

Land Development Code Advisory Group B&C Two-Way Forum – AMM Notes

CodeNEXT is intended to consolidate and simplify existing code + add new code to support Imagine Austin Comprehensive Plan goals.

This is a moderate-extreme rewrite.

Increased density is arguably the most controversial aspect of IA and thus of Code NEXT.

Code NEXT priorities = Mobility, Community, Environment, Housing, Permitting

CodeNEXT Advisory Group

Charge is to guide development and implementation of revised land development code and ensure that it supports the priority programs of Imagine Austin Comprehensive Plan. Assist in public outreach.

- CodeNEXT draft is posted online and open for comment.
- Documents, including the powerpoint slides used for council presentation are there as well.

In effect there will be two sets of codes:

1) **Use-Based Code** (what we have now) – use of the structure determines what parts of code need to be adhered to. This will remain in effect in areas designated as **Non-Transect Zones** – primarily natural to suburban areas on a density continuum.

2) **Form-Based Code** (the new system) – form of the structure determines rules. This allows the look and feel of areas to be preserved even as usage shifts. This will be implemented in **Transect Zones** – higher density areas. We do not yet know which parts of the city this are.

*We don't know which areas are which yet - map of transect vs non transect will be released April 19

Possible Zero Waste Implications

1) Density – the transect codes allow/anticipate the development of additional high density urban centers similar to downtown Austin. Waste services for these areas may thus face the same challenges – narrow streets, sufficient alleyway access, allowing for expansion of organics or innovative service options over the long term. Overall, Increased density will impact long-term planning for zero waste.

2) Trails and Linear Parkland - these areas will be prioritized in neighborhood centers and urban areas to improve walkability. Considering challenges w/ recycling services in current parks, how can we help plan/address?

3) Recycling Centers - zoned as Industrial - the only exception is that Recycling Collection and Transfer stations are allowed in Service/Highway areas of Commercial zones. This includes compost/organics processing centers. This seems to be about the same as it is now but we should confirm.

4) Similarly, may want to confirm no major changes to rules about visual screening of areas that have dumpsters and restriction on composting animal products in residential areas.

5) Setbacks will change – any impact?

Still in Development: sections on Green/Ecological Service Section and Affordable Housing Incentives Program