet/Gateway
Open Space
Public
Planned Unit Development

non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



Low to Medium Intensity Residential



Zone	Similar to
 Rural Residential	RR
 Very Low Density Residential	SF1
 Low Density Residential	SF2

 Low to Medium Density Residential	SF3, SF4B
 Low to Medium Density Residential - Small Lot	SF4A



Medium to High Intensity Residential

Zone	Similar to
 Medium Density Residential	SF5, SF6
 Medium to High Density Residential	MF1, MF2
 High Density Residential	MF3, MF4
 Very High Density Residential	MF5, MF6
 Manufactured Home Park	MH

Restricted Commercial

Zone	Similar to
 Neighborhood Commercial Sub-Zone Limited, Open	NO, LO, LR
 Local Commercial Sub-Zone Limited, Open	GO




Retail and Office Commercial

 General Commercial Sub-Zone Limited, Open	GR
 Regional Commercial	new

Mixed-Use Commercial

 Commercial Core	DMU
 Downtown Core	CBD

Service and Highway Commercial

 Warehouse Commercial	W/LO
 Service Commercial Sub-Zone Limited, Open	CS, CS-1
 Highway Commercial	CH









Special Commercial

 Commercial Recreation	CR
-------------------------------------------------------------------------------------------------------------	----

Industrial Zones

Zone	Similar to
 Flex Industrial	LI
 General Industrial	IP
 Heavy Industrial	MI
 R&D	R&D

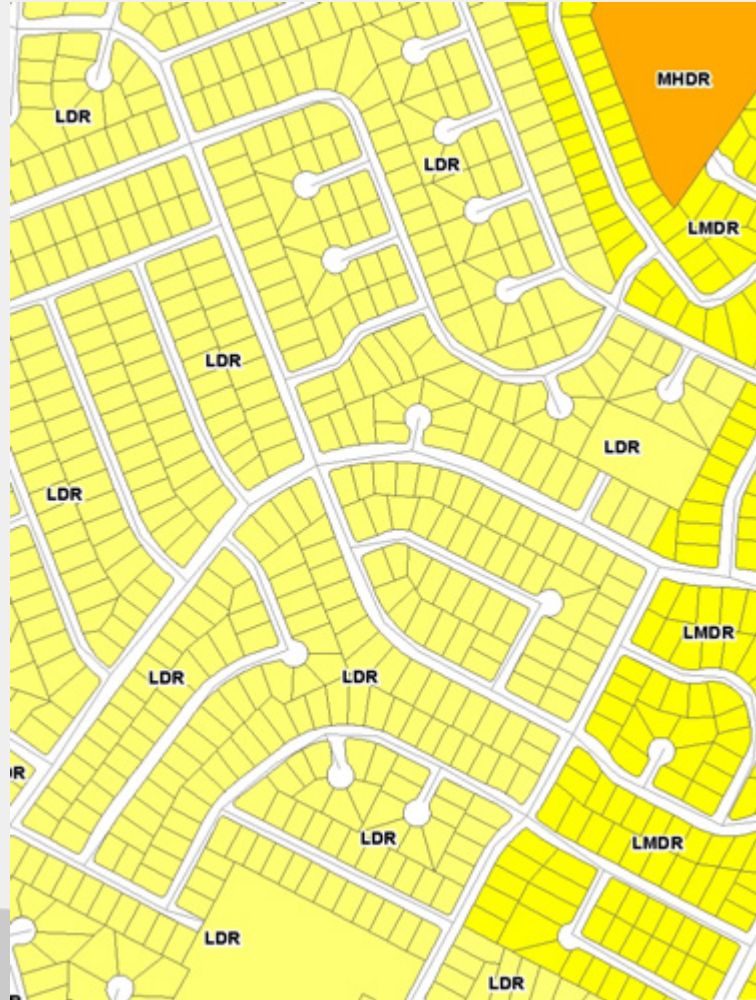
Other Zones

Zone
 Agricultural
 Aviation Services
 Development Reserve
 East Riverside Corridor
 North Burnet/Gateway
 Open Space
 Public
 Planned Unit Development

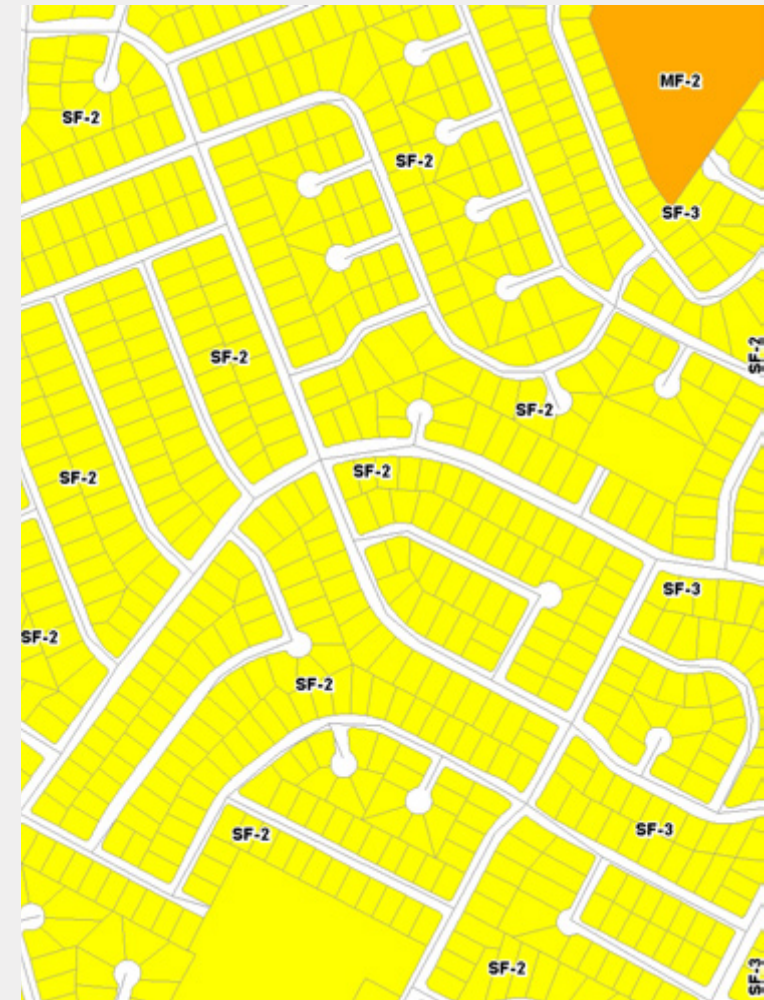
non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.

Possible New Zoning (LDR)



Existing Zoning (SF-2)



non-transect zones NAMING CONVENTIONS

RESIDENTIAL

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

L D R



Non-Transect Zone Intensity

Very Low (VLD)

Low (LD)

Low-Medium (LMD)

Medium (MD)

Medium-High (MHD)

High (HD)

Very High (VHD)



Zone Category

Residential (R)

non-transect zones

NAMING CONVENTIONS

COMMERCIAL

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category with an optional Sub-zone that allows additional uses.

S C - O

Zone Character

Neighborhood (N)
Local (L)
General (G)
Regional (R)
Downtown (D)
Service (S)
Warehouse (W)
Highway (H)

Zone Category

Commercial (C)

Sub-Zone

Open (O)
allows
additional
land uses

non-transect zones

NAMING CONVENTIONS

Industrial

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

FI

**Non-Transect
Zone Intensity**

Flex (F)

General (G)

Heavy (H)

Zone Category

Industrial (I)

land USES

PREVIEW | 100

Goal:

Improve and simplify
land uses.

155+ ▶ 123±

Existing Land Uses

New Land Uses/sub-uses

land USES

Approach:
Simplify land use tables.

After:

Table 23-4D-4040.A Commercial Zones Allowed Uses

Use	Specific to use	Restricted Commercial		Retail and Office Commercial		Mixed Use Commercial	
		NC	LC	GC	RC	CC	DC
Residential							
Accessory Dwelling Unit	23-4E-6030	—	—	—	—	—	—
Bed and Breakfast	23-4E-6080	P	P	P	P	P	P
Cooperative Housing		—	—	—	—	P	P
Group Residential		—	—	—	—	P	P
Home Occupations	23-4E-6180	—	—	—	—	—	—
Live/Work	23-4E-6190	P	P	P	P	P	P
Manufactured Home Park		—	—	—	—	—	—
Multi-Family	23-4E-6240	P ¹	P ¹	P ¹	—	P	P

Land Use
Organized
alphabetically by
use category

Reference
To additional
standards by
use

Permit Requirements
Permit requirements
by zone

Before:

land USES

Approach:

Combine land uses with similar definitions, regulations, impact, and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business Support Services</i>	-	-	--	P	P	P	P	P	P	P	P	-
<i>Financial Services</i>	-	-	P	-	P	P	P	P	P	P	-	-
<i>Consumer Convenience Services</i>	-	-	P	-	P	P	P	P	P	P	-	C
<i>Communications Services</i>	-	P	-	P	P	P	P	P	P	P	P	-

land USES

Approach:

Combine land uses with similar definitions, regulations, impact, and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business Support Services</i>	-	-	--	P	P	P	P	P	P	P	P	-
<i>Financial Services</i>	-	-	P	-	P	P	P	P	P	P	-	-
<i>Consumer Convenience Services</i>	-	-	P	-	P	P	P	P	P	P	-	C
<i>Communications Services</i>	-	P	-	P	P	P	P	P	P	P	P	-

land USES

Approach:

Combine land uses with similar definitions, regulations, impact, and/or operation.

		Existing Commercial Zones											
		NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
Existing Land Use													
Business and Professional Services		-	-	--	P	P	P	P	P	P	P	P	-
		-	-	P	-	P	P	P	P	P	P	-	-
		-	-	P	-	P	P	P	P	P	P	-	C
		-	P	-	P	P	P	P	P	P	P	P	-

land USES

Approach:

Combine land uses
with similar definitions,
regulations, impact,
and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business and Professional Services</i>	-				P	P	P	P	P	P	-	
					P	P	P	P	P	P		
					P	P	P	P	P	P		
					P	P	P	P	P	P		

land USES

Approach:

Combine land uses
with similar definitions,
regulations, impact,
and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business and Professional Services</i>	-				P							-

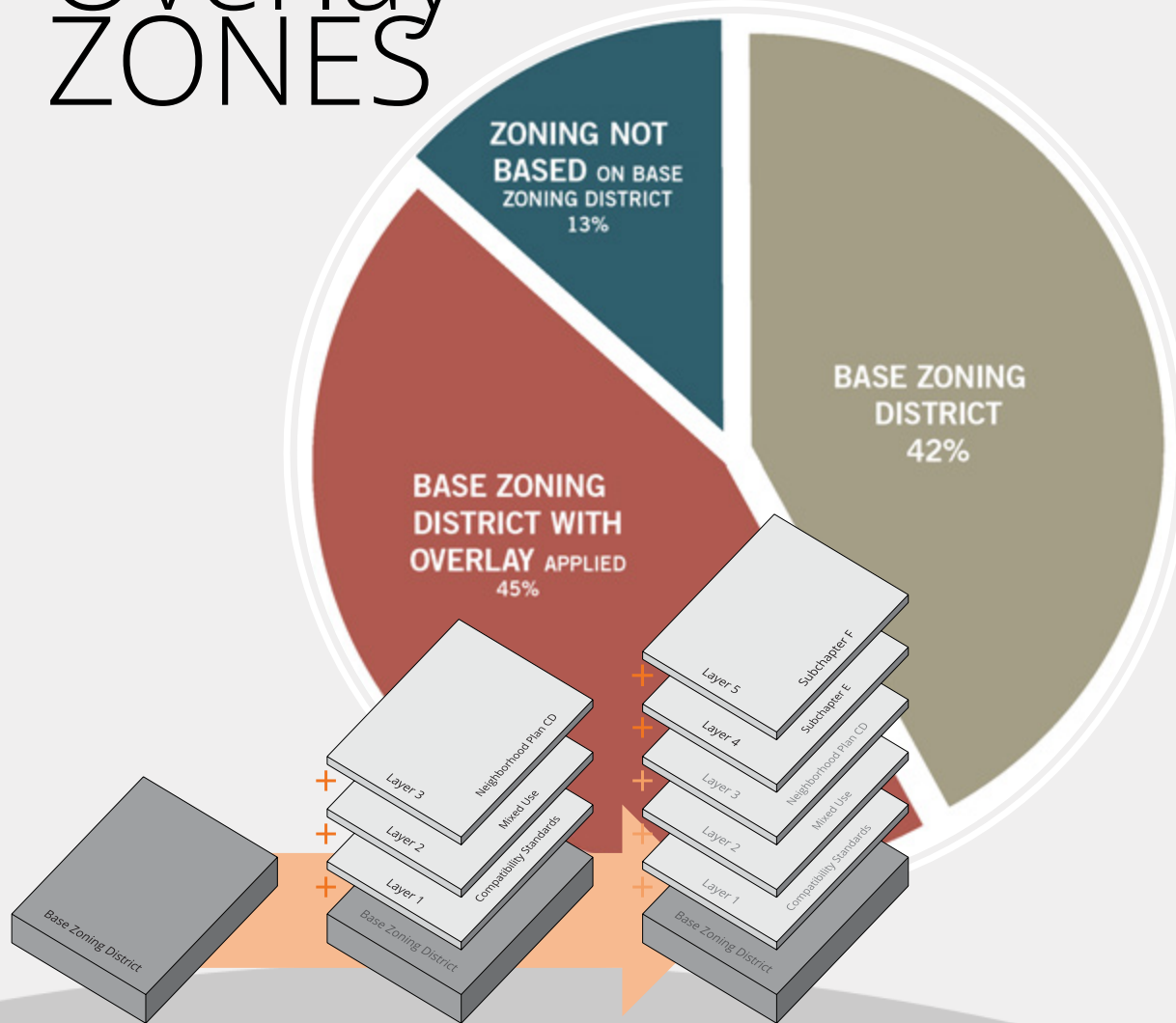
land USES

Approach:
Provide better tools
to regulate.

**Tailor
Regulation
by Impact
and Zone**

Use	Specific to use	Restricted Commercial		Retail and Office Commercial		Mixed Use Commercial	
		MC	UC	GC	RC	UC	MC
General Retail:							
≤5,000 sq ft		P	P	P	P	P	P
>5,000 and ≤10,000 sq ft		MUP	MUP	P	P	P	P
>10,000 and ≤100,000 sq ft		—	—	P	P	P	P
>100,000 sq ft		—	—	CUP	CUP	CUP	CUP
w/ Onsite Production		—	CUP	P	P	P	P
w/ Outside Storage	23-4E-6160	—	—	CUP	CUP	—	—

Overlay ZONES



Goal:
**Simplify complex
layers of regulations**

Existing Title 25
Land Development Code

New Title 23
Land Development Code

21

*Combining
and Overlay
Districts*



11

Overlay Zones

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.

Overlay ZONES

Approach:

Integrate where ever possible, Roll-Forward those that can not be Integrated.

Integrate

Build in regulations and restrictions into the base zones

E.g. Criminal Justice, Mixed-Use, Vertical Mixed-Use

Roll-Forward

Carry forward and improve effective and/or legally required overlays

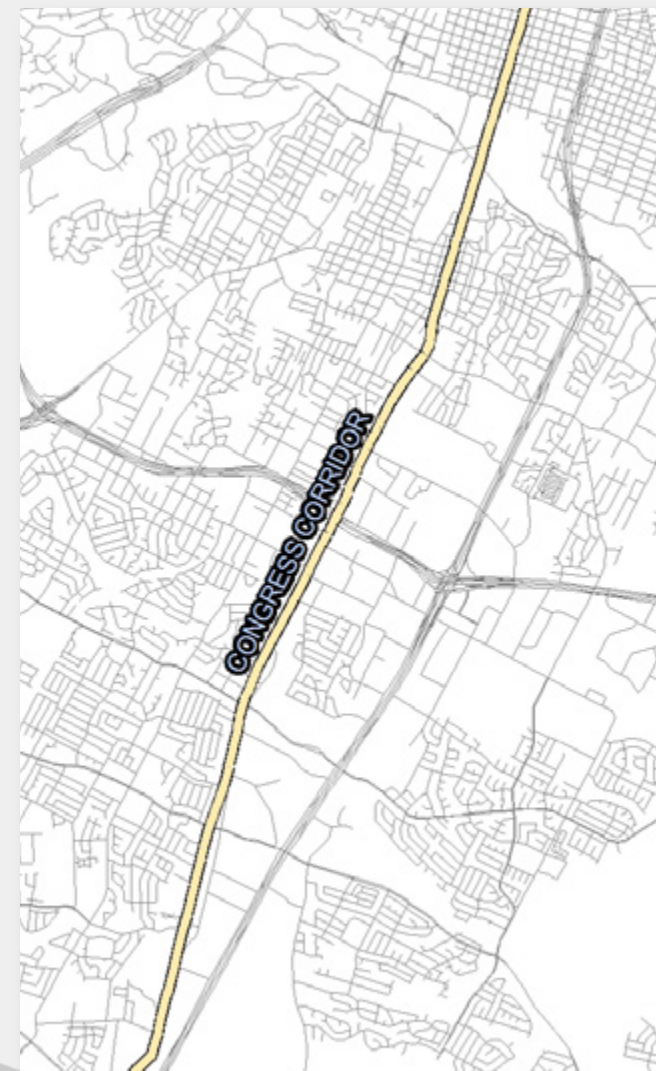
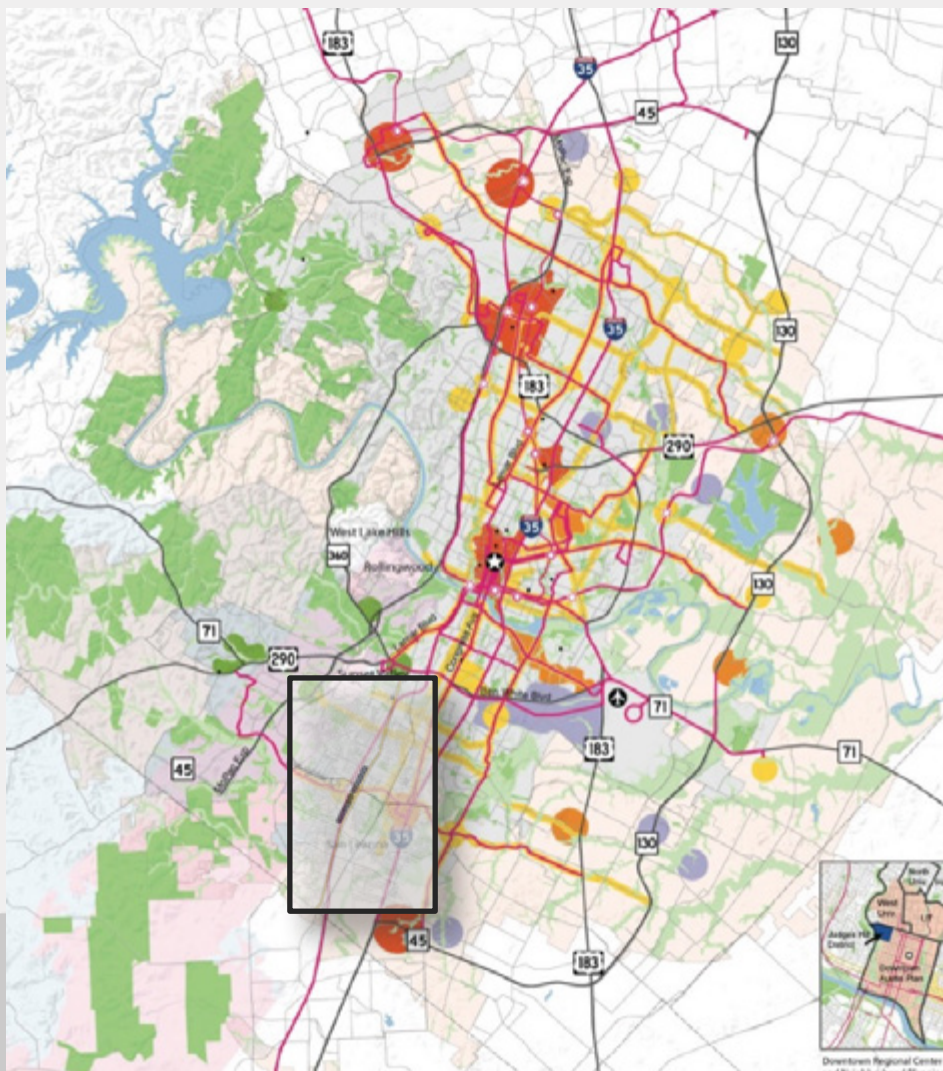
E.g. Barton Springs, Historic Area, Historic Landmark

Overlay ZONES

Standards for overlay zones are intended to ensure that proposed development is compatible with existing and future development within unique parts of the city that have a particular character or open space considerations.

- ☐ Barton Springs
- ☐ Capitol View Corridor
- ☐ Downtown Civic Spaces
- ☐ Hill Country Roadway
- ☐ Historic Landmark
- ☐ Historic Area
- ☐ Lake Austin
- ☐ Neighborhood Plan
- ☐ Planned Development Area
- ☐ University Neighborhood Overlay
- ☐ Waterfront

Different Tools for Different Contexts



FAR SOUTH CONGRESS



SOUTH CONGRESS



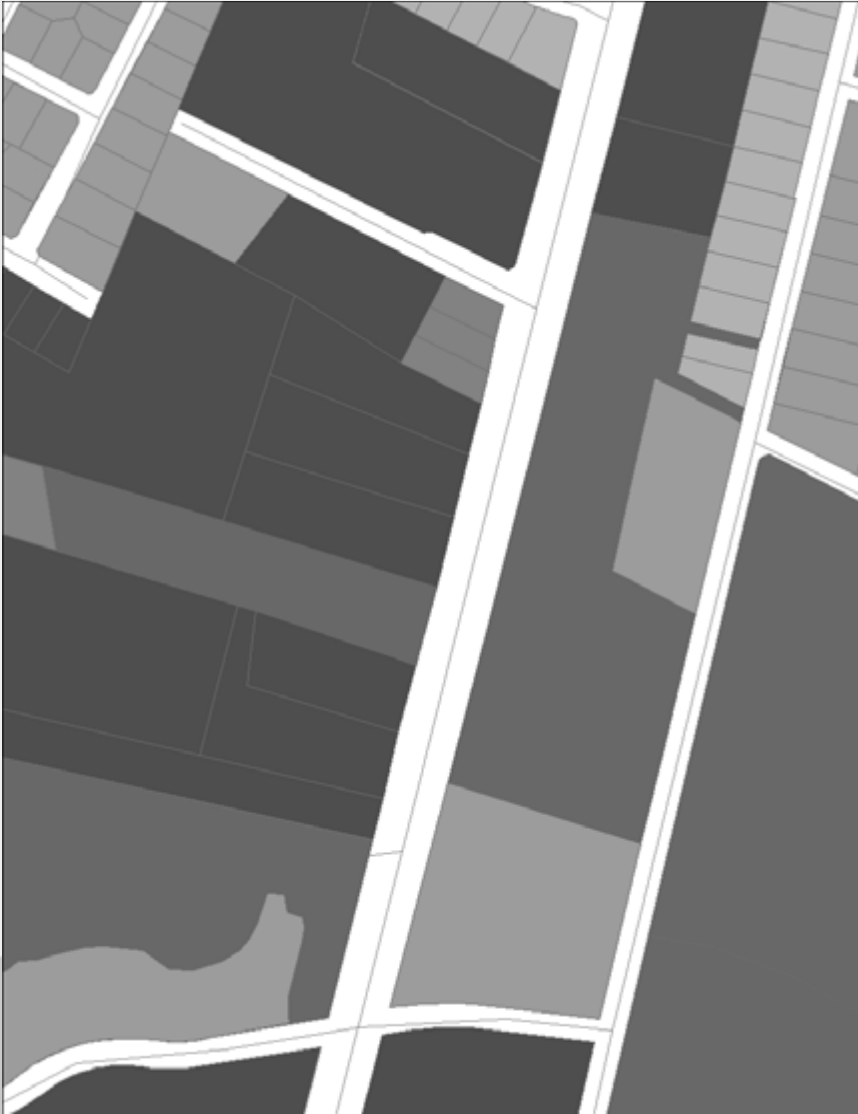
FAR SOUTH CONGRESS



SOUTH CONGRESS



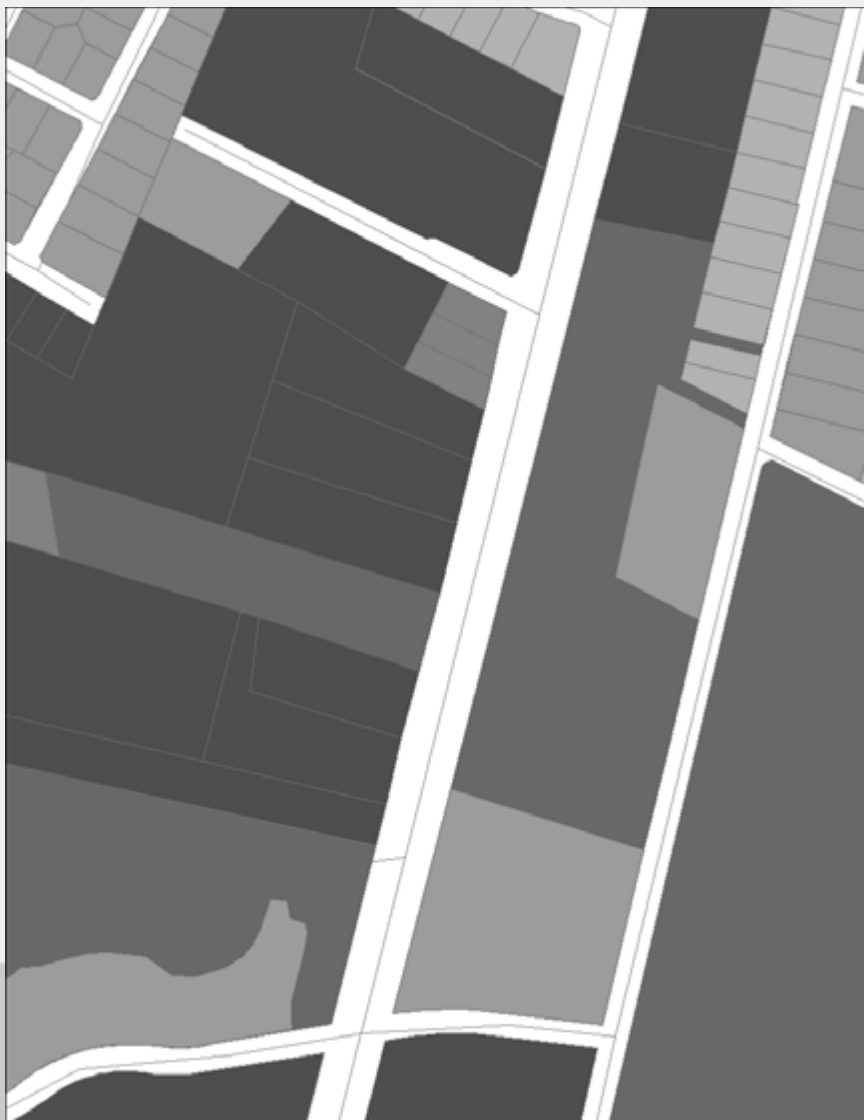
FAR SOUTH CONGRESS



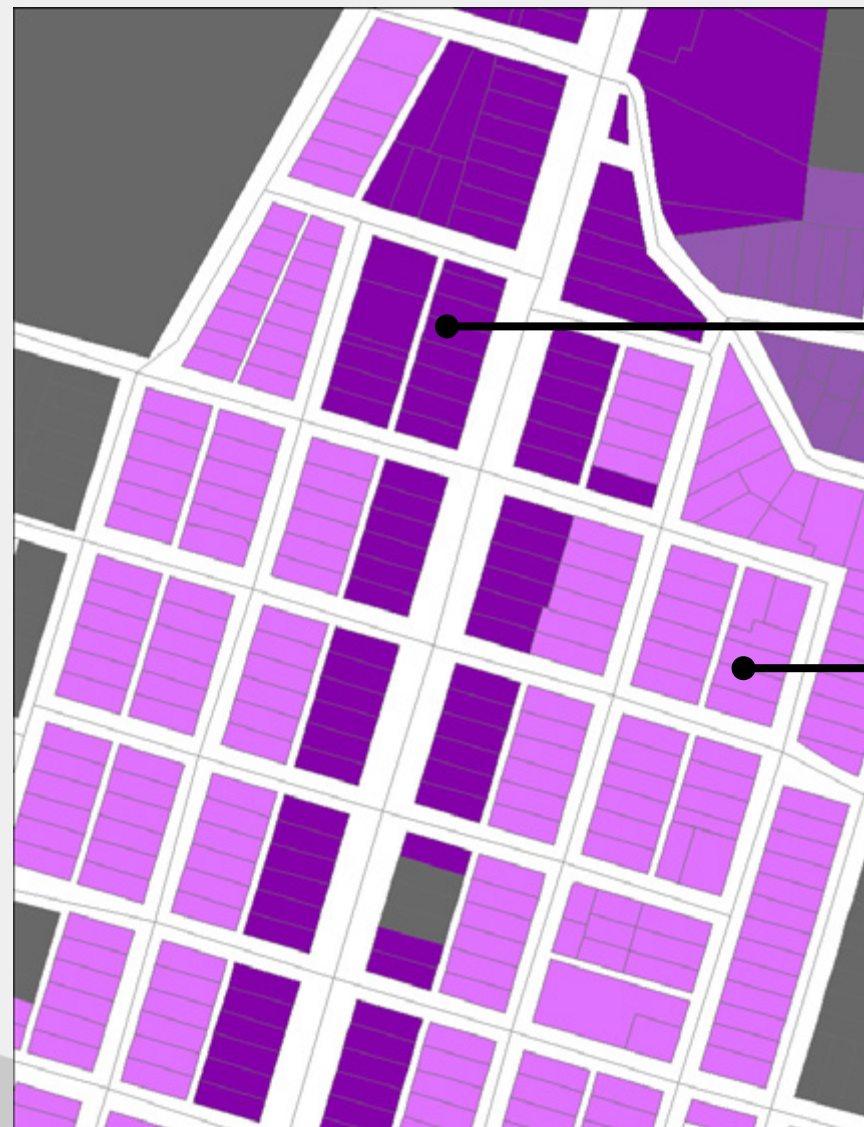
SOUTH CONGRESS



FAR SOUTH CONGRESS



SOUTH CONGRESS

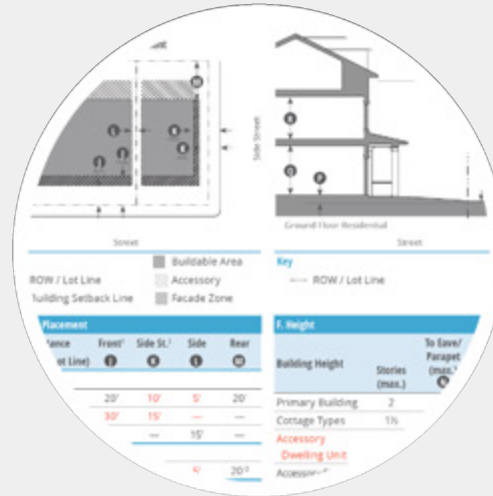


Transect Zone

**Main Street
or
Neighborhood
Open**

Neighborhood

next
steps



Draft Code

Public Review Draft
Released January 2017



Mapping

Est. April 2017



Adoption Process

September 2017 –
April 2018

Outreach Toolkit

This toolkit has slide decks, scripts, and handouts. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.



Survey Tool

The survey is focused on how the draft code implements the Imagine Austin Priority Programs and alleviates the 10 major issues identified in the Land Development Code Diagnosis.

Current code issue: Code Changes Adversely Affect Department Organization

The current complexity of the LDC has an adverse effect on the organizational structure of the Planning and Development Review department.

CodeNEXT solution:
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

On a scale of 1-10 with 1 being not at all and 10 being completely, how well does the solution address the problem?

1 2 3 4 5 6 7 8 9 10

>>

Online and Print

Current code issue: Code Changes Adversely Affect Department Organization

The current complexity of the LDC has an adverse effect on the organizational structure of the Planning and Development Review department.

CodeNEXT solution:
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

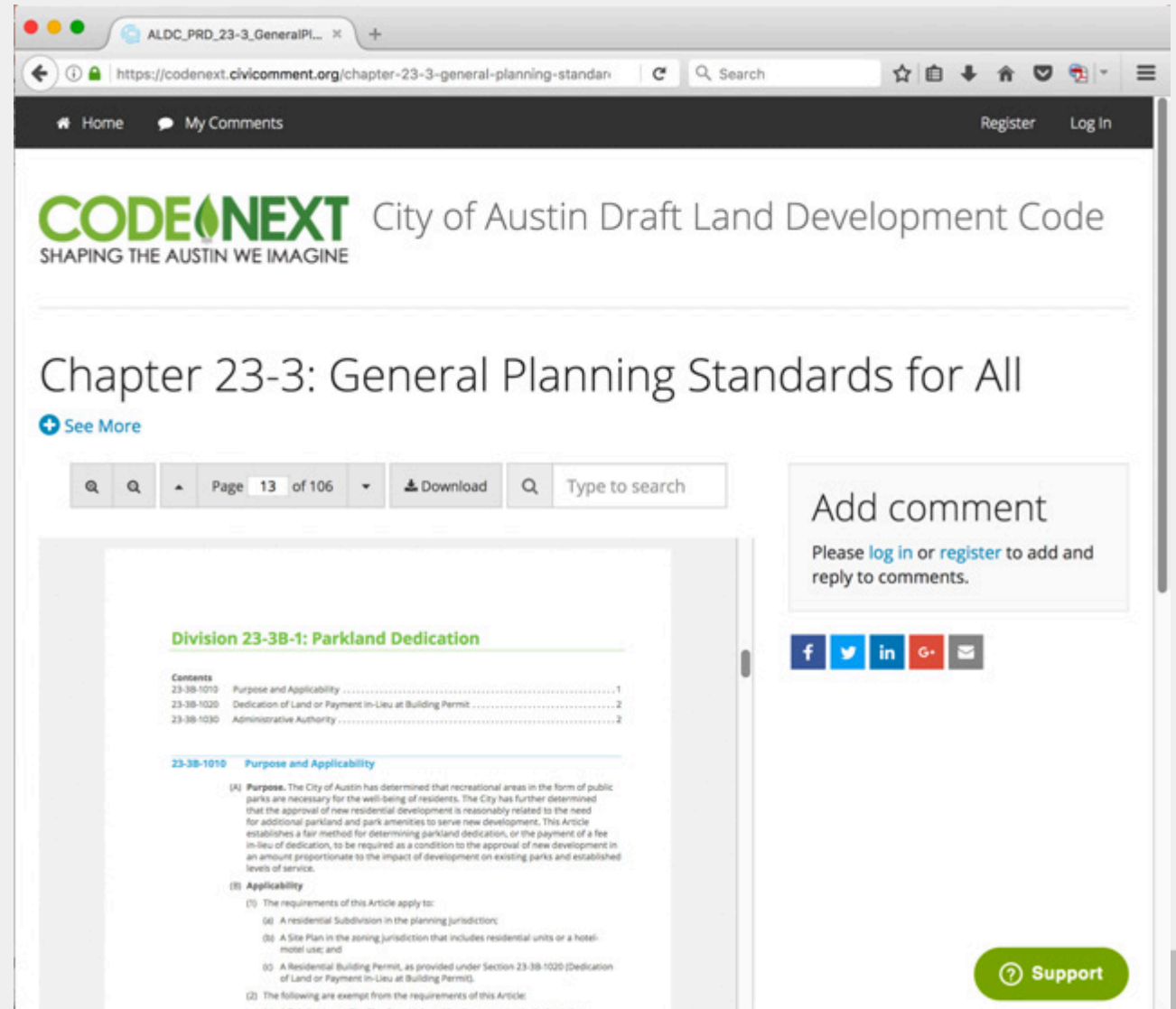
On a scale of 1-10 with 1 being not

Mobile

Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.

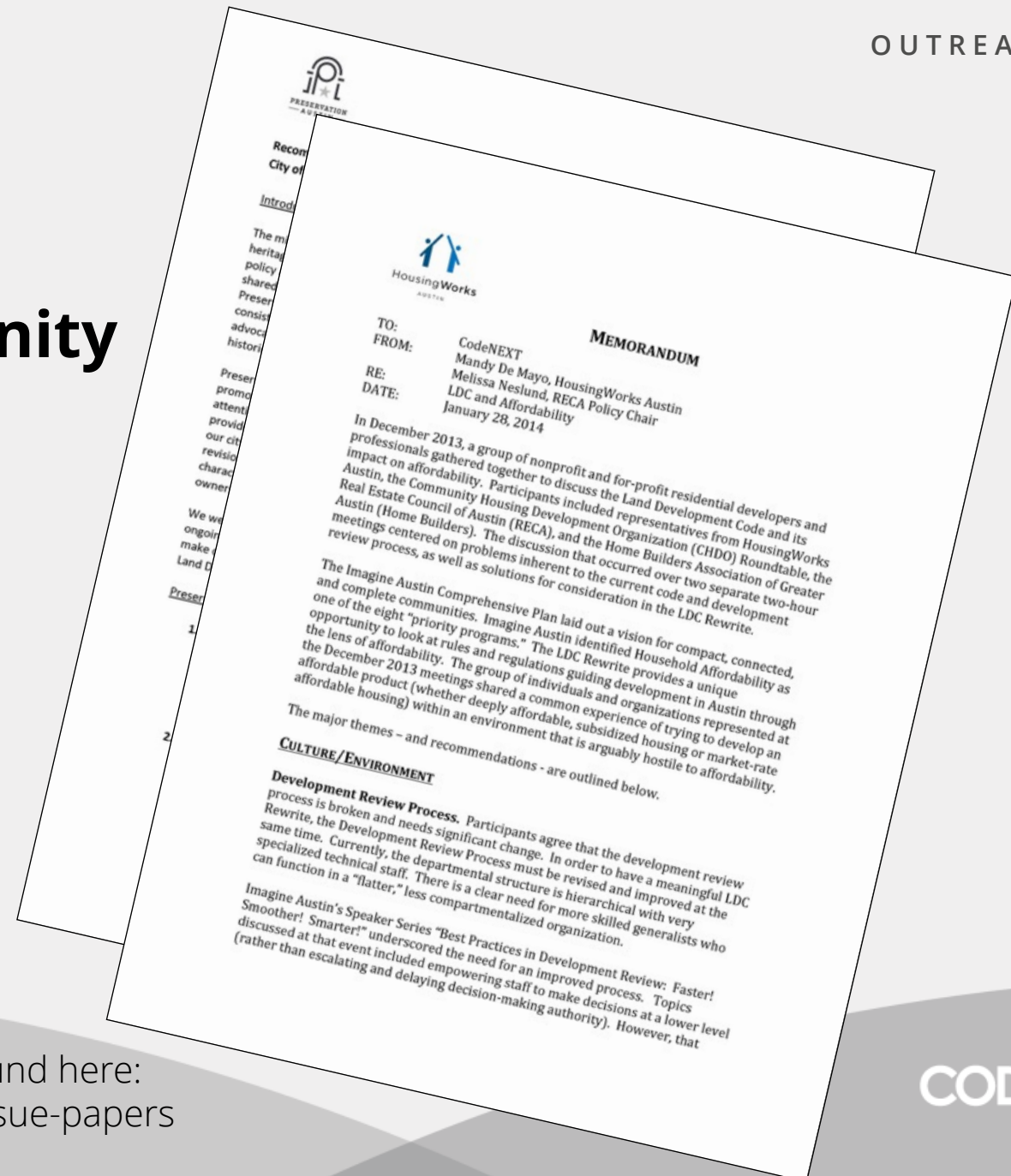
<https://codenext.civicomment.org/>



Viewpoints & Community Issues Papers

In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.

Previous Group Position Papers can be found here:
<http://www.austintexas.gov/departments/issue-papers>



Open Houses Across Austin

Dates

- February 18th
Crocket High School (confirmed)
- February 25th
Lanier High School (confirmed)
- March 4th
LBJ High School (confirmed)
- March 25th
- April 8th



CodeNEXT Topic Talks

Allow for a more focused conversation on some of the major points of interest in the new code, and to answer the public's questions, both general and specific, on these topics.



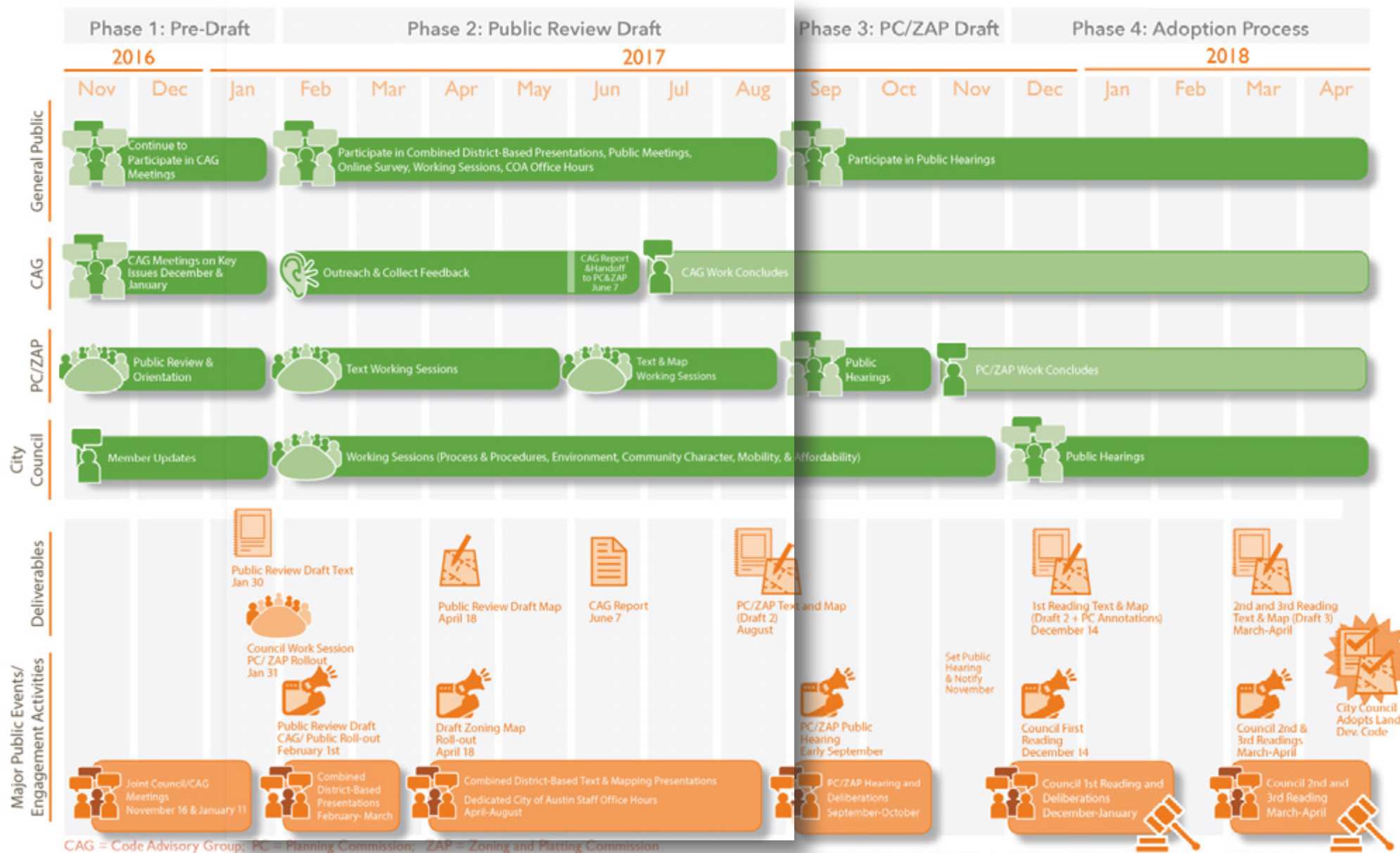
CodeNEXT Topic Talks

Dates

- 5 Events
- Between Late February and Early May



CodeNEXT: Land Development Code Timeline



CAG = Code Advisory Group; PC = Planning Commission; ZAP = Zoning and Platting Commission

Text refers to the written standards of the Land Development Code; *Map* refers to the zoning map that implements where the written standards apply

Constructive Conversations

- The first of multiple drafts that will improve with each iteration
- Openness to change that provides improvement
- Progress is a choice



Constructive Conversations

- Better tools to implement Imagine Austin and provide more predictable development outcomes
- Better Code, Better Planning



questions + ANSWERS



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext
codenext@austintexas.gov



CODENEXT

31-JAN-17

SHAPING THE AUSTIN WE IMAGINE



CODENEXT
31-JAN-17

how the CODE WORKS

PREVIEW | 130

Example: **Reinforcing an existing Neighborhood Main Street**

New zoning tools intentionally craft and cultivate special places that enliven neighborhoods and strengthen their unique qualities and character.



how the CODE WORKS

PREVIEW | 131

Example:
**Creating a new
Corridor Village**

T4 and T5 transect zones focus redevelopment to sprout a walkable urban village that blends a broad range of inclusive uses.



CODENEXT

31 - JAN - 17