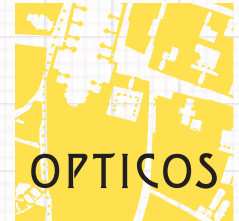


# Coding for a Compact and Connected Austin



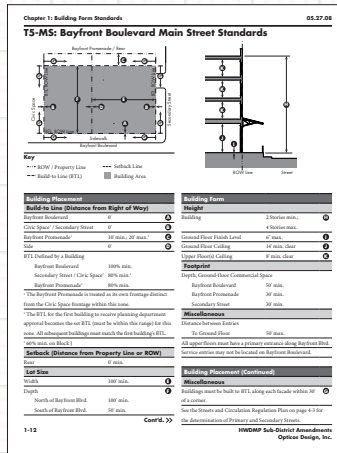
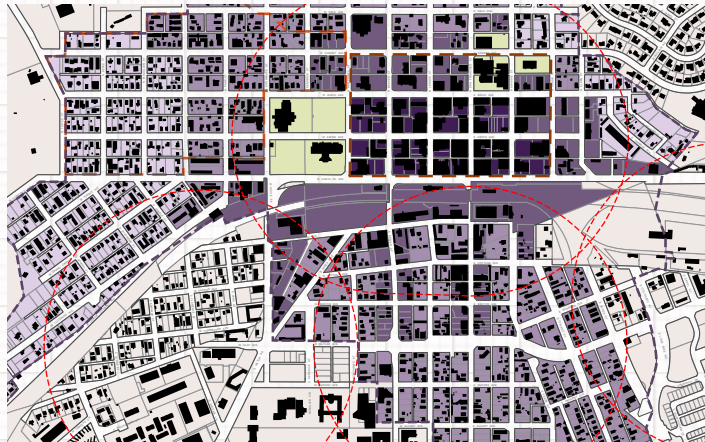
# Overview of Code Format

John Miki  
Associate, Opticos Design, Inc.

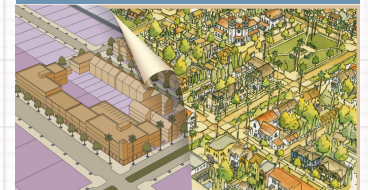
Lisa Wise  
President, Lisa Wise Consulting

# CAG Presentation

## June 20, 2016



## Form-Based Codes



A Guide for Planners, Urban Designers,  
Municipalities, and Developers

Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP

# Timeline To Date

Mar 2013	Team Selected
Aug 2013	Listening to the Community
Apr 2014	Listening to the Community Report Released
May 2014	Community Character Manual Released
May 2014	Code Diagnosis Released
Sep 2014	Code Approaches and Alternatives Released
Oct 2014	Code Approach Discussion - Previous Council
Nov 2014	Code Approach Selection - Previous Council
Jan 2015	Shift to 10-1 system/Current Council Seated
Apr 2015	Zucker Report/Department Changes
Jun 2015	Code Approach Affirmed - New Council
Nov 2015	Sound Check
Feb 2016	Sound Check Report
Mar 2016	Code Prescription Paper 1 Natural and Built Environment
May 2016	Code Prescription Paper 2 Affordability

# Approach to Applicability of Standards

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# 5

## Auto-Centric Code

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An Obstacle to a Compact, Connected Austin and  
Protection of Community Character



# Regulations are Creating Auto-Dependent Density



Diagram of parking lots and driveways, shown in grey



A parking structure abuts one story single-family houses



Parking surrounding buildings



First 3 floors are reserved for parking



Lots paved over for parking



# Parking Regs are Prohibiting Small Scale, Compatible Infill



# 6

## LDC Not Always In Line with Imagine Austin

---

Current Land Development Code Does Not Proactively Implement Imagine Austin

# Approach to the Application of Standards

## Three Major Tiers of Applicability

Standards are broken down into those that apply across the city, those that apply only in transect zones and those that apply only in non-transect zones.

- Applicable to All
- Applicable to Transect Zones
- Applicable to Non-Transect Zones (existing zones)



# Approach to the Application of Standards

Example:

Standards in the **Specific to Large Sites Division** are broken down as follows:

## Applicable to All Large Sites

- Thoroughfare Network, Pedestrian and Bicycle Circulation, Block Size, Lots, and Open Spaces

## Applicable to Transect Zones

- Mix of Transect Zones

## Applicable to Non-Transect Zones

- Building Form standards applicable to residential and commercial subdivisions.

# Approach to the Application of Standards

Other Examples Divisions where the applicability of standards are broken down:

Standards Specific to Land Uses

Standards Specific to Signage

Standards Specific to Landscaping

# 7

## Lack of Clarity and Usability

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Adversely Affect LDCs Effectiveness

# Updated Organization of Content

## Code Diagnosis 7: Lack of Clarity and Usability

### ORGANIZATION OF CONTENT

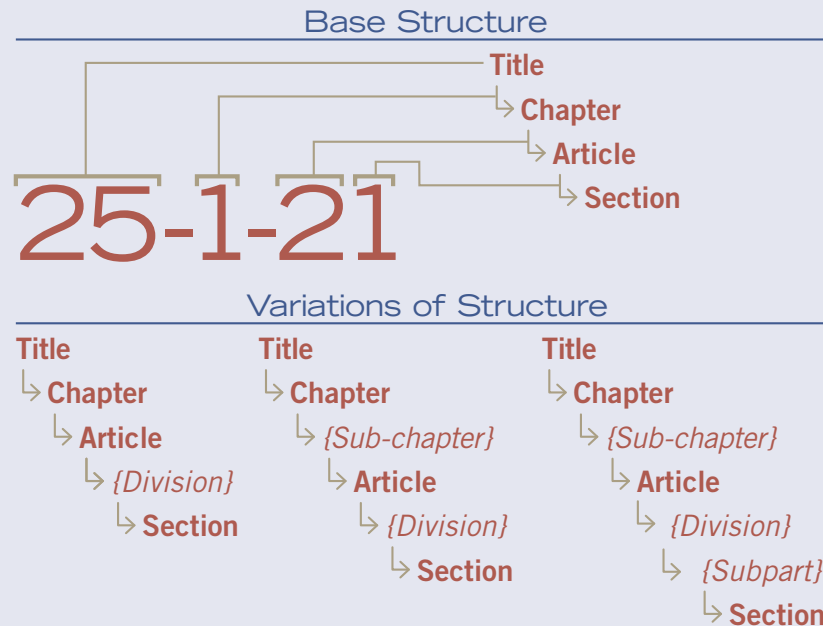
The basic structure of the existing LDC has four major structural levels below Title 25 Land Development Code:

- Chapter
- Article
- Section

This organizational structure has been amended over the past 30 years with additional layers added, such as:

- Division
- Sub-chapter
- Subpart

While these new layers have been added, the methodology for numbering the layers for ease of referencing has not been updated, making the numbering system ineffective at allowing a user to understand where in the hierarchy of the LDC the reference exists.





# Updated Organization of Content

## Code Diagnosis 7: Lack of Clarity and Usability

### ORGANIZATION OF CONTENT

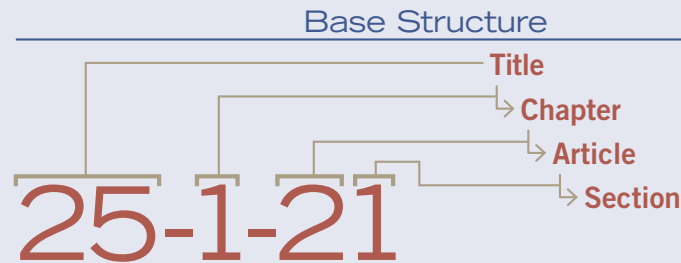
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### Variations of Structure

Title  
↳ Chapter  
↳ Article  
↳ {Division}  
↳ Section

**New Code reorganizes content to follow this structure**

↳ Section

## Updated Organization of Content

The diagram illustrates the structure of the code 20-1A-1XXX. It is enclosed in an orange rounded rectangle. On the left, five labels are listed vertically: 'Title Number (20)', 'Chapter Number (1)', 'Article Letter (A)', 'Division Number (1)', and 'Section Number (XXX)'. On the right, the code '20-1A-1XXX' is displayed in a dark red font. White arrows point from each label to its corresponding part of the code: a horizontal arrow from 'Title Number (20)' to '20'; a horizontal arrow from 'Chapter Number (1)' to the first '1'; a horizontal arrow from 'Article Letter (A)' to 'A'; a horizontal arrow from 'Division Number (1)' to the second '1'; and a horizontal arrow from 'Section Number (XXX)' to 'XXX'. Additionally, four vertical arrows point upwards from the horizontal arrows to the hyphens and the final 'X's, indicating the hierarchical relationship between the components.

Title Number (20) —————→ 20-1A-1XXX  
Chapter Number (1) —————→  
Article Letter (A) —————→  
Division Number (1) —————→  
Section Number (XXX) —————→

Proposal to change Land Development Code to new Title 20 within the Municipal Code.

# Basic Graphic Design and Usability in New Code

**A** **Specific to Building Types** 1703-3.120  
Stacked Flats

**D** **Key**

--- ROW / Lot Line    ■ Building  
--- Setback Line

**B. Number of Units**

Units per Building 12 min.  
Stacked Flat Building per Lot 1 max.

**C. Building Size and Massing**

**Height**

Height 2 stories min.<sup>1</sup>

<sup>1</sup>Height shall also comply with transect zone standards in Section 1703-2 (Specific to Transect Zones).

**Main Body/Secondary Wing(s)**

Width 200' max. **A**  
Depth 200' max. **B**

**Accessory Structure(s)**

No accessory structures are allowed.

**D. Allowed Frontage Types**

Porch: Projecting 1703-4.50  
Scoop 1703-4.70  
Forecourt 1703-4.80

**E. Pedestrian Access**

Units shall enter from a courtyard or a street.  
Courtyards shall be accessible from the front street.

**F. Private Open Space**

Each unit may have an individual entry.  
No private open space requirement.

**G. Courtyard(s)**

Width 40' min.; 150' max. **D**  
Width-to-Height Ratio 1:2 to 2:1  
Depth 40' min.; 150' max. **E**  
Depth-to-Height Ratio 1:2 to 3:1  
Area (Total) 400 sf min.; 50 sf/unit min.

City of Cincinnati Form-Based Code Final Draft 2/15/13 3-23

**B** **Section 1703-2: Specific to Transect Zones**

**Subsections:**

- 1703-2.10 Purpose
- 1703-2.20 Applicability
- 1703-2.30 Transect Overview
- 1703-2.40 T3 Bistate (T3B)
- 1703-2.50 T3 Neighborhood (T3N)
- 1703-2.60 T4 Neighborhood Medium Footprint (T4N.MF)
- 1703-2.70 T4 Neighborhood Small Footprint (T4N.SF)
- 1703-2.80 T5 Main Street (T5MS)
- 1703-2.90 T5 Neighborhood Large Setback (T5N.LS)
- 1703-2.100 T5 Neighborhood Small Setback (T5N.SS)
- 1703-2.110 T5 Flex (T5F)
- 1703-2.120 T6 Core (T6C)

**1703-2.10 Purpose**

This Section provides regulatory standards governing building form and other topics, such as land use and signage, within the transect zones. The form-Based Code is a reflection of the community vision for implementing the intent of the Comprehensive Plan to create places of walkable urbanism. 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.

**1703-2.20 Applicability**

A. The standards of this Section shall apply to all proposed development within transect zones, and shall be considered in combination with the standards in Sections 1703-3 (Specific to Building Types), 1703-4 (Specific to Frontage Types), and 1703-5 (Supplemental to Transect Zones). If there is a conflict between any standards, the stricter standards shall apply.

B. The standards of this Section shall be considered in combination with the standards in Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts). If there is a conflict between this Section and Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts), please see Section 1709 to determine which standards shall apply.

C. Uses not listed in the Transect Zones shall be subject to the standards in Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts).

**1703-2.30 Transect Overview**

The standards in this Section shall be considered in combination with the standards in Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts). If there is a conflict between this Section and Chapter 1433 (Hillside Development) and Chapter 1435 (Historic Landmarks and Districts), please see Section 1709 to determine which standards shall apply.

City of Cincinnati Form-Based Code

**A** Strong headers and footers explain where you are inside the document.

**B** Table of Contents in each new section.

**C** Clear indenting, section breaks, and labeling.

**D** Clear graphics and illustrations visually explain regulations.

# Code Organization

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The Table of Contents for the  
Land Development Code



# Revised Code Outline

Chapter 20-1 Title, Purpose and Jurisdiction

Chapter 20-2 Administration and Procedures

Chapter 20-3 Zoning Code

Chapter 20-4 Subdivision

Chapter 20-5 Site Plan Review

Chapter 20-6 Natural Environment and Infrastructure

Chapter 20-7 Technical Codes

# New Table of Contents

## Chapter 20-1 Title, Purpose and Jurisdiction

This chapter includes legal title, purpose and applicability of the Land Development Code.

# New Table of Contents

## Chapter 20-2 Administration and Procedures

This chapter includes the detailed process by which all development will be reviewed and permitted by the city and the requirements related to specific types of submittals including fees.

Article 20-2A Introduction

Article 20-2B Application and Review

Article 20-2C Public Hearings

Article 20-2D Appeals

Article 20-2E Notice

Article 20-2F Amendments

Article 20-2G Exceptions

Article 20-2H Vested Rights

Article 20-2K Fees and Fiscal Security

# New Table of Contents

## Chapter 20-3 Zoning Code

This chapter includes building form and land use standards for both form-based and use-based zoning districts.

- Article 20-3A Introduction

- Article 20-3B General to All Development

- Article 20-3C Specific to Zones (Lot Scale)

  - Transect Zones

  - Non-Transect Zones

  - Overlays

- Article 20-3D Supplemental to Zones

- Article 20-3E Specific to Large Sites (Community Scale)

- Article 20-3F Supplemental to Large Sites (Community Scale)

- Article 20-3G Administration and Procedures

- Article 20-3H Definitions and Measurements



# New Table of Contents

## Chapter 20-4 Subdivision

This chapter includes the technical and legal requirements for subdividing property. Design based subdivision standards are located in Article 20-3E Specific to Large Sites.

[Article 20-4A Introduction](#)

[Article 20-4B Subdivision Procedures](#)

# New Table of Contents

## Chapter 20-5 Site Plan Review

This chapter includes the technical and legal requirements for site plans.

Article 20-5A Introduction

Article 20-5B Concept Site Plan

Article 20-5C Site Plan Requirements and Exemptions

Article 20-5D Site Plan Elements

Article 20-5E Site Plan Approvals

Article 20-5F Special Timing

# New Table of Contents

## Chapter 20-6 Natural Environment and Infrastructure

This chapter would include the technical and legal requirements for thoroughfare design, environmental regulations and drainage, water and waste water.

Article 20-6A Introduction

Article 20-6B Transportation

Article 20-6C Water and Waste Water

Article 20-6D Drainage

Article 20-6E Water Quality

# New Table of Contents

## Chapter 20-7 Technical Codes

This chapter includes the technical codes.

Article 20-7A Introduction

Article 20-7B Technical Codes

Article 20-7C Administration Of Technical Codes



# Next Steps

Jul 2016	Code Prescription 3 Mobility Released
Jul 2016	CodeNext Update to CAG
Aug 2016	CodeNext Update to CAG
Sep 2016	Code Prescription 4 Fiscal Health Released
Oct 2016	CodeNext Update to CAG
Jan 2017	Public Review Draft Released

# CODE NEXT

SHAPING THE AUSTIN WE IMAGINE