



MEMORANDUM

To: Members of the Comprehensive Planning and Transportation Committee

From: George Adams, Assistant Director
Planning and Development Review Department *GA*

Date: 28 March 2012

Subject: Neighborhood-Side Design Standards in the Draft East Riverside Corridor Regulating Plan

CC: Marc Ott, City Manager
Sue Edwards, Assistant City Manager
Greg Guernsey, Director, Planning and Devt. Review Dept.

At the request of Council Member Morrison, we are providing the proposed neighborhood-side design standards included in the draft East Riverside Corridor (ERC) Regulating Plan, which are located in Section 4.2.4, Compatibility Standards (attached). These standards provide a range of strategies to create transitions from more intensive land uses to less intensive residential uses.

Three transition zones regulate the relationship between uses. The screening zone contains landscaping and must include a wall or fence if an applicant proposes to place a permitted activity in the use restricted zone 10 to 25 feet from the triggering property line. Height standards limit the height and location of more intensive uses in relationship to less intensive residential uses. Building form and additional standards regulate the design and operations of properties with more intensive uses, including regulations for parking garages, building materials, and refuse management, among others.

Staff will be available at the April 2, 2012, CPTC meeting to answer questions. If you need additional information, contact Erica Leak, Planner Principal, Planning and Development Review Department, at erica.leak@austintexas.gov or 974-2856.

Attachments: Section 4.2.4, Draft East Riverside Corridor Regulating Plan

D. Maximum Impervious Cover limits and Maximum Building Coverage

1. All properties in the ERC Zoning district are subject to LDC Article 8, Sections 25-8-393, 397, 453, 454, and 514 (Watershed Impervious Cover limits), which also set impervious cover limits based on the watershed in which a property is located. Note: At the time this Document was adopted, LDC Section 25-2-492 (Site Development Regulations) require that the stricter of the ERC zoning impervious cover limit or the watershed impervious cover limit applies.
2. For purposes of applying Suburban Watershed impervious cover limits, the maximum impervious cover for mixed-use projects shall be 80%.
3. Maximum building coverage shall be equal to the maximum impervious cover permitted in each ERC Subdistrict per ERC zoning or per Watershed regulations, whichever is more restrictive.

4.2.4. Compatibility Standards

A. Applicability

Standards	Applies if ERC Subdistrict is:					Applies if the adjacent street is:				Applies to the following:
	CMU	IMU	NMU	UR	NR	CTC	PPC	UR	HWY	
Section 4.2.4 Compatibility Standards	●	●	●	●		●	●	●	●	Except as provided in Section 4.2.4.B (Exceptions), this article applies to the following uses: multi-family, commercial, or industrial use or a Planned Unit Development (PUD) with a residential density of greater than 12.45 Units per acre within 300 feet of a triggering property.
See Article 1 for maps and Sections 2.3.4 & 3.2.2 for descriptions of ERC Subdistricts and ERC Roadway Types.										

B. Exceptions

Properties within the ERC Hubs, as shown in Figure 1-6, will not trigger the standards of Subsection D below.

C. Triggering Properties

1. Duplex Residential
2. Single-Family Attached Residential

3. Single-Family Residential
4. Small Lot Single-Family Residential
5. Two-Family Residential
6. Planned Unit Development (PUD) with a residential density of less than 12.44 units per acre.

D. Standards

1. Location & Width of Transition Zones

The ERC Regulating Plan incorporates three Compatibility Transition Zones (See Figure 4-1 Transition Zone locations). The Compatibility Transition Zones are defined as follows:

a. Zone A: Screening Zone

- i. **Location:** Immediately abutting the property line of the triggering property located between the triggering property and Zone B.
- ii. **Width:** The Screening Zone can be one of two types, Wide or Narrow (See Figure 4-2). The width of Zone A varies depending on which type of Screening Zone is applied.

b. Zone B: Use Restricted

- i. **Location:** Located between Zone A and Zone C.
- ii. **Width:** The width varies between 0 and 15 feet.

c. Zone C: Height and Form

- i. **Location:** Adjacent to the boundary of Zone B furthest from the property line of the triggering property.
- ii. **Width:** Total width of 275 ft.

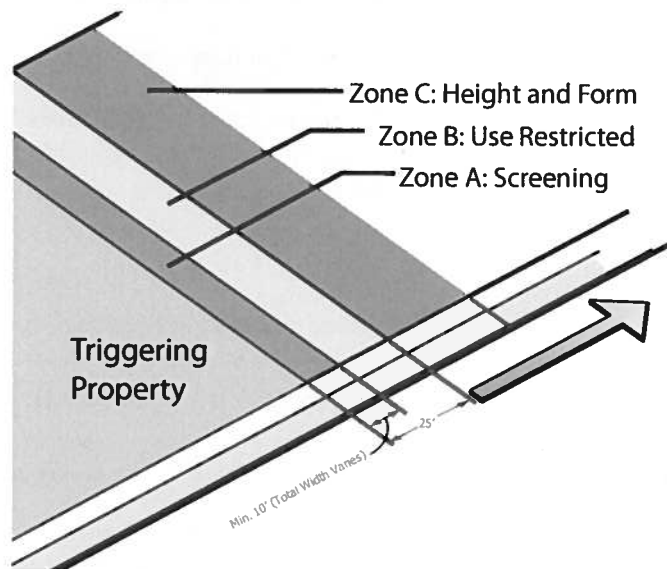


Figure 4-1: Transition Zone Locations

This diagram illustrates the relationship between Zone A, Zone B, and Zone C.

2. Zone A: Screening Zone Described

The Screening Zone is intended to provide a buffer between a triggering property and an immediately adjacent use to which this standard applies. It consists mainly of vegetative landscaping and may contain a wall or fence. If the triggering property line is located more than 25 feet from the new use, the Screening Zone is not required. If the triggering property shares a common property line to the use to which this standard applies, the 25' buffer area may be comprised of a 25' Wide Type Screening Zone, or a Narrow Type Screening in conjunction with a Use Restricted Zone.

a. Narrow Type (to be used in conjunction with Use Restricted Zone)

i. **Width:** Varies with a minimum width of 10 feet.

ii. **Installation Requirements:**

A wall six feet in height;
One shade tree per 25 lineal feet;
Three understory trees per 100 lineal feet; and
40 shrubs per 100 lineal feet.

b. Wide Type (to be used without an adjacent Use Restricted Zone)

i. **Width:** Minimum width of 25 feet.

ii. **Installation Requirements**

Six shade trees per 100 lineal feet;
Five understory trees per 100 lineal feet; and
60 shrubs per 100 lineal feet.

iii. **Optional Requirements**

In lieu of planting required shrubs, a berm with a minimum height of three feet may be installed.
May include a wall or fence.

3. Zone B: Use Restricted Zone Described

The Use Restricted Zone may only be utilized with the fulfillment of Narrow Type Screening Zone requirements. It allows defined low intensity uses if required screening and landscaping is provided.

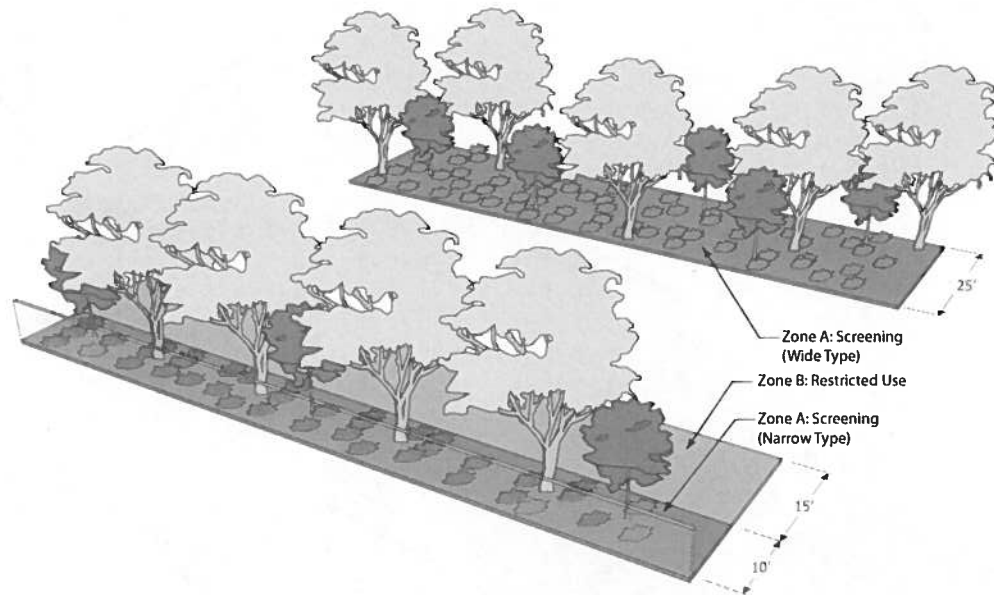


Figure 4-2: Narrow and Wide Screening Zones

This diagram illustrates the Zone A Narrow Type with Zone B and Zone A Wide Type (no Zone B).

i. Permitted Activity

Protective yard, landscaping, fence, wall.
 Garden.
 Outdoor dining (not after 10:00 pm).
 Stormwater detention.
 Surface parking lot.
 Path, walkway.
 Alley.

4. Zone C: Height and Form Zone Described

The Height and Form Zone provides a transition in scale and design from residential triggering properties to other building types.

a. Permitted Activity

All uses allowed in the designated ERC Subdistrict on the site are permitted in Zone C.

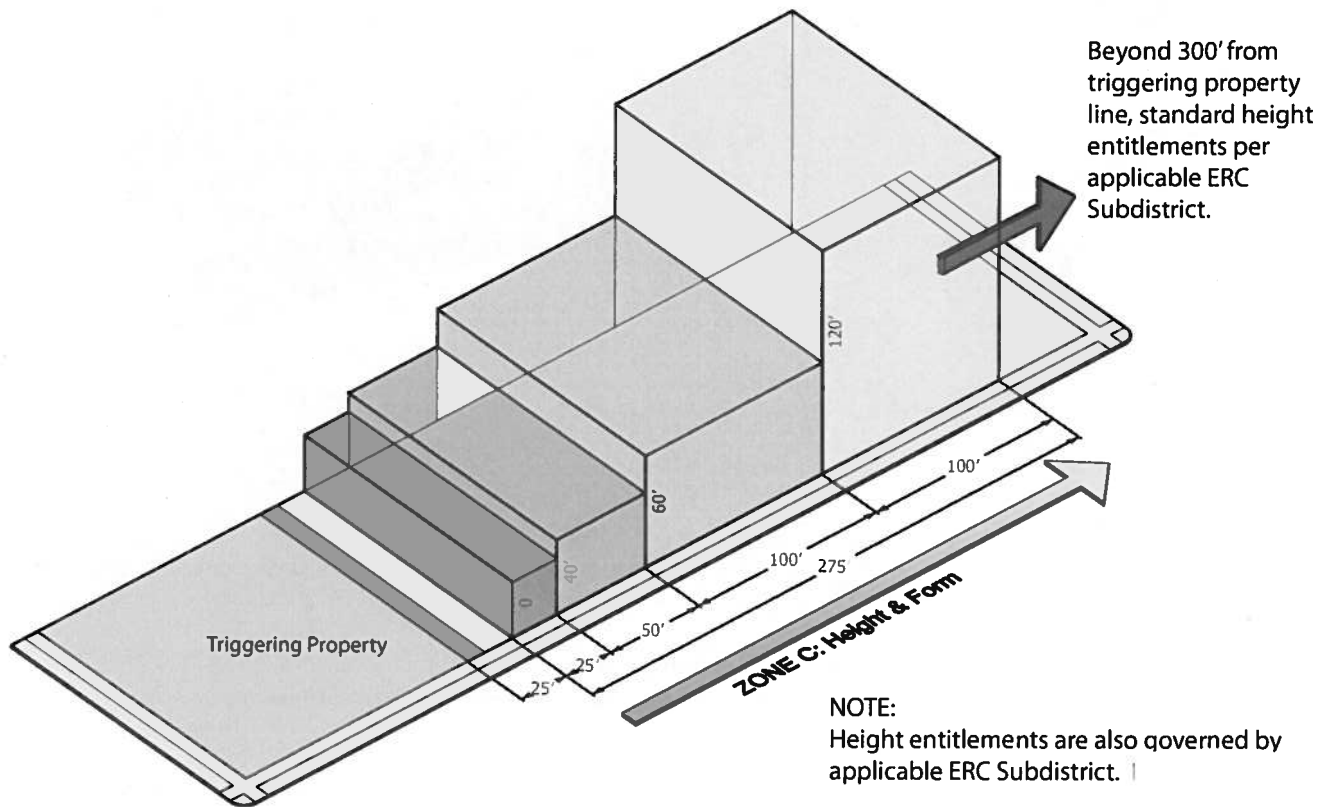


Figure 4-3: ERC Compatibility Height Restrictions

The compatibility standards for the ERC incorporates three Transition Zones: Zone A - Screening; Zone B - Use Restricted; and Zone C - Height & Form

b. Height

See Figure 4-3 for illustration of ERC Compatibility height restrictions.

NOTE: Allowable height is also limited by the maximum allowable height for each Subdistrict. Whichever height limit is most restrictive, per this section or subdistrict, determines the height allowed on the site.

- i. Between 25 and 50 feet from the triggering property line, no building or structure may exceed 30 feet or two stories in height.
- ii. Between 51 feet and 100 feet from the triggering property line, no building or structure may exceed 40 feet.

- iii. Between 101 feet and 200 feet from the triggering property line, no building or structure can exceed 60 feet.
- iv. Between 201 feet and 300 feet from the triggering property line, no building or structure can exceed 120 feet.

5. Form**a. Facade Articulation**

Any portion of a building wall facing an adjoining triggering property and exceeding 100 feet in length must include an offset of a minimum of five feet for a minimum distance of 15 feet.

b. Parking Structures

For a parking structure facing a triggering property listed in this Subsection and within 100 feet of a common property line:

- i. The headlights of an automobile in a parking structure may not be directly visible from the triggering property.
- ii. Automobiles in a parking structure must be screened from public view.
- iii. All lighting from parking structure interiors must be screened from view so that the light source is not directly visible from adjacent triggering property.
- iv. Green screens, or other plant material growing on a structure permanently attached to the parking garage structure, may be used to screen openings in parking garage walls, as long as the structure meets the screening requirements of this Subsection.

c. Material Regulations

- i. Materials on building facades facing a triggering property and within 100 feet of a common property line shall be the same as, or of equal quality to, the material used for street facing building facade.
- ii. A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

6. Additional Standards

- a. The noise level of mechanical equipment may not exceed 70 db at the property line of a triggering property.

- b. A permanently placed refuse receptacle, including a dumpster, may not be located 50 feet or less from adjoining triggering property. The location of and access to a permanently placed refuse receptacle, including a dumpster, must comply with guidelines published by the City. The Planning and Development Review Department shall review and must approve the location of and access to each refuse receptacle on a property.
- c. Collection or dumping of a permanently placed refuse receptacle 100 feet or less from adjoining triggering property is prohibited between 10:00 pm and 7:00 am.
- d. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining triggering property.

4.3. RELATIONSHIP OF BUILDINGS TO STREETS AND WALKWAYS

4.3.1. Purpose

This Document alters the standard manner of applying setbacks. Conventional zoning code applies a minimum building setback from the property line. However, the goal for the East Riverside Corridor is to build compact environments that are designed around the pedestrian with attractive and aligned street facades that frame the streetscape. Therefore, this Document does not require minimum or maximum setbacks and instead employs the use of build-to lines where a building, or a portion of a building, must be built up to the property line or the sidewalk clear zone (or supplemental zone if provided).

4.3.2. Building Placement Factors

Building placement standards vary according to the roadway type of the lot or site's principal street.

A. Principal Street Determination

1. Any roadway type with an active edge designation has priority. See Figure 1-4, Active Edge Map, for parcels with an active edge designation.
2. Absent an active edge designation, the following roadway types are listed from highest to lowest priority for purposes of this Article and Article 5:
 - a. ERC Core Transit Corridor;
 - b. ERC Pedestrian Priority Collector;
 - c. ERC Urban Roadway; and
 - d. ERC Highway.