

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

PC / ZAP
Mapping Work Session

April 18, 2017



CODENEXT
18 APRIL 2017

Overview

- Mapping Approach
- Embracing Neighborhood Character
- Growing Compact, Growing Connected
- Meeting the Housing Needs
- Future Mapping
- Feedback Tools



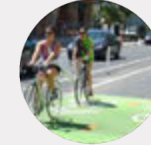
The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

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

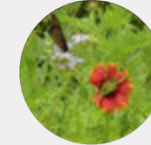


2012

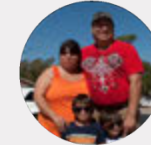
Core Principles for Action



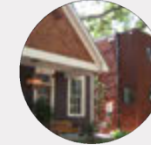
Grow as a compact, connected city



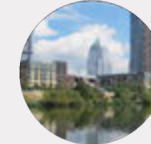
Integrate nature into the city



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

MAPPING APPROACH



MULTIPLE ELEMENTS THAT GUIDED THE MAPPING PROCESS

Imagine Austin

Neighborhood Plans and FLUMS

Existing Zoning

Conditional Overlays

Existing Uses

Connectivity

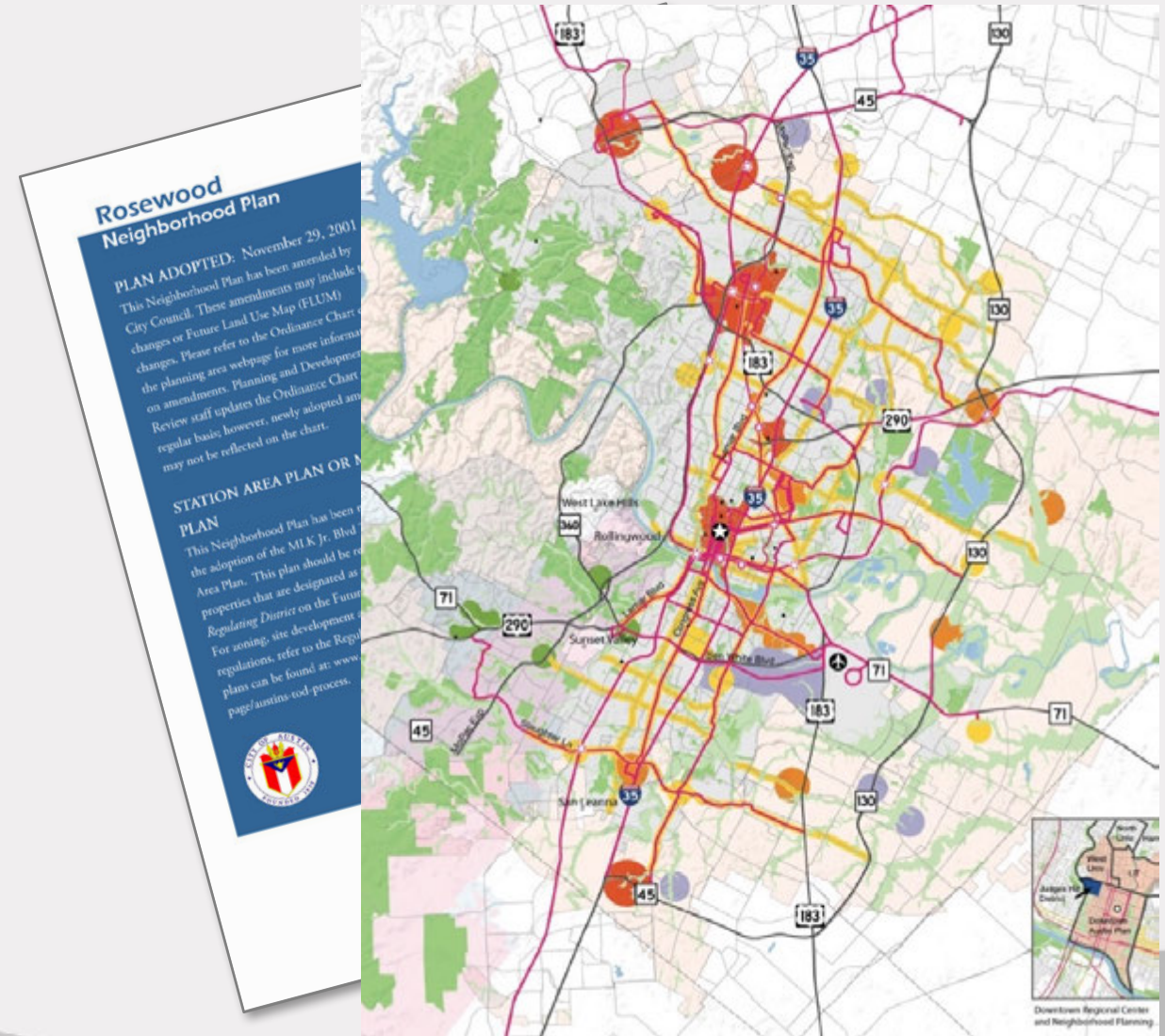
Lots sizes

Community Character Manual

POLICY GUIDANCE

Imagine Austin

Neighborhood Plans / Future Land Use Maps (FLUMs)

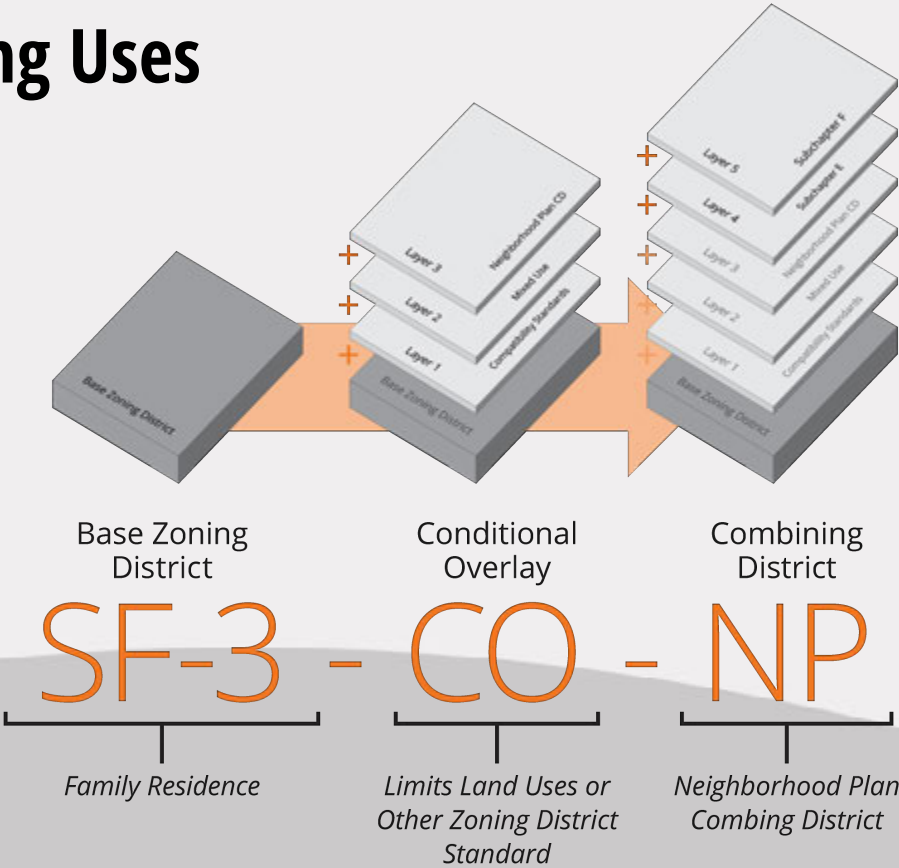


EXISTING ENTITLEMENTS

Existing Zoning Entitlements

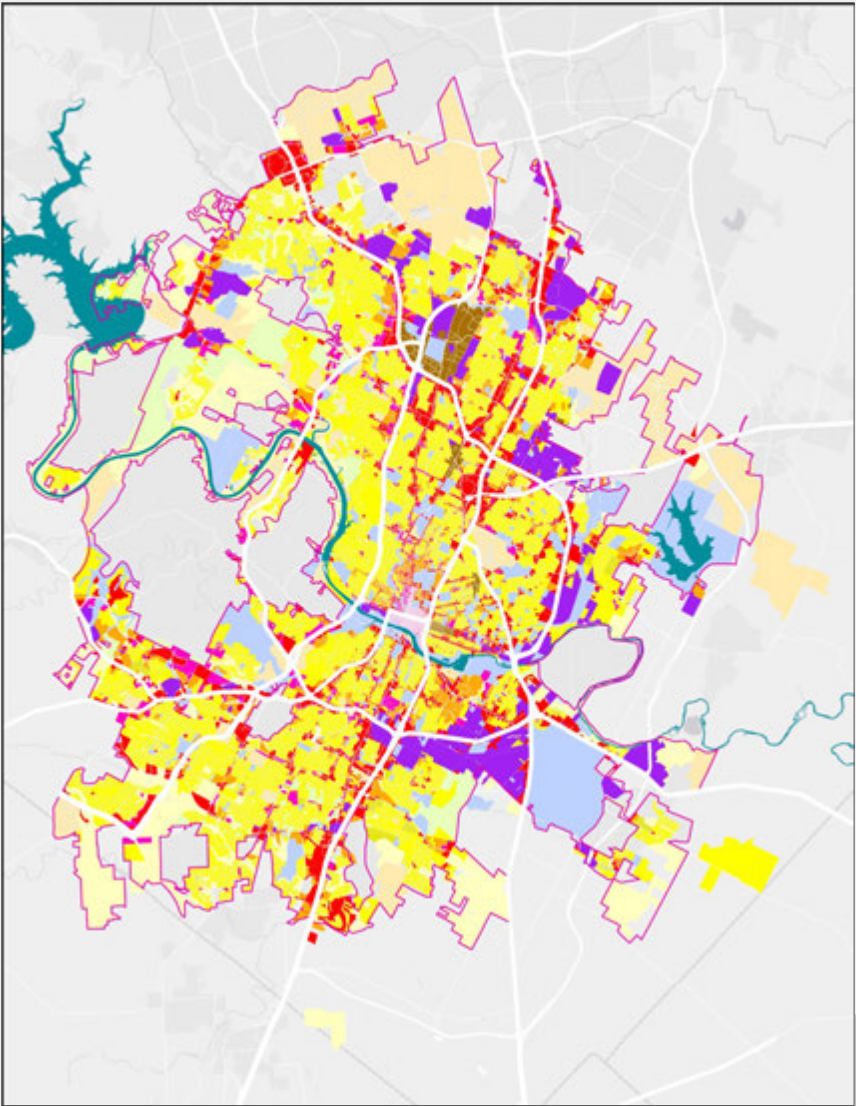
~4,000 Conditional Overlays (3,800 and counting)

Existing Uses



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



NEGOTIATED ZONING CARRIED FORWARD

Planned Unit Developments (PUDs)

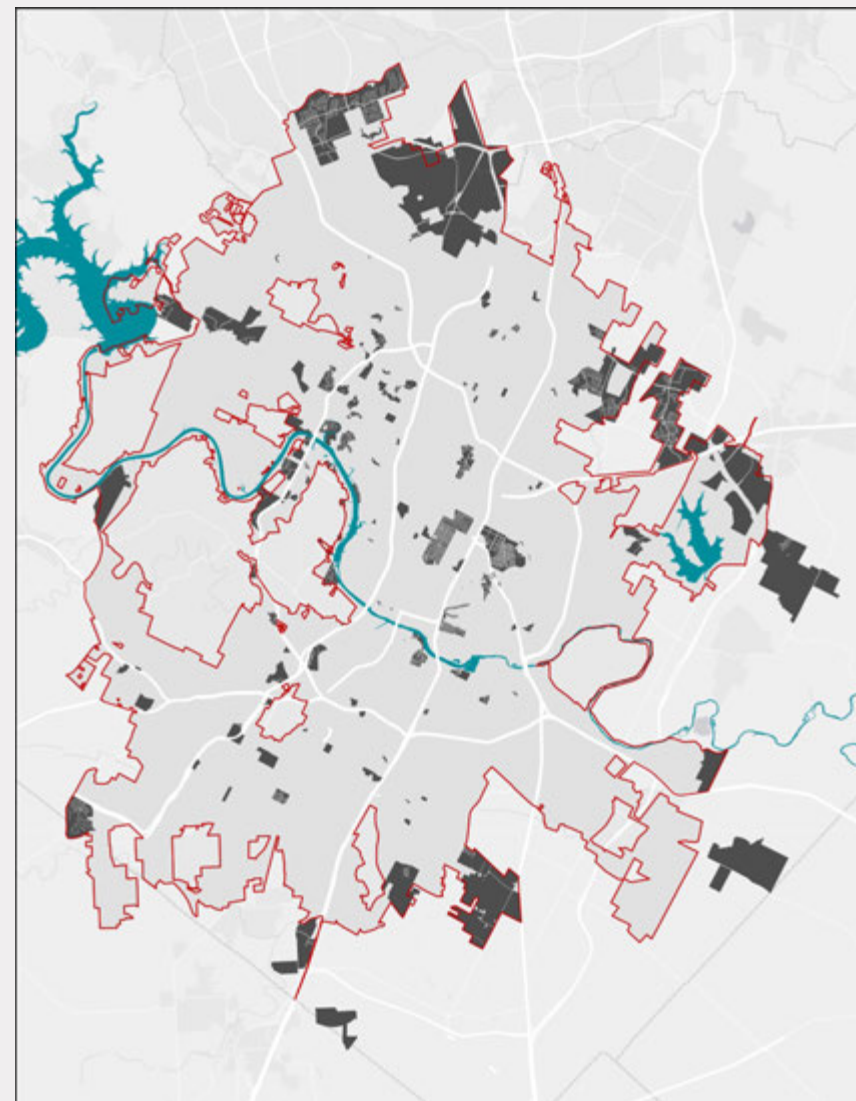
Small Area Plans / Transit Oriented Developments

Neighborhood Conservation Combining Districts

Land zoned TOD results in approximately
13,300 new housing units

PUDs results in approximately **16,510** new
housing units

New Housing – unrealized capacity
buildable in the next 10 years

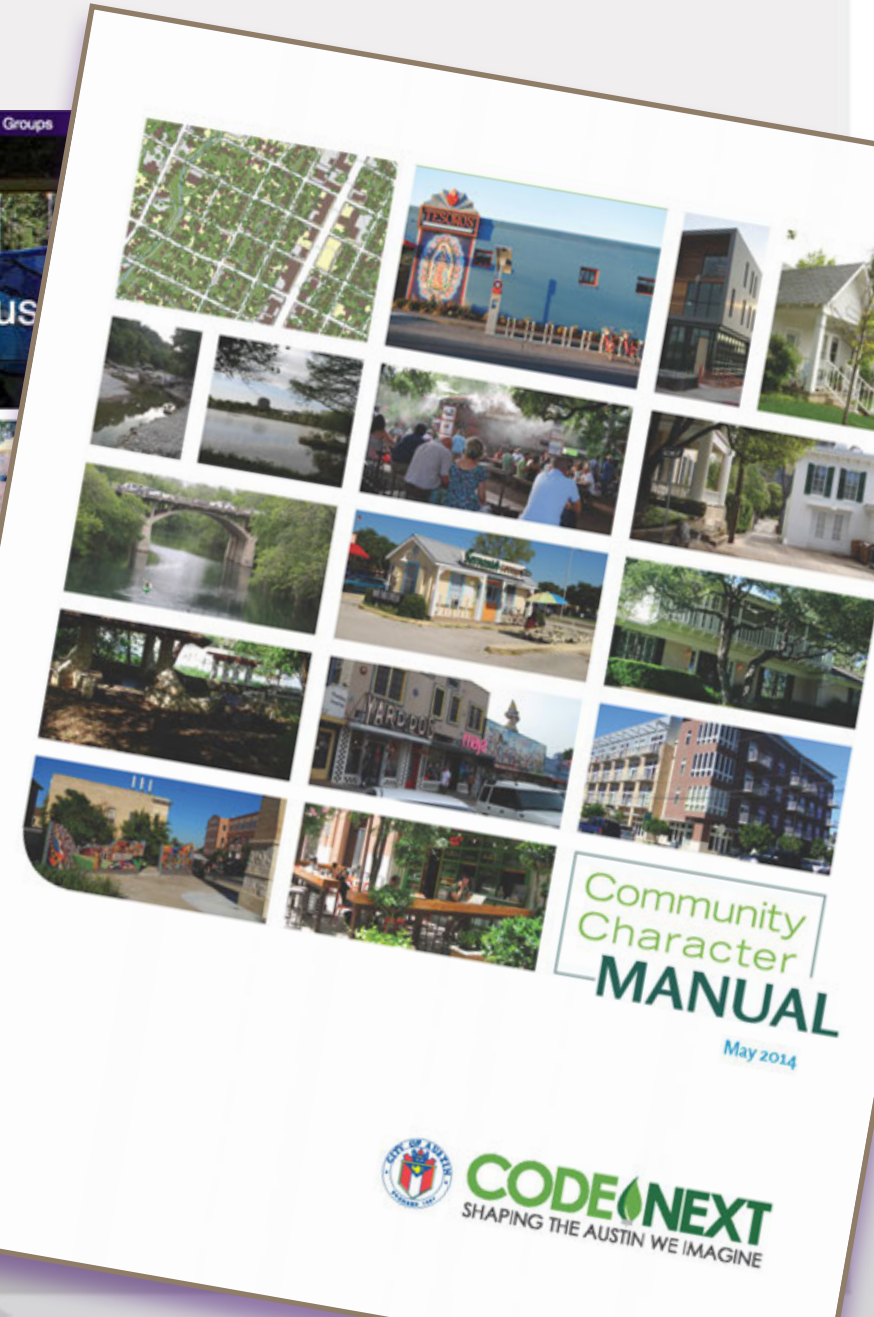


COMMUNITY CHARACTER










Sourced from the
Public

400+ people participated









Over 3,000 photos
submitted by
participants.



PROPOSED ZONING residential + NEIGHBORHOOD

Low to Medium Intensity Residential Zones			Similar to	Reference
	RR	Rural Residential	RR	23-4D-3060
	VLDR	Very Low Density Residential	SF1	23-4D-3070
	LDR	Low Density Residential	SF2	23-4D-3080
	LMDR	Low-Medium Density Residential	SF3, SF4B	23-4D-3090
	LMDR-SL	Low-Medium Density Residential- Small Lot	SF4A	23-4D-3100
Medium to High Intensity Residential Zones			Similar to	Reference
	MDR	Medium Density Residential	SF5, SF6	23-4D-3110
	MHDR	Medium-High Density Residential	MF1, MF2	23-4D-3120
	HDR	High Density Residential	MF3, MF4	23-4D-3130
	VHDR	Very High Density Residential	MF5, MF6	23-4D-3140
	MHP	Manufactured Home Park	MH	23-4D-3150
Transect Neighborhood Zones			Similar to	Reference
	T3NE.WL	T3 Neighborhood Edge Wide Lot	SF3	23-4D-2080
	T3NE	T3 Neighborhood Edge	SF3	23-4D-2090
	T3N.DS	T3 Neighborhood Deep Setback*	SF3	23-4D-2100
	T3N.IS	T3 Neighborhood Intermediate Setback*	SF3	23-4D-2110
	T3N.SS	T3 Neighborhood Shallow Setback*	SF3	23-4D-2120
	T4N.DS	T4 Neighborhood Deep Setback*	MF2, MF3	New Zone
	T4N.IS	T4 Neighborhood Intermediate Setback*	MF2, MF3	23-4D-2130
	T4N.SS	T4 Neighborhood Shallow Setback*	MF2, MF3	23-4D-2140
	T4NC	T4 Neighborhood Core*	MF2, MF3	New Zone
	T5N.SS	T5 Neighborhood Shallow Setback	MF3	23-4D-2150

commercial + MIXED-USE

Restricted Commercial Zones			Similar to	Reference
	NC	Neighborhood Commercial**	NO, LO, LR GO	23-4D-4060
	LC	Local Commercial**		
Retail and Office Commercial			Similar to	Reference
Service and Highway Commercial				
	GC	General Commercial**	GR	23-4D-4080
	RC	Regional Commercial	-	23-4D-4090
	SC	Service Commercial**	CS, CS-1	23-4D-4130
	HC	Highway Commercial	CH	23-4D-4140
Mixed-Use Commercial Zones			Similar to	Reference
	CC	Commercial Core	DMU	23-4D-4100
	DC	Downtown Commercial	CBD	23-4D-4110
Special Commercial Zones			Similar to	Reference
	CR	Commercial Recreation	CR	23-4D-4150
Transect Main Street and Urban Zones			Similar to	Reference
	T3MS	T3 Main Street	LR	New Zone
	T4MS	T4 Main Street*	NO, LO	23-4D-2140
	T5U.SS	T5 Urban Shallow Setback*	GR	23-4D-2160
	T5U	T5 Urban*		23-4D-2170
	T5MS	T5 Main Street*	CS	23-4D-2180
	T6U	T6 Urban	DMU	23-4D-2190
	T6UC	T6 Urban Core	CBD	23-4D-2200

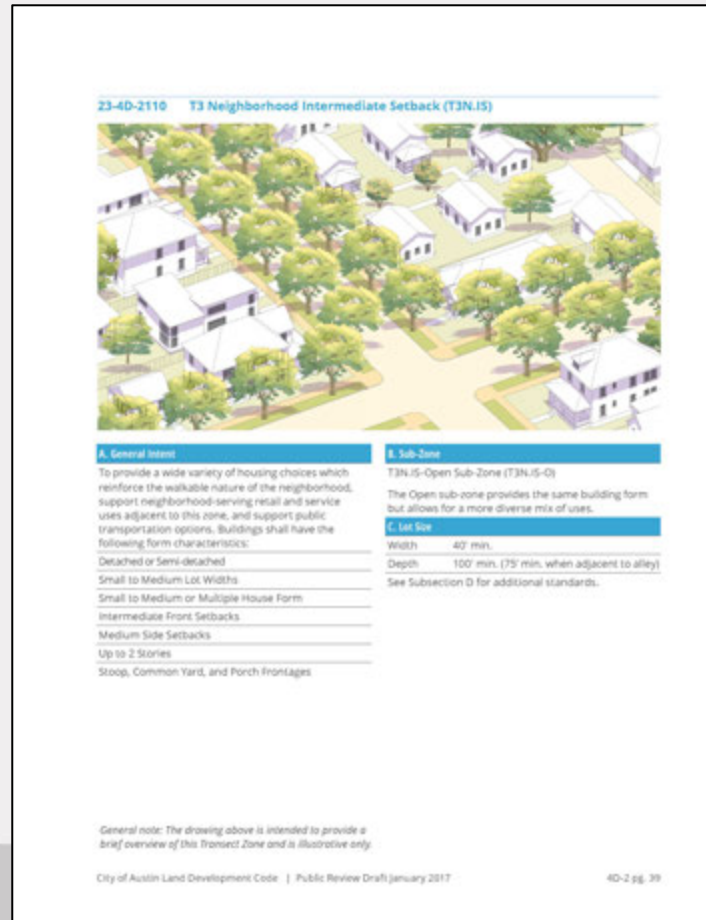
industrial + OTHER ZONES & OVERLAY ZONES

Industrial Zones			Similar to	Reference
	FI	Flex Industrial	LI	23-4D-5060
	GI	General Industrial	IP	23-4D-5070
	HI	Heavy Industrial	MI	23-4D-5080
	R&D	Research and Development	R&D	23-4D-5090
Other Zones				Reference
	P	Public		23-4D-6120
	AV	Aviation Services		23-4D-6070
	AG	Agricultural		23-4D-6060
	OS	Open Space		-
	DR	Development Reserve		23-4D-6080
	OS	Open Space		23-4D-6110
	PUD	Planned Unit Development		23-4D-6130
	ERC	East Riverside Corridor		23-4D-6090
	NBG	North Burnet/Gateway		23-4D-6100
Overlay Zones (not shown on zoning map)				
Barton Springs		Lake Austin		
Capitol View Corridor		Neighborhood Plan		
Downtown Civic Spaces		Planned Development Area		
Hill Country Roadway		University Neighborhood		
Historic Landmark		Overlay		
Historic Area		Waterfront		

PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:

- Intent
- Sub-Zone
- Lot Size



T3N.IS Page 1



LMDR Page 1

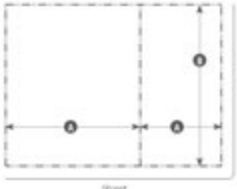
PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:
Additional
form
standards
specific to
Transect
Zones

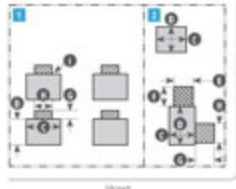
23-40-2110
T3 Neighborhood Intermediate Setback (T3N.IS)

Transect Zones

Lot Diagram



Building Envelope Diagram



Key for Diagrams

- ROW / Lot Line
- Main Building Envelope
- Rear Building Envelope
- Side Building Envelope

D. Building Types

Building Type	Buildings per lot	Units per lot	Building Envelope (max.)					
			Main		Rear		Side	
			Width	Depth	Width	Depth	Width	Depth
Small House Form 1								
Cottage House	1	1	40'	100' ²	24'	36'	16'	18'
Small House	1	1	50'	100' ²	28'	42'	20'	16'
Duplex: Stacked	1	2					8'	24'
Medium House Form								
Wide House	1	1	60'	100' ²	48'	32'	20'	22'
Duplex: Side-by-side	1	2						
Multiple House Form 1								
Cottage Corner ¹	3	1	50'	125'	24'	32'	N/A	4'
Cottage Court	6	1	100'				N/A	16'
Accessory Building Form 1								
Accessory Dwelling Unit	1	1			28'	24'	N/A	N/A

Notes

- Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min.
- ¹ 25' for lots existing at time of adoption of this Land Development Code.
- ² 75' when adjacent to alley.
- ³ Cottage Corner building types shall be located on a corner lot.

Key for Subsection D

- N/A = Not Allowed
- = No Requirement

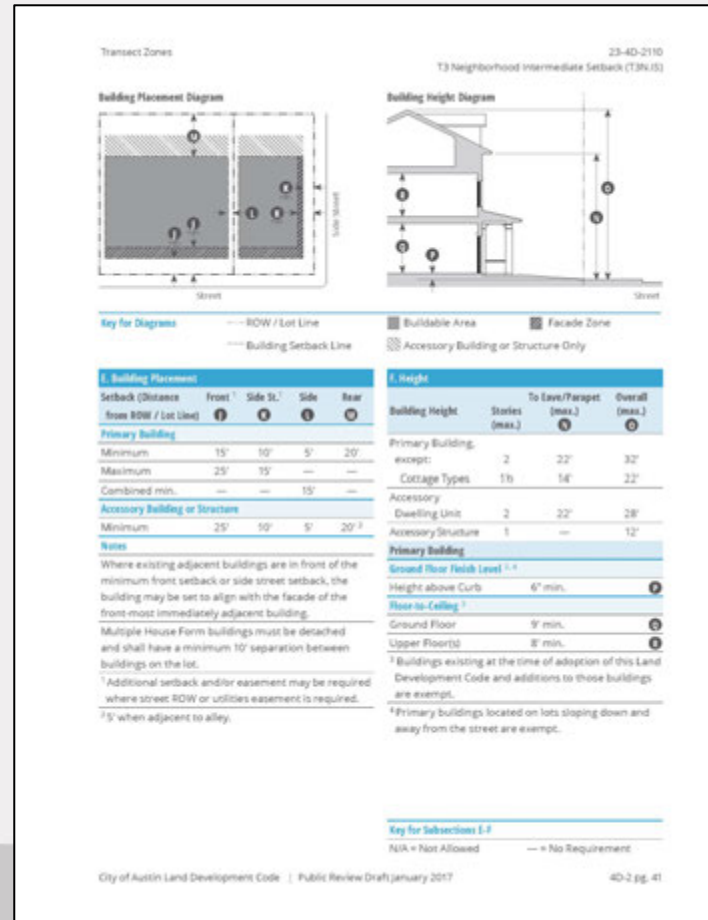
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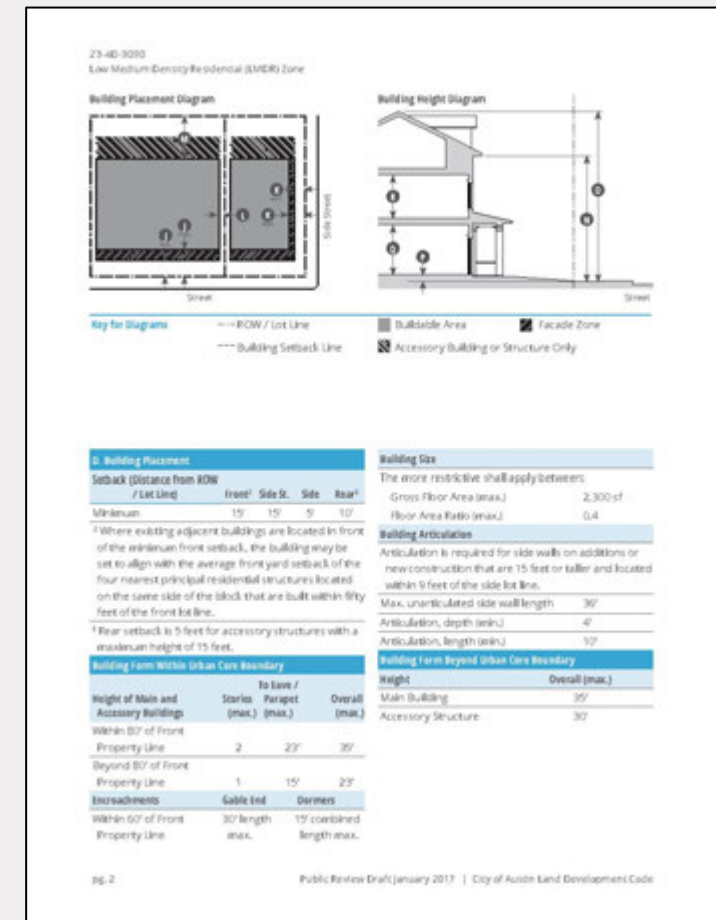
PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:

- Building Placement
- Building Form and Height



T3N.IS Page 3



LMDR Page 2

- Encroachments
- Parking
- Frontages (Transect Zones)



PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:

- Parking (continued)

Transect Zones

23-4D-2110
T3 Neighborhood Intermediate Setback (T3N-IS)

L Parking (continued)	
Site Type	Required Parking Spaces (min.)
Residential	
Residential, except:	1 per unit
Home Occupations	—
Bed and Breakfast	1, plus 1 per 2 bedrooms
Residential Support Services	
Residential Support Services	1, plus 1 per every 2 residents
Services	
Services, except:	1 per 500 sf after first 2,500 sf
Day Care	1 per 500 sf
Medical Services:	
≤2,500 sf	—
Office	
Office	1 per 500 sf after first 2,500 sf
Outs and Public Assembly	
Library, Museum, or Public Art Gallery	1 per 500 sf after first 2,500 sf
Meeting Facility (public or private)	1 per 100 sf assembly area after first 1,200 sf
Public Safety Facility	As determined by Planning Director ¹
School	1.5 spaces per staff member, plus 1 space for each 3 students enrolled in grades 11 and 12, college, or university

L Parking (continued)	
Site Type	Required Parking Spaces (min.)
Restaurants and Bars	
Restaurants and Bars	1 per 100 sf for first 2,500 sf; 1 per 50 sf after first 2,500 sf
Retail	
Retail	1 per 500 sf after first 2,500 sf
Entertainment and Recreation	
Park/Playground	As determined by Planning Director ¹
Recreation, Community, Non-Profit	As determined by Planning Director ¹
Studio/Art, Dance, Martial Arts, Music	≤500 sf —
Agriculture	
Agriculture	≤5,750 sf — >5,750 sf determined by Planning Director ¹
Other	
Other	As determined by Planning Director ¹

Notes

See Section 23-48-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.

¹ In making a determination, the Planning Director shall consider the requirements applicable to similar uses, and the location and characteristics of the use.

Key for Subsections I

— = No Requirement

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PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:

- Impervious Cover
- Open Space
- Signage
- Site Constraints

23-4D-2110
T3 Neighborhood Intermediate Setback (T3N.IS)

Transect Zones

J. Impervious Cover		
Impervious Cover	% (max.)	Standards
Impervious Cover	45%	23-3D-3
Building Cover	40%	
See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.		
The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.		

K. Required Open Space			
Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Private ¹	8'	10'	100 sf

Notes

Private open space requirement may be met by ground floor private open space, upper story balcony, or roof deck.

Private open space requirements shall not be met by open space provided in required front or side street setbacks.

¹ The Cottage Court building type has additional open space standards. See Section 23-4D-2220 (Supplementary Cottage Court Building Type Standards).

L. Signage		
Total Signs	Number (max.)	
Building Signs	N/A	
Ground Signs	1 per building	
Sign Types	Number (max.)	Standards
Building Signs		
Hanging ¹	1 per building	23-8B
Window ¹	1 per building	23-8B
Ground Signs		
Yard ¹	1 per building	23-8B
Notes		
See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.		
¹ Not allowed for residential uses.		

M. Site Constraints	
Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape).

Key for Subsections L

N/A = Not Allowed

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Key for Subsection L

N/A = Not Allowed

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T3N.IS Page 6

23-4D-3090

Low Medium Density Residential (LMDR) Zone

J. Impervious Cover

Impervious Cover	% (max.)	Standards
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Impervious Cover	45%	23-3D-3
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Building Cover	40%	
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See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.

Additional Impervious Cover

The Building Official may approve impervious cover up to 55 percent on a lot after determining that all of the following requirements are satisfied:

The principal use of the lot must be a residential use;

The lot must be included in a plat that was recorded before January 2, 1989;

The lot must adjust open space, including a golf course or regional park, and the open space;

Must not contain a significant amount of impervious cover;

It is not likely to be developed with a significant amount of impervious cover;

Contains at least twice the area of the adjacent lots; and

It is not be separated from the lot by an impervious barrier, including street pavement or a paved plaza.

A variance from a required setback must not have been granted or requested and the owner of the lot must agree not to request a variance from a required building setback; and

A development intensity transfer affecting the open space must not have been granted.

K. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Private ¹	8'	10'	100 sf

Notes

Private open space requirements shall not be met by open space provided in required front or side street setbacks.

L. Signage

Total Signs	Number (max.)
Building Signs	N/A

Ground Signs	1 per building
--------------	----------------

Sign Types	Number (max.)	Standards
------------	---------------	-----------

Building Signs		
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Hanging ¹	1 per building	23-8B
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Window ¹	1 per building	23-8B
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Ground Signs		
---------------------	--	--

Yard ¹	1 per building	23-8B
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Notes

See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.

¹ Not allowed for residential uses.

M. Site Constraints

Drainage	See Article 23-10E (Drainage).
----------	--------------------------------

Water Quality	See Article 23-3D (Water Quality).
---------------	------------------------------------

Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
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Landscape	See Division 23-4E-4 (Landscape).
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pg. 4

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LMDR Page 4

PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:

- Uses

Transit Zones 23-4D-2110
T3 Neighborhood Intermediate Subback (T3N.IS)

Use Type	Specific Use	TW
Use Type	Specific Use	TW
Residential		
Residential Dwelling Unit	P	P
Accessory Dwelling Unit	23-4E-6030 P	P
Bed and Breakfast	23-4E-6080 CUP	P
Senior/Retirement Housing:	23-4E-6300	
≤12 Residents	MUP	MUP
Home Occupations	23-4E-6180 P	P
Short-term Rental	23-4E-6310 P	P
Residential Support Services		
Group Home:	23-4E-6170	
≤7 Residents	P	P
7 to 15 Residents	CUP	P
Services		
Business and Financial/Professional Services	N/A	CUP
Day Care:		
Small (≤7 Children)	P	P
Large (>7 and ≤20 Children)	CUP	CUP
Commercial	N/A	CUP
Medical Services:		
≤2,500 sf	N/A	P
>2,500 sf	N/A	N/A
Pharm Shop	N/A	N/A
Personal Services	N/A	P
Repair, Commercial (non-vehicular)	N/A	CUP
Office		
Office, General (non-medical)	N/A	P
Child and Public Assembly		
Library, Museum, or Public Art Gallery	CUP	CUP
Meeting Facility (public or private)	CUP	CUP
Public Safety Facility	CUP	CUP
School:	23-4E-6290	
Business, or Trade	N/A	N/A
College or University	CUP	CUP
Private Primary	CUP	CUP
Private Secondary	CUP	CUP
Public Primary	P	P
Public Secondary	P	P
Restaurants and Bars		
Bar/Nightclub: Level 1 = No Outside Seating; No Late Hours	N/A	CUP
Restaurant, except:	N/A	P
>2,500 sf	N/A	CUP
With Alcohol Sales	N/A	CUP
With Outside Seating	N/A	CUP
Late Night Operation	23-4E-6270	N/A
Retail		
Food Sales (on or off site)	N/A	P
General Retail:		
≤5,000 sf	N/A	P
With On-site Production	N/A	P

Table Continues on Next Page

Key for Subsection B:
P Permitted Use
MUP Minor Use Permit Required
CUP Conditional Use Permit Required
TUP Temporary Use Permit Required
N/A Not Allowed

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T3N.IS Page 7

23-4D-3090
Low Medium Density Residential (LMDR) Zone

Use	Specific Use	LMDR
Use	Specific Use	LMDR
Residential		
Accessory Dwelling Unit	23-4E-6030 P	P
Bed and Breakfast	23-4E-6080 CUP	CUP
Cooperative Housing	CUP	CUP
Group Residential	—	—
Home Occupations	23-4E-6180 P	P
Live/Work	23-3E-6190 CUP	CUP
Manufactured Home Park	—	—
Multi-Family	23-4E-6240	—
Senior/Retirement Housing:		
≤12	23-4E-6300 P	P
>12	23-4E-6300	—
Single-Family	P	P
Short-term Rental	23-4E-6310 P	P
Two-Family Residential	23-3E-6350 P	P
Residential Support Services		
Emergency Shelter	—	—
Group Home:		
≤7	23-4E-6170 P	P
7 to 15	23-4E-6170 MUP	MUP
Restricted	23-4E-6170	—
Residential Care Facility:		
Assisted Living	—	—
Skilled Nursing	—	—
Transitional and Supportive Housing	—	—
Services		
Day Care:		
Small ≤7	P	P
Large >7 and ≤20	MUP	MUP
Commercial	CUP	CUP
Office		
Office, General (non-medical)	—	—
Child and Public Assembly		
Cemetery	—	—
Detention Facility	—	—
Government/Child	—	—
Library, Museum, or Public Art Gallery	CUP	CUP
Meeting Facility (public or private)	CUP	CUP
Military Facility	—	—
Public Safety Facility	CUP	CUP
Religious Assembly Facility	P	P
School:		
Business, or Trade	23-4E-6290	—
College or University	23-4E-6290 CUP	CUP
Private Primary	23-4E-6290 CUP	CUP
Private Secondary	23-4E-6290 CUP	CUP
Public Primary	23-4E-6290 P	P
Public Secondary	23-4E-6290 P	P
Entertainment and Recreation		
Park/Playground	P	P
Retreat:		
Community, Non-profit	CUP	CUP
Indoor, For Profit	—	—
Outdoor, For Profit	—	—
Sports or Events Arena	See Section 23-4E-6390 for special	—

Key for Subsection B:
P Permitted Use; MUP Minor Use Permit Required; CUP Conditional Use Permit Required; TUP Temporary Use Permit; — Use not allowed

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LMDR Page 5

PROPOSED LAYOUT FOR USE-BASED ZONES

Page Content:

- Uses
(continued)

23-4D-2110
T3 Neighborhood Intermediate Setback (T3N/IS)

Transect Zones

Use Type	Specific to use	T3N
Entertainment and Recreation		
Park/Playground		P P
Recreation: Community		CUP CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P P
Agriculture		
Community Agriculture	23-4E-6120	P P
Other		
Accessory Uses	23-4E-6040	P P
Communications	23-4E-6110	P P
Telecommunications	23-4E-6340	P P
Utilities: Local		CUP CUP
Temporary Uses		TUP TUP
Special Uses	23-4E-6320	CUP CUP

Key for Subsection 9

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

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23-4D-3090
Low Medium Density Residential (LMDR) Zone

Use	Specific to use	LMDR
Agriculture		
Community Agriculture	23-4E-6120	P
Other		
Accessory Uses	23-4E-6040	P
Communications	23-4E-6110	P
Helicopter and Other Non-Fixed Wing Aircraft Facilities		—
Utilities		
Local		CUP
Major		—
Telecommunications	23-4E-6340	P
Temporary Uses	23-4E-1050	TUP
Transportation Facilities		—
Transit Terminal		—
Special Uses		CUP

P= Permitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required; TUP=Temporary Use Permit; — = Use not allowed

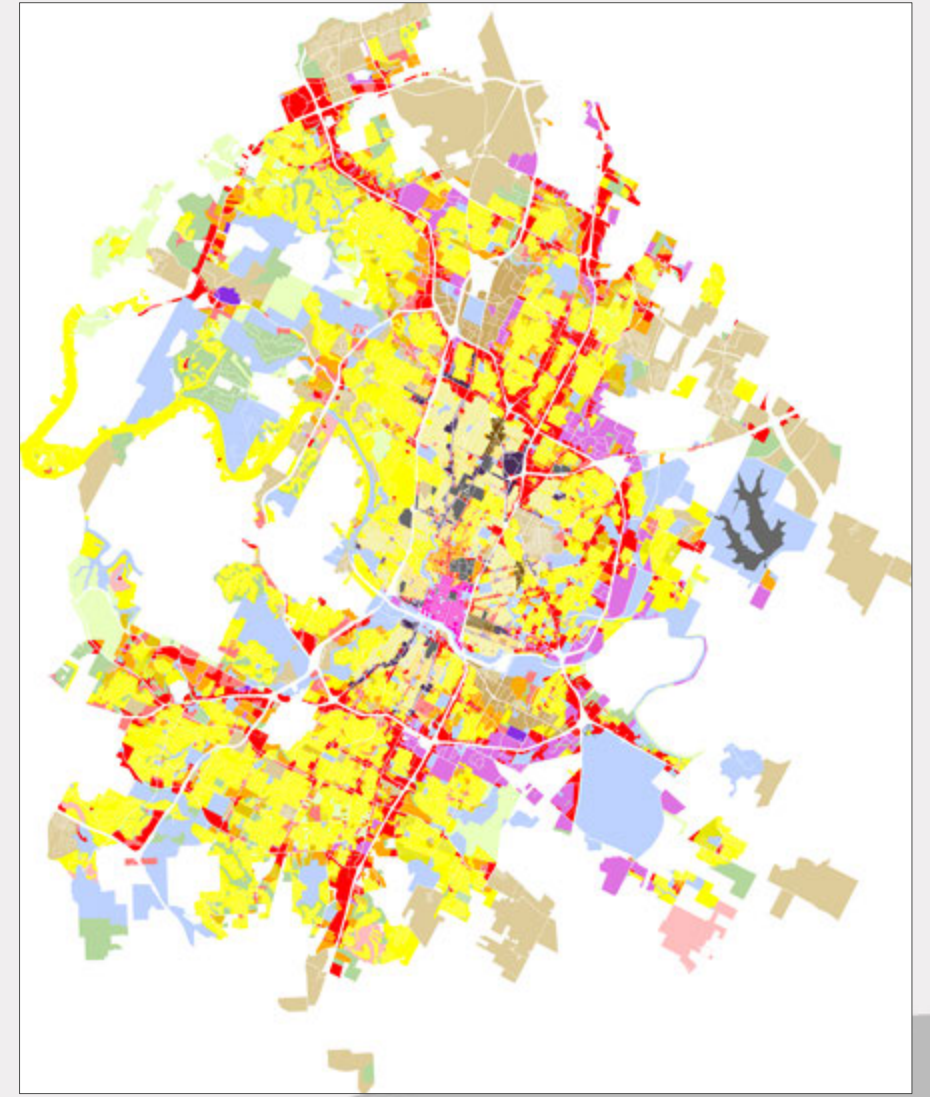
pg. 6 Public Review Draft January 2017 | City of Austin Land Development Code

LMDR Page 6

EMBRACING NEIGHBORHOOD CHARACTER



PROPOSED ZONING



SIMILAR INTENSITY, BETTER STANDARDS, NEW NAME

Indicates areas where previously zoned SF-1, SF-2 and SF-3 areas have similar intensity of development potential, have clearer and better standards and have been renamed.



SIMILAR INTENSITY, BETTER STANDARDS, NEW NAME

Integration of Residential Design Standards into URBAN CORE for residential zones

Land zoned residential within and beyond the Urban Core result in **21,865** new housing units

Lot Requirements				
Lot Size	5,750 sf min.			
Impervious Cover ¹	45% max.			
Building Cover	40% max.			
¹ The maximum Impervious Cover 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.				
Building Placement				
Setback (Distance from ROW / Lot Line)				
	Front ²	Side St.	Side	Rear ³
Minimum	15'	15'	5'	10'
² Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.				
³ Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.				
Building Form Within Urban Core Boundary				
Height of Main and Accessory Buildings	To Eave / Stories (max.)	Parapet (max.)	Overall (max.)	
Within 80' of Front Property Line	2	23'	35'	
Beyond 80' of Front Property Line	1	15'	23'	

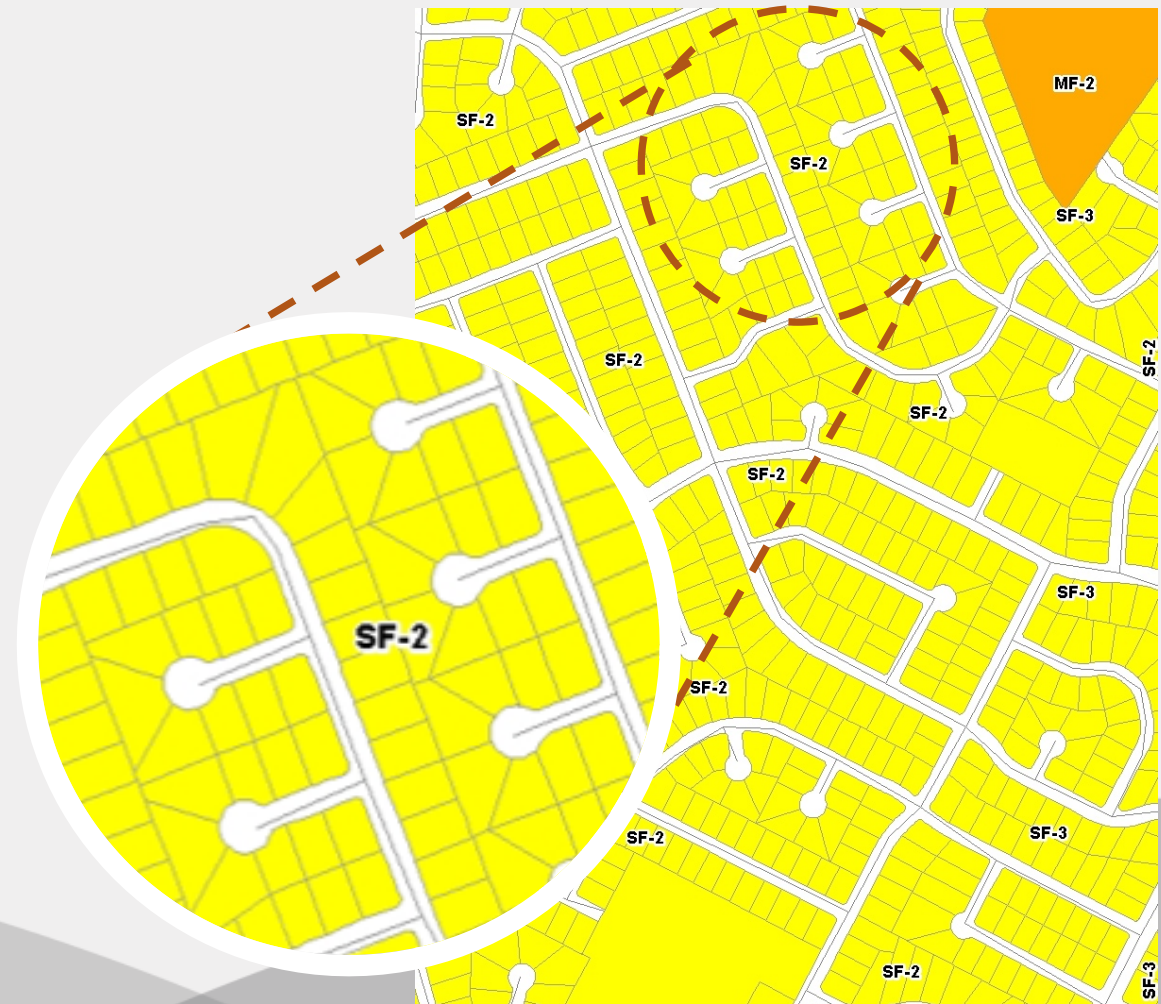
Building Form Within Urban Core Boundary (continued)		
Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.
Building Size		
The more restrictive shall apply between:		
Gross Floor Area (max.)	2,300 sf	
Floor Area Ratio (max.)	0.4	
Building Articulation		
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.		
Max. unarticulated side wall length	36'	
Articulation, depth (min.)	4'	
Articulation, length (min.)	10'	
Building Form Beyond Urban Core Boundary		
Height	Overall (max.)	
Main Building	35'	
Accessory Structure	30'	
Additional Requirements		
Affordable Housing	See Article 23-3E	
Landscaping and Screening	See Division 23-4E-4	
Outdoor Lighting	See Division 23-4E-2	
Parking and Loading	See Division 23-4E-3	
Signage	See Chapter 23-8	

SIMILAR INTENSITY, BETTER STANDARDS, NEW NAME

Proposed New Zoning (LDR)



Existing Zoning (SF-2)



SIMILAR INTENSITY, NEW TOOL

T3 Neighborhood Zones

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone.

T3N.DS

T3N.IS

T3N.SS

Detached

Medium Lot Widths

Small to Medium or
Multiple House Forms

Shallow, Intermediate, or
Deep Front Setbacks

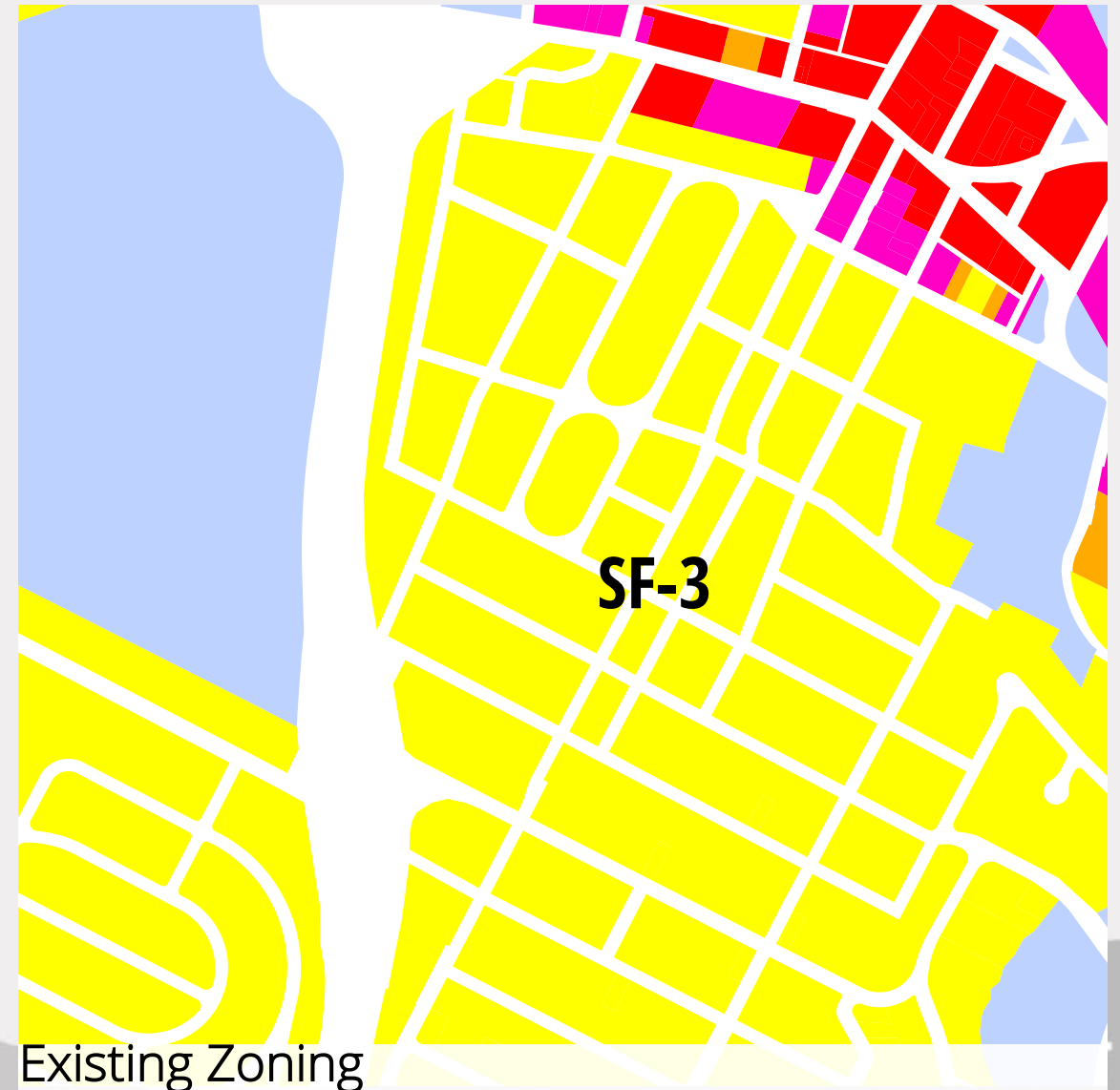
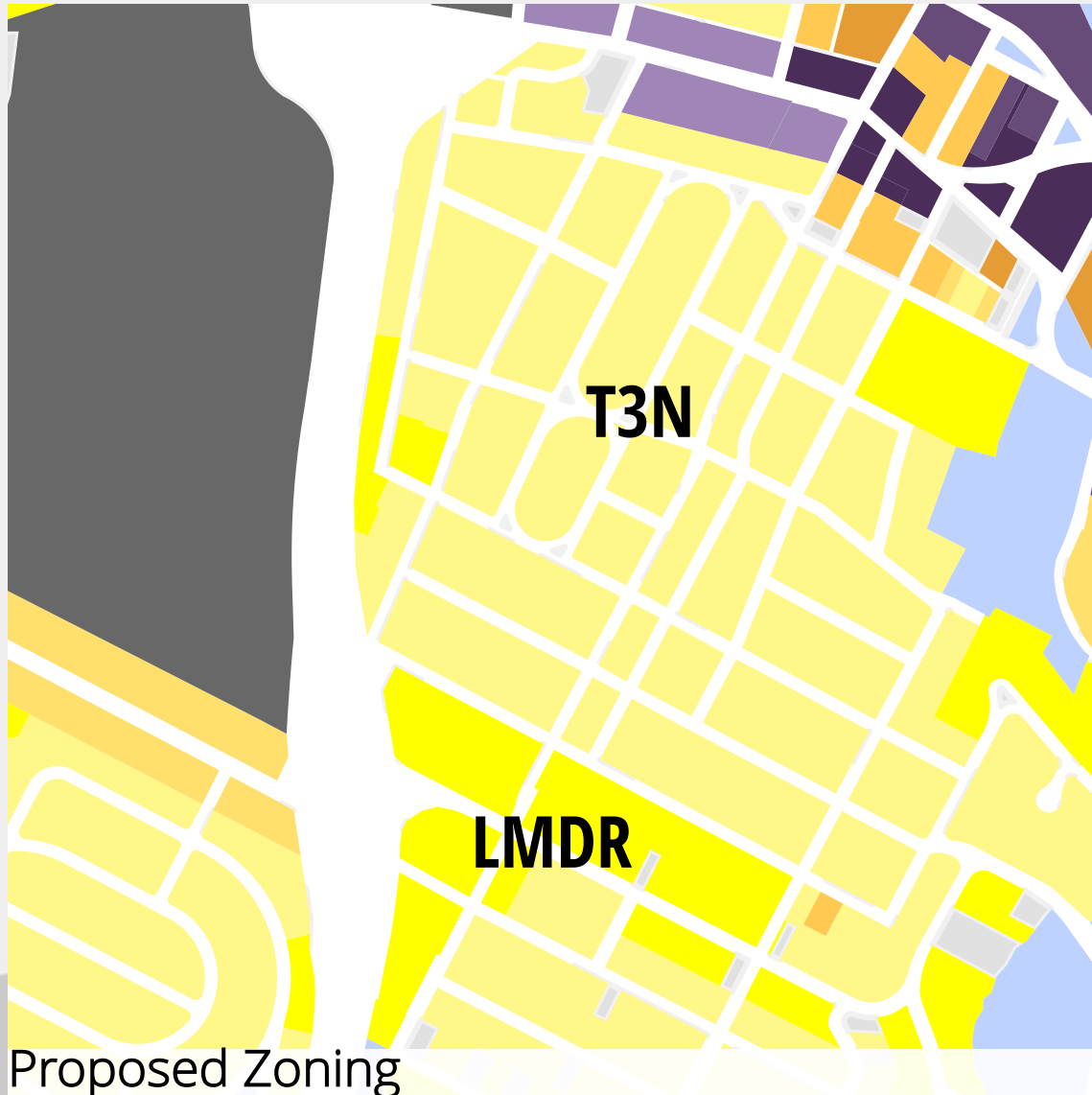
Medium Side Setbacks

Up to 2 Stories

Stoop, Common Yard, and
Porch Frontages



SIMILAR INTENSITY, NEW TOOL



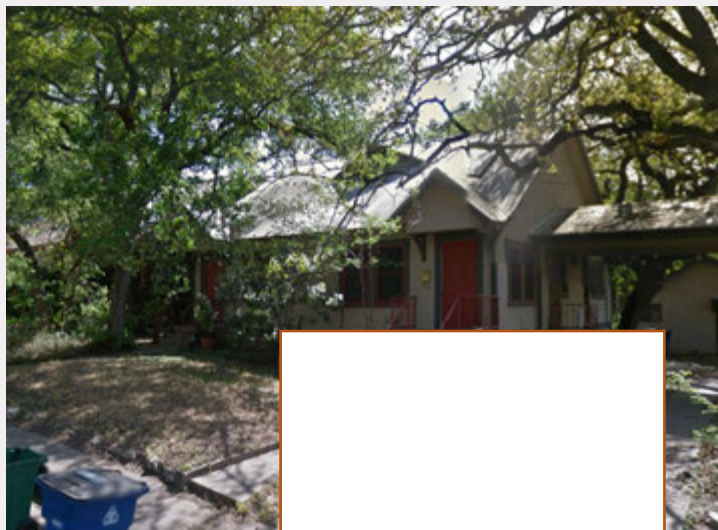
SIMILAR INTENSITY, NEW TOOL

The various T3
Neighborhood Zones
provide capacity for over
1,640 new housing units

DUPLEXES



DUPLEXES



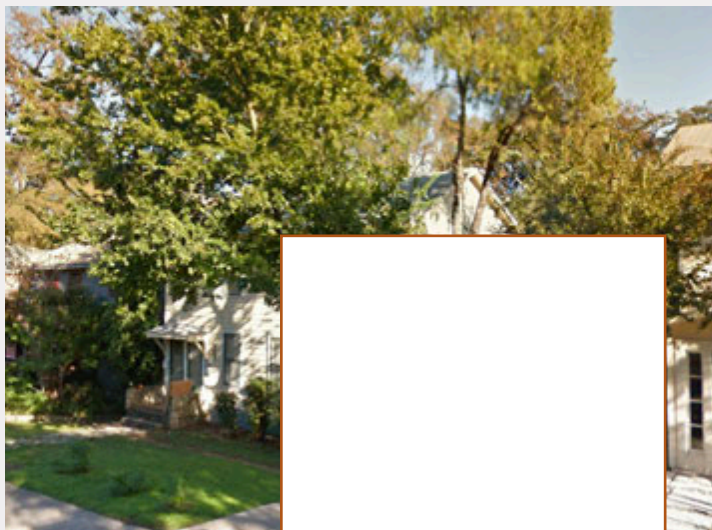
Lot Area
5,260 sf

Lot Width
50 feet

Lot Depth
105 feet



Street



Lot Area
6,120 sf

Lot Width
50 feet

Lot Depth
120 feet



Street



Lot Area
5,625 sf

Lot Width
45 feet

Lot Depth
125 feet



Street

HOUSE SCALE, MULTIPLE UNITS

T4 Neighborhood Zones

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone.

T4N.DS

T4N.IS

T4N.SS

Detached or Semi-detached

Small to Medium Lot Widths

Small to Medium or
Multiple House Forms

Shallow, Intermediate, or
Deep Front Setbacks

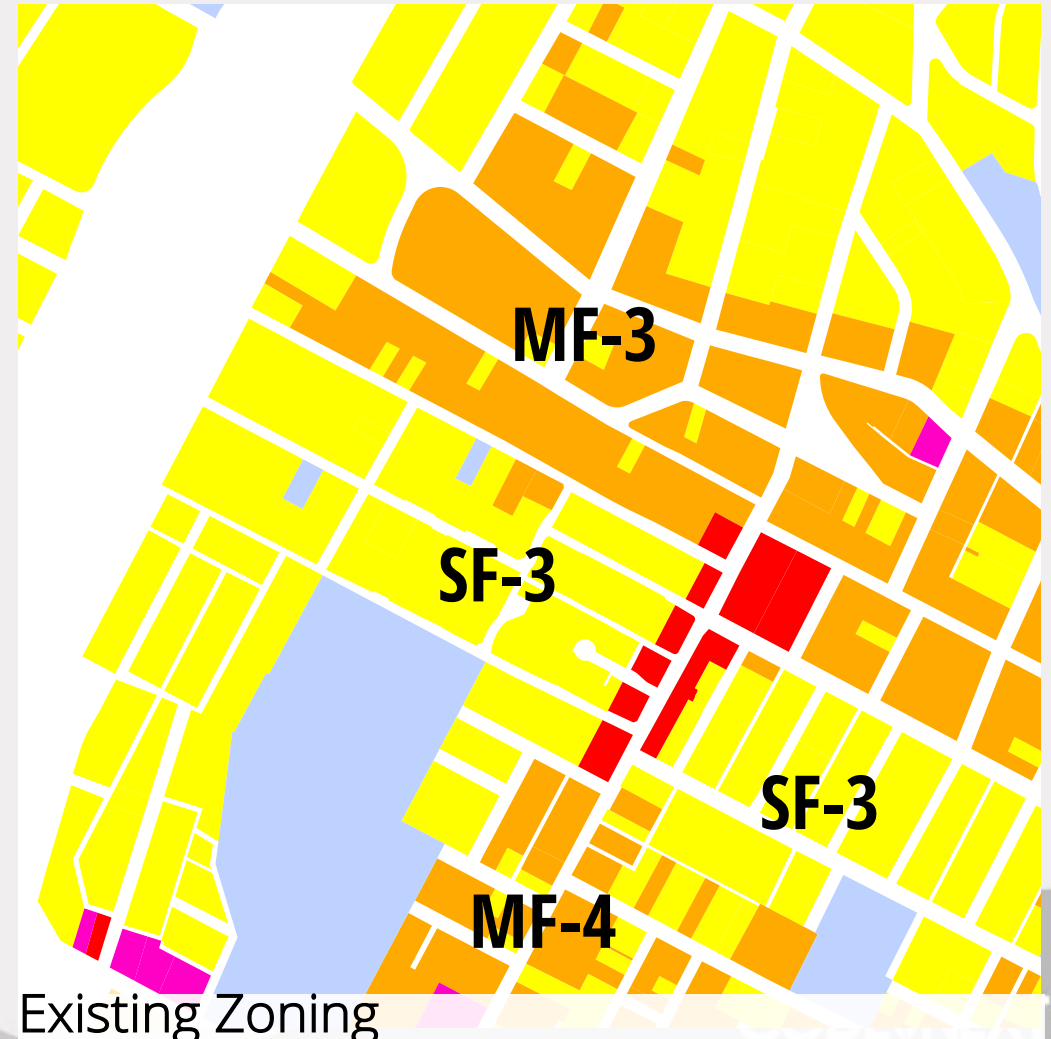
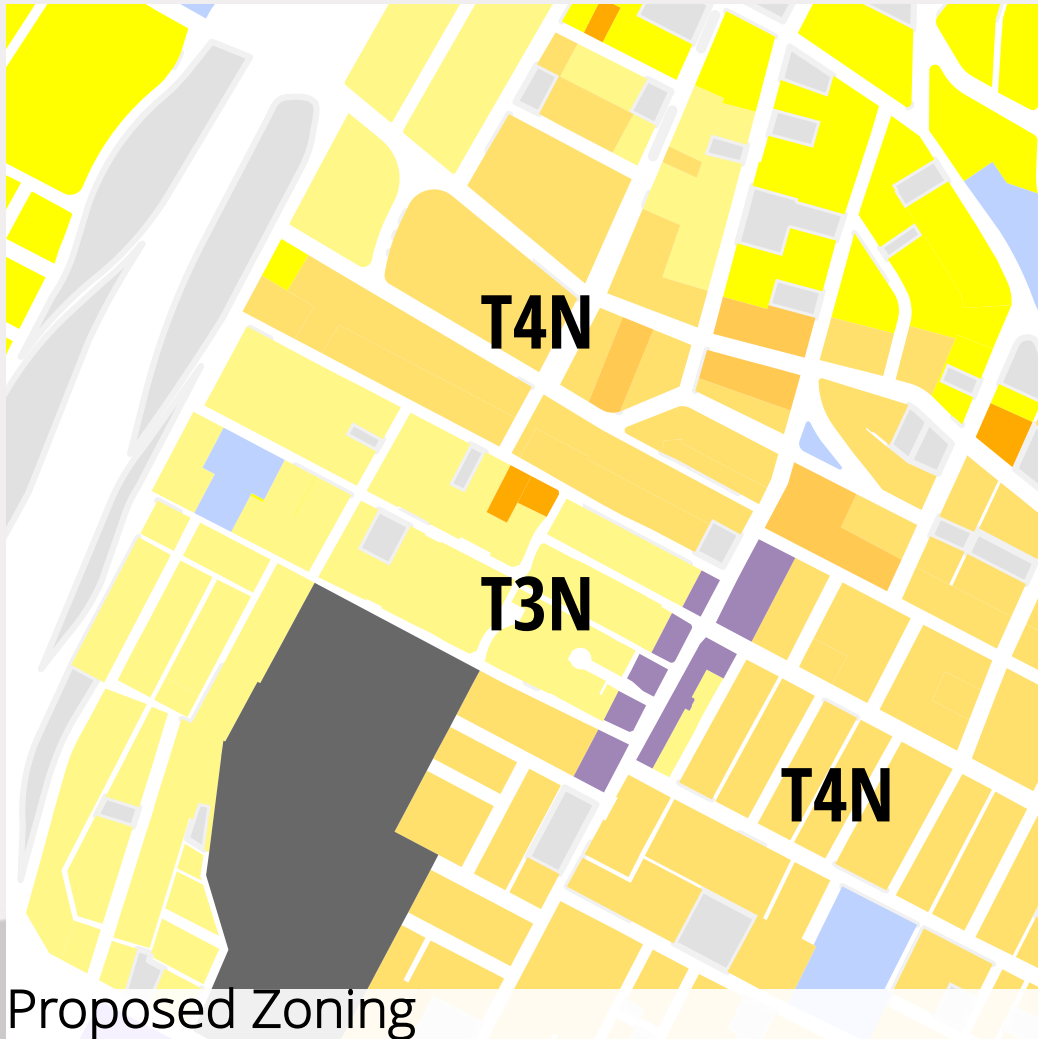
Medium Side Setbacks

Up to 2 Stories

Stoop, Common Yard, Porch,
and Dooryard Frontages



HOUSE SCALE, MULTIPLE UNITS



HOUSE SCALE, MULTIPLE UNITS



BLOCK FORM
Examples of
buildings in
MF-3 and MF-4
zones.



HOUSE SCALE, MULTIPLE UNITS



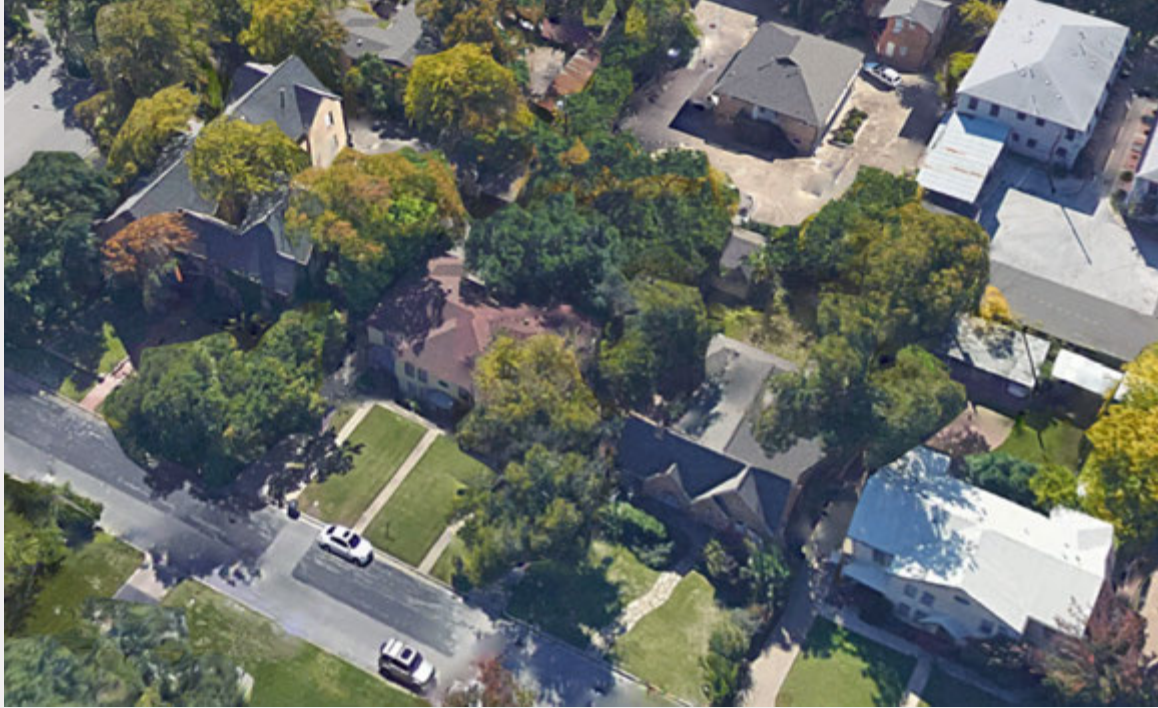
HOUSE FORM

Examples of multiple units in a house form zones MF-3

BLOCK FORM

Examples of multiple units in a block form zones MF-3

HOUSE SCALE, MULTIPLE UNITS



HOUSE FORM

Examples of multiple units in a house form zones MF-3



BLOCK FORM

Examples of multiple units in a block form zones MF-3

HOUSE SCALE, MULTIPLE UNITS



HOUSE FORM

Examples of multiple units in a house form zones MF-3



BLOCK FORM

Examples of multiple units in a block form zones MF-3

HOUSE SCALE, MULTIPLE UNITS



HOUSE FORM

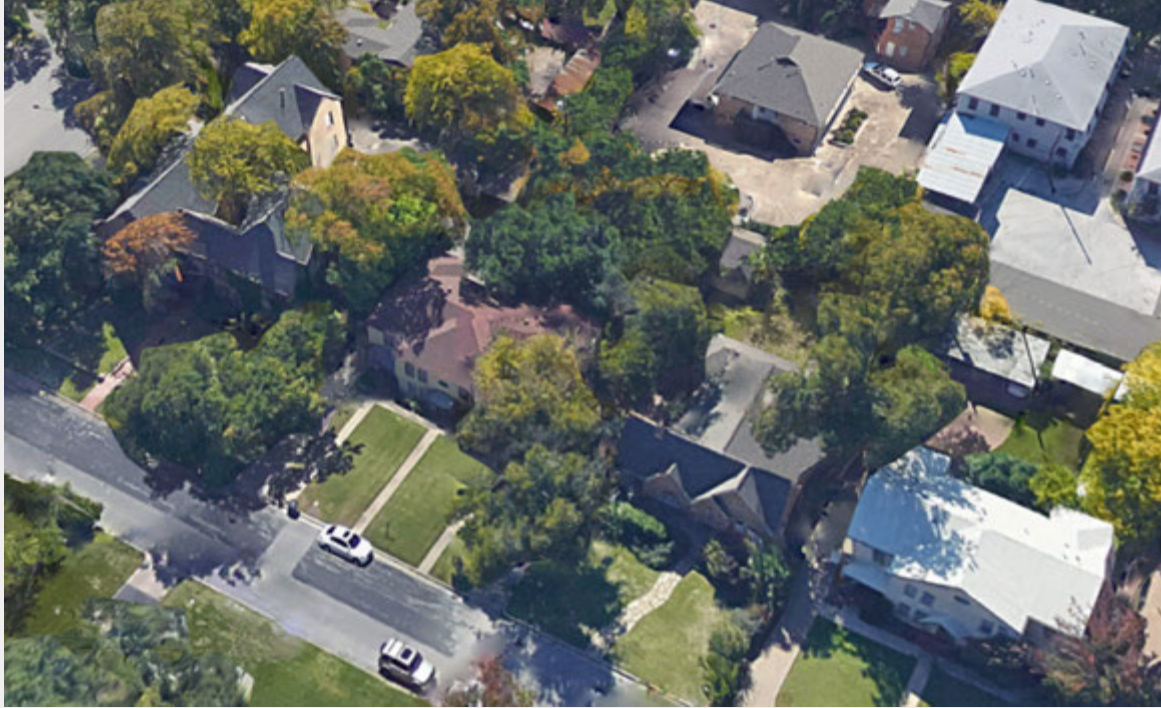
Examples of multiple units in a house form zones MF-3



HOUSE FORM

Examples of multiple units in a house form zones in Meuller

HOUSE SCALE, MULTIPLE UNITS



The various T4
Neighborhood Zones
provide capacity for over
1,595 new housing units
that can replace MF zoning
with House Form buildings.

HOUSE SCALE, MULTIPLE UNITS



An additional **550** new housing units that can replace MF zoning with **House Form** buildings with a new zone T4NC T4 Neighborhood Core zone that allows three stories in height.

HOUSE SCALE, COMMERCIAL USES

| 41



EMBRACING NEIGHBORHOOD CHARACTER

25,650

**new housing Units in Single
Family and House Form Types**

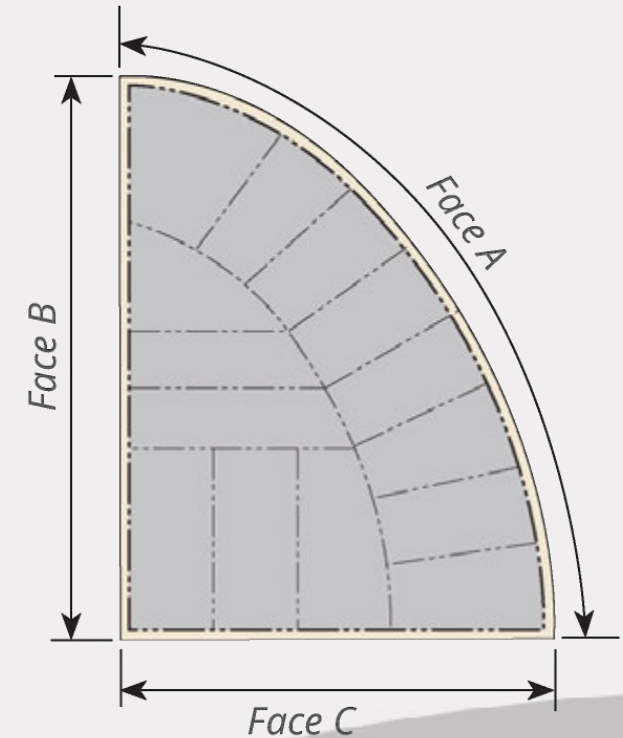
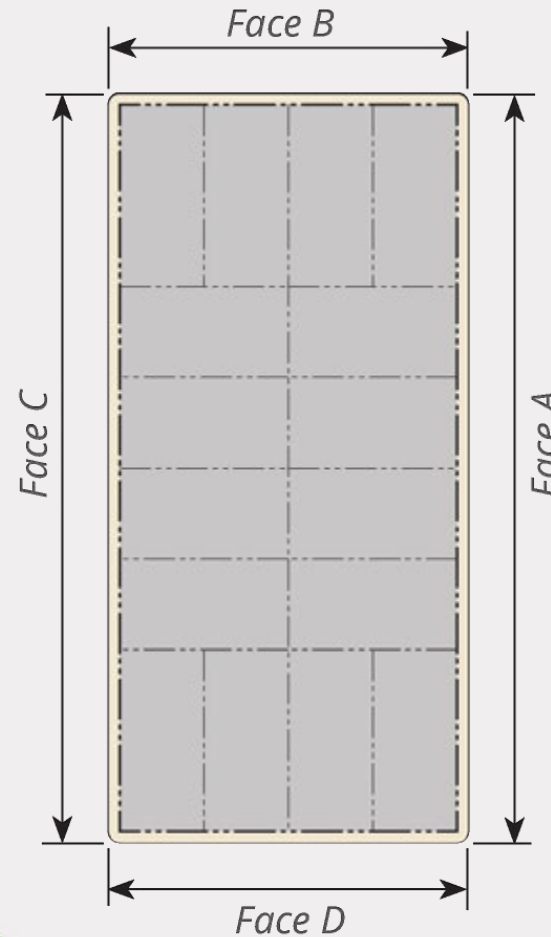
GROWING COMPACTLY, GROWING CONNECTED



GROWING COMPACTLY, GROWING CONNECTED

Connectivity and Block Size

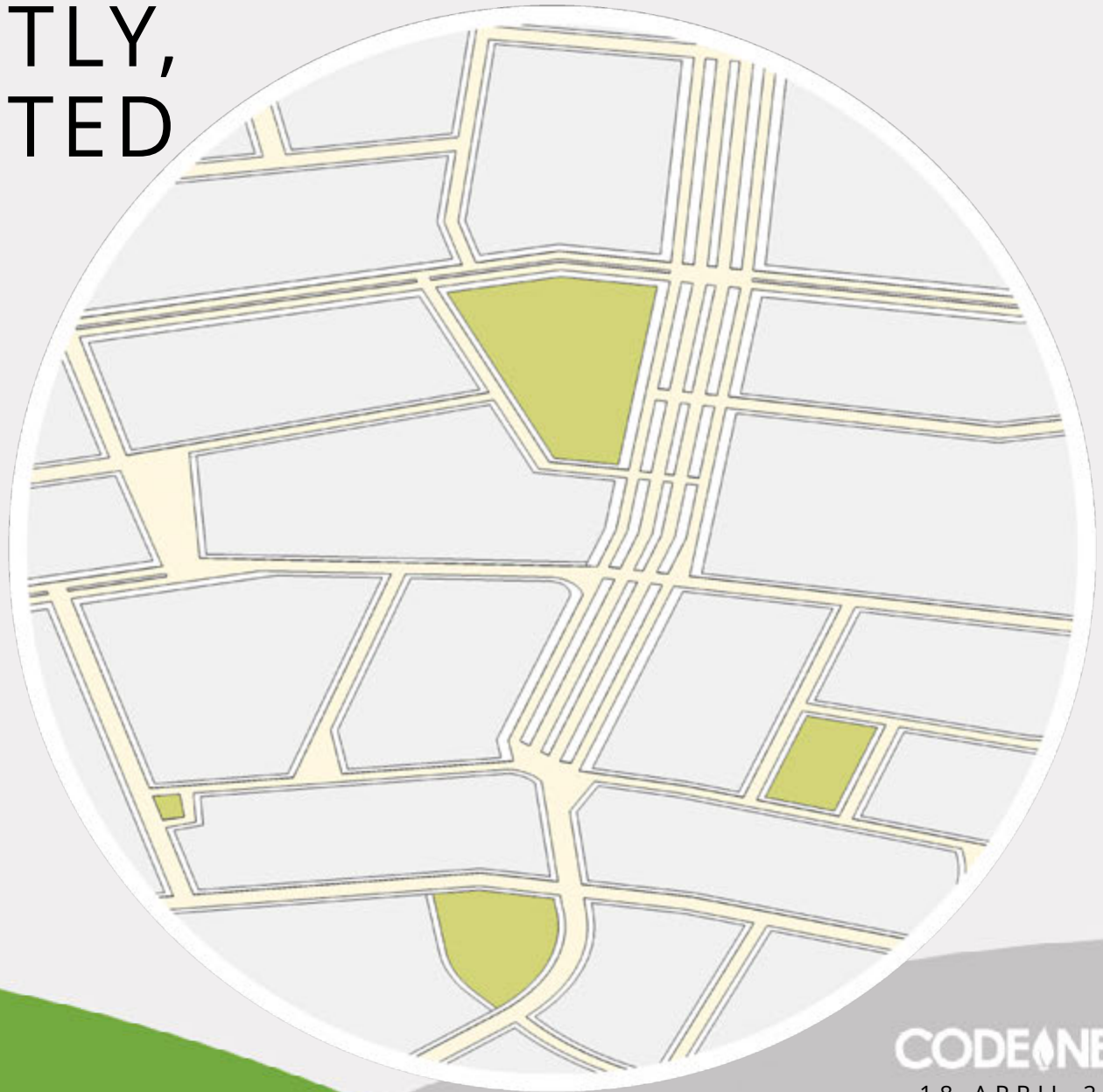
New standards are calibrated for creating walkable and connected environment.



GROWING COMPACTLY, GROWING CONNECTED

Civic and Open Space

Distributed throughout
neighborhoods.



Centers, Corridors & Nodes

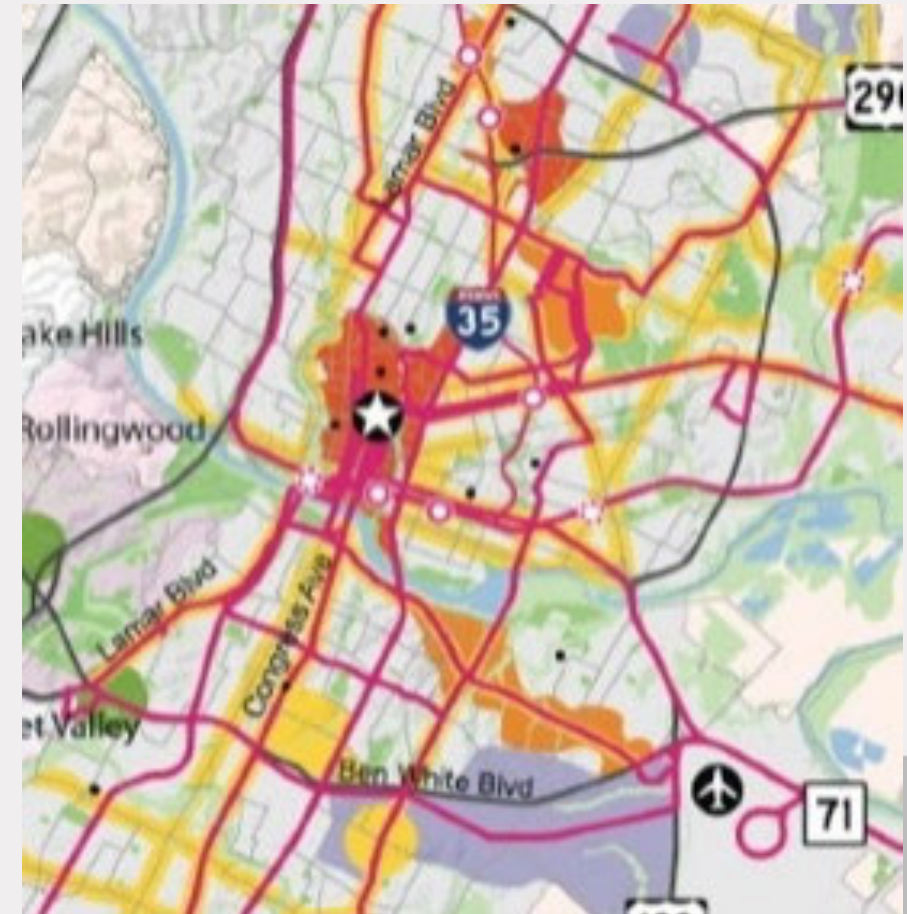
Imagine Austin differentiates between different types of Activity Centers:

- Neighborhood Center
- Town Center
- Regional Center
- Job Center



Regional Center: Downtown, UNO and South Central Waterfront

26,580
new housing Units



Centers, Corridors & Nodes

CodeNEXT examined and cataloged the **physical characteristics of different places** around Austin in the **Community Character Manual**.



Centers, Corridors & Nodes

The Community Character Manual **identified nodes of activity smaller than Activity**

Centers:

- Corner Store
- Neighborhood Crossroads
- Neighborhood Main Street
- Urban Main Street
- Downtown Node
- Neighborhood “Strip” Shopping Center
- Drivable Commercial Corridor
- Regional Commercial Cluster
- Shopping Mall

Urban Main Street

A group of businesses located near an important intersection or along a significant corridor.

BUILDING TYPES

Main Street, Mid-rise & Live/Work

BUILDING PLACEMENT

At sidewalk edge

BUILDING HEIGHT

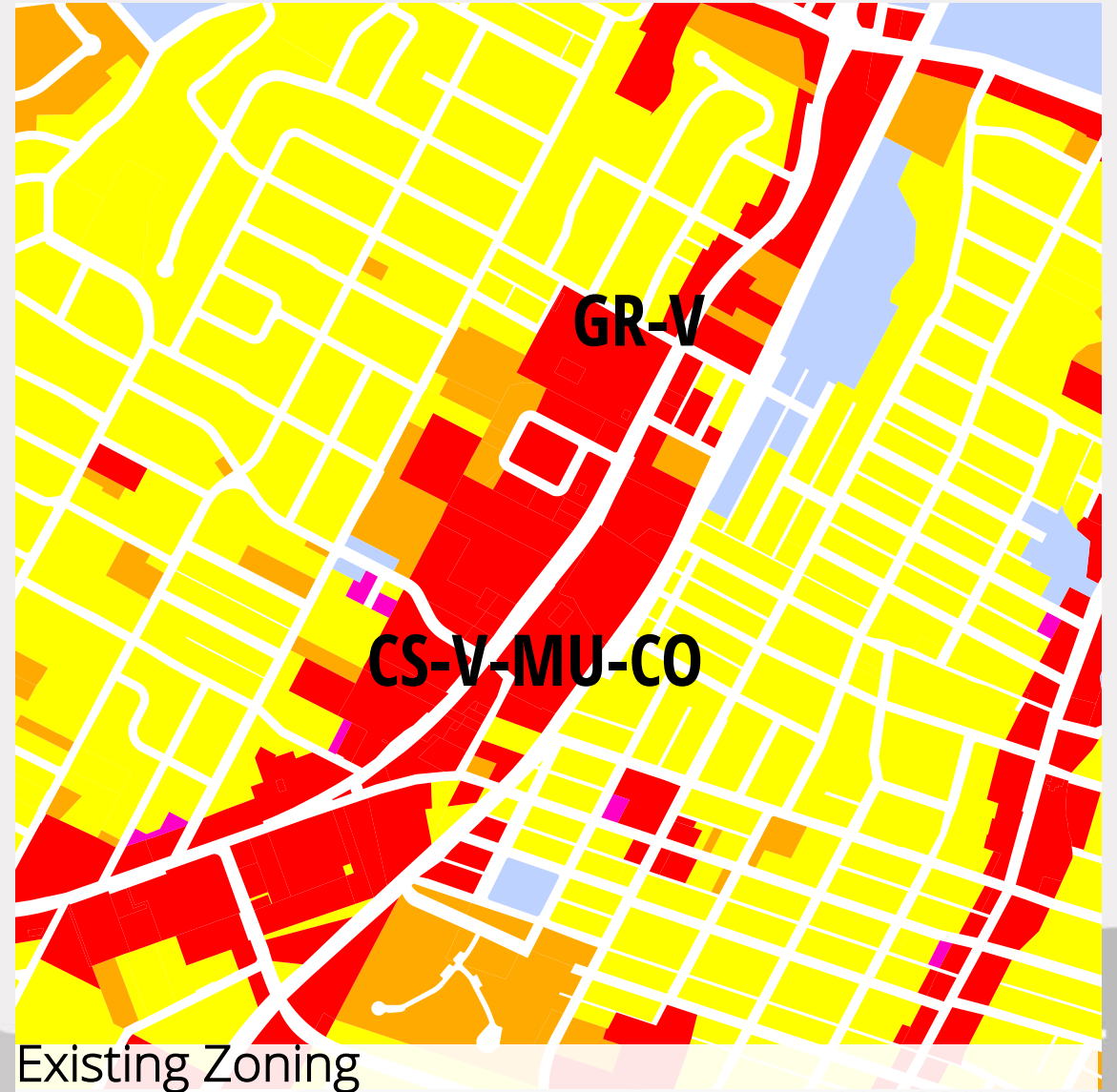
3-6 stories

NODE SIZE

Multiple blocks



URBAN MAIN STREET



URBAN MAIN STREET



Form-based zones applicable for an **Urban Main Street**:

- T5 Main Street
- T5 Urban – Open
- T5 Neighborhood – Open

URBAN MAIN STREET

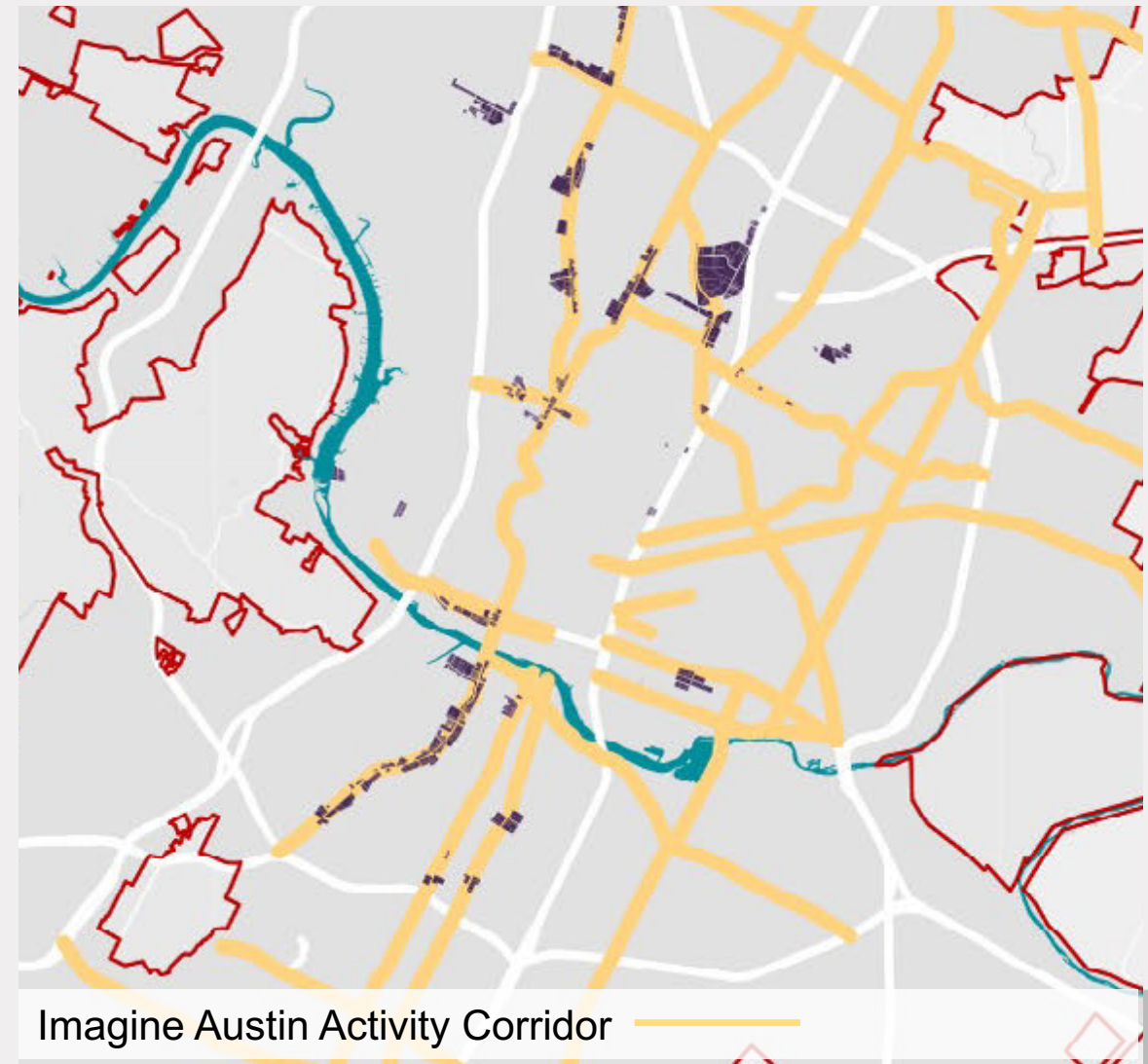


The various T5 Main Street and T5 Urban Zones provide capacity for over **20,750** new housing units

URBAN MAIN STREET

Examples of Neighborhood Main Streets include:

- A. Burnet Road
- B. South Lamar
- C. North Lamar
- D. West 5th Street



Imagine Austin Activity Corridor

Neighborhood Main Street

A group of businesses within a neighborhood that is scaled to be compatible with surrounding residential buildings.

BUILDING TYPES

Main Street, Live/Work, & Rowhouses

BUILDING PLACEMENT

At or near sidewalk edge

BUILDING HEIGHT

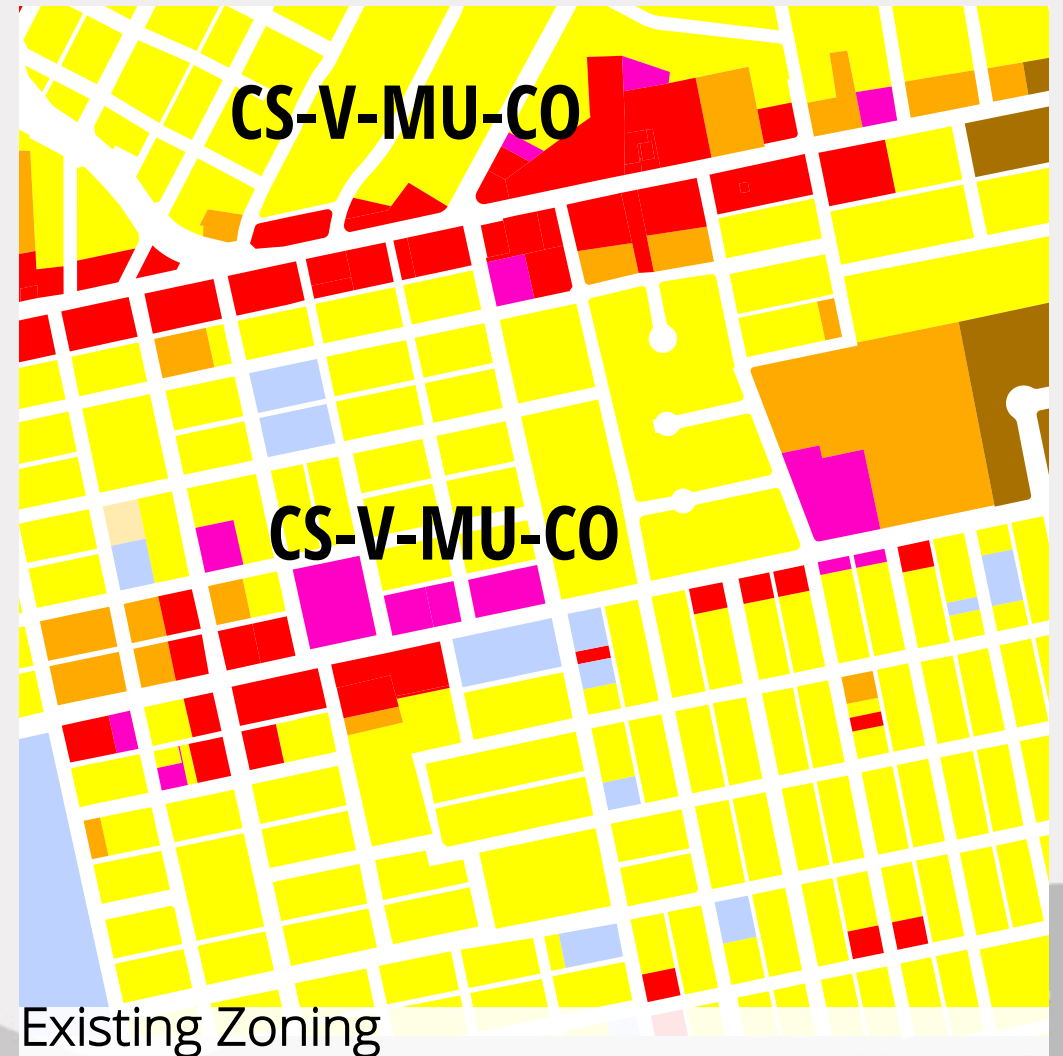
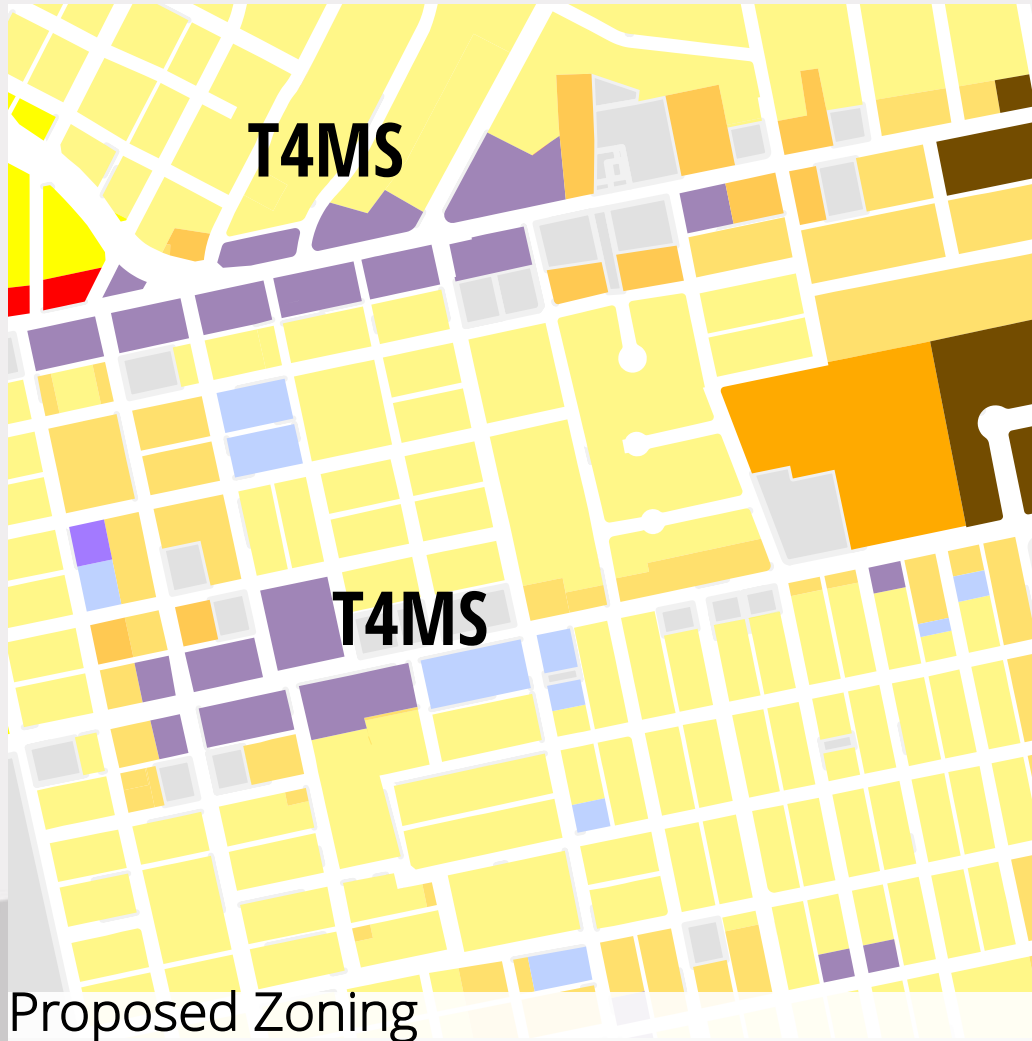
1-3 stories

NODE SIZE

One or two blocks



NEIGHBORHOOD MAIN STREET

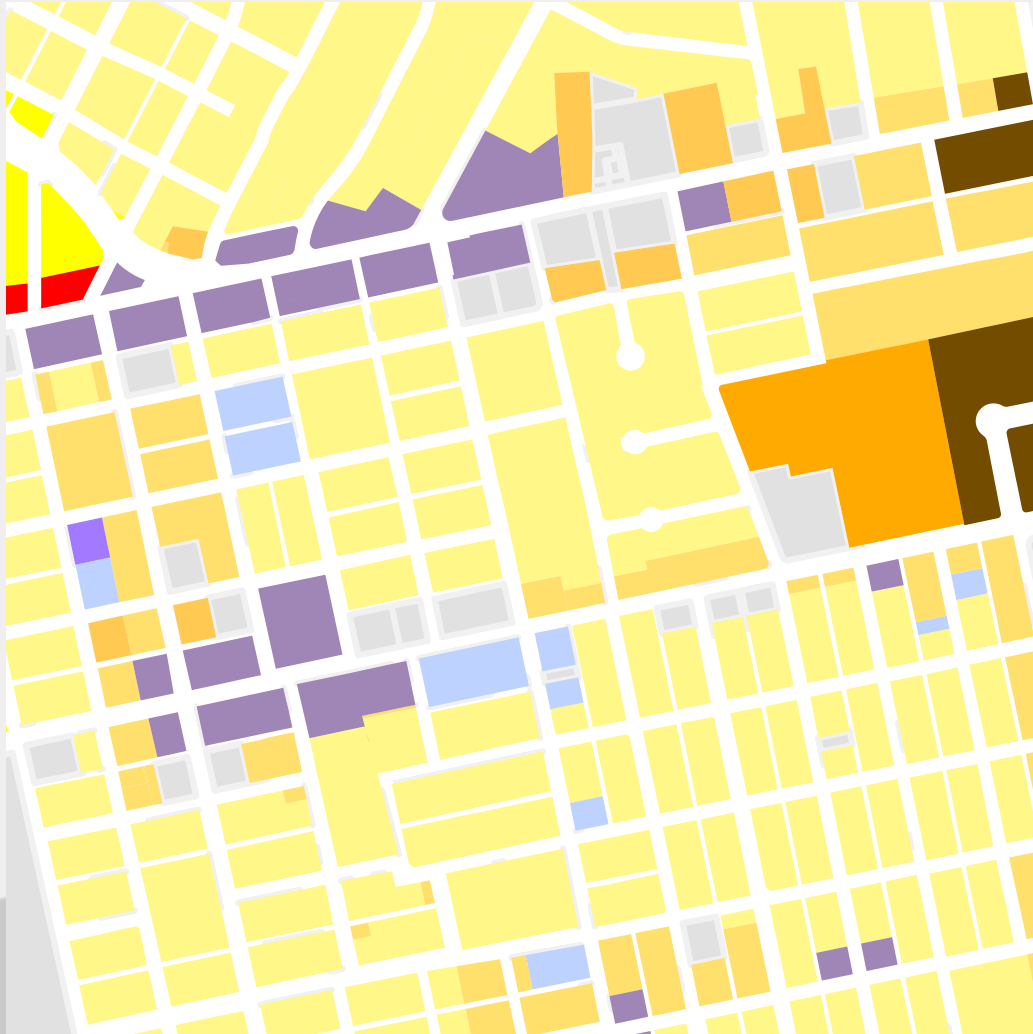


NEIGHBORHOOD MAIN STREET

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NEIGHBORHOOD MAIN STREET

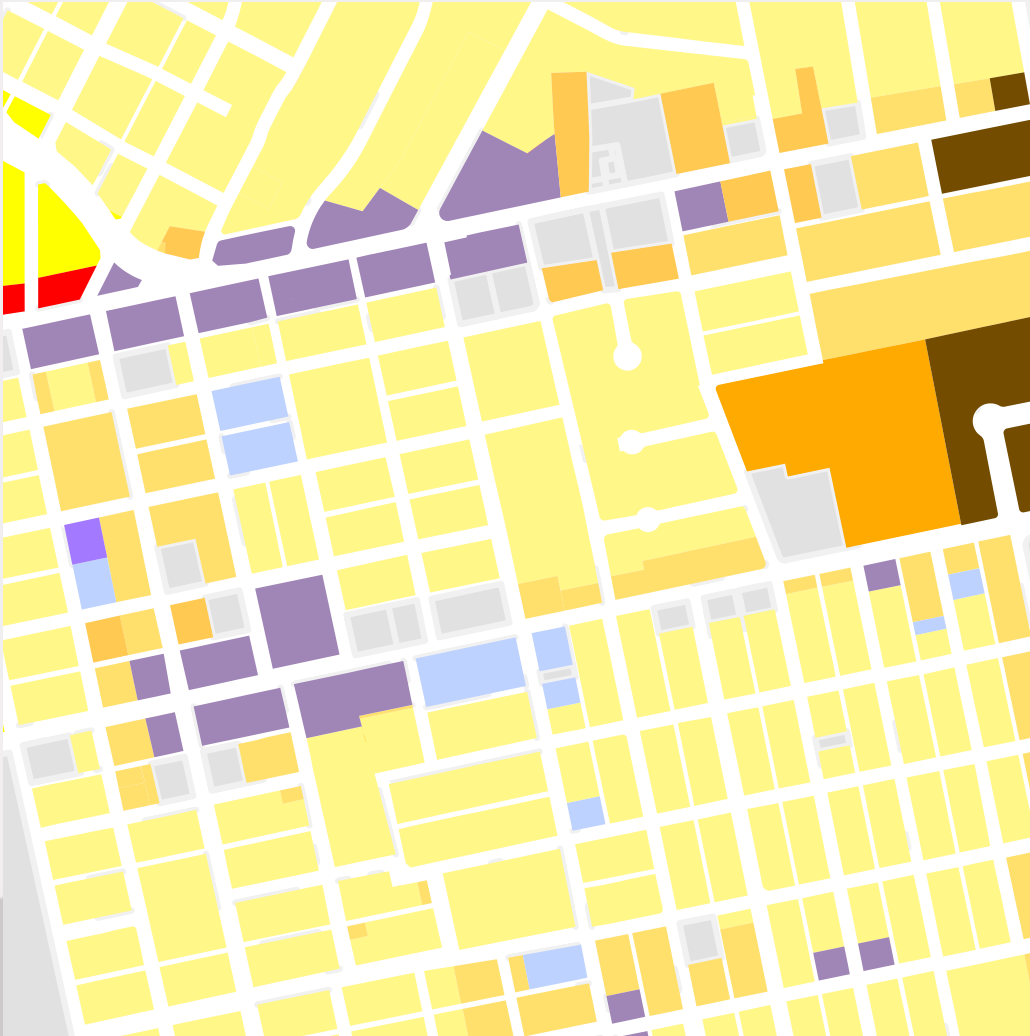


Form-based zones applicable for an **Urban Main Street**:

- T4 Main Street
- T4 Neighborhood – Open
- T3 Main Street

NEIGHBORHOOD MAIN STREET

The various T4 Main Street Zones provide capacity for almost **3,865** new housing units in a three story massing.



Neighborhood Main Street

Examples of Neighborhood Main Streets include:

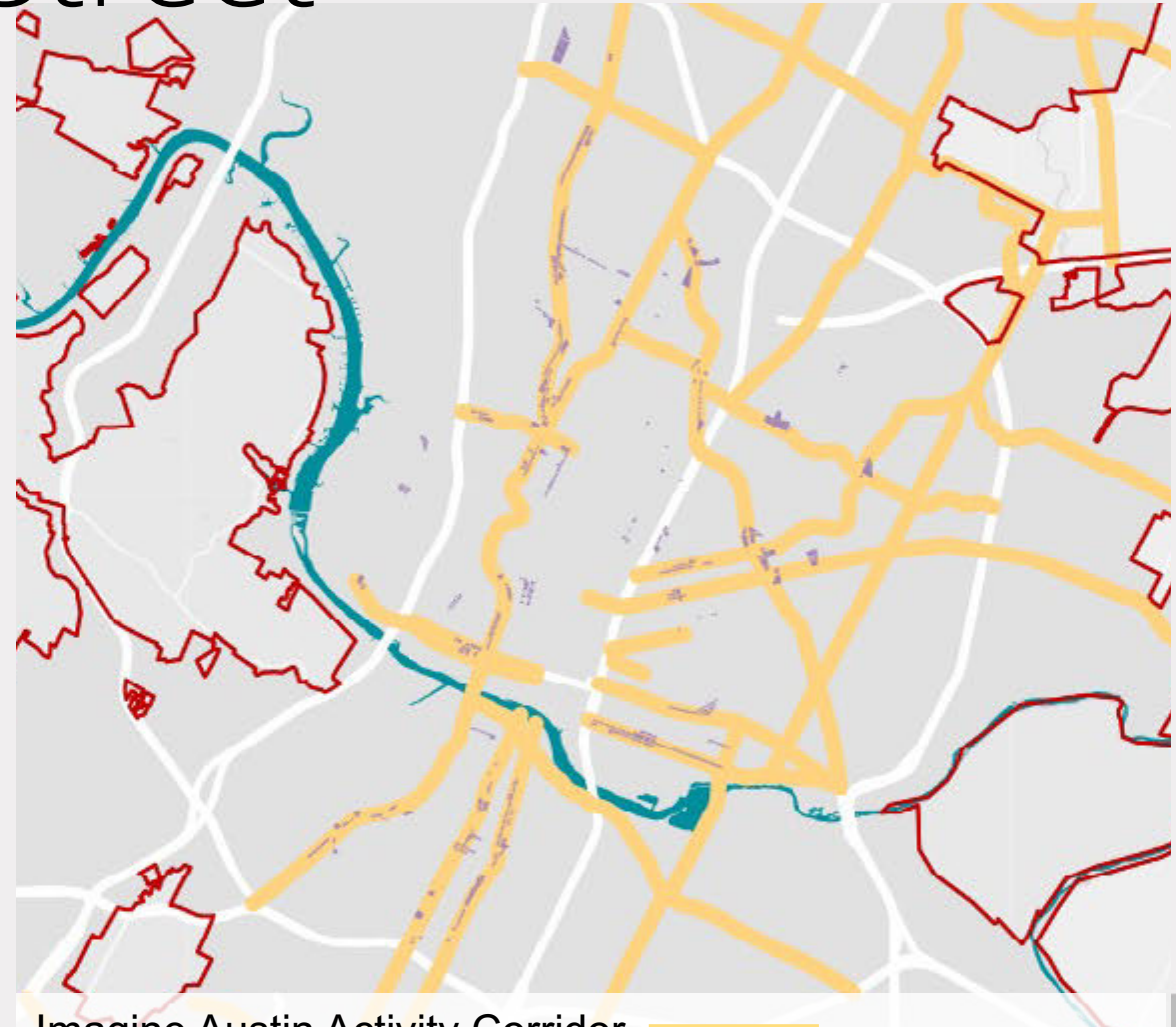
A. Guadalupe & 41st Streets

B. West 6th & Blanco Streets

C. East 6th & Medina Streets

D. South Congress

E. South First



Imagine Austin Activity Corridor

Neighborhood Crossroads

A group of businesses located at the corners of an intersection in a neighborhood.

BUILDING TYPES

Main Street, Live/Work, & House-form

BUILDING PLACEMENT

Near sidewalk edge or behind small front yard

BUILDING HEIGHT

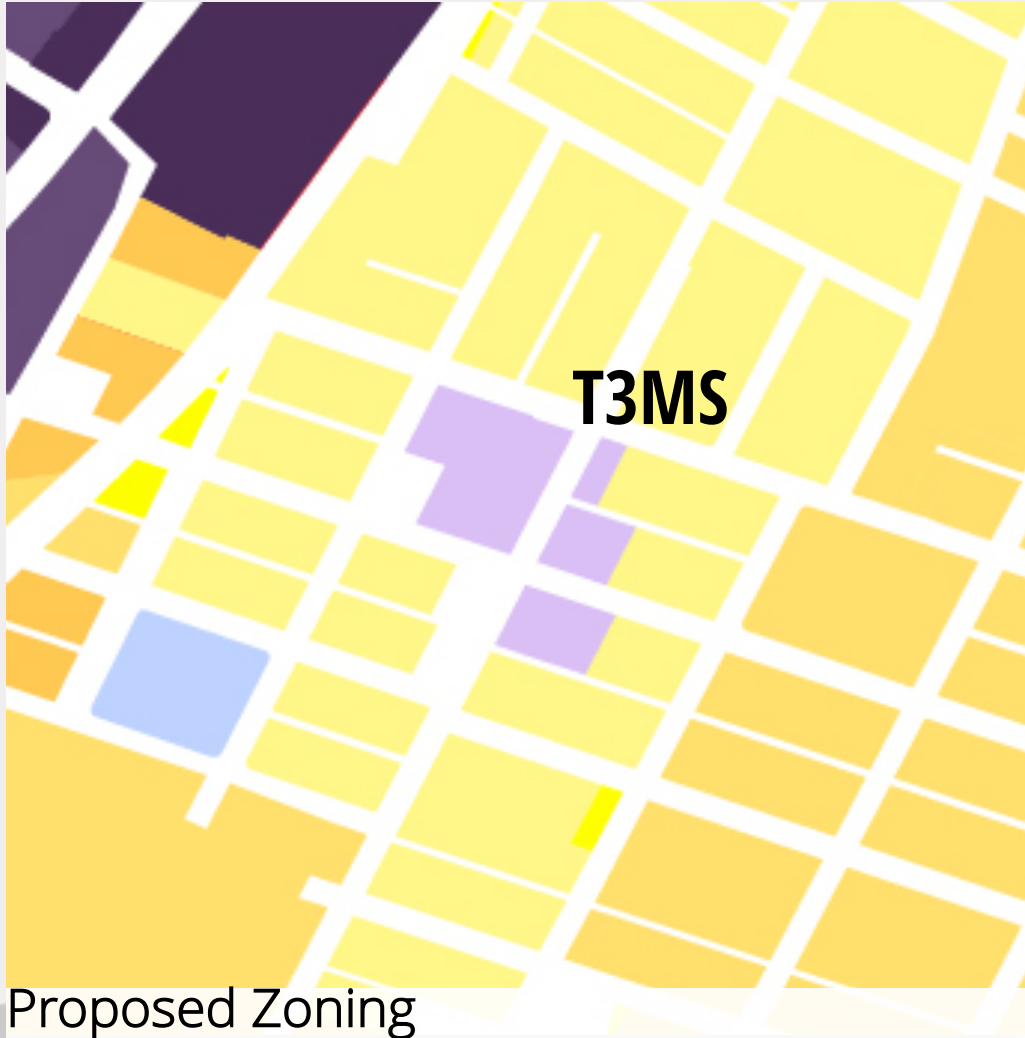
1-3 stories

NODE SIZE

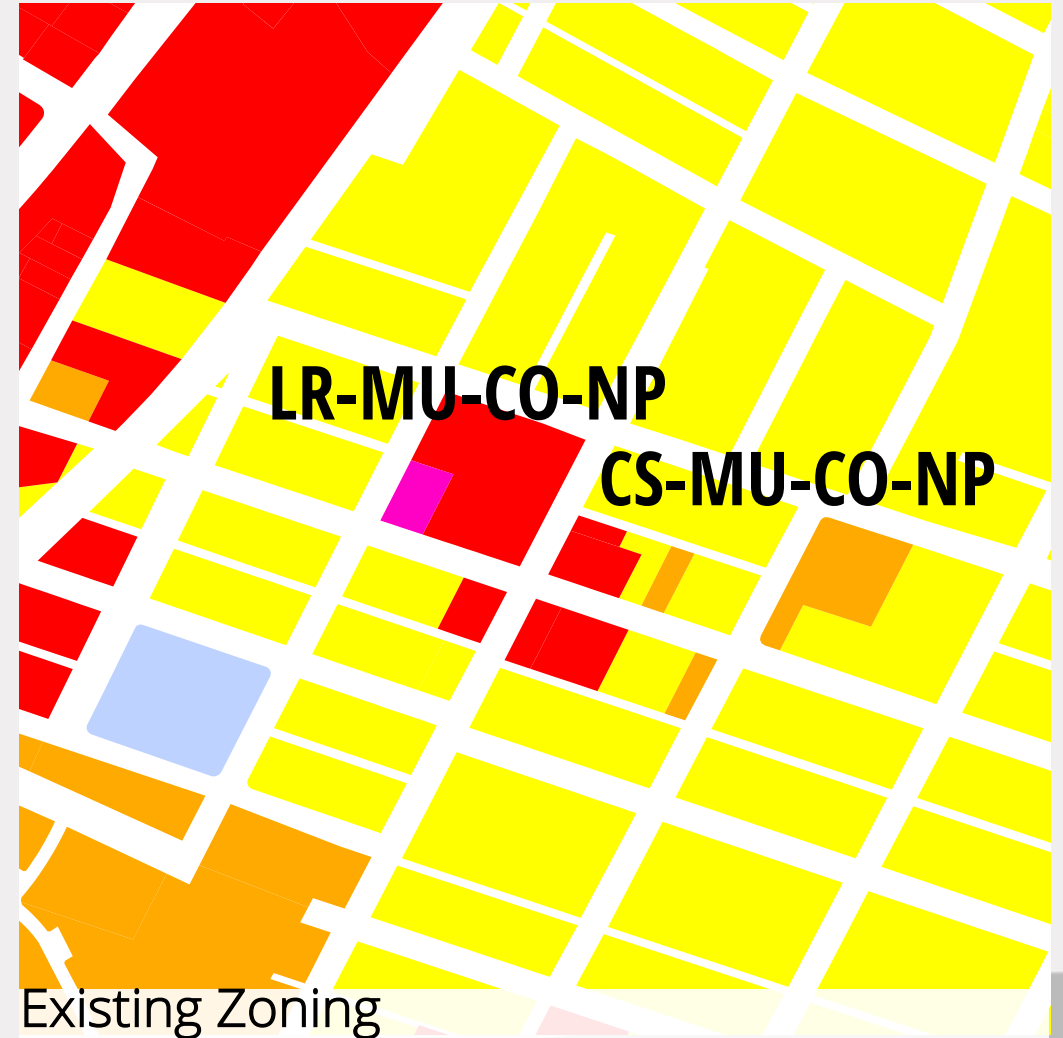
At corners of an intersection



NEIGHBORHOOD CROSSROAD



Proposed Zoning



Existing Zoning

NEIGHBORHOOD CROSSROAD

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NEIGHBORHOOD CROSSROAD



Form-based zones applicable for an **Urban Main Street**:

- T4 Main Street
- T3 Main Street
- T4 Neighborhood – Open
- T3 Neighborhood – Open

NEIGHBORHOOD CROSSROAD

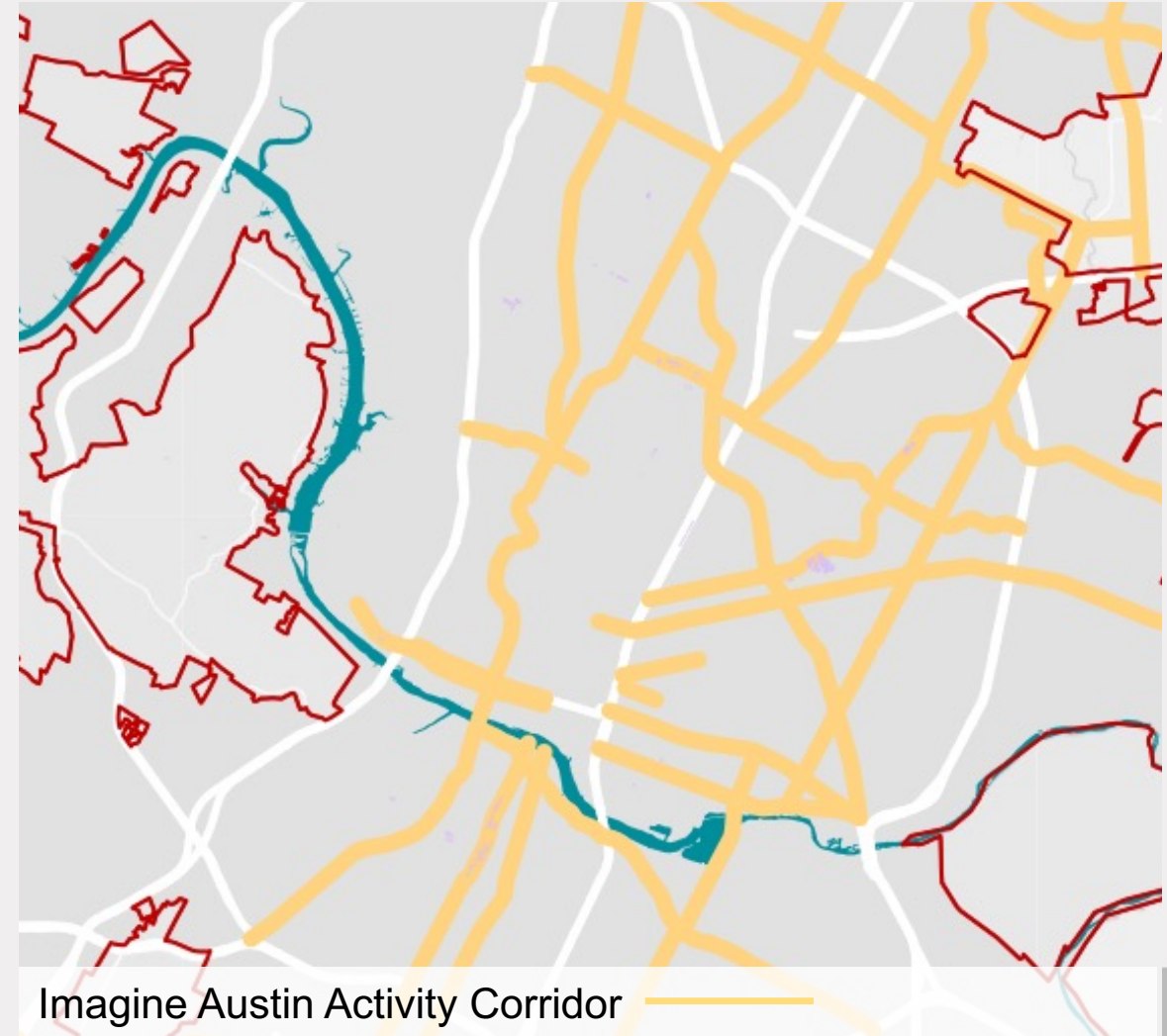


The various T3 Main Street Zones provide capacity for almost **420** new housing units in a two story massing.

Neighborhood Crossroads

Examples of Neighborhood Crossroads include:

- A. Hancock Drive & Bull Creek Road
- B. East 14th & Cedar Streets
- C. Mary & South 5th Streets



Corner Store

One or two businesses located at the corner of an intersection.

BUILDING TYPES

Main Street, Live/Work, & House-form

BUILDING PLACEMENT

Near sidewalk edge or behind small front yard

BUILDING HEIGHT

1-2 stories

NODE SIZE

One or two parcels



Intersection of Holly & Comal Streets

CORNER STORE

One or two businesses located at the corner of an intersection that makes it convenient for neighbors to walk down the street to make quick, incidental purchases.

Examples of Corner Stores include:

- A. Duval & 40th Streets
- B. Chicon & Tillotson Streets
- C. Barton Hills & Hollow Creek

Form-base zones applicable for a **Corner Store:**

- T3 Main Street
- T4 Neighborhood – Open
- T3 Neighborhood – Open

GROWING COMPACTLY,
GROWING CONNECTED

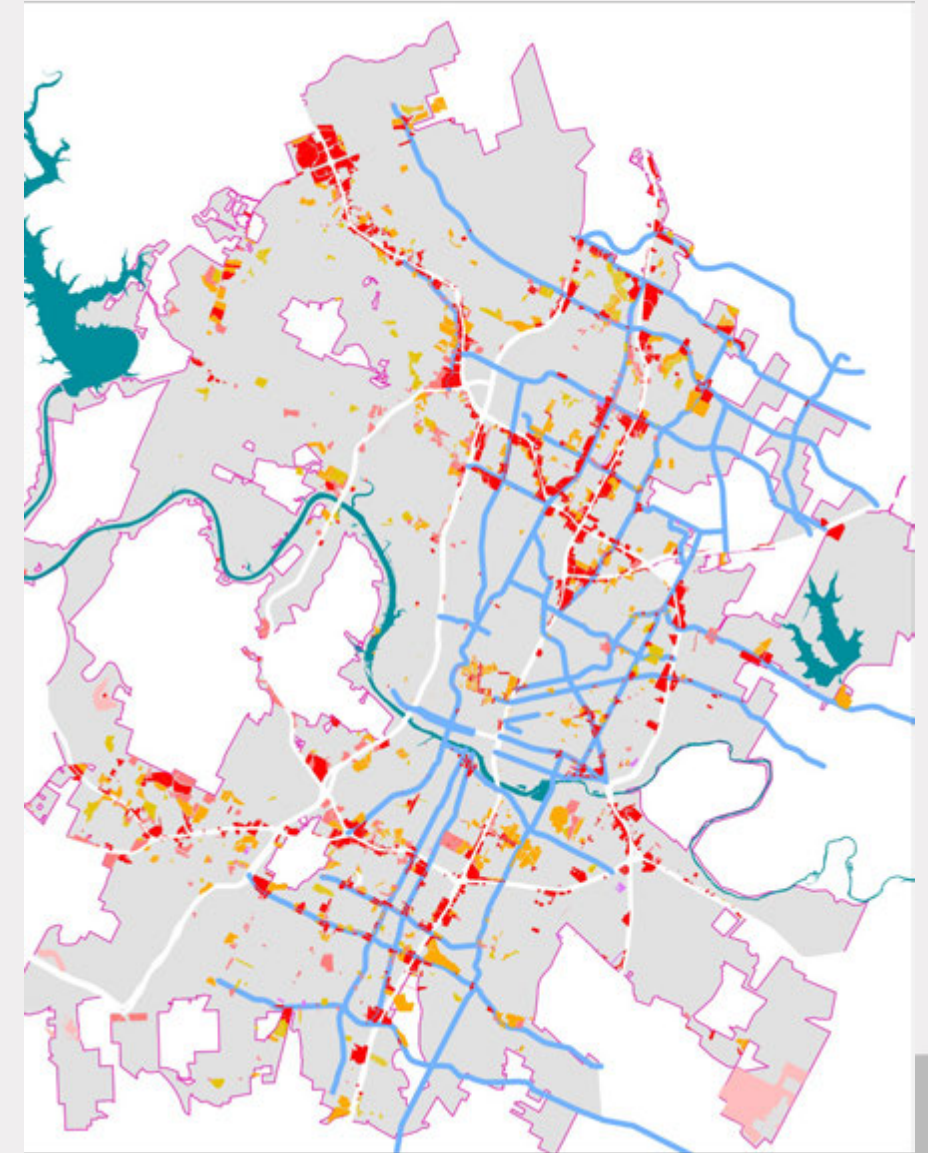
70,500
**new housing Units
in the Core**

GROWING COMPACTLY, GROWING CONNECTED

Commercial and Medium to High Intensity Residential

Standards have been improved.

Connectivity standards,
including streets, sidewalks,
trails have been improved.



GROWING COMPACTLY, GROWING CONNECTED

73,400

**new housing Units
beyond the Core**

PROVIDING CAPACITY



Imagine Austin

- Grow Compact and Connected
- Focus on centers and corridors.
- Provide a diversity of housing types

*PUDs included are: Whisper Valley,
Wildhorse Ranch, Waters Edge,
Robinson Ranch and Estancia

Zone Type	New Housing Units
TOD	13,300
South Central Waterfront	3,000
DC / CC / UNO	19,580
T3N (WL-IS)	1,645
T3MS	420
T4N.DS-SS	1,595
T4NC (T4N on maps)	550
T4MS	3,863
T5N	225
T5U	2,275
T5MS	18,470
COM (NC-CR)	15,775
MF (MDR-VHDR)	24,825
SF (RR-LMDR)	21,865
PUDs*	16,510
Total	143,900

FUTURE MAPPING

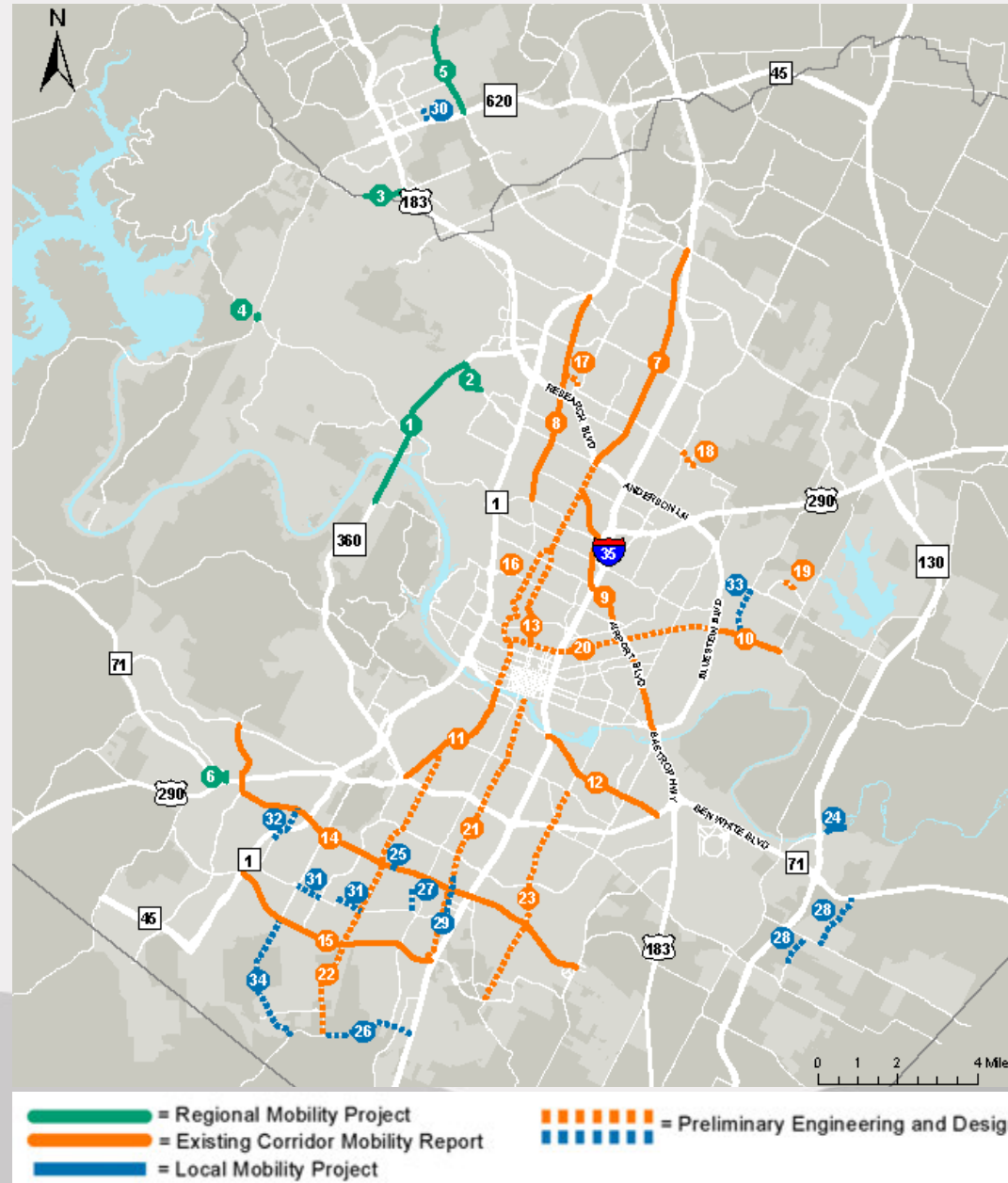


TRANSPORTATION BOND PROJECT AREAS

| 75



TRANSPORTATION BOND PROJECT AREAS



Regional Mobility Projects

- 1 Loop 360 Intersections
- 2 Spicewood Springs Road
- 3 Anderson Mill Road
- 4 RM 620 at RM 2222
- 5 Farmer Lane
- 6 Old Bee Caves Road Bridge

Corridor Mobility Projects

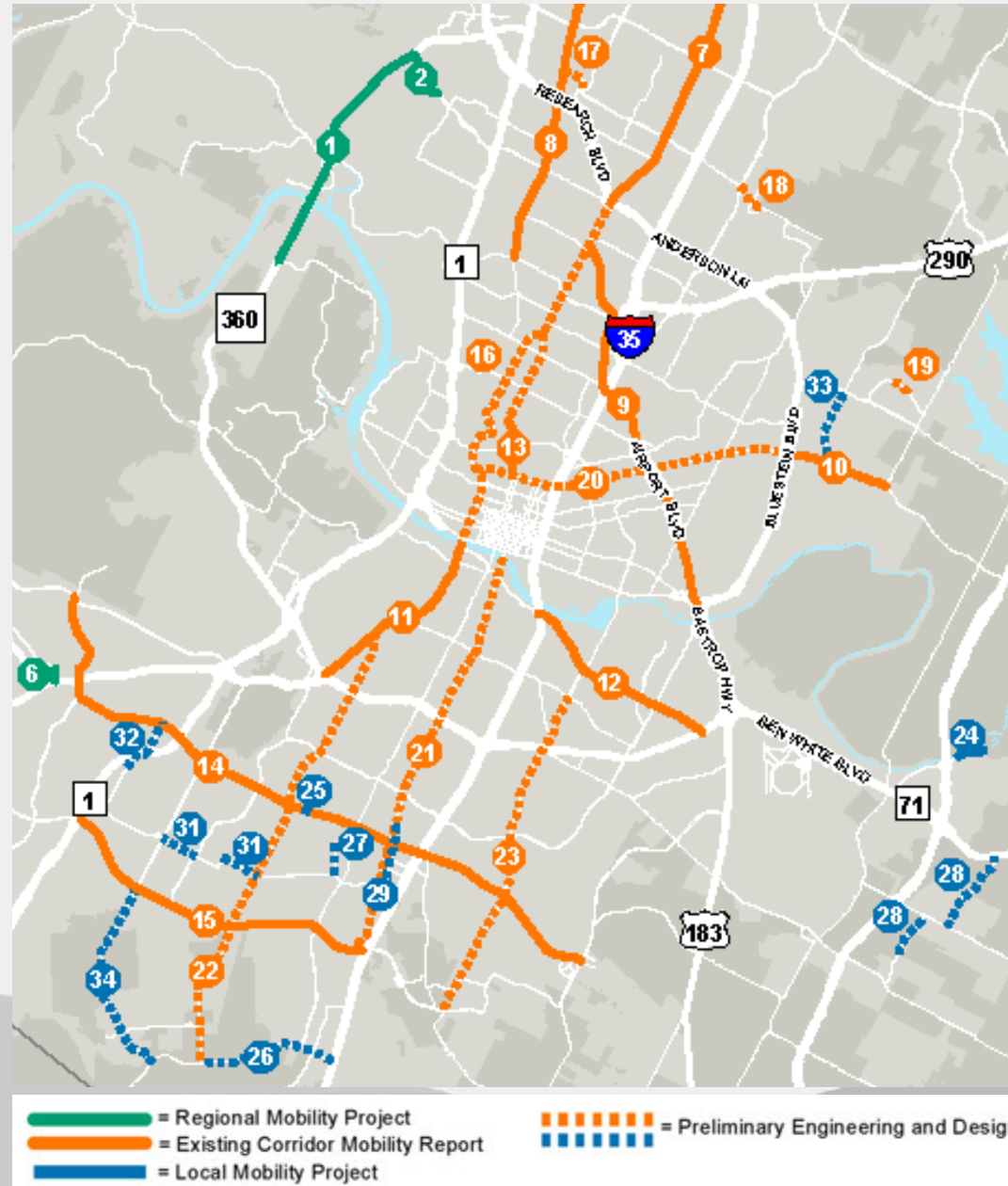
- 7 North Lamar Boulevard
- 8 Burnet Road
- 9 Airport Boulevard
- 10 East Martin Luther King Jr. Boulevard / FM 969
- 11 South Lamar Boulevard
- 12 East Riverside Drive
- 13 Guadalupe Street
- 14 William Cannon Drive
- 15 Slaughter Lane
- 16 North Lamar Boulevard / Guadalupe Street
- 17 West Rundberg Lane
- 18 East Rundberg Lane
- 19 Colony Loop Drive
- 20 Martin Luther King Jr. Boulevard
- 21 South Congress Avenue
- 22 Manchaca Road
- 23 South Pleasant Valley Road

Local Mobility Projects

Sub-Standard Streets/Capital Renewal

- 24 Falwell Lane
- 25 William Cannon Railroad Overpass
- 26 FM 1626
- 27 Cooper Lane
- 28 Ross Road
- 29 Circle S Road
- 30 Rutledge Spur
- 31 Davis Lane
- 32 Latta Drive/Brush Country Road
- 33 Johnny Morris Road
- 34 Brodie Lane

TRANSPORTATION BOND PROJECT AREAS



Regional Mobility Projects

- 1 Loop 360 Intersections
- 2 Spicewood Springs Road
- 3 Anderson Mill Road
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Corridor Mobility Projects

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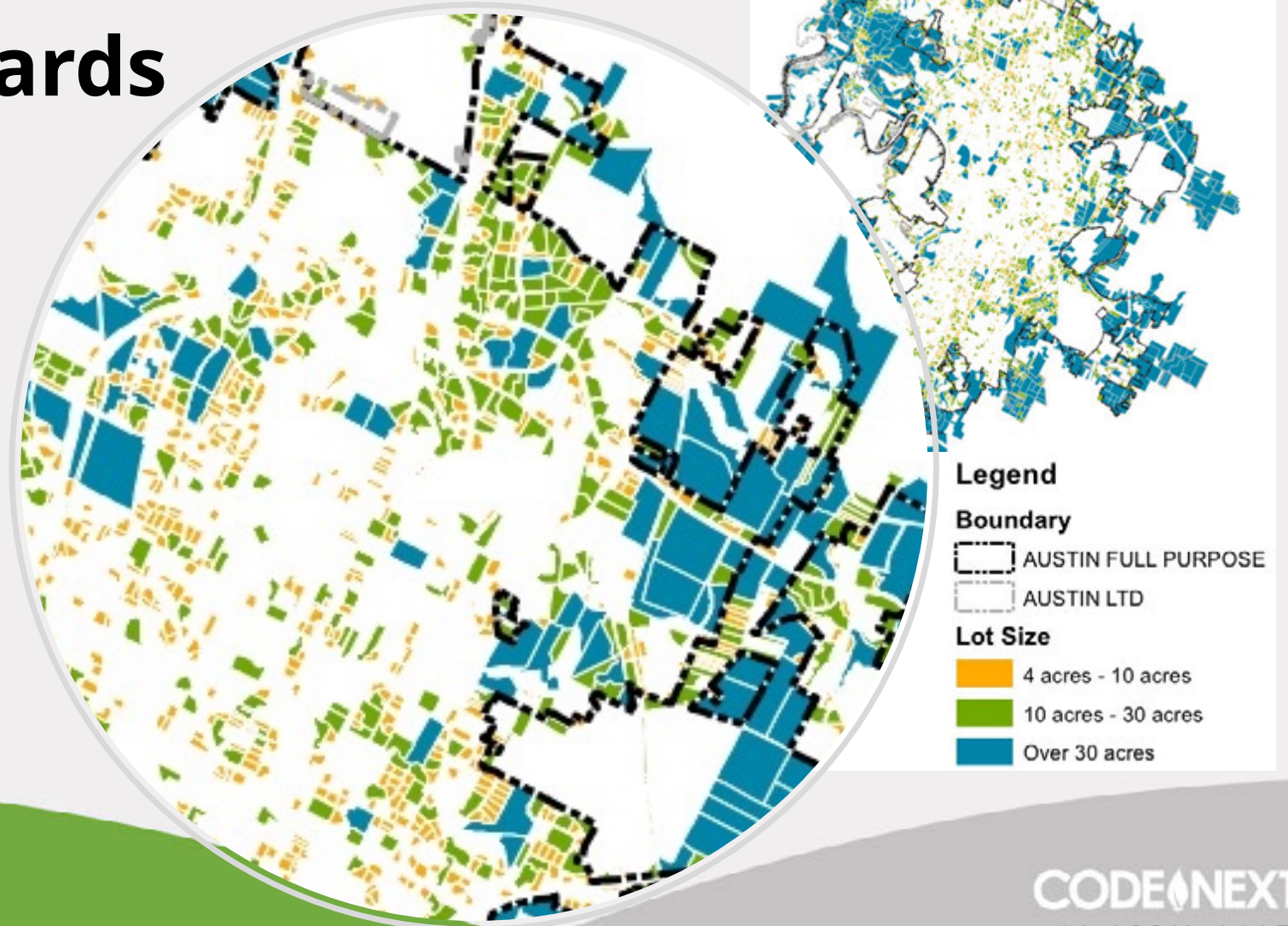
Local Mobility Projects

Sub-Standard Streets/Capital Renewal

- 24 Falwell Lane
- 25 William Cannon Railroad Overpass
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- 27 Cooper Lane
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- 29 Circle S Road
- 30 Rutledge Spur
- 31 Davis Lane
- 32 Latta Drive/Brush Country Road
- 33 Johnny Morris Road
- 34 Brodie Lane

Additional Standards for Large Sites

Connectivity have been
made clearer.



4 ACRES OR GREATER PARCELS

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FEEDBACK TOOLS



COUNCIL DISTRICT MAP WORKSHOPS

District 1

Ora Houston
Saturday, May-13
1:00-3:00 PM
LBJ High School

District 3

Sabino "Pio" Renteria
Saturday, April-22
10:00 AM-Noon
St. Elmo Elementary
School

District 5

Ann Kitchen
Monday, May-15
6:30 – 8:30 PM
Place: TBD

District 7

Leslie Pool
Saturday, May 20
Noon-2:00 PM
Place: TBD

District 9

Kathie Tovo
Saturday, June 3
10:00 AM – Noon
Austin City Hall

District 2

Delia Garza
Tuesday, May 23
6:30 – 8:30 PM
Place: TBD

District 4

Gregorio "Greg" Casar
Wednesday, May 17
6:30 – 8:30 PM
Place: TBD

District 6

James "Jimmy"
Flannigan
Monday, April 24
6:30-8:30 PM
Spicewood Springs
Library

District 8

Ellen Troxclair
Tuesday, May 16
6:00-7:30 PM
ACC Pinnacle
Building

District 10

Alison Alter
Saturday, April 29
2:00-4:00 PM
Anderson High
School

Map Comment Tool

This tool is designed to reduce the barrier to entry for Austinites who are curious about what will happen to a specific property. Comments can be provided on a specific property or on the map as a whole.

<http://codenext.engagingplans.org/>

Austin CodeNEXT Zoning Comparison

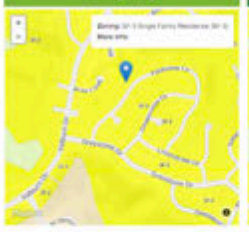
CodeNEXT is the City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city - including what, where, and how much can be built. This project has two facets: an update of the [text of the code](#) and a corresponding update to the zoning map, which shows where the new rules were applied.

The draft code and map will be updated based on the comments you provide on this site, in our public meetings, and through other feedback tools. For more information and for other ways to get involved, please visit our website [austincodemnext.org](#).

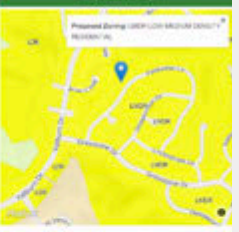
The maps below compare existing and proposed zoning districts. You can type an address to jump directly to a specific location. To see the zoning category for a given property, click the map on the left and then the map on the right to compare. To leave a comment, click either map where you want to leave a comment and enter your comment in the box below the map. You can continue to add new comments by clicking and submitting the form again. Please add general comments in the comment box below the zone-specific comment boxes for the individual maps.

7021-7023 Parkway Dr, Austin, TX 78751, USA

Existing Zoning



Proposed Zoning



Please enter comments about existing zoning on a specific parcel or zoning district here.

Please click to make your selection on the map above.

Please enter any general comments on the proposed zoning here.

Please enter comments about the proposed zoning on a specific parcel or zoning district here.

Please click to make your selection on the map above.

Your contact information (optional):

Name:

Email:

Comment:

Please don't include contact information in your [comment](#).

Submit

To learn more about what is allowed under existing zoning categories, you can:

- See a general guide to existing zoning ([link zoning text](#))
- See the [austincodemnext.org](#) website

To learn more about what is allowed under the proposed zoning categories, you can:

- See a general guide to proposed zoning ([link zoning text](#))
- See the [austincodemnext.org](#) website

For more information:

Schedule an appointment for office hours

- Visit [austincodemnext.org](#) or call (512) 978-5822 to make an appointment

Attend a Council district mapping meeting

- Visit [austincodemnext.org](#) for the full schedule of mapping meetings

View our website

- Visit [austincodemnext.org](#) for more information about the project and ways to get involved

Read our FAQs

- Visit [austincodemnext.org](#) to read the FAQs. The FAQs page is updated often to reflect new questions from the community

Read and comment on the proposed land development code

- Visit [austincodemnext.org](#) to read and comment on the proposed code

Existing Zoning

Please enter comments about existing zoning on a specific parcel or zoning district here:

Please click the map to make your selection on the map above.

Proposed Zoning

Please enter comments about the proposed zoning on a specific parcel or zoning district here:

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Austin CodeNEXT Zoning Comparison

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Existing Zoning

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Proposed Zoning

Please enter comments about the proposed zoning on a specific parcel or zoning district here:

Please click the map to make your selection on the map above.

Please enter any general comments on the proposed zoning here:

Your contact information (optional):

Name:

Email:

Phone Number:

[Submit](#)

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To learn more about what is allowed under the proposed zoning categories, you can:

- See a general guide to proposed zoning ([link zoning map](#))
- See the [austintexas.gov/codenext](#) website

For more information:

- Schedule an appointment for office hours: [austintexas.gov/codenext](#) or call (512) 978-2000 to make an appointment
- Attend a Council district mapping meeting: [austintexas.gov/codenext](#) for the full schedule of mapping meetings
- Visit [austintexas.gov/codenext](#) for more information about the project and ways to get involved

Read our FAQs:

- Visit [austintexas.gov/codenext/faq](#) to read the FAQs. The FAQ page is updated often to reflect new questions from the community.
- Read and comment on the proposed land development code: [austintexas.gov/codenext](#)
- Visit [austintexas.gov/codenext](#) to read and comment on the proposed code.

Please enter comments about existing zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

Please enter comments about the proposed zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

Please enter any general comments on the proposed zoning here:

Your contact information (optional):

Name

Email

Council District

If you aren't sure what Council District you live in, [click here](#) to check.

Submit

ADD URL

To learn more about what is allowed under existing zoning categories, you can:

To learn more about what is allowed under the proposed zoning categories, you can:

Austin CodeNEXT Zoning Comparison

CodeNEXT is the City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city - including what, where, and how much can be built. This project has two facets: an update of the [text of the code](#) and a corresponding update to the zoning map, which shows where the new rules were applied.

The draft code and map will be updated based on the comments you provide on this site. In our public meetings, and through other feedback tools. For more information and for other ways to get involved, please visit our website [austintexas.gov/codenext](#).

The maps below compare existing and proposed zoning districts. You can type an address to jump directly to a specific location. To see the zoning category for a given property, click the map on the left and then the map on the right to compare. To leave a comment, click either map where you want to leave a comment and enter your comment in the box below the map. You can continue to add new comments by clicking and submitting the form again. Please add general comments in the comment box below the more specific comment boxes for the individual maps.

7021-7023 Parkway Dr, Austin, TX 78751, USA

Existing Zoning

Proposed Zoning

Please enter comments about existing zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

Please enter comments about the proposed zoning on a specific parcel or zoning district here:

(Please be sure to make your selection on the map above.)

Please enter any general comments on the proposed zoning here:

Your contact information (optional):

Name

Email

Council District

If you aren't sure what Council District you live in, [click here](#) to check.

Submit

To learn more about what is allowed under existing zoning categories, you can:

- See a general guide to existing zoning ([link zoning text](#))
- See the [austintexas.gov/codenext](#) website

To learn more about what is allowed under the proposed zoning categories, you can:

- See a general guide to proposed zoning ([link zoning text](#))
- See the [austintexas.gov/codenext](#) website

For more information:

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View our website

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Read our FAQs

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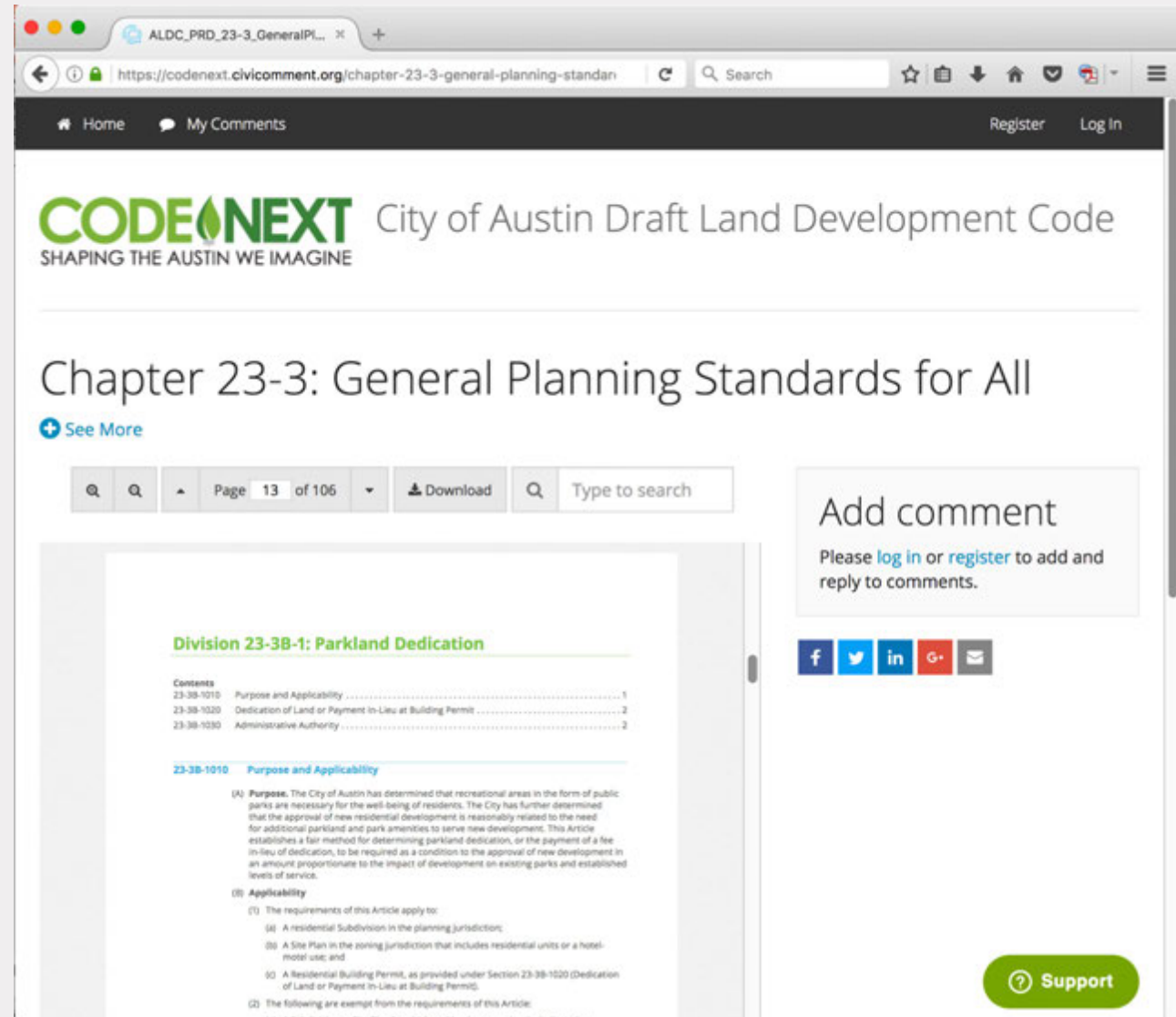
Read and comment on the proposed land development code

- Visit [austintexas.gov/codenext](#) to read and comment on the proposed code

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/>



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
18 APRIL 2017