

Summary of proposed Land Development Code changes related to Lake development

The following revisions to the [Land Development Code](#) (LDC) are intended to provide clarity to existing rules, to remove apparent conflicts between different sections of the LDC, and to provide the ability for citizens to request variances for [certain activities](#) not otherwise allowed by the LDC (placing fill in a lake or dredging greater than 25 cubic yards). The numbers below reference current sections of the LDC. The two chapters of the LDC that will be affected by the proposed ordinance are LDC 25-2 Zoning and LDC 25-8 Environment.

25-2-551 Lake Austin District Zoning

- Clarify that fences are allowed in the LA setback. *Note: This does not negate floodplain and building permit rules related to fences in LDC 25-7-3 and 25-12-3.*
- Fix typo related to distinctions between slope categories for the purposes of determining the amount of allowable impervious cover.
- Fix typo within the subsection heading.
- Allow public boat (municipal) ramps in LA setback.

25-2-1172 Definitions

- Provide a definition for “Shoreline Frontage” in order to clarify how to measure the percentage of allowable development along the lake shoreline.

25-2-1175 Lighting and Electrical Requirements

- Fix ambiguities in language related to the distance along the shoreline versus length of extension into the lake.

25-2-1176 Site Development Regulations for Docks, Marinas, and Other Lakefront Uses

- Clarify how to measure “20% of a channel width” in order to determine how far a dock can extend into a channel.
- Clarify calculation of percent openness and allow for insect screening.
- Allow construction of public (municipal) boat ramps.

25-8-261 Critical Water Quality Zone Development

- Revise revegetation requirements along lake shoreline.
- Clarify the size and species of woody vegetation required to remain within the LA setback.
- Clarify “necessary access” within a critical water quality zone.
- Allow the restoration of eroding banks located outside the 100-year-floodplain along the shoreline of a lake within a Critical Water Quality Zone.
- Remove apparent conflicts between development allowed along a lake shoreline and development allowed in a Critical Water Quality Zone.

25-8-364 Floodplain Modification

- Remove apparent conflicts between development allowed along a lake shoreline and development allowed through floodplain modification rules.

25-8 Division 4 (25-8-651 & -652) Shoreline Relocation; Lake Fill

- Current code allows dredging **less than** 25 cubic yards. Revise to allow dredging **up to** 25 cubic yards.
- Provide a process for applicants to request variances to place fill in a lake or dredge greater than 25 cubic yards by moving section from 25-8 Subchapter B to 25-8 Subchapter A.

Title 30 Austin/Travis County Subdivision Regulations, Chapter 30-5 Environment

- Update Title 30-5 to include the same language as LDC Chapter 25-8.