

Austin Transect Zones



Overview



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CAG Presentation
December 7, 2016

Presentation Overview

Objective:

Provide additional information on the zoning tools that will be part of the New Land Development

- Transect Zones
- Integration of Existing Tools
- Next Steps

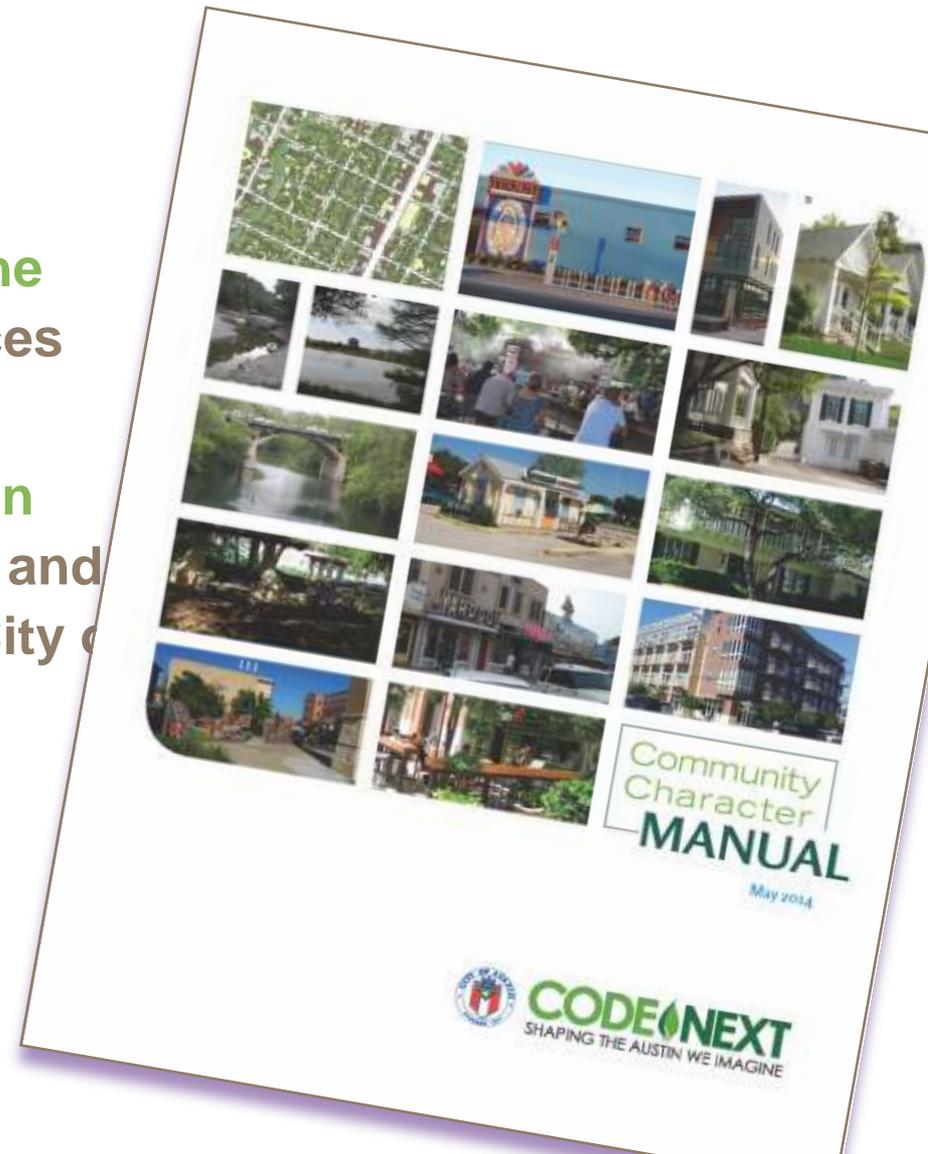
The Importance of Understanding Different Contexts

Different Solutions for Different Contexts

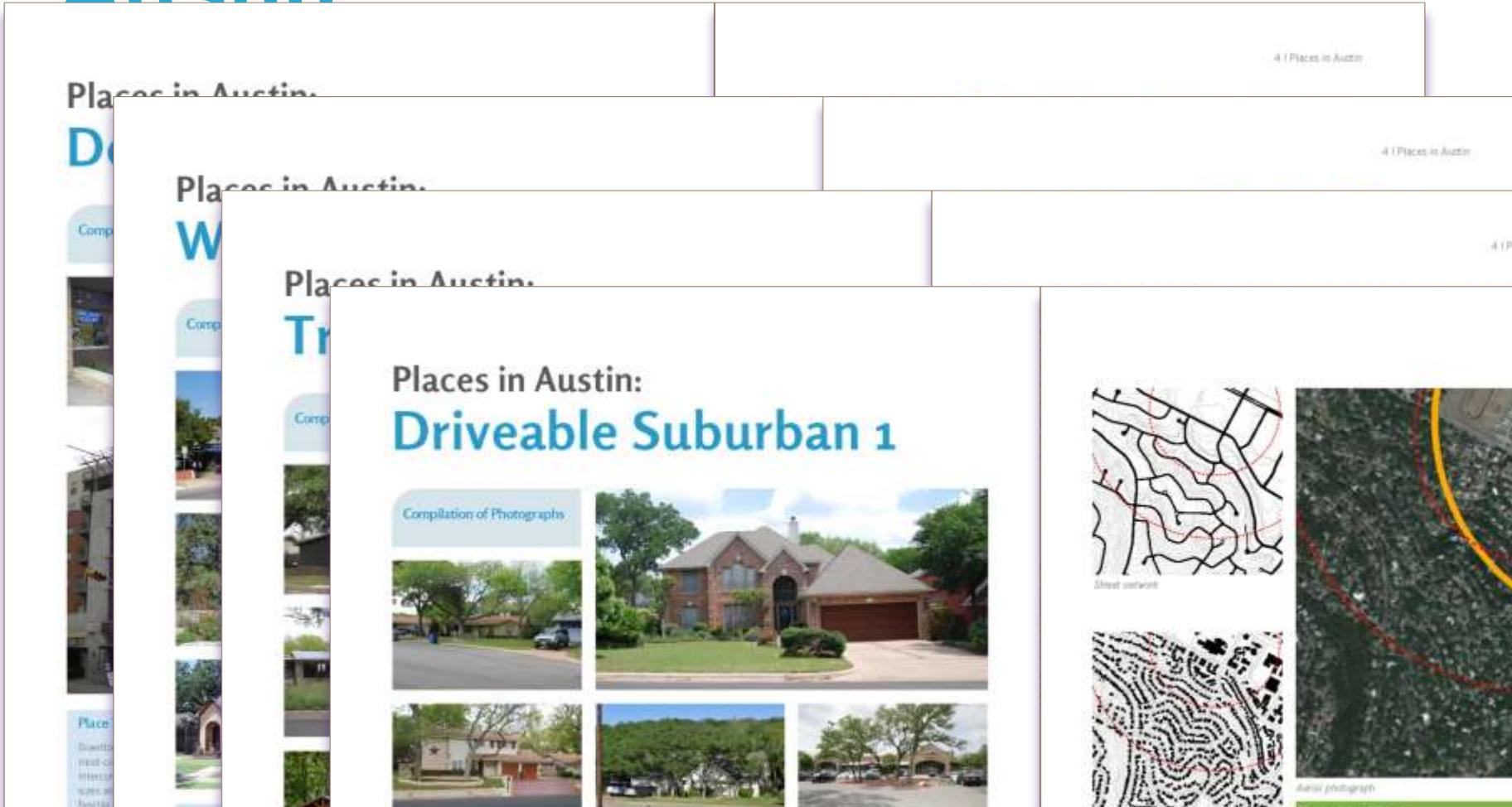
Community Character Manual: Intent

A Tool for Effective Planning

- Provide an understanding of the range of different types of places that exist throughout Austin.
- Establish a common foundation and vocabulary for CodeNEXT and future planning efforts in the City of Austin based on Community Character.



Community Character Manual: Chapter 4: Places in Austin



Comparing Existing Approach to Zoning to New Approach

Context: All of these use CS for their base zone



Layers of Regulation Added

CS-V-CO-NP

CS-1-MU-CO-HD-NP

CS-1-V-NP



Need Sharpening of Zoning Tools



Creating Zones Specific to Context

Existing Zone: CS-CO

CONTEXT	Suburban/ Transitional
FORM	Office Park
BUILDING CHARACTER	Detached, widely spaced
FRONT SETBACK	Large setback, often behind parking
HEIGHT CHARACTER	1 to 5 stories
RANGE OF ALLOWED LAND USES	Single Use



= **SC**
 Service Commercial*
 Conventional Zone

* Name may change as code is refined

Creating Zones Specific to Context

Existing Zone: CS-V-CO-NP

CONTEXT	Walkable Urban
FORM	Main Street
BUILDING CHARACTER	Attached
FRONT SETBACK	Small to no setbacks
HEIGHT CHARACTER	Up to 3 stories
RANGE OF ALLOWED LAND USES	Broad



= **T4MS***
 T4 Main Street
 Form-Based/
 Transect Zone

* Name may change as code is refined

Creating Zones Specific to Context

Existing Zone: CS-V-CO-NP

CONTEXT	Walkable Urban / Transitional
FORM	Residential
BUILDING CHARACTER	Detached
FRONT SETBACK	Small to medium
HEIGHT CHARACTER	Up to 2 stories
RANGE OF ALLOWED LAND USES	Broad



T4N-O*



T4 NEIGHBORHOOD OPEN

Form-Based/
Transect Zone

* Name may change as code is refined

Example: T4 Neighborhood – Open (T4N- C)



Examples of Neighborhood Form with Open Land Uses

Regulating Single Family Too Broadly: Example



Why This Might Be the Most Important Regulation



Similar Densities. Very Different Size

Different Maximums Footprints for Each Building Type

1703-3.100 Multi-plex: Small



A Multi-plex, scaled to a medium-density neighborhood, with all units accessed from a central entry



A small Multi-plex with front entrance porch and balcony



A Multi-plex with unique Art Deco entrance detailing

A. Description

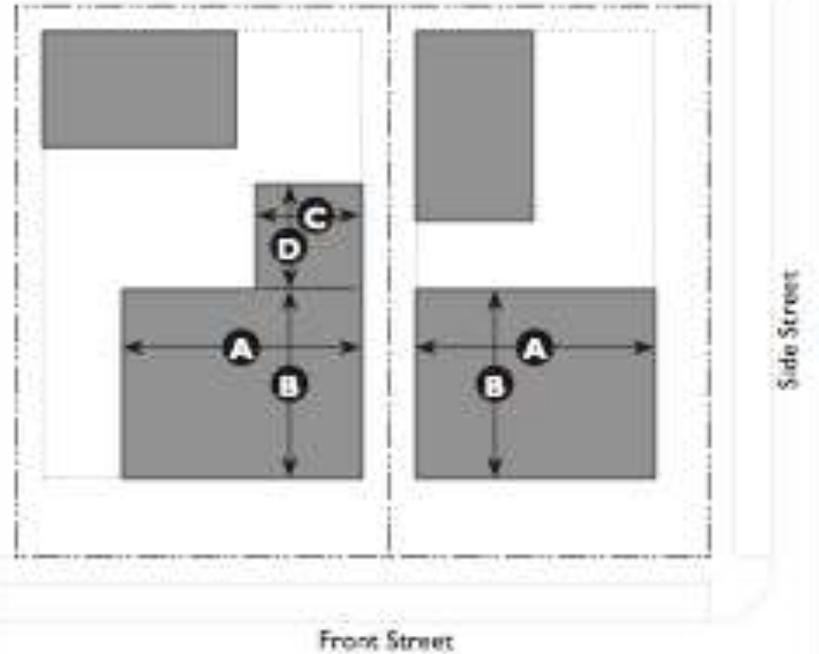
The Multi-plex: Small Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	T3N
T4N.MF	T4N.SF
T5MS	T5N.LS T5N.SS T5F
T6C	

Key

TH Allowed **TH** Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Main Body		
Width	48' max.	A
Depth	48' max.	B
Secondary Wing(s)		
Width	30' max.	C
Depth	30' max.	D

Sometimes More Small Units Can Be Just as Compatible

1703-3.70 Cottage Court



A Cottage Court with ramped stoop entries



A Cottage Court with a center drive and small stoops



A Cottage Court with a heavily landscaped court

A. Description

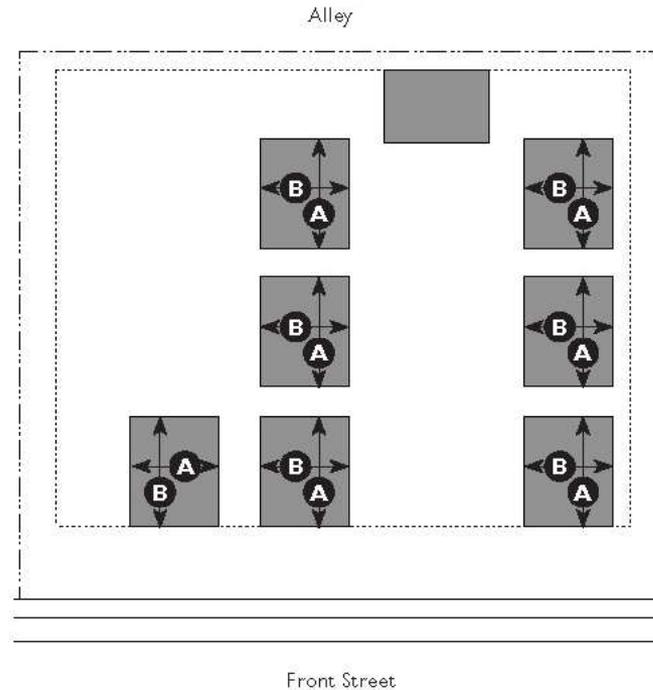
The Cottage Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T2B T2N
T2N.MF T2N.SF
T2MS T2N.L3 T2N.S3 T2F
T2C

Key

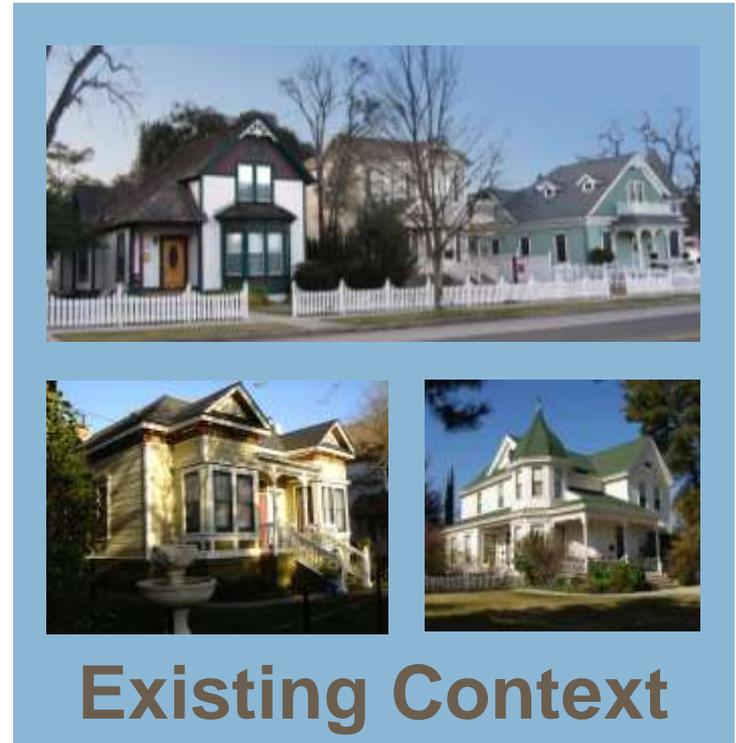
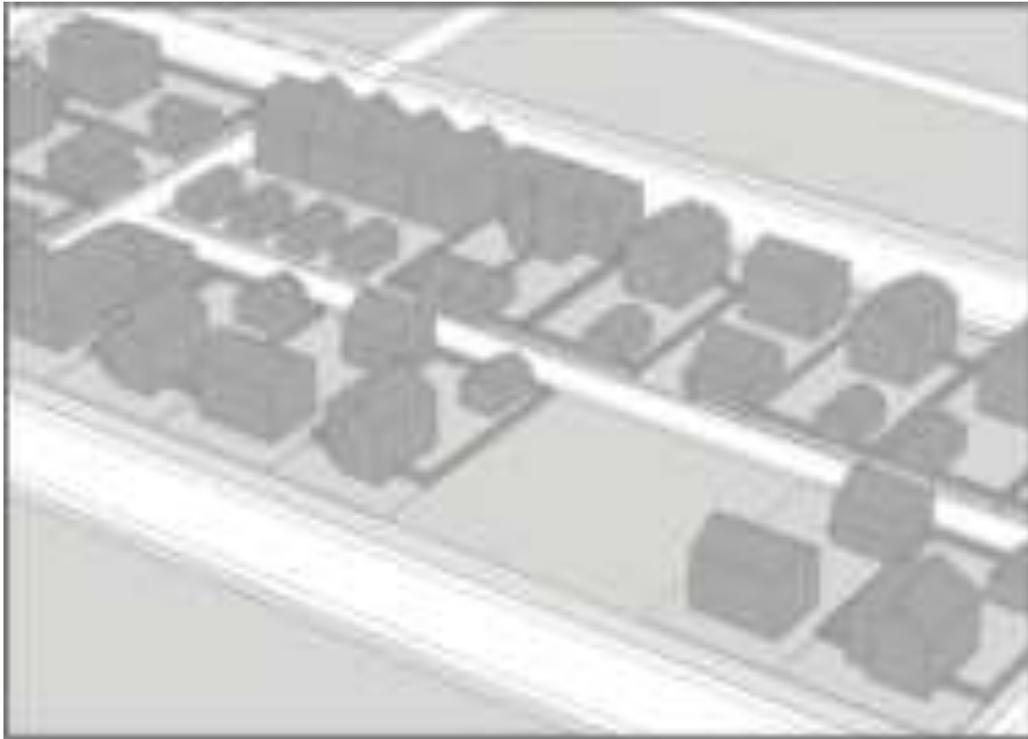
Allowed Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Main Body		
Width	32' max.	A
Depth	24' max.	B
Secondary Wing(s)		
Width	24' max.	
Depth	12' max.	

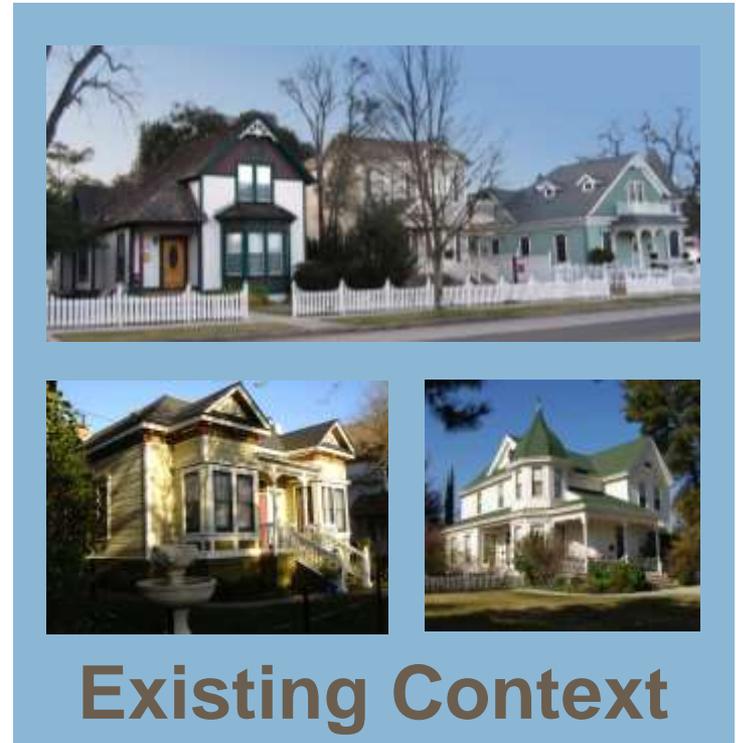
Case Study: Infill at 20 du/acre in Medium Density Zone



Existing Conditions

Typical Lot: 150' deep x 100' wide = 15,000 sf
 15,000 sf / 43,560 sf per acre = .3 acres
 Existing zoning allows 20 du/acre = 6 units
 What does 20 du/acre look like?

Inappropriate Infill at 20 du/acre: Building Too Big

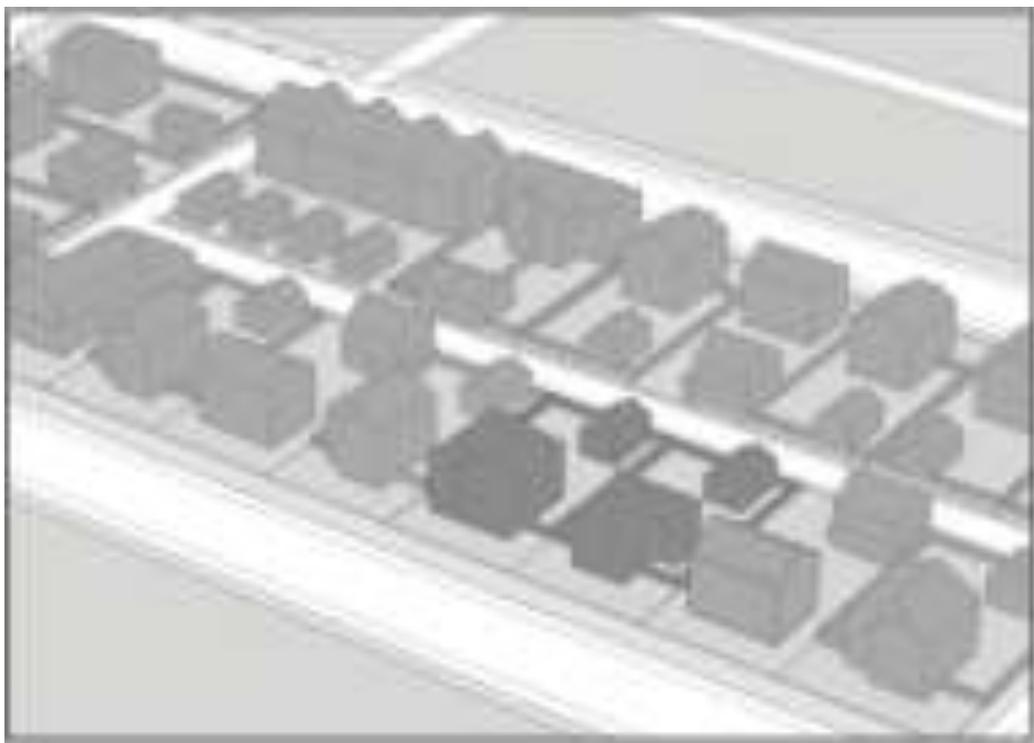


Existing Context

Architecture alone cannot make this compatible



Same Number of Units, But Appropriate Scale and Form



Existing Context

Building Footprint (width and depth) are the two most critical elements to regulate!



Transect Zone Overview

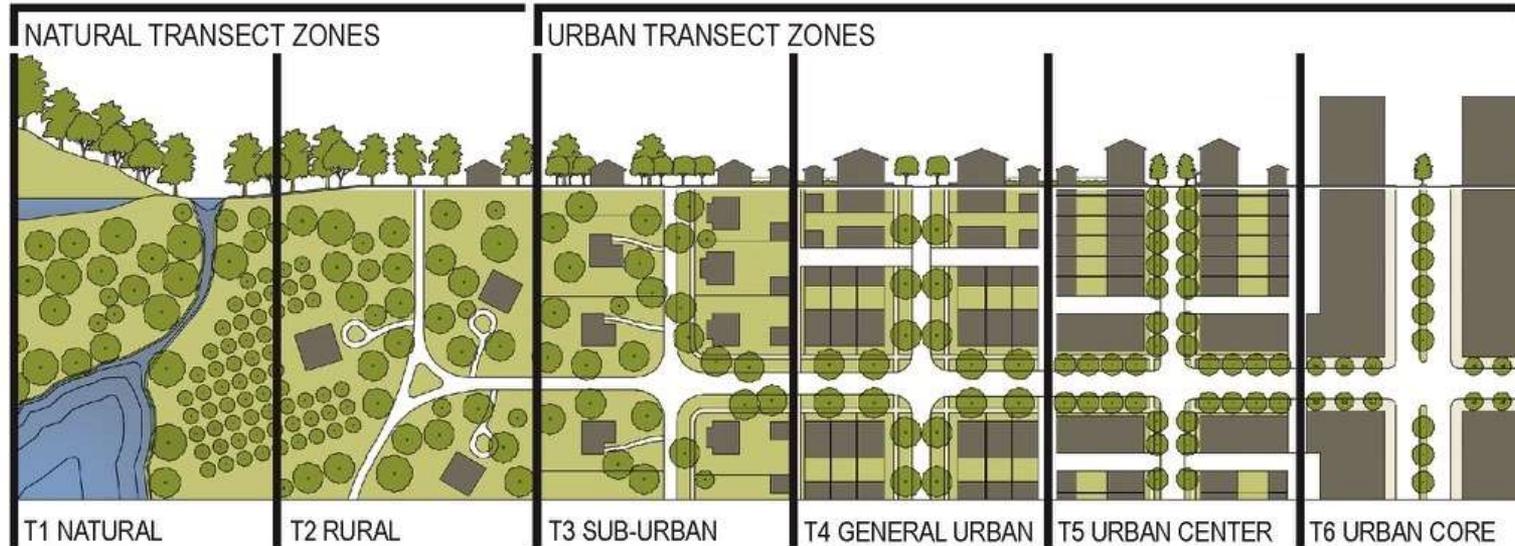
Framework for Zones Based of Form

Transect Matrix with Comments from Sound Check



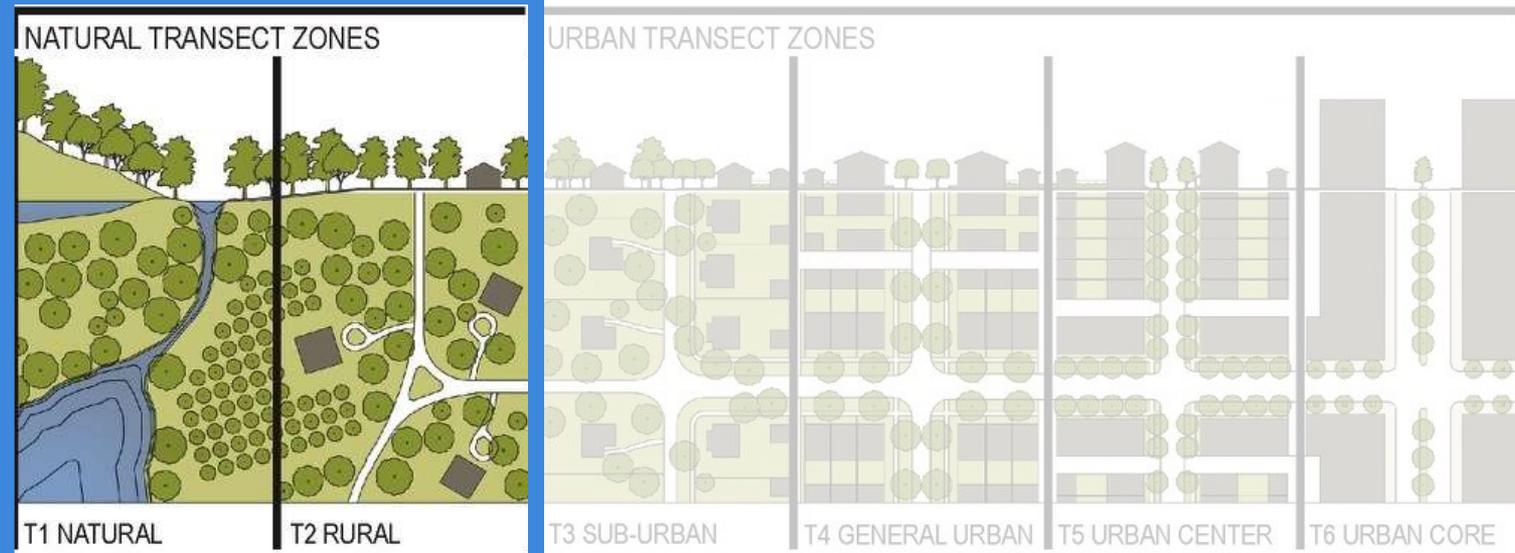
Transect

RURAL ||||| TRANSECT ||||| URBAN



Transect

RURAL ||||| TRANSECT ||||| URBAN



Existing
Euclidean
Tools

Transect

RURAL ||||| TRANSECT ||||| URBAN



Transect Zone Naming Conventions



Intensity of
Form

Examples:
Neighborhood Edge
Neighborhood
Main Street
Urban

Allows additional
uses but maintains
the same form
standards

Transect Zone Naming Conventions

Examples:

Neighborhood Edge: House building forms with residential uses in a neighborhood setting.

Neighborhood: House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.

Main Street: Buildings that form a street of near continuous building frontage adjacent to a neighborhood.

Urban: Buildings that form a street of near continuous building frontage in a mixed-use urban

Transect Zone Naming Conventions

Neighborhood

- Neighborhood form with a mix of residential uses and limited non-residential in accessory structures.



Main Street

- Buildings that form a street of near continuous building frontage adjacent to a neighborhood.



Transect Zone Naming Conventions

Examples:

T4 Neighborhood (T4N)

- Neighborhood form with a mix of residential uses and limited non-residential in accessory structures.

T4 Neighborhood - Open (T4N-O)

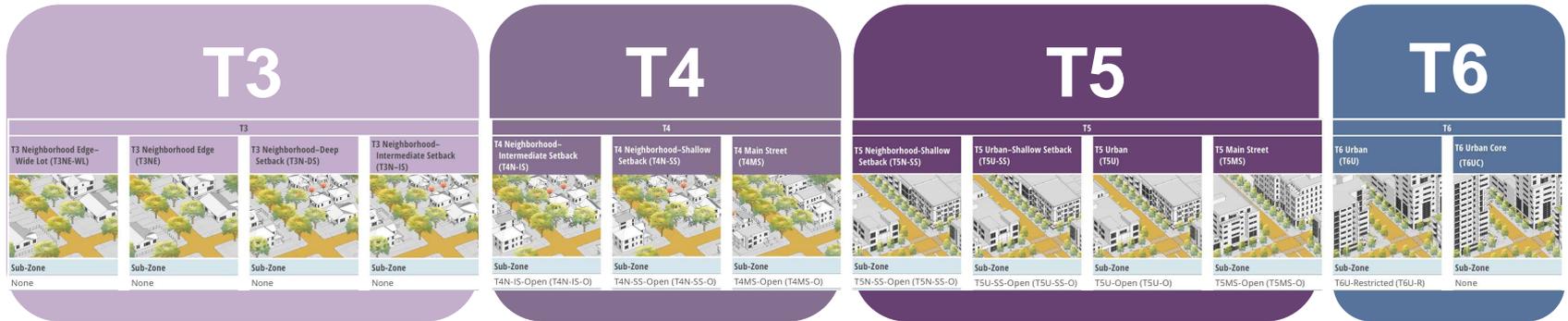
- Same Neighborhood form, but allows additional land uses. Used for situations where house forms have been converted to non-residential uses.

Transect

RURAL ||||| TRANSECT ||||| URBAN



Austin Transect Zone Overview



T3 Neighborhood Edge



A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes with single-family housing setback from the street.

Characteristics

Detached Buildings

Medium to Large Lot Widths

Medium Building Footprints

Large Front Setback

T3 Neighborhood Edge: Building Types

Detached House: Large

A large, detached structure consisting of one dwelling unit, usually sited on a large lot.



Detached House: Medium

A medium, detached structure consisting of one dwelling unit, usually sited on a medium lot.



Carriage House

An additional structure, typically located at the rear of a lot—sometimes positioned above a garage—that provides space for a small residential unit, a home office, or other small commercial or service use. Syn.: Granny-flat.



T3 Neighborhood



A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes, with single-family housing in small-to-medium footprint buildings setback from the street.

Characteristics

Detached Buildings

Small to Medium Lot Widths

Small to Medium Building Footprints

Large Front Setback

T3 Neighborhood: Building Types

Detached House: Medium

A medium, detached structure consisting of one dwelling unit, usually sited on a medium lot.



Detached House: Compact

A small, detached structure consisting of one dwelling unit, usually sited on a small lot.



Carriage House

An additional structure, typically located at the rear of a lot—sometimes positioned above a garage—that provides space for a small residential unit, a home office, or other small commercial or service use. Syn.: Granny-flat.



Cottage Court

A series of small, detached structures (cottages), each containing a single housing unit. The cottages are arranged to define a shared court, typically perpendicular to the street. The shared court takes the place of a private rear yard.



T3 Neighborhood: Building Types

Duplex: Stacked (continued)

A small to medium sized structure that houses two dwelling units, with one located on the ground floor and the other located directly above. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.



Duplex: Side-by-Side

A small to medium sized structure that houses two adjacent, attached dwelling units. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.

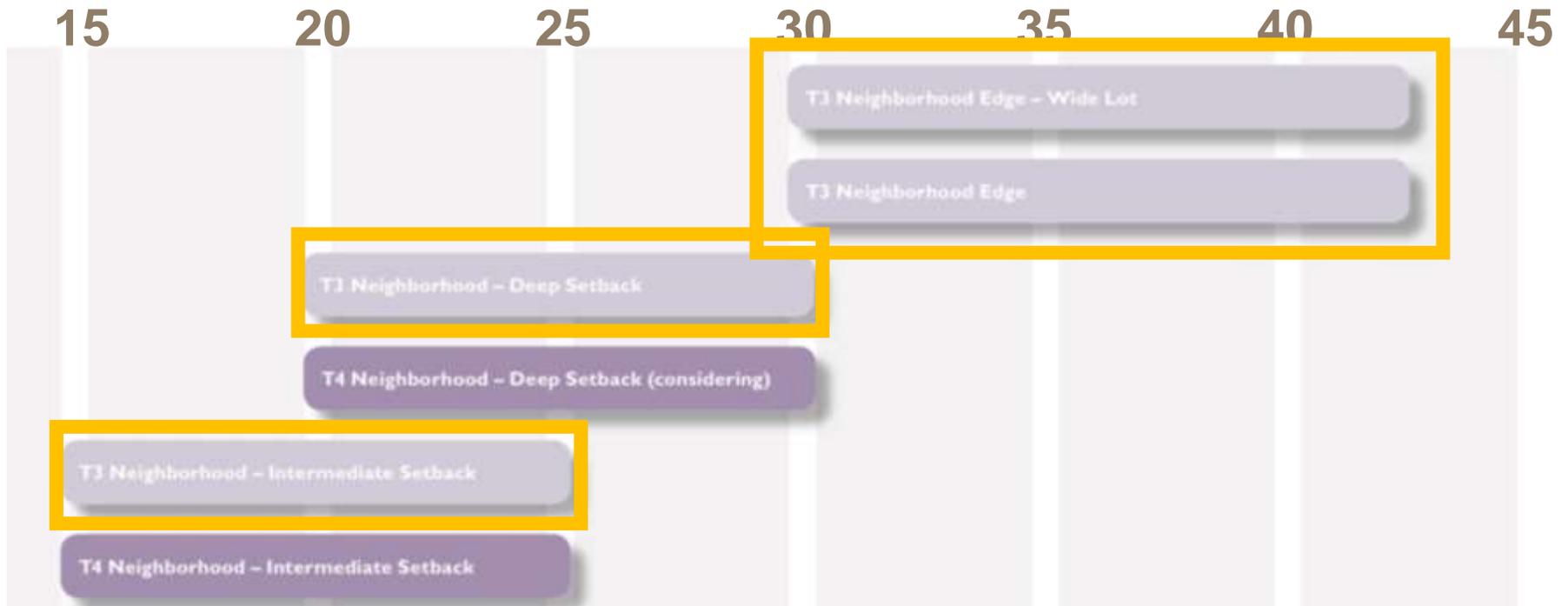


Austin Transect Zone Overview

T3				T4			T5				T6	
T3 Neighborhood Edge-Wide Lot (T3NE-WL)	T3 Neighborhood Edge (T3NE)	T3 Neighborhood-Deep Setback (T3N-DS)	T3 Neighborhood-Intermediate Setback (T3N-IS)	T4 Neighborhood-Intermediate Setback (T4N-IS)	T4 Neighborhood-Shallow Setback (T4N-SS)	T4 Main Street (T4MS)	T5 Neighborhood-Shallow Setback (T5N-SS)	T5 Urban-Shallow Setback (T5U-SS)	T5 Urban (T5U)	T5 Main Street (T5MS)	T6 Urban (T6U)	T6 Urban Core (T6UC)
Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone T4N-IS-Open (T4N-IS-O)	Sub-Zone T4N-SS-Open (T4N-SS-O)	Sub-Zone T4MS-Open (T4MS-O)	Sub-Zone T5N-SS-Open (T5N-SS-O)	Sub-Zone T5U-SS-Open (T5U-SS-O)	Sub-Zone T5U-Open (T5U-O)	Sub-Zone T5MS-Open (T5MS-O)	Sub-Zone T6U-Restricted (T6U-R)	Sub-Zone None

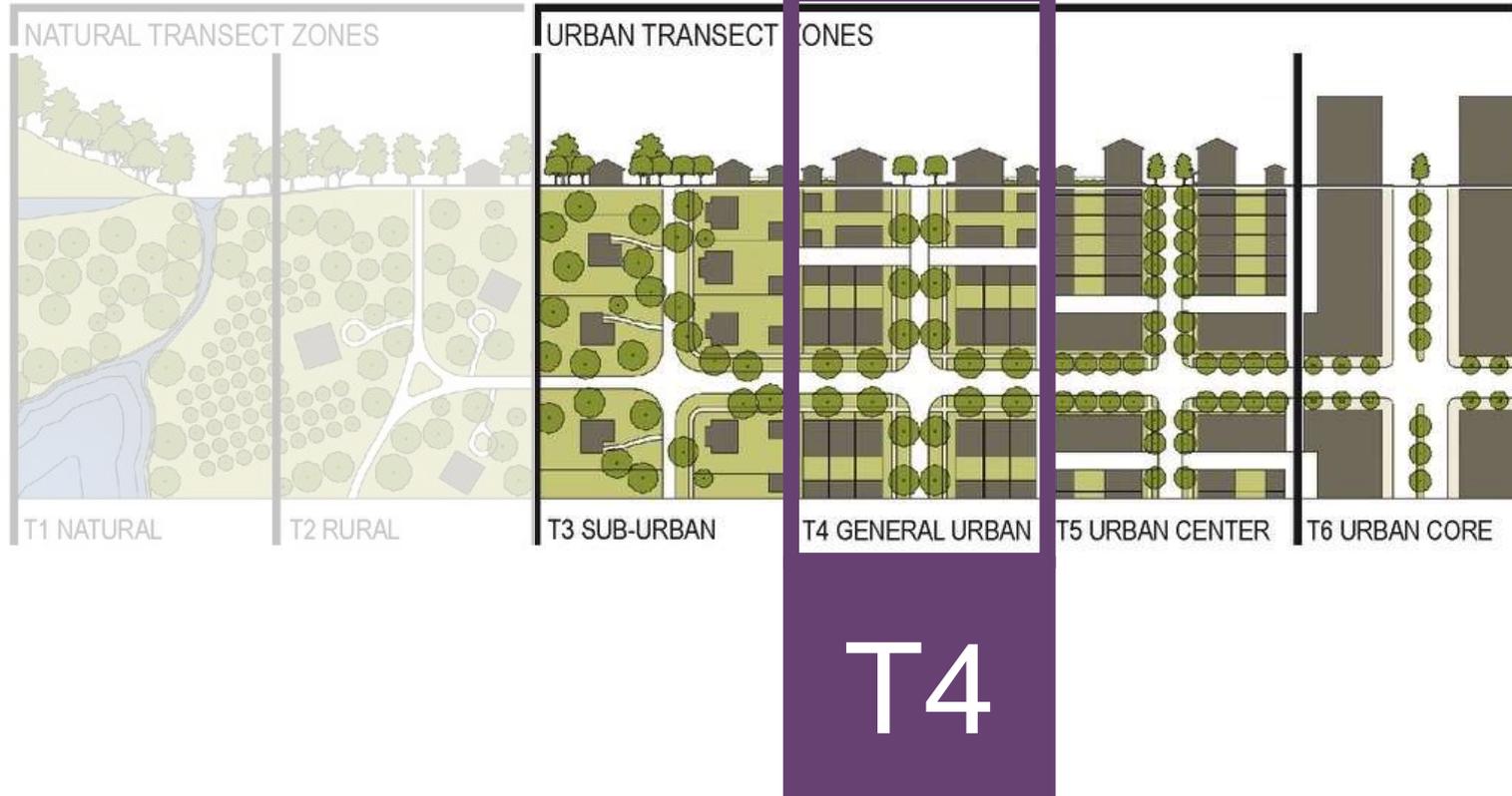
T3			
T3 Neighborhood Edge-Wide Lot (T3NE-WL)	T3 Neighborhood Edge (T3NE)	T3 Neighborhood-Deep Setback (T3N-DS)	T3 Neighborhood-Intermediate Setback (T3N-IS)
Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone None

T3 Front Setbacks



Transect

RURAL ||||| TRANSECT ||||| URBAN



T4 Neighborhood



A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with single-family housing choices in medium to large footprint buildings behind medium to large setbacks and limited neighborhood-serving services within ancillary buildings.

Characteristics

Detached or Semi-Detached Buildings

Small to Medium Lot Widths

Small to Medium Building Footprints

Medium Front Setback

T4 Neighborhood: Building Types

Detached House: Medium

A medium, detached structure consisting of one dwelling unit, usually sited on a medium lot.



Detached House: Compact

A small, detached structure consisting of one dwelling unit, usually sited on a small lot.



Carriage House

An additional structure, typically located at the rear of a lot—sometimes positioned above a garage—that provides space for a small residential unit, a home office, or other small commercial or service use. Syn.: Granny-flat.



Cottage Court

A series of small, detached structures (cottages), each containing a single housing unit. The cottages are arranged to define a shared court, typically perpendicular to the street. The shared court takes the place of a private rear yard.



T4 Neighborhood: Building Types

Duplex: Stacked (continued)

A small to medium sized structure that houses two dwelling units, with one located on the ground floor and the other located directly above. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.



Duplex: Side-by-Side

A small to medium sized structure that houses two adjacent, attached dwelling units. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.



Duplex: Front-to-Back

A small to medium sized structure or pair of structures consisting of two detached or conjoined dwelling units wherein one unit is located behind the other. The unit at front faces the street and appears like a medium or large single-family house.



Multiplex: Small

A medium structure that consists of 3-6 side-by-side and/or stacked dwelling units with one shared entry, or individual entries along the front.



T4 Main Street



A walkable environment of mixed-use streetscapes emphasizing buildings with non-residential frontages at or close to the sidewalk to provide neighborhoods with a focal point of neighborhood commercial, service and residential uses.

Characteristics

Attached or Semi-Attached Buildings

Small to Medium Lot Widths

Medium to Large Building Footprints

Small to No Front Setback

T4 Main Street: Building Types

Main Street

A main street building is a small to medium sized structure, typically attached, that provides a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses. This building type makes up the primary component of a neighborhood main street and portions of a downtown main street.



T4 Main Street: Building Types (continued)

Townhouse

A small to medium-sized structure that consists of 2-8 rowhouses placed side-by-side, typically attached. This building type is typically located within medium-density neighborhoods, or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. Syn: Rowhouse



Live/Work

A small to medium-sized, attached or detached structure that contains one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. This building type incubates neighborhood-serving retail and service uses.



Austin Transect Zone Overview



T4 Front Setbacks



T3 T4 T5

Transect

RURAL ||||| TRANSECT ||||| URBAN



T5 Urban



Characteristics

Attached or Detached Buildings

Small to Large Lot Widths

Medium Building Footprint to Block Footprint

Small to No Front Setback

A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in small to medium footprint buildings set back from the street to support neighborhood-serving retail and services at some corners in this zone and limited neighborhood-serving services within ancillary buildings.

T5 Urban: Building Types

Mid-Rise

A medium to large sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses.



T5 Main Street



Characteristics

Detached Buildings

Small to Large Lot Widths

Medium Building Footprint to
Block Footprint

Small to No Front Setback

A walkable environment of highly interconnected, tree-line mixed-use streetscapes with non-residential ground floor near or at the sidewalk to provide neighborhoods with a high intensity focal point that includes neighborhood-serving retail, services and housing.

T5 Main Street: Building Types

Mid-Rise

A medium to large sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses.



High-Rise

A large sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses.



T5 Main Street: Building Types (continued)

Townhouse

A small to medium-sized structure that consists of 2-8 rowhouses placed side-by-side, typically attached. This building type is typically located within medium-density neighborhoods, or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. Syn: Rowhouse

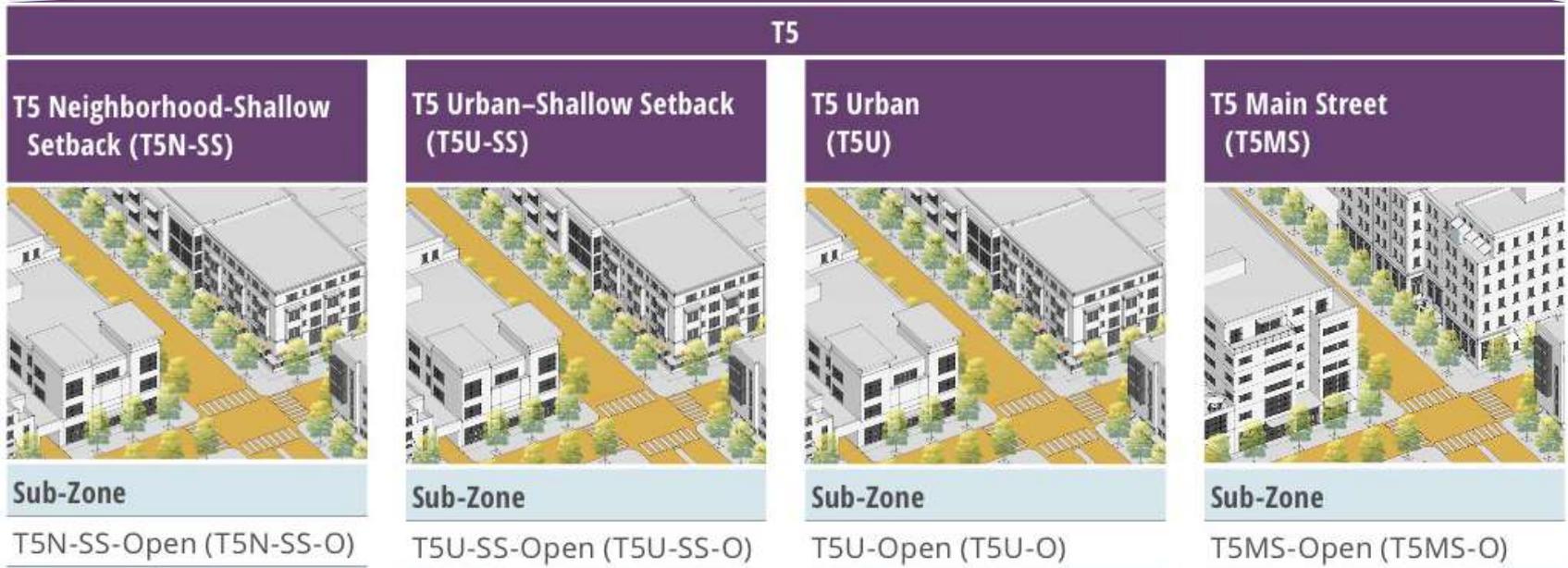


Live/Work

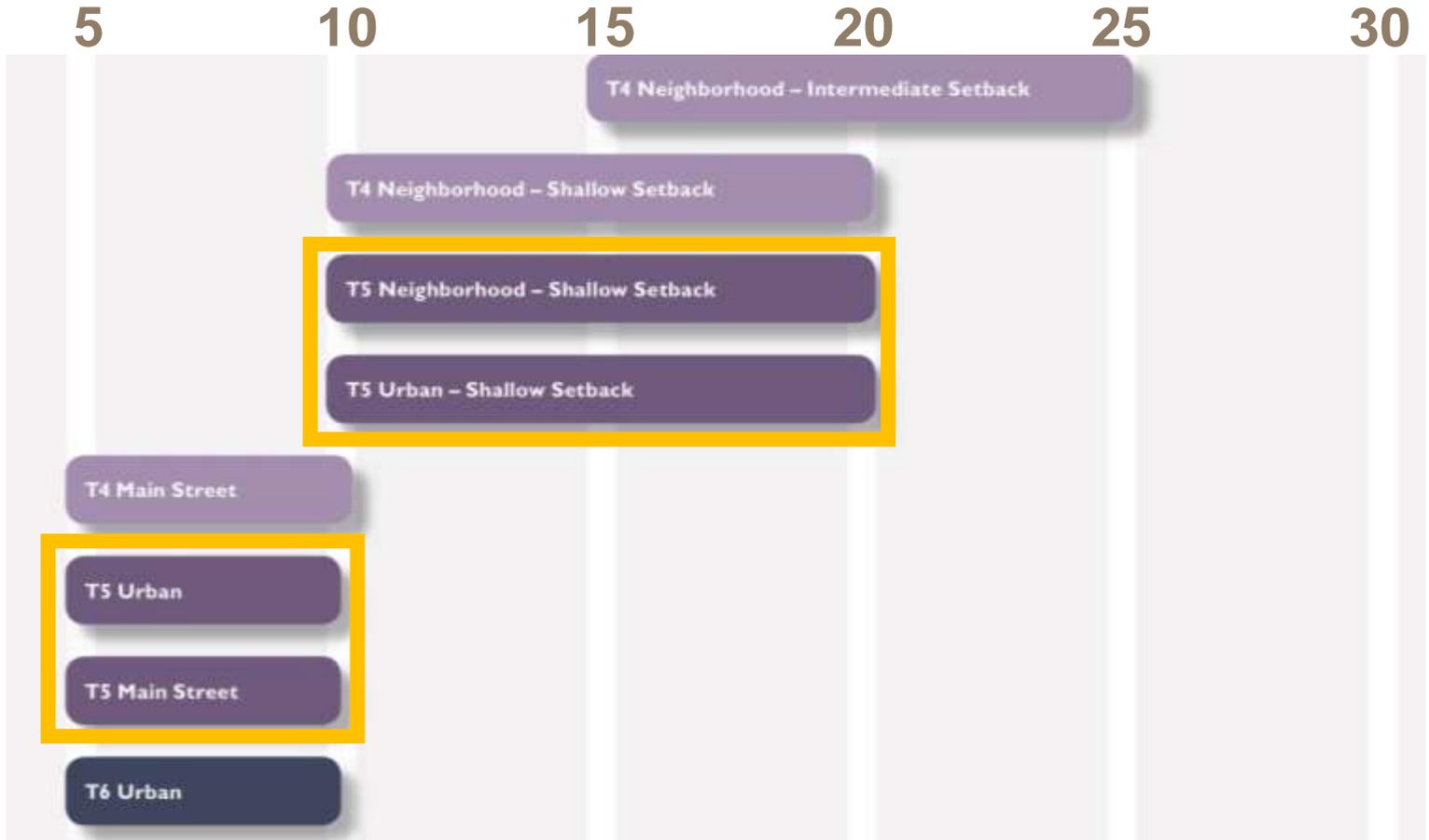
A small to medium-sized, attached or detached structure that contains one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. This building type incubates neighborhood-serving retail and service uses.



Austin Transect Zone Overview



T5 Front Setbacks



Transect

RURAL ||||| TRANSECT ||||| URBAN



T6 Urban



A walkable environment of highly interconnected, tree-lined mixed-use streetscapes of high intensity housing choices to reinforce and enhance the vibrant, walkable downtown and city core, enabling it to become a complete neighborhood with locally-serving retail, services, entertainment, civic and public uses.

Characteristics

Attached Buildings

Small to Block Scale
Lot Widths

Large Building Footprint to
Block Footprint

Small to No Front Setback

T6 Urban: Building Types

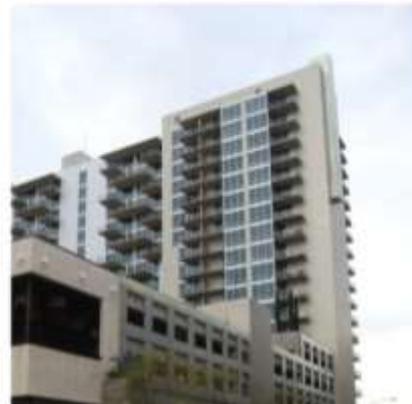
Mid-Rise

A medium to large sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses.



High-Rise

A large sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses.



T6 Urban Core



A walkable environment of highly interconnected tree-lined, mixed-use city center streetscapes of the most intense housing choices with non-residential ground floor at the sidewalk to provide a regional focal point that reinforces and enhances the vibrant, walkable city core with regionally-serving retail, services, entertainment, civic and public uses.

Characteristics

Attached Buildings

Medium to Block Scale
Lot Widths

Block Footprint

Small to No Front Setback

T6 Urban Core: Building Types

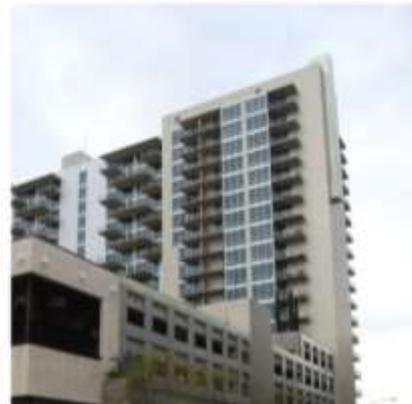
Mid-Rise

A medium to large sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses.



High-Rise

A large sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses.



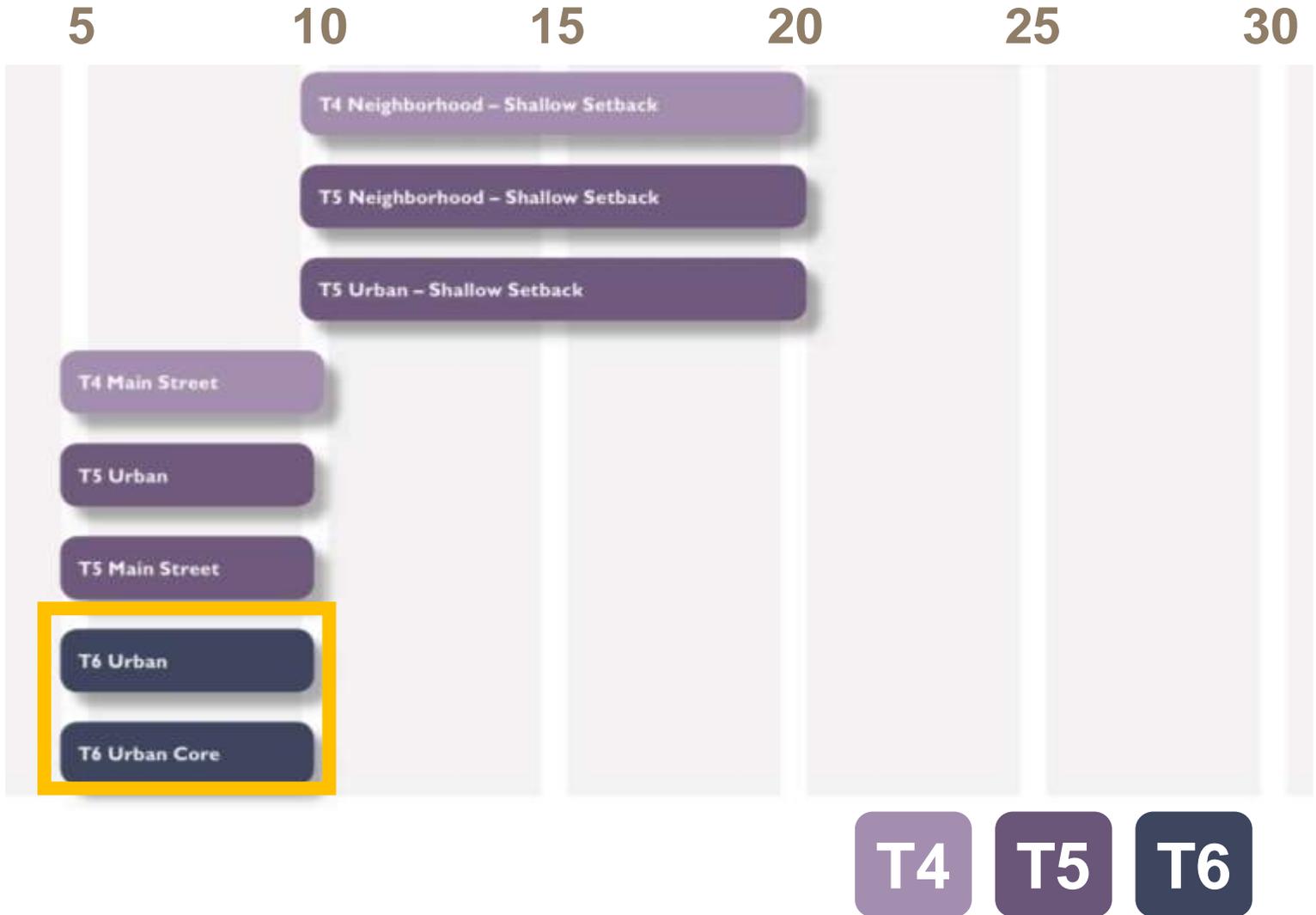
Austin Transect Zone Overview

T3				T4			T5				T6	
T3 Neighborhood Edge-Wide Lot (T3NE-WL)	T3 Neighborhood Edge (T3NE)	T3 Neighborhood-Deep Setback (T3N-DS)	T3 Neighborhood-Intermediate Setback (T3N-IS)	T4 Neighborhood-Intermediate Setback (T4N-IS)	T4 Neighborhood-Shallow Setback (T4N-SS)	T4 Main Street (T4MS)	T5 Neighborhood-Shallow Setback (T5N-SS)	T5 Urban-Shallow Setback (T5U-SS)	T5 Urban (T5U)	T5 Main Street (T5MS)	T6 Urban (T6U)	T6 Urban Core (T6UC)
Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone T4N-IS-Open (T4N-IS-O)	Sub-Zone T4N-SS-Open (T4N-SS-O)	Sub-Zone T4MS-Open (T4MS-O)	Sub-Zone T5N-SS-Open (T5N-SS-O)	Sub-Zone T5U-SS-Open (T5U-SS-O)	Sub-Zone T5U-Open (T5U-O)	Sub-Zone T5MS-Open (T5MS-O)	Sub-Zone T6U-Restricted (T6U-R)	Sub-Zone None

T6

T6	
T6 Urban (T6U)	T6 Urban Core (T6UC)
Sub-Zone T6U-Restricted (T6U-R)	Sub-Zone None

T6 Front Setbacks



T4 T5 T6

Transect Zones: Front Setbacks



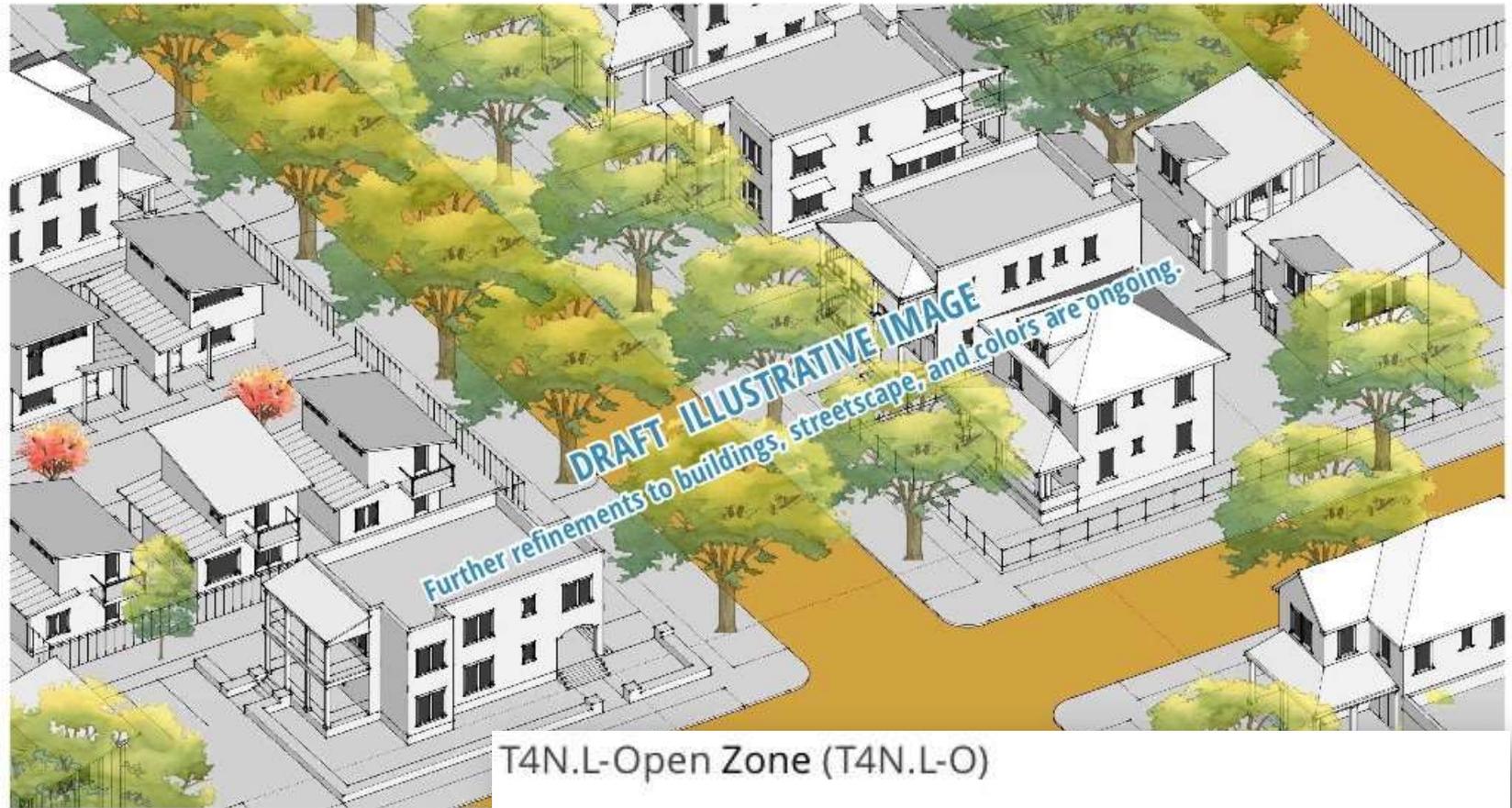
T3 T4 T5 T6

Transect Zone Pages

Format and Content

Intent Illustrated in Graphic

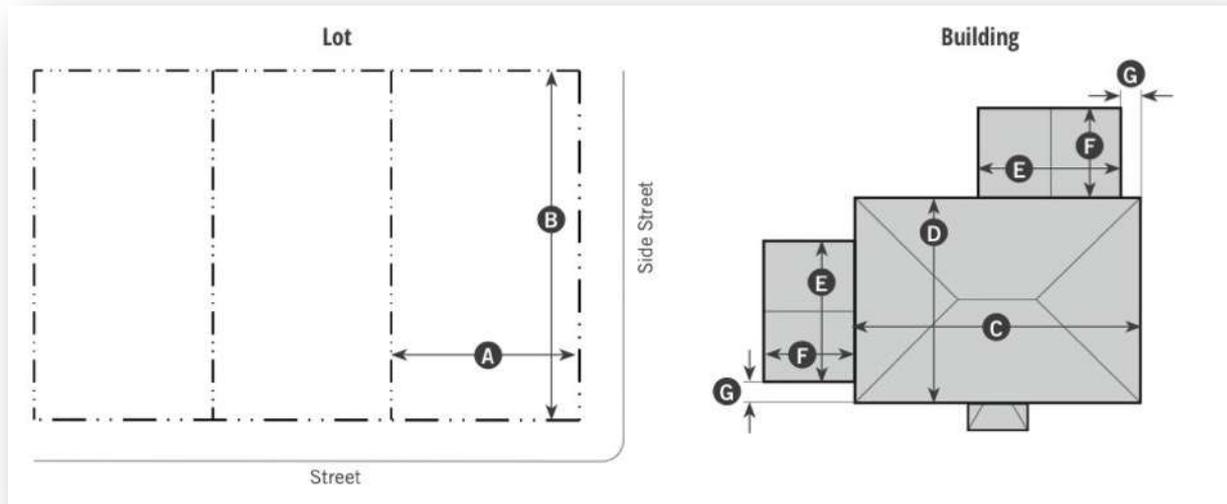
Section 20-3C-2100 T4 Neighborhood Low (T4N.L)



T4N.L-Open Zone (T4N.L-O)

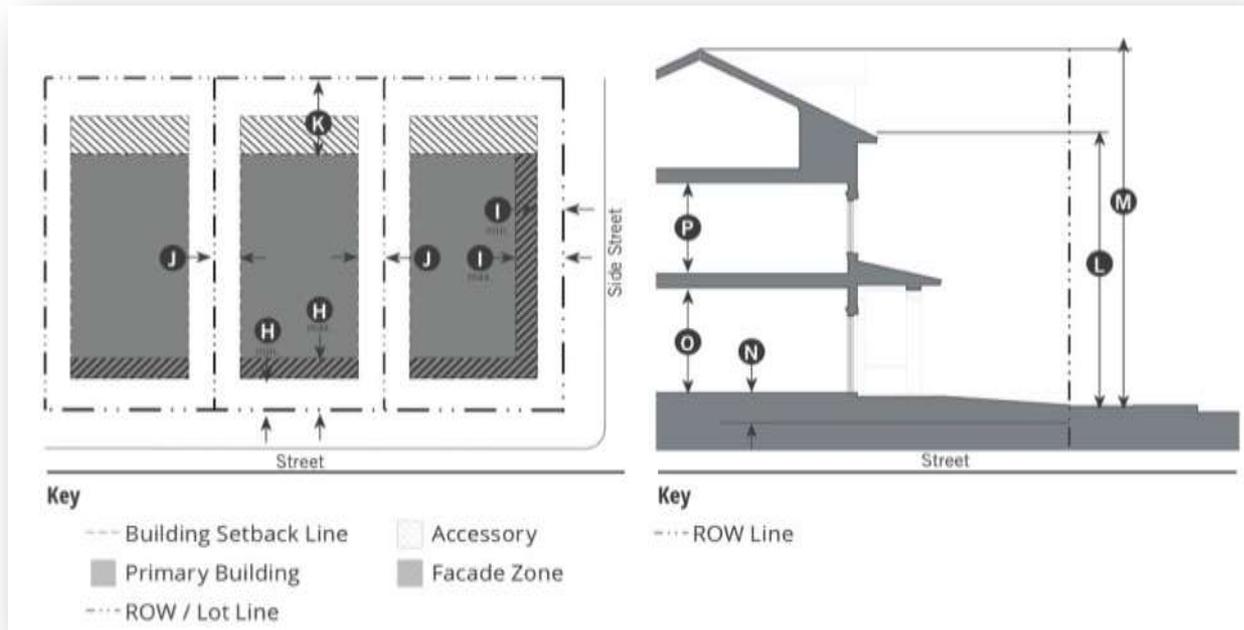
The open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

Lot Size and Building Type Regulations



- Lot size (minimum and maximum)
- Building Types
 - Refined Building Envelopes to Limit Building Footprint Size (maximum)

Setbacks and Height



- Building Placement: Setbacks (minimum and **maximum**)
- Building Height (maximum)

Other Regulations found within the Transect Zone Pages

Other Standards found within the Transect Zones:

- Private Frontage
- Land Uses (including “Open” subzone land uses)
- Encroachments
- Parking
- Impervious Coverage
- Open Space: Private and Common
- Signage



Integrating Existing Tools

Existing Tools in the Land Development Code

Multiple approaches each implementing important standards to adjust base zoning districts to encourage compatible development.

Article 10
Compatibility

Commercial
Standards

McMansion
Subchapter F

F Neighborhood Plans

Regulating Plans

How Many of You are Familiar with These Sections of the Land Development Code?



Definition for Compatible

How Would You Define?

Compatible |kəm'patəbəl|

...Let's take a look at some other definitions

Definition for Compatible and Compatibility

New Oxford American Dictionary

Compatible |kəm'patəbəl|

(of two things) able to exist or occur together without conflict

Compatibility |kəm,patə'bilitē|

a state in which two things are able to exist or occur together without problems or conflict

Definition for Compatible Existing Land Development Code

Compatible |kəm'patəbəl|

The term compatible is used in many locations in the code, but no definition is provided. One general definition is...

Definition for Compatible

Existing Land Development Code

Compatible |kəm'patəbəl|

A development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings - in terms of its uses, scale, height, massing and location on its site.

Definition for Compatible Article 10 Compatibility

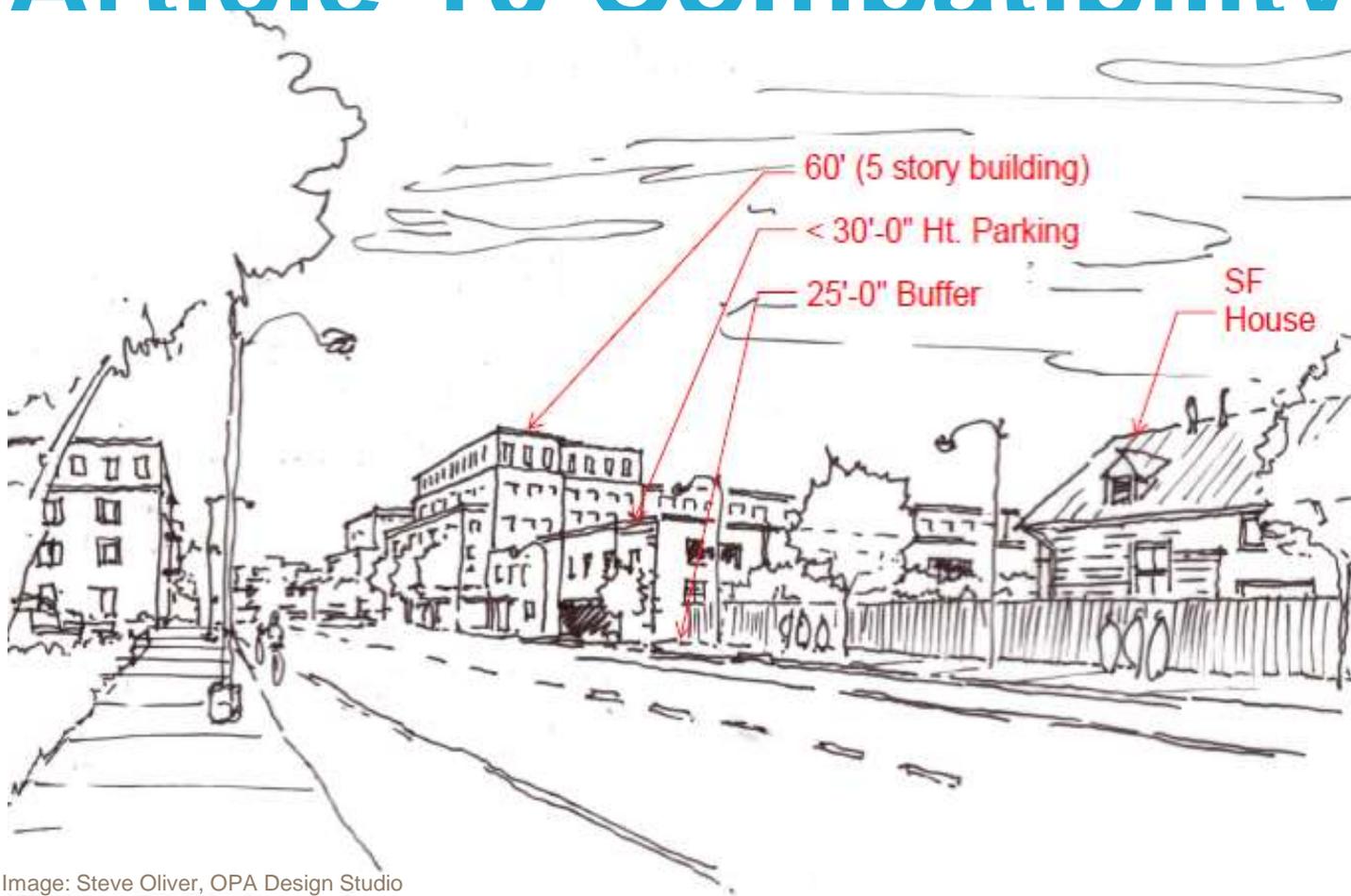


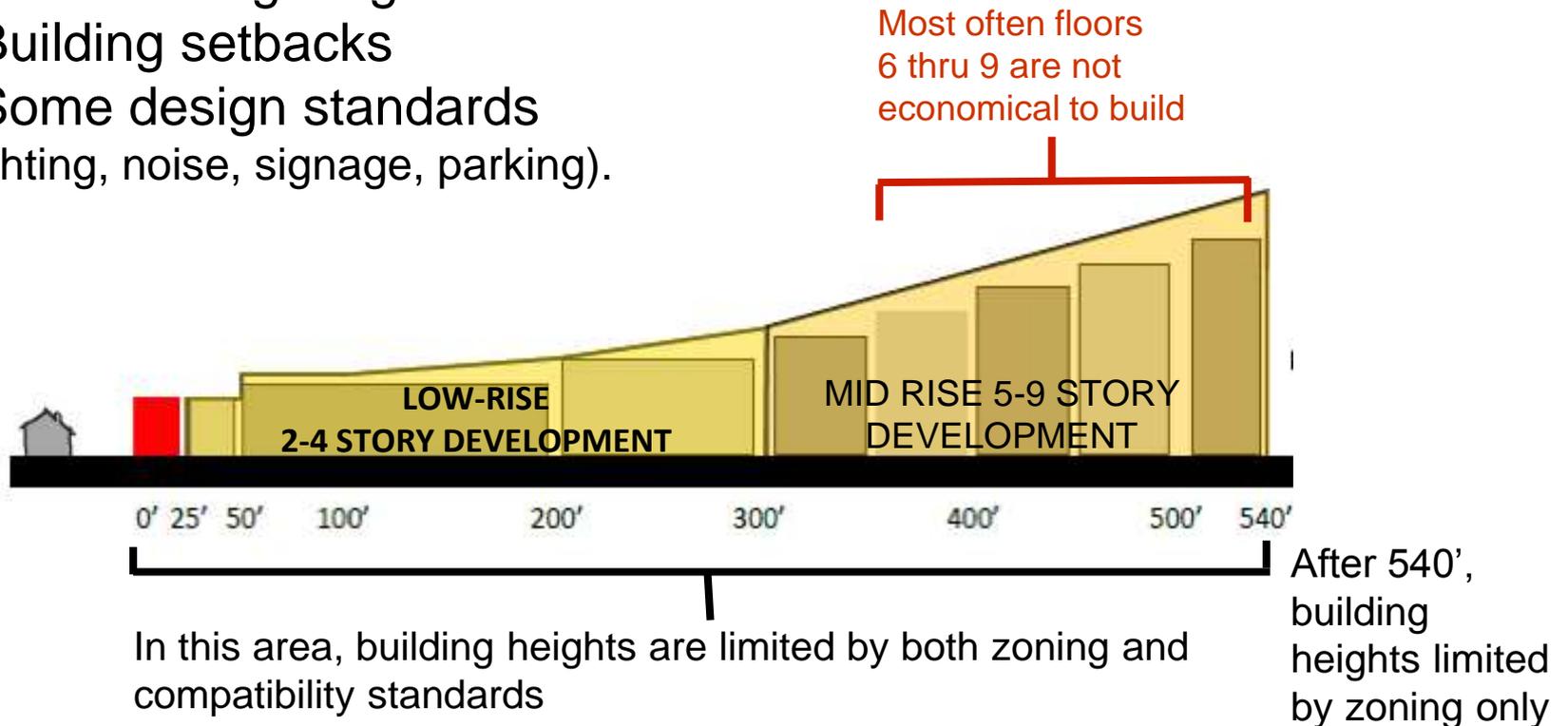
Image: Steve Oliver, OPA Design Studio

How the LDC Addresses Compatibility

Article 10 Compatibility Height and Setbacks

Limits building height

- Building setbacks
- Some design standards (lighting, noise, signage, parking).

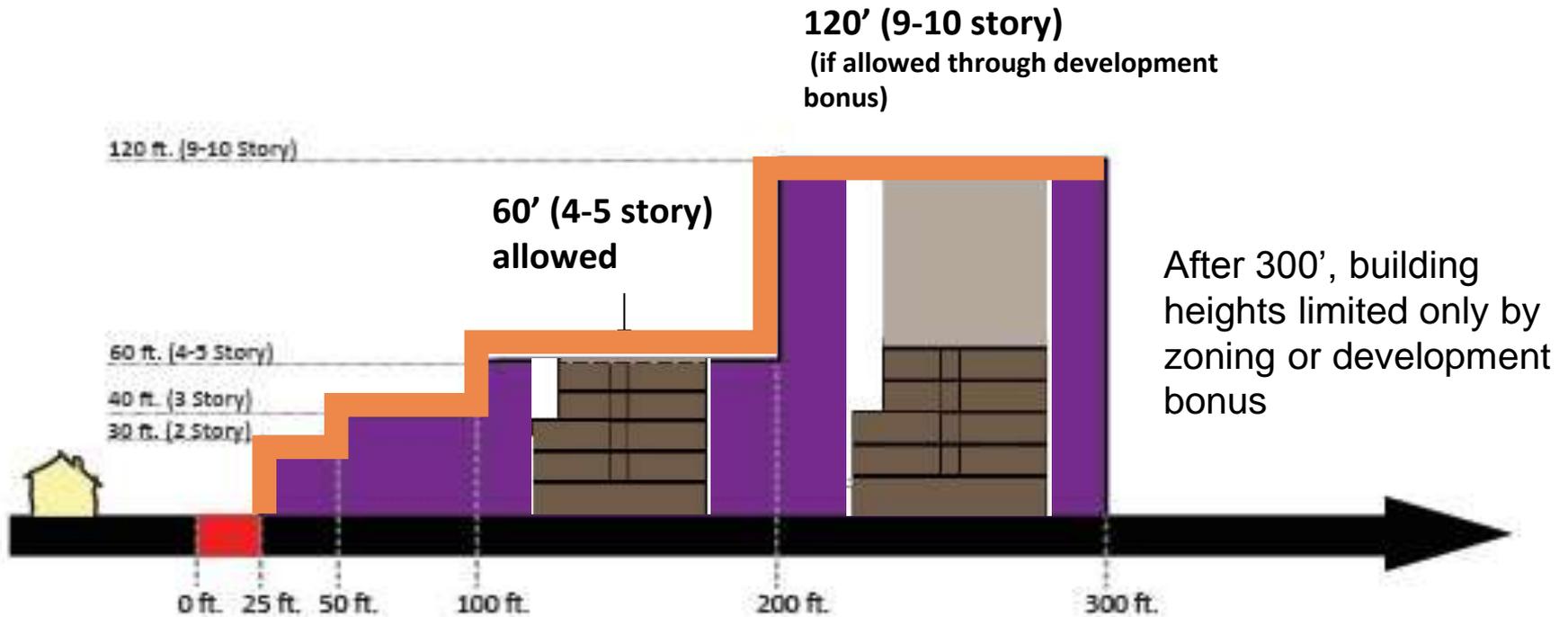


How the LDC Addresses Compatibility East Riverside Corridor Regulating Plan

- Creating good transitions...to create a great place
 - Customized to location
 - Design standards
 - Improved connections
 - Land use districts provide transitions in uses and scale of development



How the LDC Addresses Compatibility ERC Modified Compatibility Standards In exchange they compressed the distance of the stepping



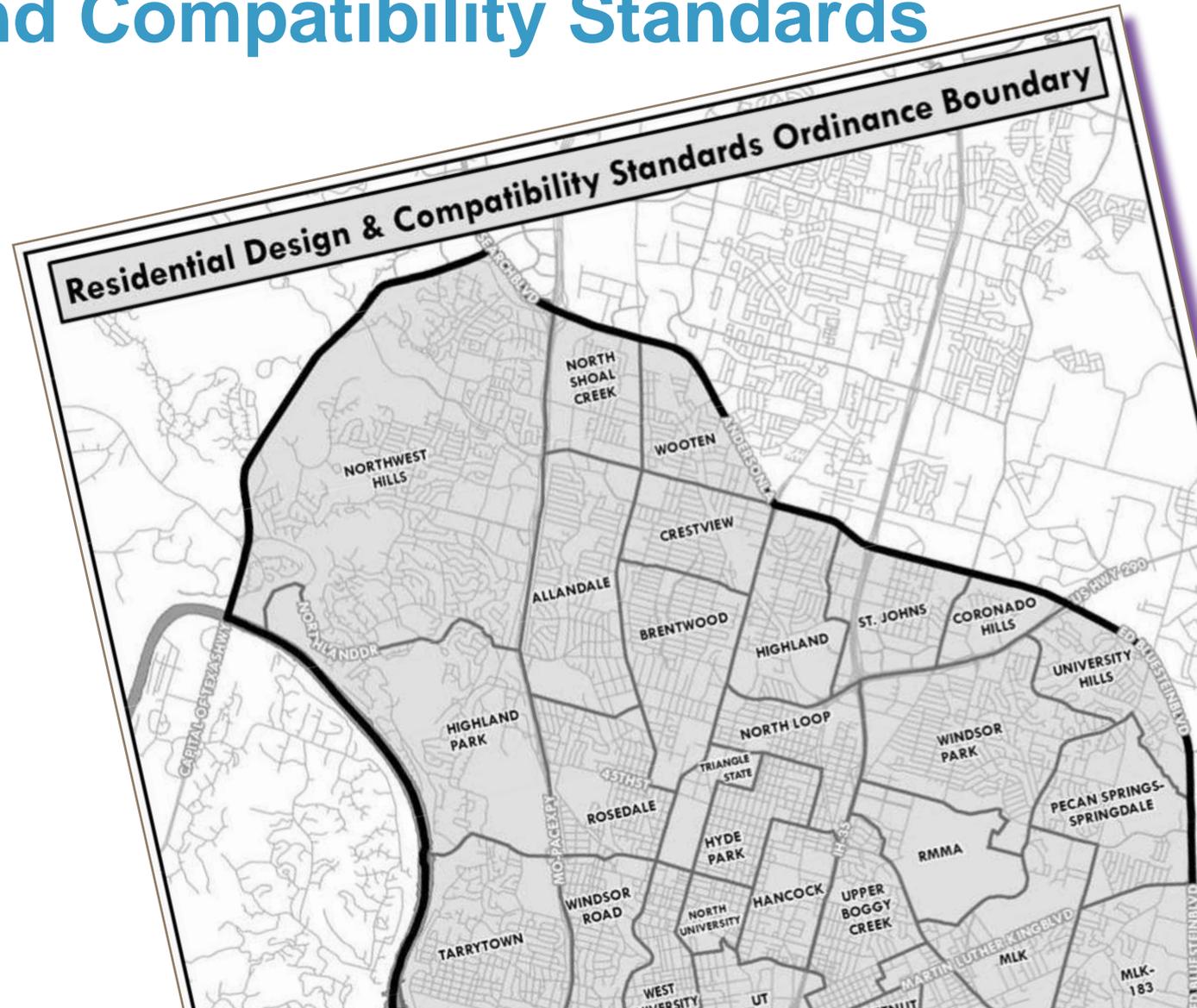
Note: No change in first 100' from current compatibility standards except increased design guidelines.

Allowed Heights: Regulated by Article 10

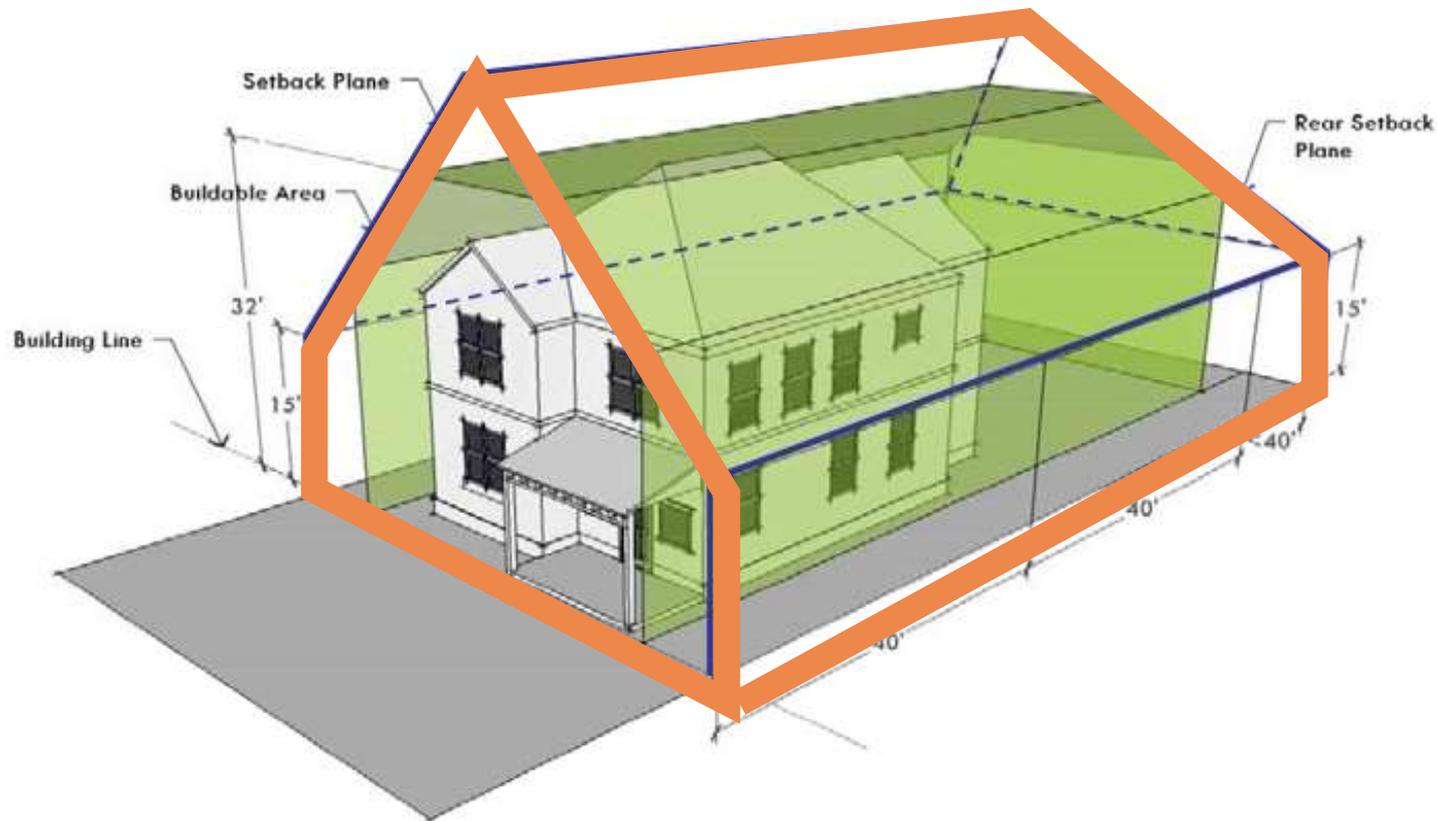
How it is being integrated into the New Land Development Code

- Provide a finer-grain set of Zone Districts (Euclidean and Transect)
- Integrate Compatibility into Zone Districts (Euclidean and Transect)

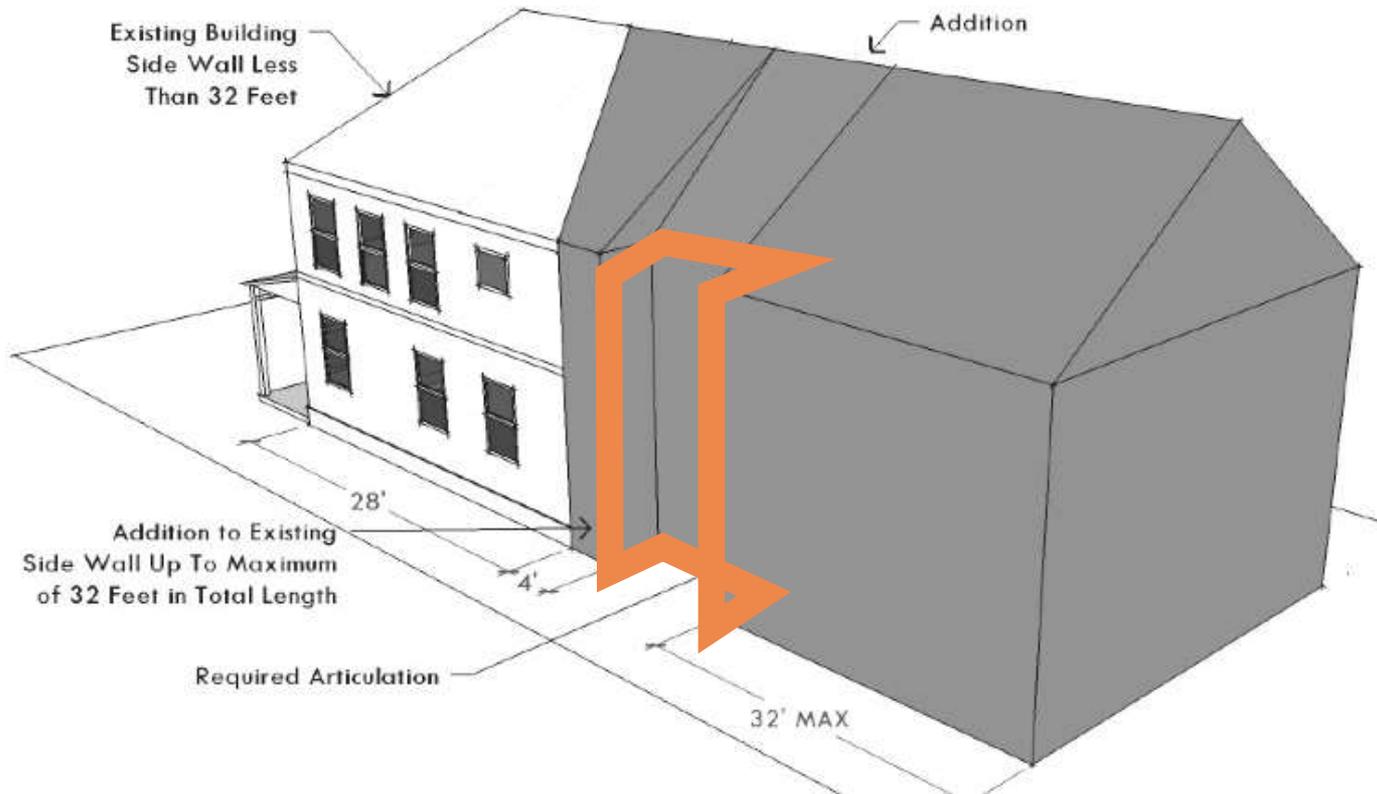
McMansion Subchapter F: Residential Design and Compatibility Standards



McMansion Subchapter F: Residential Design and Compatibility Standards Setback Planes



McMansion Subchapter F: Residential Design and Compatibility Standards Massing Articulation



McMansion

How it is being integrated into the New Land Development Code

- For Urban Core Integrate Height and Articulation into Euclidean Zone Districts
- Integrate Height and Articulation into T3 and T4 Transect Zones

How the LDC Addresses Compatibility Neighborhood Plans Policies and Goals

Protect Neighborhood Character from development out of scale with neighborhoods

Land Use Changes

Non-compatible land uses were removed from the list of allowed land uses in base zoning districts.

Future Land Use Map (FLUM)

Neighborhood Plans

How it is being integrated into the New Land Development Code

- Refine Land Use Tables to Address Common NP Land Use restrictions and CO Land Use restrictions (Euclidean and Transect)
- Provide a finer-grain set of Zone Districts (Euclidean and Transect)

Example South First Street



Example South First Street



Example North Lamar



Example
North Lamar

Building Steps
Down in Height



New Street

Example North Lamar



Example North Lamar



Next Steps

Future Topics to Cover

Future Presentation Topics

January Trip

- Mapping Approach
- Outreach Plan

Schedule for Public Review Draft of Code

- January 30, 2017 Release for Public Review Draft
- February 1, 2017 Roll Out Event
- February – March 2017: Presentations Introducing Code Content
- April 18th, 2017 Citywide Mapping Released
- April – August 2017 Text and Map Review

Question & Answer

