

# Neighborhood Character and Complete Communities

## COMPATABILITY

**PROBLEM/ISSUE:** Current compatibility regulations are greatly limiting or prohibiting development. This is particularly important at the transition zones between neighborhoods and transit corridors such as South Lamar. Particular issues include:

1. Height limitations placed on sites adjacent to SF-3 (or more restrictive zoning).
2. Consideration of both use and zoning. Currently, a site zoned MF for example would be considered SF-3 for compatibility purposes if that is the current use. Remove use as a consideration.
3. There are currently no incentives for neighborhoods to embrace compatibility
4. Compatibility is one of very few vehicles for neighborhoods to control growth and maintain character.
5. Current standards do not support the Imagine Austin guidelines.
6. Current standards do not support sustainable growth through density.
7. Current standards do not support the creation of a varied and walkable city.

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**PROPOSED APPROACH:** Develop a code that allows for neighborhood appropriate density along these transition zones considering the following strategies:

1. Develop an organized and detailed plan for discussing the advantages of increased density through reduction or removal of current compatibility standards. Provide specific examples from other cities. Continue community outreach in this regard .
2. Remove or revise compatibility city wide.
3. Allow neighborhoods to opt in or out of new compatibility standards
4. Creation of additional growth controls for neighborhoods other than compatibility.
5. Consider tax incentives in the form of neighborhood property tax reduction in return adoption of new standards.
6. Percentage of property taxes (Impact fees) related to new density allocated towards neighborhoods who adopt new standards. These tax dollars could pay for park improvements, sidewalks, land purchases, etc...
7. Propose design solutions to creating compatibility by offering design forms and uses that create good transitions from core neighborhoods to activity corridors and nodes.

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## **SECONDARY DWELLING**

**PROBLEM/ISSUE:** Current code restricts size of secondary dwelling to 850 square feet thus limiting opportunities on larger sites:

**PROPOSED APPROACH:** Remove size restriction of secondary dwellings which could:

1. Provide additional affordable living throughout the city.
2. Creates a tool to combat gentrification. Increased revenue through renting could cover gap created by increased property values and taxes.
3. Adds to character of neighborhood through diversity of residents.

## **FAR LIMITATIONS ON RESIDENTIAL LOTS**

**PROBLEM/ISSUE:** Code restricts development area based on both impervious cover and FAR :

**PROPOSED APPROACH:** Remove FAR restrictions which could create the following benefits:

1. Allow more density through creativity in building design.
2. Creates density without impact to neighborhoods.
3. This increases tax base.