

June 2, 2017

City of Austin CodeNEXT Staff
CodeNEXT Consultants

Re: How will CodeNEXT affect the Design Commission

The Design Commission has requested a presentation from city staff, and the consultants, to better understand how CodeNEXT will affect the official duties of the Design Commission. Below is a list of items that we would like for you to include in your presentation.

1. Explain any proposed administrative changes that would alter the duties of the Design Commission
2. Describe the proposed changes to the Downtown Density Bonus program
 - a. Affordability Housing Incentive Program
3. Explain the differences between current Alternative Equivalent Compliance regulations and those being proposed in the draft code
 - a. Types of AEC
 - b. Modification Thresholds
4. Describe the differences between current Commercial Design Standards (SubChapter E) and the proposed 23-4D-4050
 - a. Building Placement
 - b. Off-Street Parking
 - c. Internal Circulation and Connectivity
 - d. Vehicular and Pedestrian Connections Between Sites
 - e. Private Common Open Space
5. Clarify the changes proposed for Transportation Impact Analysis regulations
 - a. Proposed thresholds for Trips/Day/Peak Hours
 - b. Neighborhood Transportation Analysis
 - c. Waiver requirements
6. What will new infrastructure and street design standards look like (rewrite of Transportation Criteria Manual)

Sincerely,



David Carroll, AIA
Chair, Design Commission

Downtown Commission CodeNEXT Working Group

CodeNEXT Questions

May 30, 2017

As stewards of the Downtown Austin Plan ("DAP"), the community's adopted vision and policy framework as adopted by the City Council on December 8, 2011, the Downtown Commission formed a working group to prepare questions to the latest CodeNEXT draft and map.

The following is a summary of our questions:

- Just as CBD zoning is not subject to compatibility standards, can the downtown categories CC and DMU not be subject to compatibility standards?
- Can all opportunity sights indicated in the DAP be zoned at recommended categories (i.e. identified DAP opportunity sights)?
- Can zoning for P properties (civic uses/not parks) obtain appropriate zoning to maximize future density and use (such as APD headquarters)?
- To maintain feasibility of high rise development on small sites, can stepback requirements be waived for any site less than 1/2 block?
- Please explain why CBD/DC parking exemptions are not included in the draft. Additionally, can accessory parking not be a conditional use? Small lots need parking and CBD/DC should also include DMU/CC.
- Can Euclidian zoning (non-transect) be applicable in CBD with sensitivity to the context and proximity to historic and other significant structures. This can be further clarified in district planning.
- Can you explain the reasoning behind form based zoning (transect) in the CBD. The working group believes that this type of zoning would minimize downtown density and that required stepbacks can have a significantly negative affect on density.
- Typical downtown projects have requested and routinely receive variances to reduce loading zone requirements. Can requirements for downtown be substantially less than suburban?
- Since CBD onsite detention/water quality is impractical, can consideration for regional participation for all CBD categories for detention/water quality be reviewed?

- Can you explain why CC and DC zoning have limited FAR? Unlimited FAR should be a right and not based on an arbitrary number; density should be encouraged.
- Can DMU category height limits be adjusted to reflect the increases in floor to floor heights dictated by current market conditions? Consideration should be given to the various DMU categories to be adjusted as follows:

DMU-40 - Increase to 50 feet

DMU-60 - Increase to 75 feet

DMU-80 - Increase to 100 feet

- Can assurance be given that the Affordable Housing Incentive Program is calibrated to actually provide an incentive? We do not want to discourage participation and the additional density/tax base.

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

Joint Board and Commission Meeting:
Downtown Commission and Design
Commission
June 21, 2017



CODENEXT
21-JUN-17



The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.

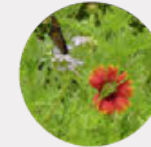


2012

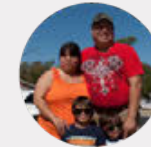
Core Principles for Action



Grow as a compact, connected city



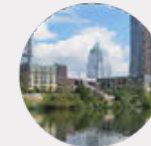
Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community



Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city



In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 – 2014

**Listening
to the
Community**



2014

**Code
Diagnosis**



2014 – 2015

**Community
Character
Manual**



2015

**Alternative
Approaches
to the Code**



2016

**Code
Prescriptions**



2017

Draft Code

Past reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/codenext

Top 10 Issues



1 Ineffective Base Zoning Districts



2 Competing Layers of Regulations



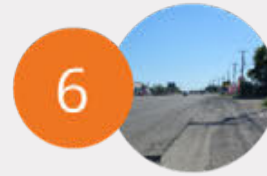
3 Complicated "Opt-in, Opt-out" System



4 Lack of Household Affordability and Choice



5 Auto-Centric Code



6 Not Always In Line with Imagine Austin



7 Lack of Usability and Clarity



8 Ineffective Digital Code



9 Code Changes Adversely Affect Department Organization



10 Incomplete and Complicated Administration and Procedures

LIMITATIONS OF CONVENTIONAL ZONING

The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

These three parcels have "CS – Commercial Services" as their base zone.

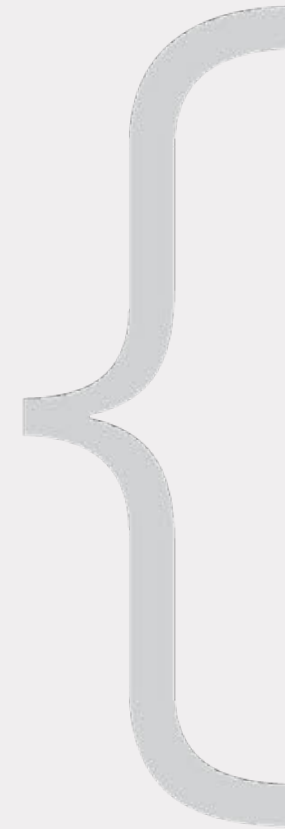


1 Increase effectiveness of zoning code by introducing form-based transect zones

2 Update, simplify and roll forward existing use-based zones

3 Improve organization of code and introduce graphics to demonstrate intent

Creating a
framework to
help improve
quality of life.



- M** MOBILITY
- C** COMMUNITY
- E** ENVIRONMENT
- H** HOUSING
- P** PERMITTING

MOBILITY

PRIORITIES | 8



**Centers and
Corridors**



**Urban Trail
Connections**



**Human-scale
Street Design**



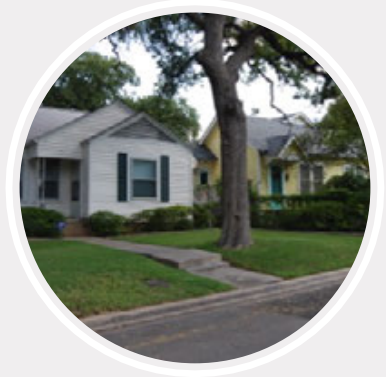
**Multi-modal
Transportation**



**Walk to Shops
and Services**

COMMUNITY

PRIORITIES | 9



**Strengthen
Neighborhoods**



**Right-size
Zoning**



**Anticipate
Future Growth**



**Enable Small
Enterprises**



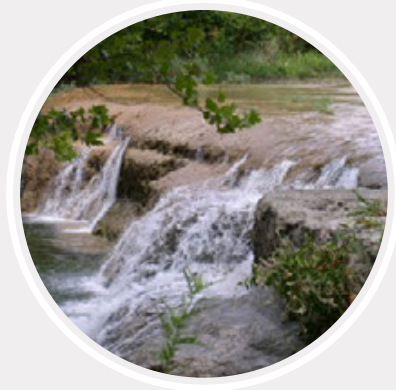
**Diverse Places
for People**

ENVIRONMENT

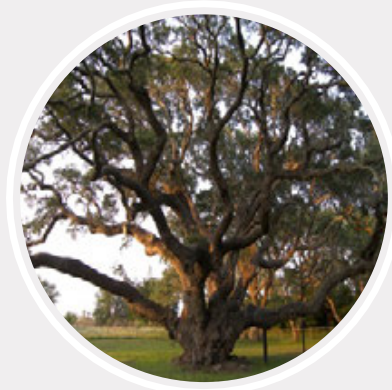
PRIORITIES | 10



**Water
Stewardship**



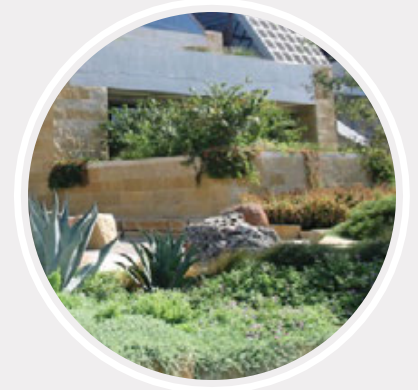
**Flood
Mitigation**



**Urban Forest
Preservation**



**Open Space
and Parks**



**Ecosystem
Services**

austintexas.gov/codenext/environment

HOUSING

PRIORITIES | 11



**More Diverse
Housing Choice**



**Affordability
Incentives**



**Connected
Subdivisions**



**More Units
By Right**



**Flexible Live/
Work Places**

austintexas.gov/codenext/housing

PERMITTING

PRIORITIES | 12



Clearer Zoning Districts



Fine-Tuned Uses in Zones



Site Planning Process



Simplified Permitting



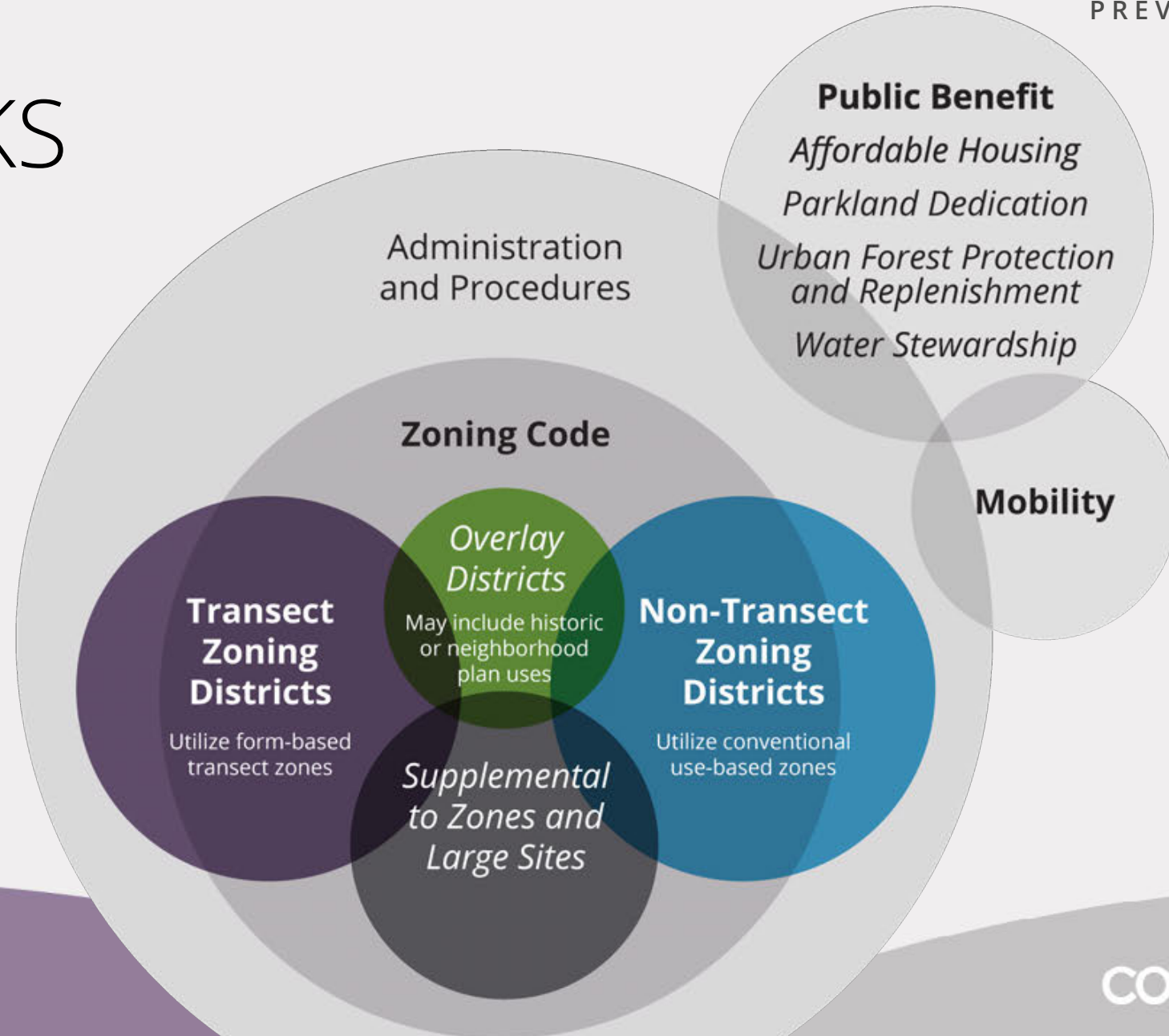
Organized Graphic Code

austintexas.gov/codenext/permitting

how the CODE WORKS

A hybrid approach

A hybrid zoning code brings together the operating systems of Form-Based zoning and conventional use-based zoning to address the unique qualities of the place types that make up our community.



how the CODE WORKS

2 Different Zoning Tools

Transect Zones

Form-Based

New zones based on the form and character of Austin

Most simply, transect zones establish a hierarchy of contexts from smallest/least intense or urban to largest/most intense or urban. Transect zoning standards have a primary focus on building form (width, depth, relationship between buildings, and how they engage the street) with a secondary focus on use.

Non-Transect Zones

Use-Based/Conventional/Euclidean

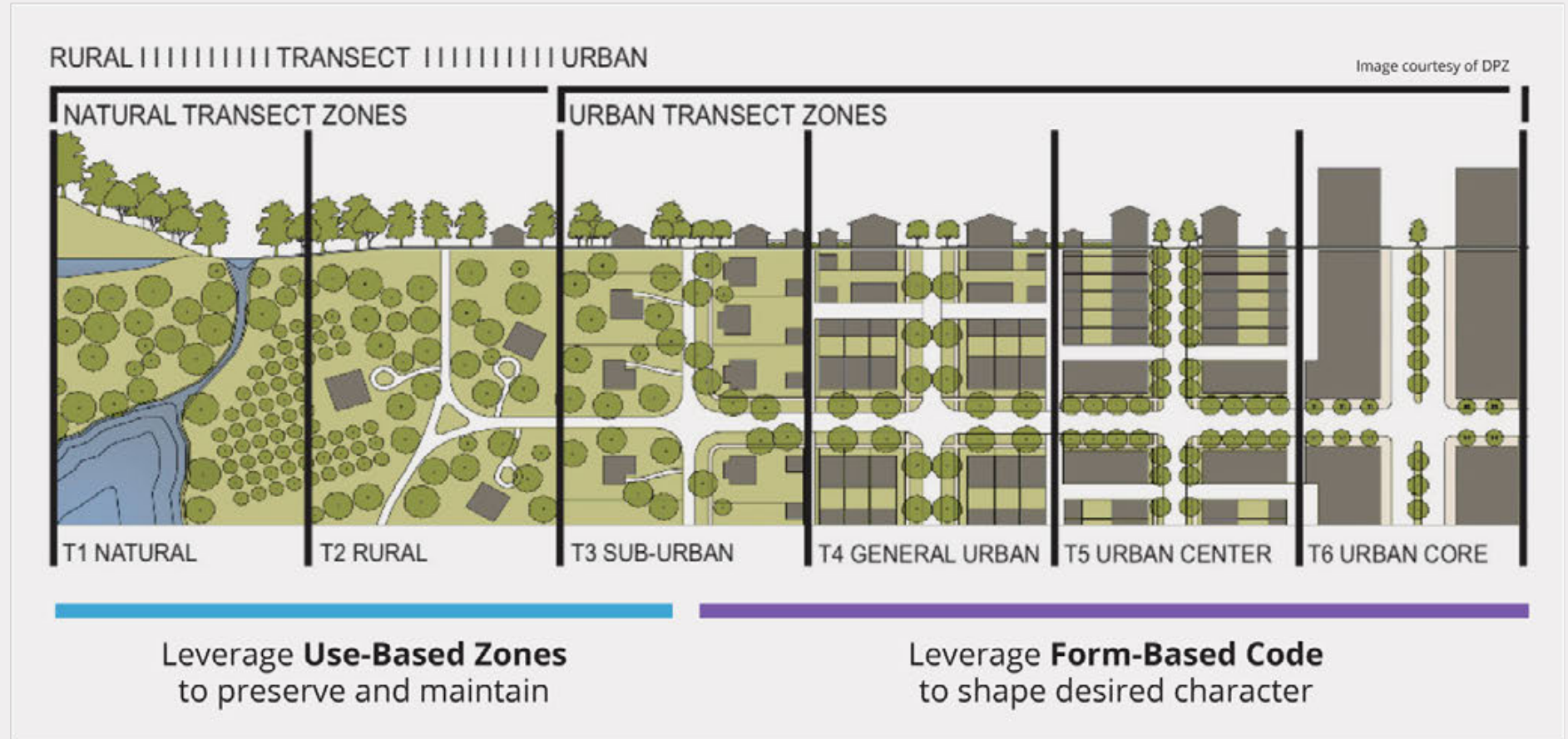
Based on existing Zoning Districts

Non-Transect zoning standards primarily focus on use separation and simple height/bulk standards. Euclidean zoning was designed to limit uses in undesirable locations rather than encourage uses in desired locations.

Note: Each Lot Will Be Mapped With One Type of Zone District

The Natural-to-Urban Transect: Framework for Form-Based Code

This diagram illustrates a continuum of place types from the most natural to the most urban from left to right.



transect zones AT-A-GLANCE

T3

T4

T5

T6

LESS URBAN

MORE URBAN

T3				T4			T5				T6	
												
T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge - Deep Setback	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback	T4 Neighborhood - Intermediate Setback	T4 Neighborhood - Shallow Setback	T4 Main Street	T5 Neighborhood - Shallow Setback	T5 Urban - Shallow Setback	T5 Urban	T5 Main Street	T6 Urban	T6 Urban Core
T3NE.WL	T3NE	T3N.DS	T3N.IS	T4N.IS*	T4N.SS*	T4MS*	T5N.SS*	T5U.SS*	T5U*	T5MS*	T6U	T6UC
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories	Building Height Up to 3 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU	Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Main Street Live/Work Mid-Rise	Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

* Zone may be designated with "Open" sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

transect zones

FORM DESCRIPTORS



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 / Urban Core

Buildings that form a street of near continuous building frontage in a mixed-use urban setting.

transect zones

FORM DESCRIPTORS



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.

transect zones NAMING CONVENTIONS

Transect zones have a four-part naming convention to identify intensity, form, setback, sub-zone and land use variations.

13

*Transect
Zones*

20

*total with
Sub-Zones*

T4N.SS-O

**Transect
Zone
Intensity**

T3

T4

T5

T6

**Form
Descriptor**

Neighborhood
Edge (NE)

Neighborhood (N)

Main Street (MS)

Urban (U)

Urban Core (UC)

**Lot Size /
Setback**

Wide Lot (WL)

Deep Setback
(DS)

Shallow
Setback (SS)

Intermediate
Setback (IS)

Sub-Zone

Open (O)
allows
additional
land uses

tran
AT-A

T3
LESS URBAN ←

T3
Neighborhood Edge – Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU

T3 Zones



T3
Neighborhood Edge – Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3
Neighborhood Edge

T3NE

Building Height
Up to 2 Stories

Building Types
Wide House
Duplex: Side-by-side
ADU



T3
Neighborhood – Deep Setback

T3N.DS

Building Height
Up to 2 Stories

Building Types
Small House
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU



T3
Neighborhood – Intermediate Setback

T3N.IS

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU

T6

→ MORE URBAN



T5
Urban

T5U⁺

Building Height
Up to 6 Stories

Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5
Main Street

T5MS⁺

Building Height
Up to 6 Stories

Building Types
Main Street
Live/Work
Mid-Rise

T6
Urban

T6U

Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower

T6
Urban Core

T6UC

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower

transect zones AT-A-GLANCE

T3

LESS URBAN ←

T4



T3
Neighborhood Edge -
Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3
Neighborhood Edge
- Deep Setback

T3NE

Building Height
Up to 2 Stories

Building Types
Wide House
Duplex: Side-by-side
ADU



T3
Neighborhood -
Deep Setback

T3N.DS

Building Height
Up to 2 Stories

Building Types
Small House
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU



T3
Neighborhood -
Intermediate Setback

T3N.IS

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU



T4
Neighborhood -
Intermediate Setback

T4N.IS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU

T4 Zones



T4
Neighborhood -
Intermediate Setback

T4N.IS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU



T4
Neighborhood -
Shallow Setback

T4N.SS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Duplex: Front-and-back
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU



T4
Main Street

T4MS*

Building Height
Up to 3 Stories

Building Types
Rowhouse: Medium
Live/Work
Main Street
ADU

* "Open" sub-zone

T6

← MORE URBAN



T6
Urban Core

T6U

Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower

T6
Urban Core

T6UC

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower

transse
AT-A-C

T3

LESS URBAN ←



T3
Neighborhood Edge -
Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3
Neighborhood Edge -
Wide Lot

T3NE

Building Height
Up to 2 Stories

Building Types
Wide House
Duplex: Side-by-side
ADU

T5 Zones



T5
Neighborhood -
Shallow Setback

T5N.SS*

Building Height
Up to 3 Stories

Building Types
Multiplex: Medium
Multiplex: Large
Rowhouse: Medium
ADU



T5
Urban -
Shallow Setback

T5U.SS*

Building Height
Up to 6 Stories

Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5
Urban

T5U*

Building Height
Up to 6 Stories

Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5
Main Street

T5MS*

Building Height
Up to 6 Stories

Building Types
Main Street
Live/Work
Mid-Rise

* "Open" sub-zone

T6

→ MORE URBAN



T5
Main Street

T5MS*

Building Height
Up to 6 Stories

Building Types
Main Street
Live/Work
Mid-Rise



T6
Urban

T6U

Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower



T6
Urban Core

T6UC

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower



transect zones AT-A-GLANCE

T3

T4

T5

LESS URBAN ←

									
T3 Neighborhood Edge - Wide Lot				T4 Neighborhood - Intermediate Setback				T5 Neighborhood - Shallow Setback	
T3NE.WL				T4N.IS ⁺				T5N.S	
Building Height Up to 2 Stories				Building Height Up to 2 Stories				Building Height Up to 3 Stories	
Building Types Wide House Long House Duplex: Side-by-side ADU				Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU				Building Types Rowhouse: Medium Live/Work Main Street ADU	

T6 Zones



T6
Urban

T6
Urban Core

T6U

T6UC

Building Height
Up to 16 Stories

Building Height
Unlimited Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower

Building Types
Mid-Rise
High-Rise/Tower



T6
Urban Core

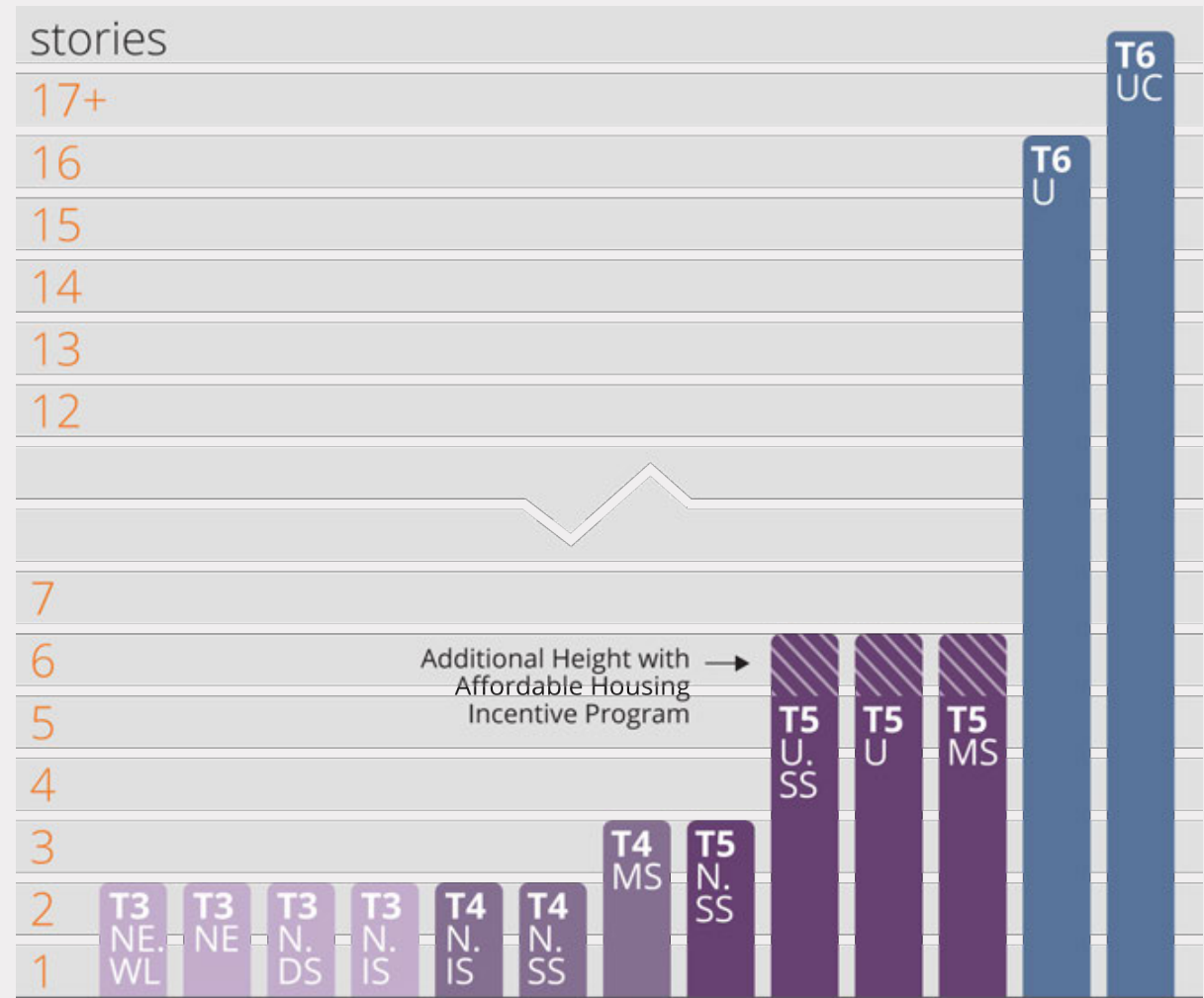
T6UC

Building Height
Unlimited Stories
Building Types
Mid-Rise
High-Rise/Tower

transect zone COMPARISONS

Building Height

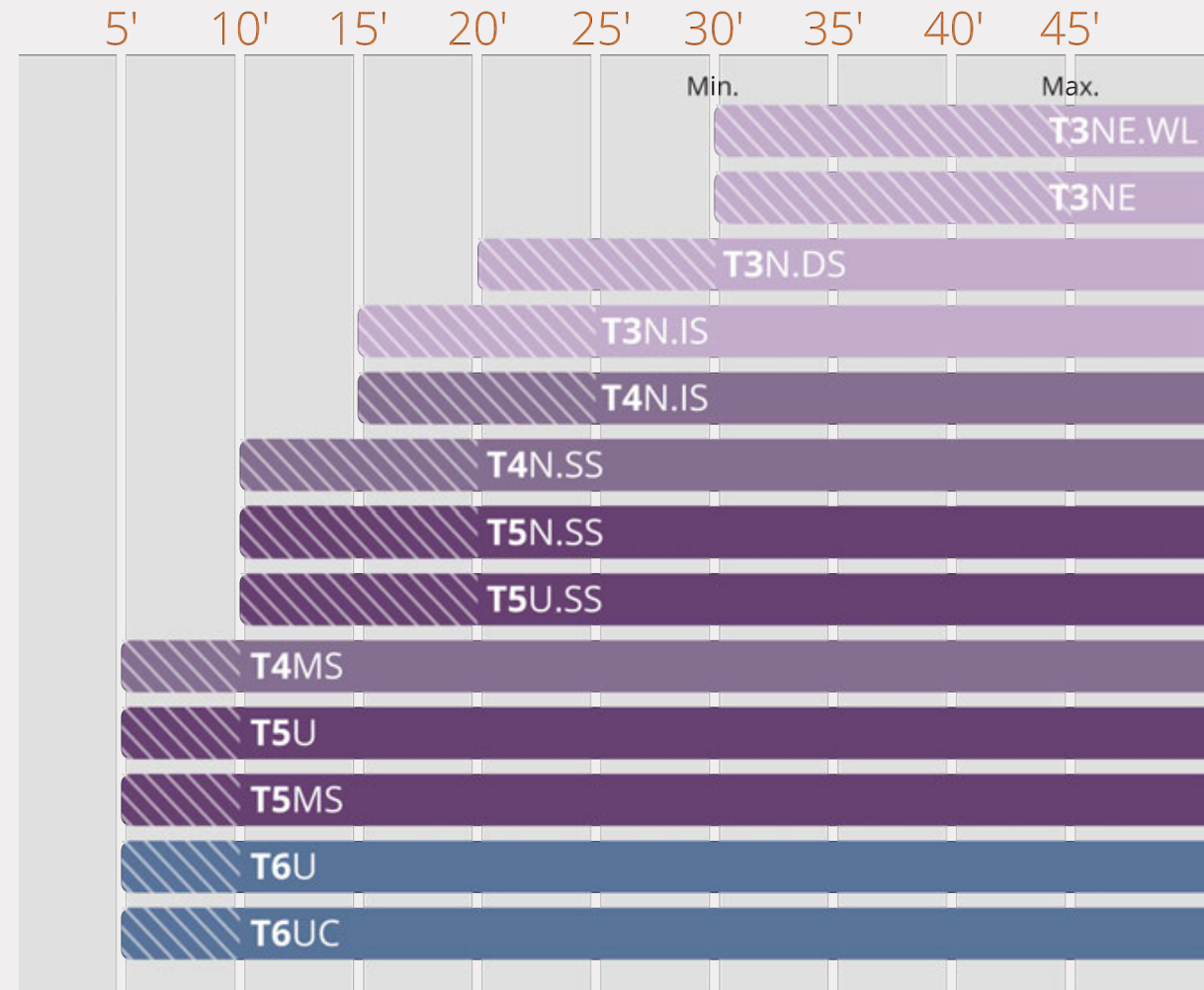
Building height limits preserve community character and ensure smooth transitions between zones to protect neighborhoods and encourage walkability, while focusing high-density development in urban cores.



transect zone COMPARISONS

Front Setback

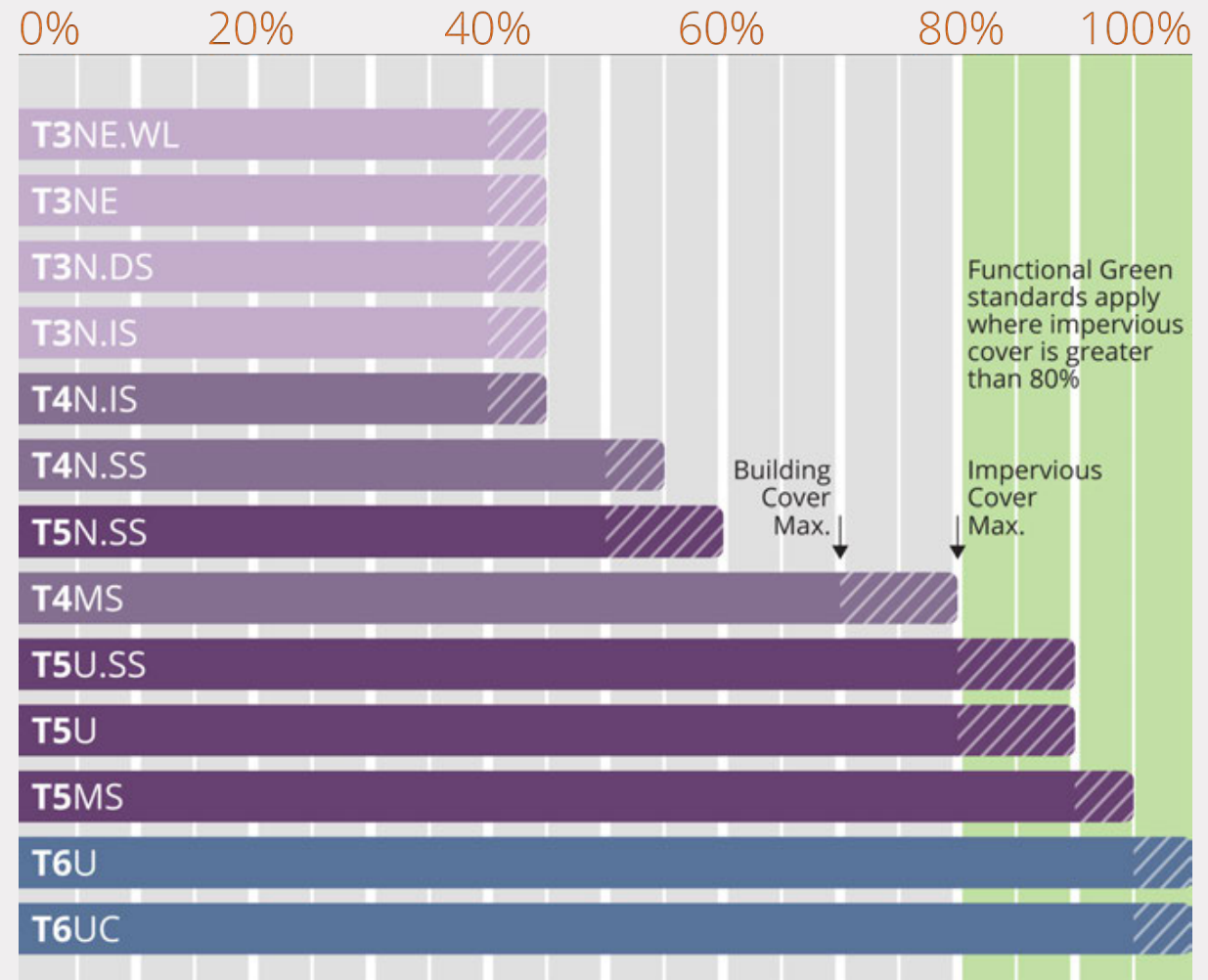
Setbacks are defined as the mandatory clear distance between a lot line and a building. In addition to side and rear setbacks detailed in the code, front setbacks shape the character of a street, neighborhood or district.



transect zone COMPARISONS

Building Cover / Impervious Cover

Building cover and impervious cover maximums protect watersheds and allow for trees and open space within neighborhoods. Impervious cover includes buildings, paving, driveways, walkways and other surfaces that prevent absorption of water into the ground.



non-transect ZONES

Goal:

Update and roll forward
existing Use-Based Zones
(Title 25)

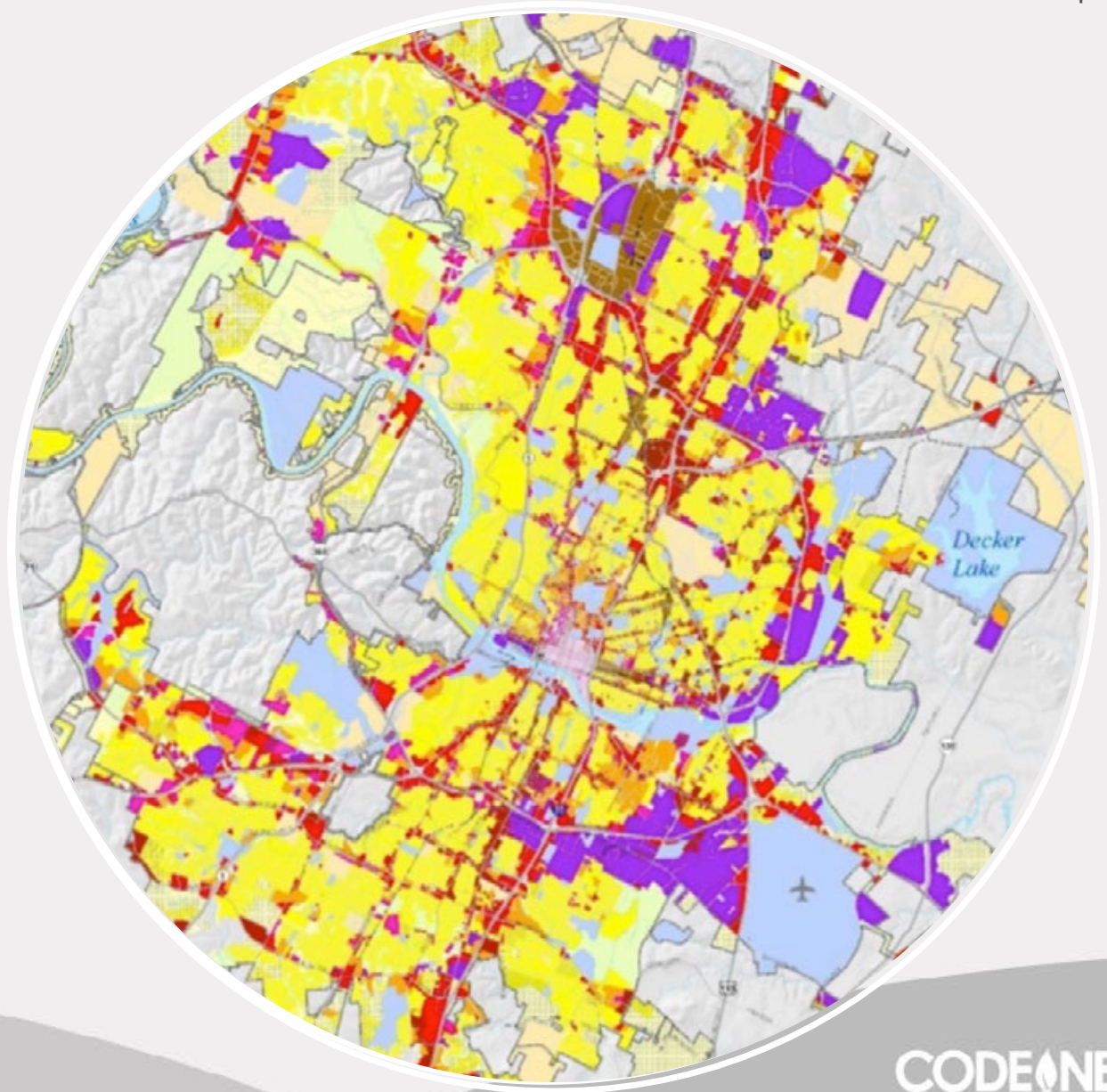
42

*Base Zoning
Districts
(Title 25)*



32

*Non-Transect
Zones
(Title 23)*



non-transect ZONES

Approach:

Simplify the number of zones by combining zones with similar development standards and use regulations.

Example	NO	LO	LR	NC
			existing	Proposed
Intensity (FAR)	0.35	0.70	0.5	0.5
Lot Size (min) Area	5,750 sf	5,750 sf	5,750 sf	5,750 sf
Lot Size (min) Width	50 ft	50 ft	50 ft	n/a
Impervious Coverage (max)	60%	70%	80%	60%
Building Coverage (max)	35%	50%	50%	40%
Setbacks (min) front	25	25	25	20
Setbacks (min) side street	15	15	15	15
Setbacks (min) side interior	5	5	-	5
Setbacks (min) back	5	5	-	5
Height (max) feet	35	40	40	35

non-transect ZONES

Approach:
Provide better tools to
regulate by creating new
base zones.

Intensity
of the CS District

+

Use
Restrictions
of the GR District

=

New
RC Zone

Commercial Non-Transect Zones

23-4D-4090
Regional Commercial Core (RC) Zone

23-4D-4090 Regional Commercial Core (RC) Zone

(A) Development Standards

Table 23-4D-4090 (A) below describes the development standards in the RC Zone.

Lot Requirements					Landscaping					
Lot Size	5,750 sf min.				Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:					
Impervious Coverage ¹	95% max.				Front or Side Street					
Building Coverage	90% max.									
See Section 23-4E-4080 (Functional Green) for developments with impervious coverage greater than 75%.					Lots ≤ 75' wide	None required				
¹ The maximum impervious coverage may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.					Lots > 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscape).				
Building Placement					Side or Rear	Depth (min.)				
Setback Minimum (Distance from ROW / Lot Line)					Lots ≤ 75' wide	First 10' of building setback				
Minimum, except where:					Lots > 75' wide	First 20' of building setback				
Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone										
Lots ≤ 75' wide										
Lots > 75' wide										
Intensity					Building and Parking Lot Landscaping					
Floor Area Ratio	2.0				For Lots > 75' wide: Foundation Planting Area for 75% of parking lot or parking aisle frontage					
					One story structure					
					Greater than one story					
Building Form					Planting Requirements and Additional Standards					
Building Height					See Division 23-3E-4 (Landscaping and Screening)					
Height	60' max.				Additional Requirements					
Building Height Stepback					Affordable Housing	See Article 23-3E				
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.					Outdoor Lighting	See Division 23-4E-2				
					Parking and Loading	See Division 23-4E-3				
					Signage	See Chapter 23-8				
Distance from Lot Line of Triggering Property										
Within 50'					Allowed Height					
50'-100'					Less than or equal to 30'					
Greater than 100'					Less than or equal to 40'					
					Set by Zone Standards					

City of Austin Land Development Code | Public Review Draft January 2017

4D-4 pg. 27

non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



Low to Medium Intensity Residential

Zone	Similar to
Rural Residential	RR
Very Low Density Residential	SF1
Low Density Residential	SF2
Low to Medium Density Residential	SF3, SF4B
Low to Medium Density Residential - Small Lot	SF4A

Medium to High Intensity Residential

Zone	Similar to
Medium Density Residential	SF5, SF6
Medium to High Density Residential	MF1, MF2
High Density Residential	MF3, MF4
Very High Density Residential	MF5, MF6
Manufactured Home Park	MH

Restricted Commercial

Zone	Similar to
Neighborhood Commercial Sub-Zone Limited, Open	NO, LO, LR
Local Commercial Sub-Zone Limited, Open	GO

Retail and Office Commercial

General Commercial Sub-Zone Limited, Open	GR
Regional Commercial	new

Mixed-Use Commercial

Commercial Core	DMU
Downtown Core	CBD

Service and Highway Commercial

Warehouse Commercial	W/LO
Service Commercial Sub-Zone Limited, Open	CS, CS-1
Highway Commercial	CH

Special Commercial

Commercial Recreation	CR
-----------------------	----

Industrial Zones

Zone	Similar to
Flex Industrial	LI
General Industrial	IP
Heavy Industrial	MI
R&D	R&D

Other Zones

Zone
Agricultural
Aviation Services
Development Reserve
East Riverside Corridor
North Burnet/Gateway
Open Space
Public
Planned Unit Development

non-transect zones NAMING CONVENTIONS

RESIDENTIAL

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

L D R



Non-Transect Zone Intensity

Very Low (VLD)

Low (LD)

Low-Medium (LMD)

Medium (MD)

Medium-High (MHD)

High (HD)

Very High (VHD)



Zone Category

Residential (R)

non-transect zones

NAMING CONVENTIONS

COMMERCIAL

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category with an optional Sub-zone that allows additional uses.

SC-O

Zone Character

Neighborhood (N)
Local (L)
General (G)
Regional (R)
Downtown (D)
Service (S)
Warehouse (W)
Highway (H)

Zone Category

Commercial (C)

Sub-Zone

Open (O)
allows
additional
land uses

non-transect zones

NAMING CONVENTIONS

Industrial

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

FI

**Non-Transect
Zone Intensity**

Flex (F)

General (G)

Heavy (H)

Zone Category

Industrial (I)

anatomy of THE CODE

How it's organized:

Relocated under a different title number, an extensive reorganization of the Land Development Code elevates community priorities, consolidates procedures, and introduces a hybrid zoning code with new form-based standards.



Title 23



Introduction



Administration and Procedures



General Planning Standards for All



Zoning Code



Subdivision



Site Plan



Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage



Transportation (Mobility)



Infrastructure



Technical Codes

anatomy of THE CODE

Each number and letter has significance,
improving the usability and accessibility of
the Land Development Code

23-3C-3010

Title	Chapter/Article	Division/Section
-------	-----------------	------------------

New Land Development Code
has a unified organizational system
that is consistent through out,
providing clarity and usability.

Title “23”

↳ Chapter “3”

↳ Article “C”

↳ Division “3”

↳ Section “010”

anatomy of THE CODE

23-3C-3010

In this example:
Section 23-3C-3010 (Removal Prohibited)
is located in:
Title 23 (Land Development Code)
Chapter 3 (General Standards to All Planning)
Article C (Urban Forest Protection and Replenishment)
Division 3 (Heritage Trees)

Division 23-3C-3: Heritage Trees	
Contents	
23-3C-3010	Removal Prohibited..... 1
23-3C-3020	Administrative Variance..... 1
23-3C-3030	Land Use Commission Variance..... 2
23-3C-3040	Appeal..... 3
23-3C-3050	Application for Variance..... 3
23-3C-3060	Variance Prerequisite..... 3
23-3C-3070	Action on Application..... 4
23-3C-3080	Variance Effective Date and Expiration..... 4
23-3C-3010 Removal Prohibited	
For an application that proposes the removal of a heritage tree, the applicant must file a request for a variance to remove the heritage tree under this Division before the application may be administratively approved or presented to the Land Use Commission.	

anatomy of THE CODE

Foundational Regulations Maintained and Strengthened

Austin's foundational regulations on watershed, tree preservation, parkland dedication have been brought to the front of the code in a prominent location. Affordable Housing Incentives Program, when completed will join these regulations.

- **Save Our Springs (SOS)**
 - pulled forward
- **Watershed**
 - pulled forward
- **Urban Forest Protection and Replenishment**
 - pulled forward
- **Parkland Dedication**
 - pulled forward

anatomy of THE CODE

Standards Pulled Forward with Clarification and New Organization

Portions of the code that were buried have been clarified and move to a new location in the new Land Development Code in an easier to use and better organized code.

- **Hill Country Roadways**
- **Historic Districts**
- **Administration and Procedures**

anatomy of THE CODE

Integrated

These layers of design related standards have been integrated into the zoning districts and other standards, reducing the number of layers of regulations while maintaining intent.

- **Compatibility**
(Chapter 25-2 Subchapter C Article 10)
- **Design Standards and Mixed Use (Commercial)**
(Chapter 25-2 Subchapter E)
- **Residential Design and Compatibility Standards**
(Chapter 25-2 Subchapter F)
- **Conditional Overlays**
(Conditional Overlay (CO) Combining District)

Subchapter E

Design Standards and Mixed-Use

purpose: Better Design...

Article 1 - General Provisions – *provides flexibility in standards*

Article 2 - Site Development – *improve connectivity and site development for commercial developments*

Article 3 - Building Design – *Glazing and facades, entryways, articulation*

Subchapter E

Design Standards and Mixed-Use

purpose: Mix of Uses, Affordable Housing

Article 4 - Mixed Use

– Mix of uses and design standards for vertical mixed use, affordable housing incentives.

Article 5 - Definitions

– Definitions for this Subchapter

Subchapter F

PREVIEW | 42

Residential Design and Compatibility Standards

purpose: compatibility within neighborhoods

Height – *overall building height standards*

Height on Sloping Sites – *nuanced height standards for sites with slope*

Building Setbacks – front, rear and side yard setbacks

Setback Planes – standards for building mass that refine building height

Side Wall Articulation – standards for side wall length

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Frequently used CO restrictions informed the creation of new zones, informed use tables, and informed new review processes.

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Integrated into Base Zones. Where possible COs will be replaced with new base zones (either Transect or Non-Transect) that implement same intent.

Refined Land Use Tables. COs typically limited or prohibited auto uses from the base zone. Now, there are base zones at different intensities that prohibit auto uses.

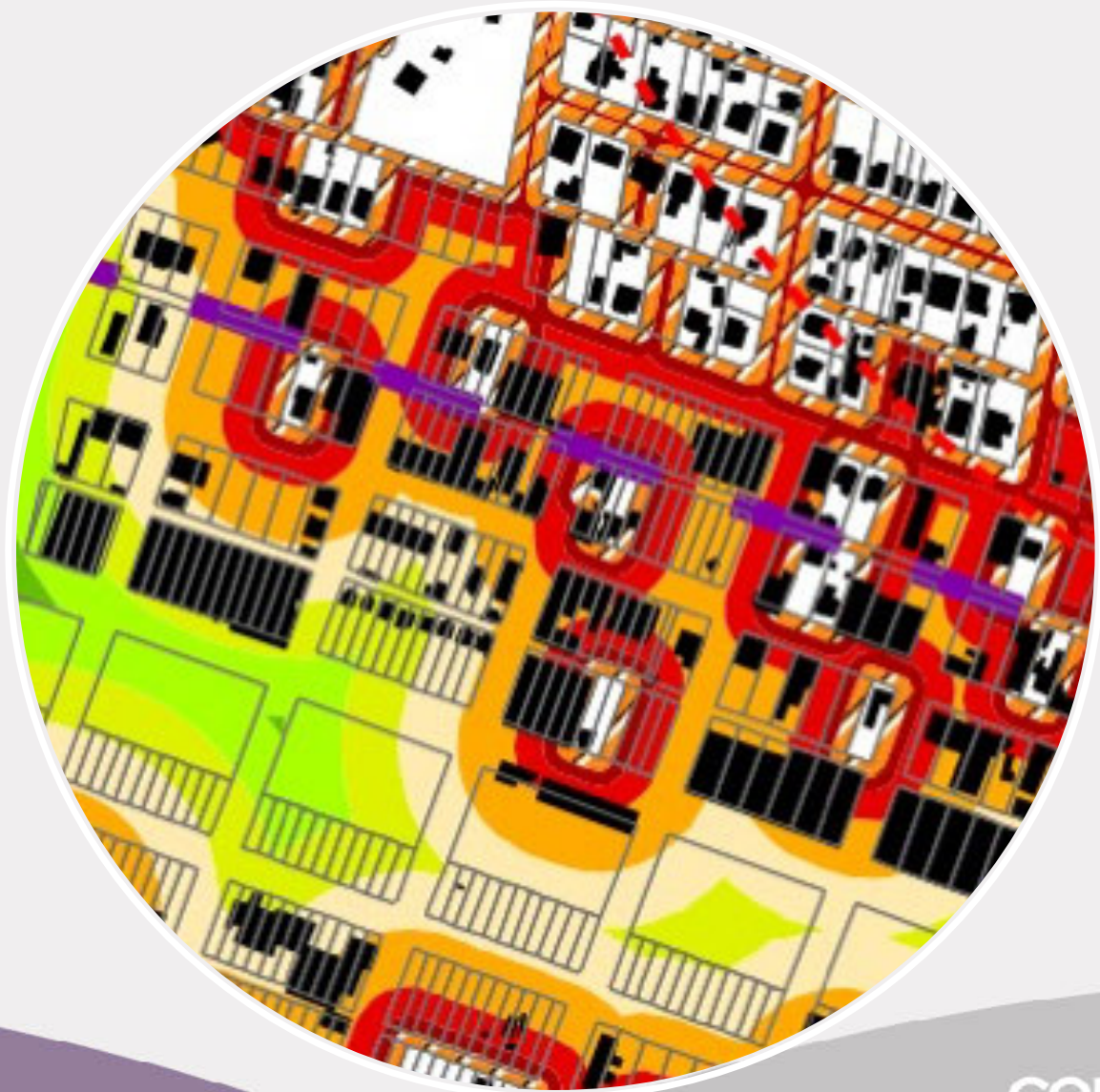
Additional Levels of Permits. COs added during re-zoning created a public process for which community and policy makers to mitigate potential impacts of new development. Now, an administrative Minor Use Permit (MUP) and discretionary Conditional Use Permit (CUP) allow for similar discretion and an opportunity to impose conditions of approval during land use permitting.

Article 10

Compatibility

PREVIEW | 45

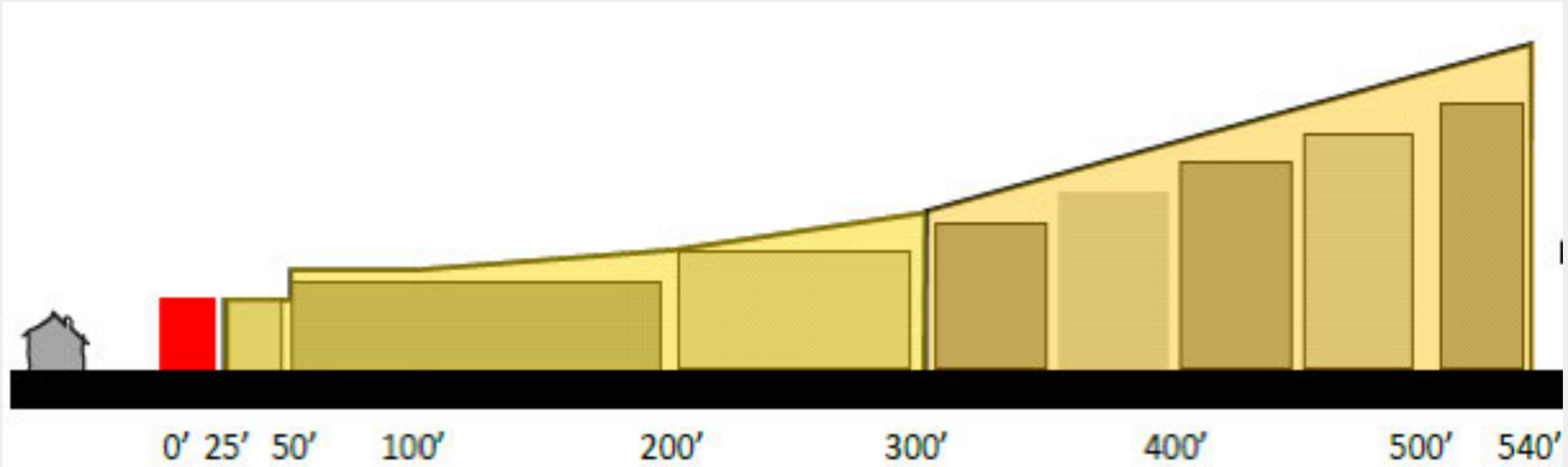
Height
Building Setbacks
Screening
Building Design
Scale & Clustering



Article 10

Existing Compatibility

PREVIEW | 46

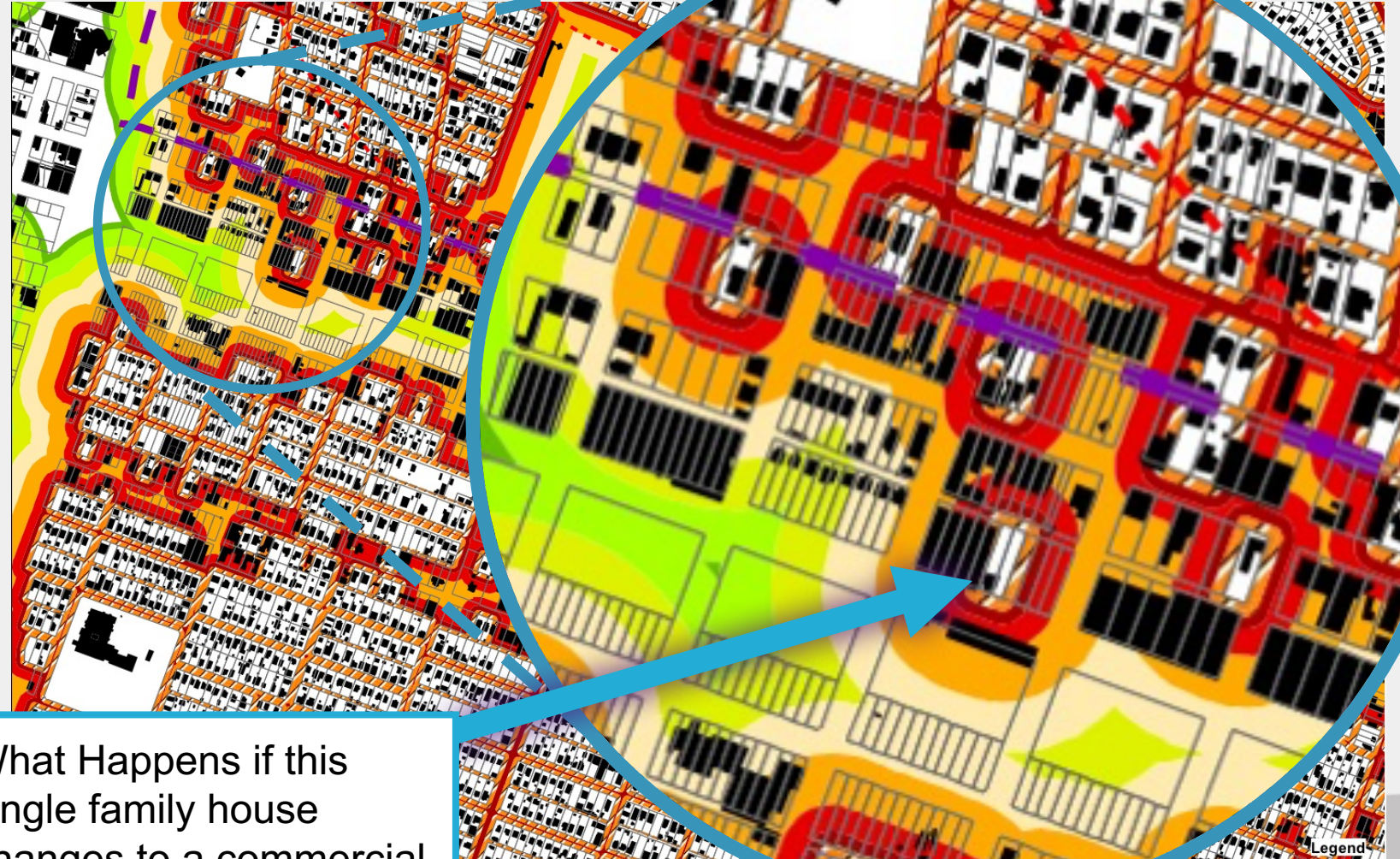


Article 10

Compatibility

Allowed Heights

	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'



What Happens if this single family house changes to a commercial building and use?

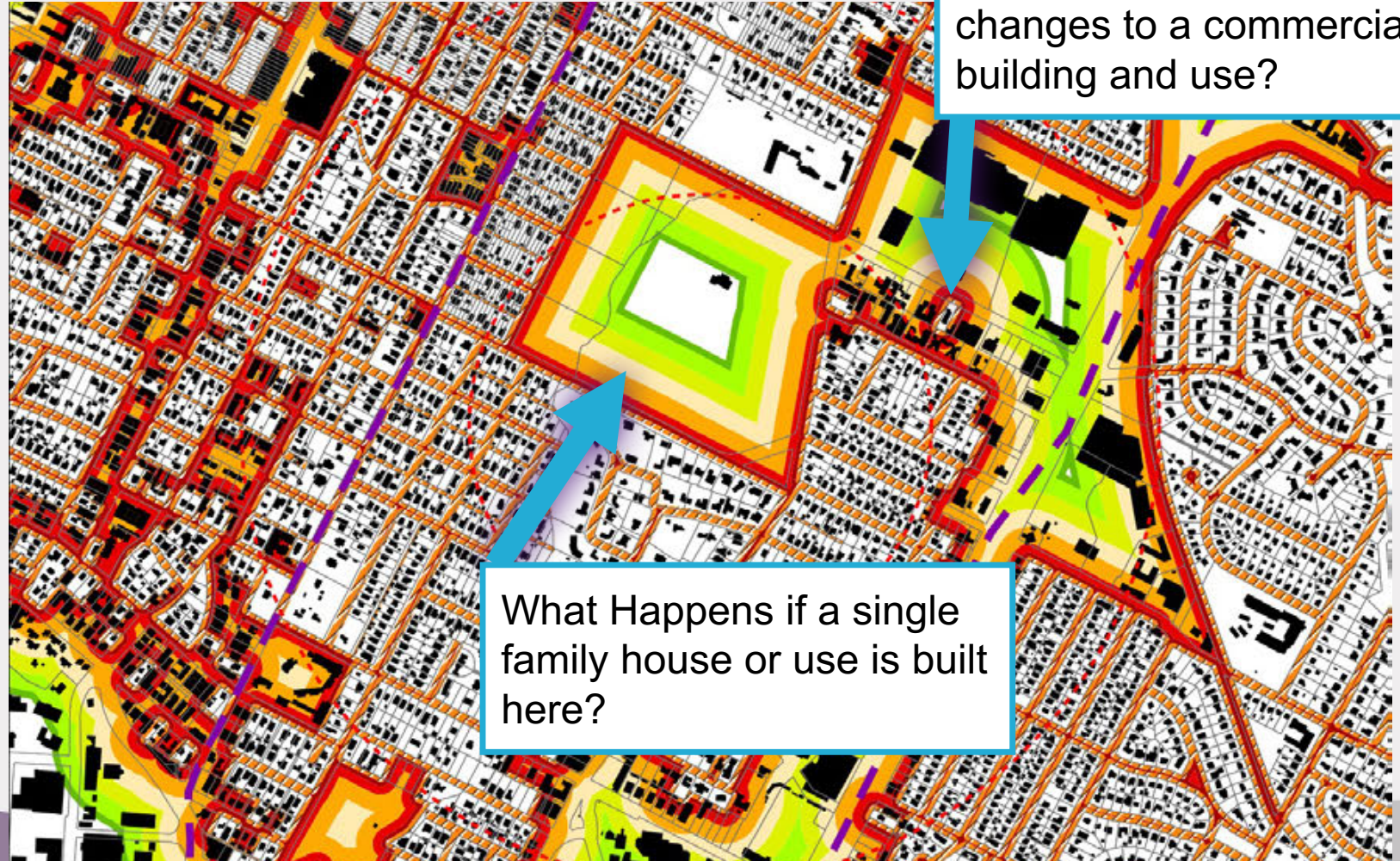
Article 10

Compatibility

PREVIEW | 48

Allowed Heights

	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'



Article 10

Compatibility

Applicability

Medium to High Intensity Residential Zone, Commercial Non-Transect Zone, T5 Main Street and T5 Urban located *directly adjacent to or across an alley from* a Low to Medium Intensity Residential Zone or T3 Neighborhood Transect Zone

(considering adding T4 Neighborhood)

Trigger Zones

- Rural Residential
- Very Low Density
- Low Density
- Low Medium Density
- Low Medium Density- Small Lot
- T3NE and T3N zones
- **T4N zones**
- **Properties with Title 25 zoning that currently trigger compatibility**

Article 10

Compatibility

Setbacks

SPECIFIC TO ZONES | 50

Increase building setback.

Impervious Cover may not be
due to unique site characteristics, such as
highways, and steep slopes. Where necessary,
the project shall reduce the impervious cover to
comply with other requirements of this Title.

Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'

Density

Units per Acre

54

Ratio (max)

1.0

Affordable Units. Developments

may qualify for a density bonus

if the development meets the

Within

50'-100'

Greater than 100'

Landscaping

Perimeter Planting Area

Front or Side Street

Quantity and location of
street setback must meet
Division 23-4E-4 (Landscaping)

Side or Rear

Any Residential Zone or
Transect Zone

Commercial Zone

Building and Parking Lot

Foundation Planting
parking aisle front

1 story structure

Greater than

Planting

See

CODENEXT

21-JUN-17

Article 10

Compatibility

Height – Non-transect Zones

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the

g FAR. Residential units are allowed
n to maximum FAR.

ing Form

Building Height	Stories (max.)	Overall (max.)
Height	3	40'

Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property

Allowed Height

Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
More than 100'	Set by Zone Standards

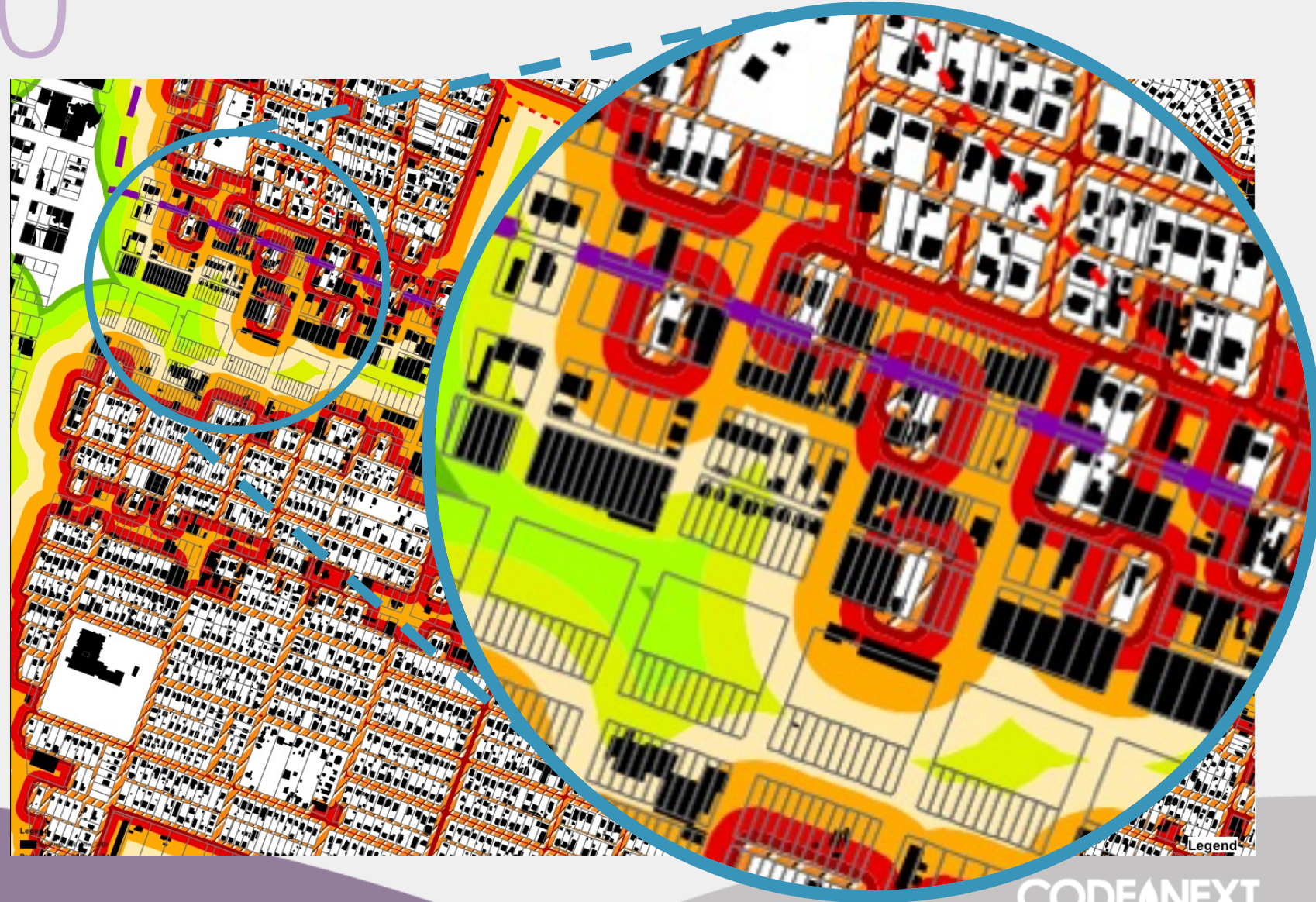
Article 10

Compatibility

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Allowed Heights

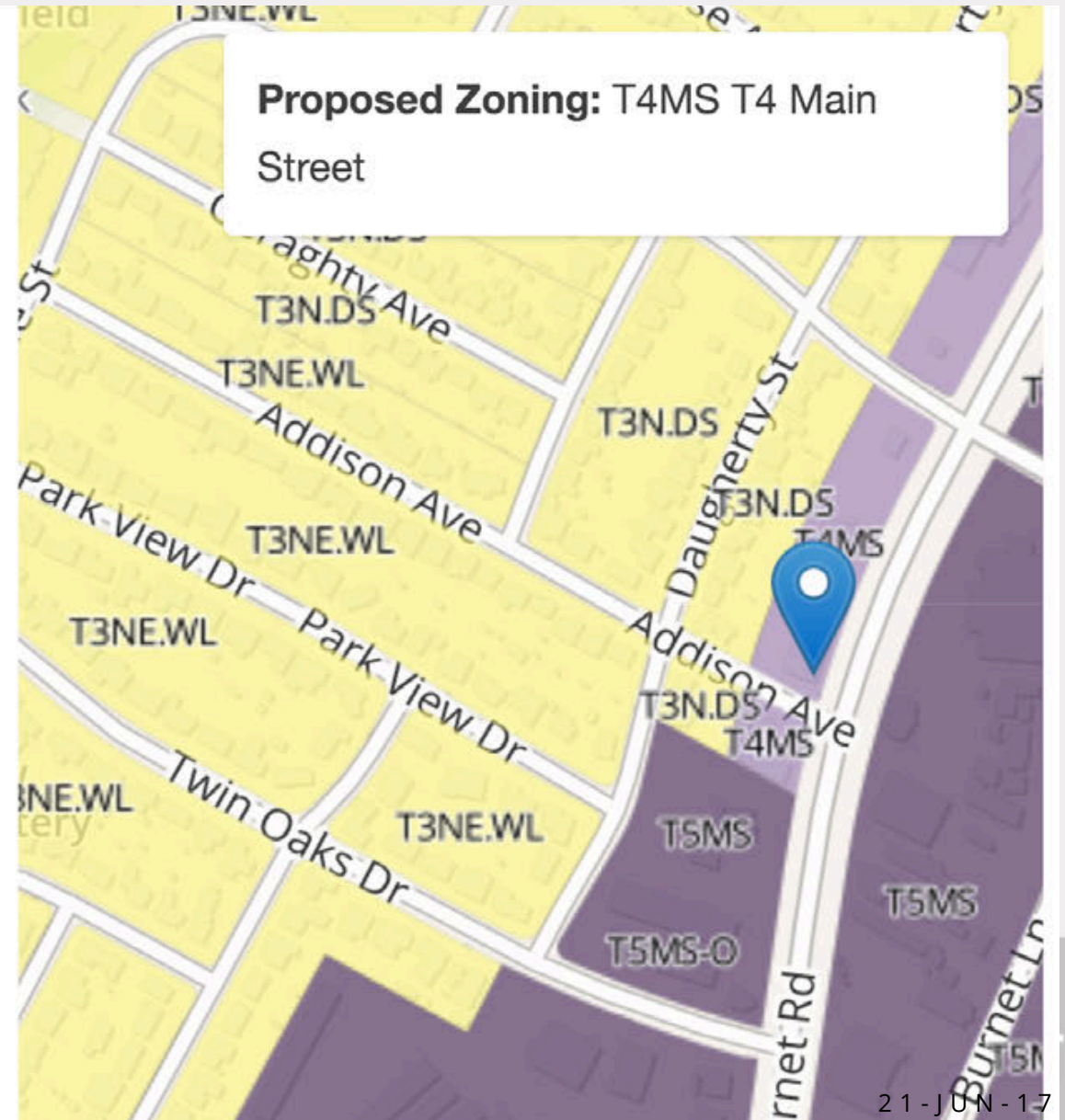
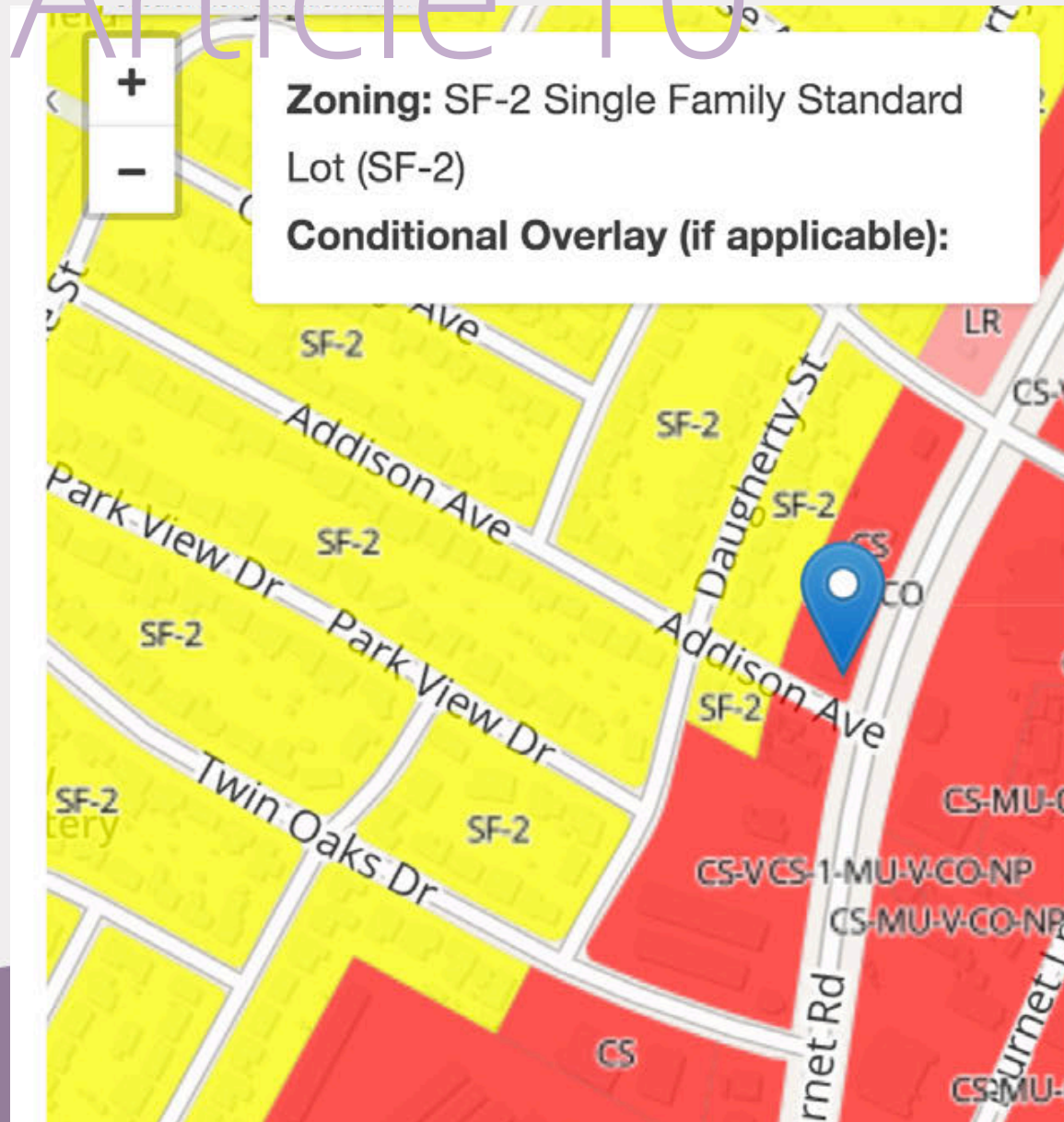
	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'



CODENEXT

21-JUN-17

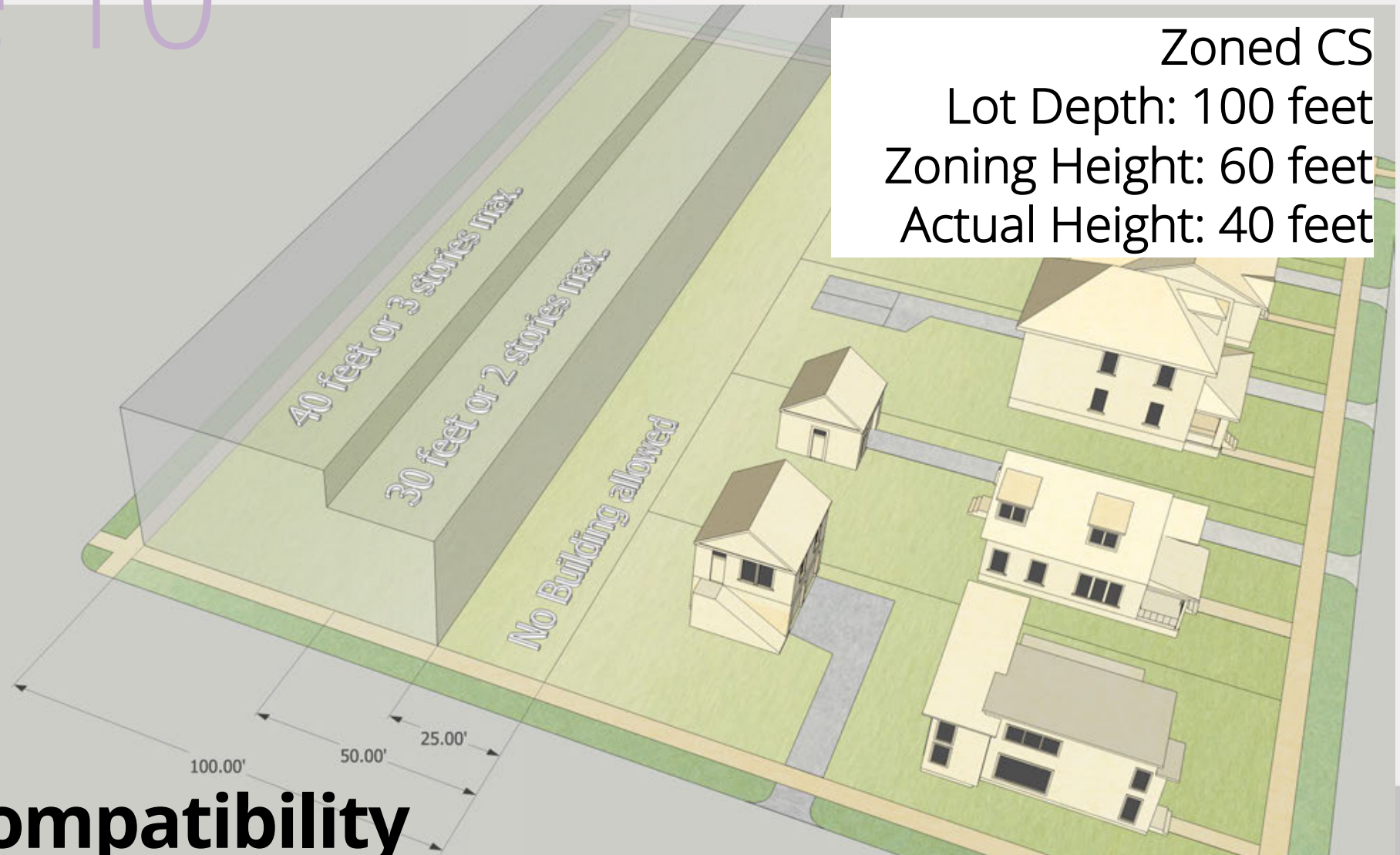
Article 10



Article 10

| 54

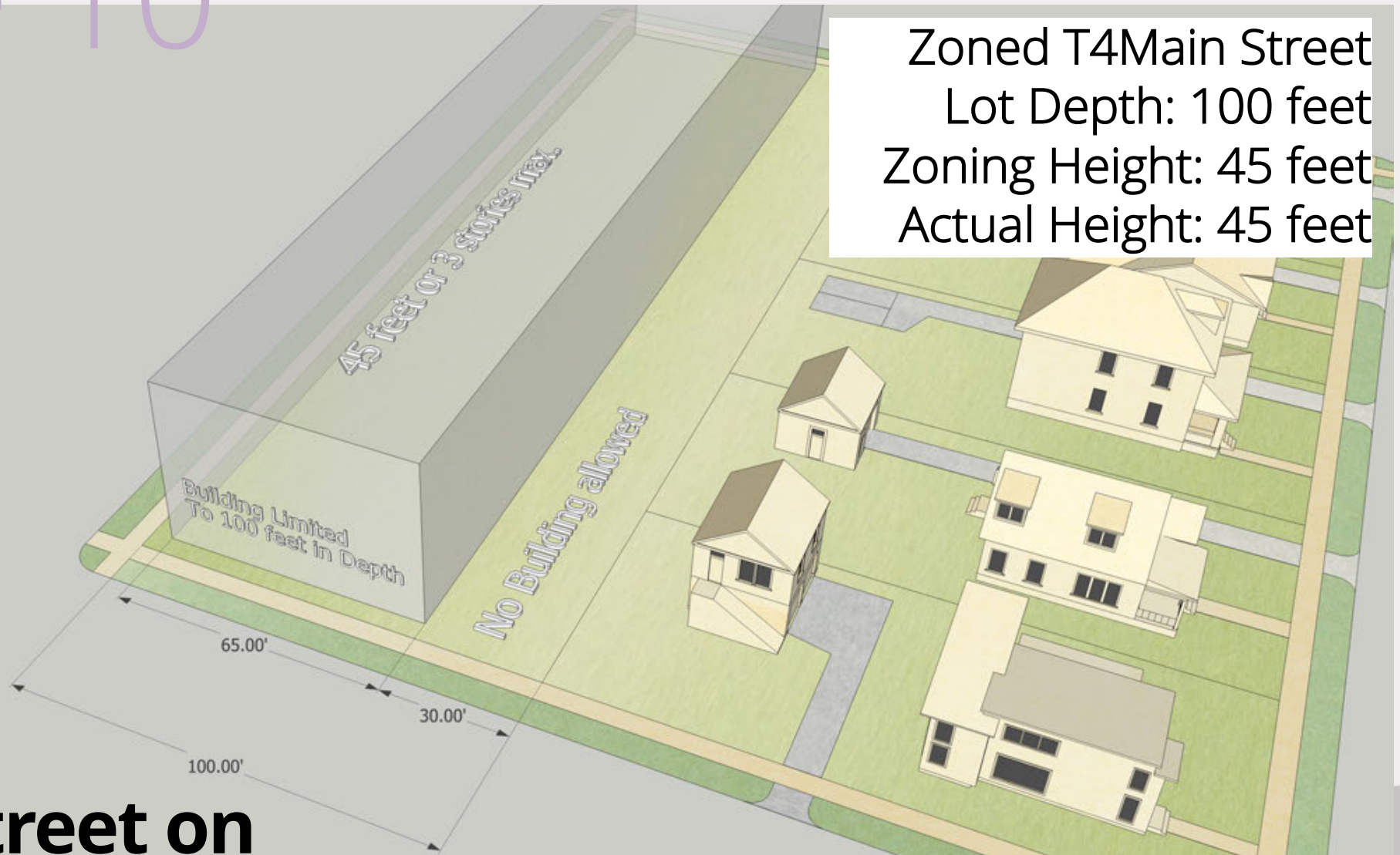
Zoned CS
Lot Depth: 100 feet
Zoning Height: 60 feet
Actual Height: 40 feet



**Existing Compatibility
on 100 foot deep Lot**

Article 10

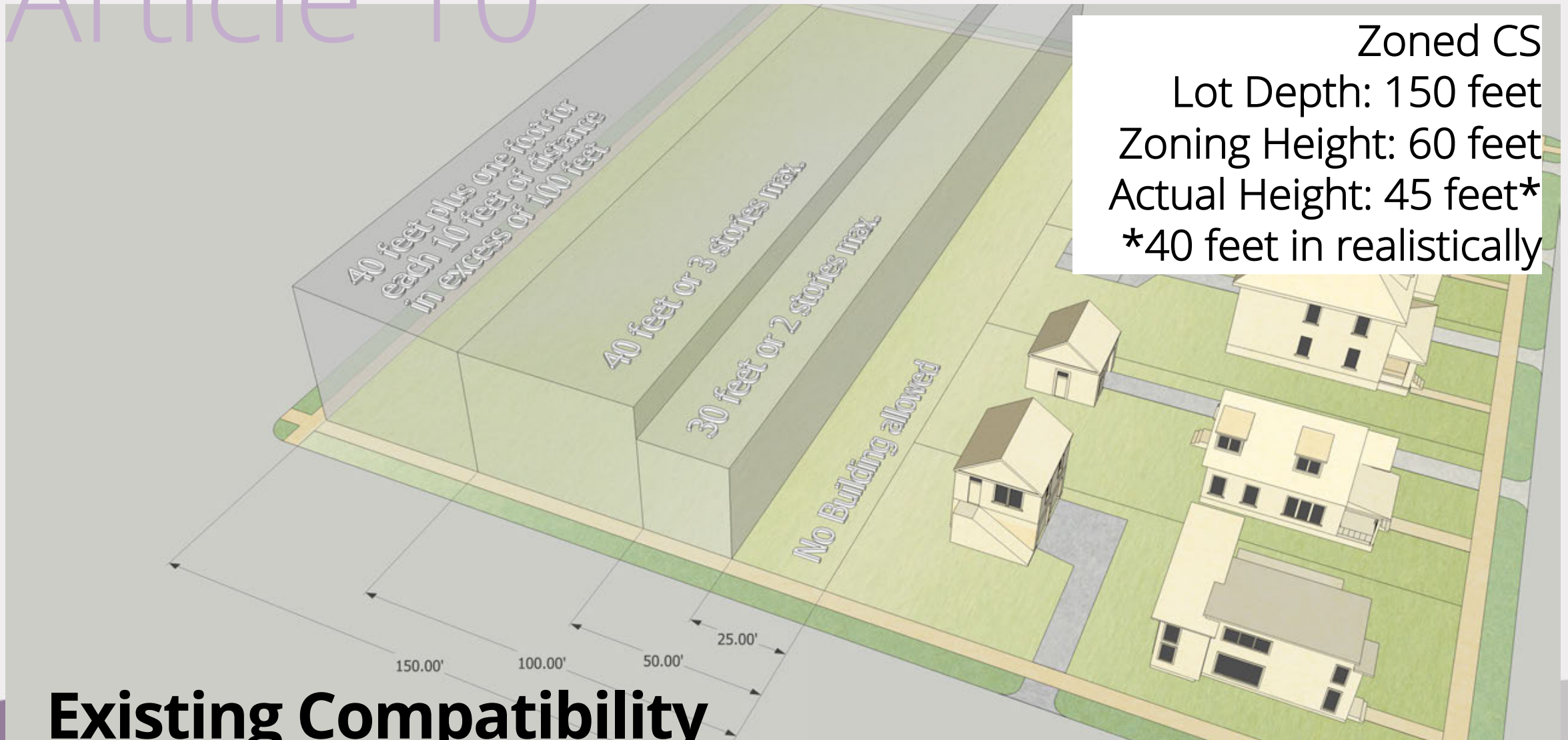
Zoned T4Main Street
Lot Depth: 100 feet
Zoning Height: 45 feet
Actual Height: 45 feet



**T4 Main Street on
100 foot deep lot**

Article 10

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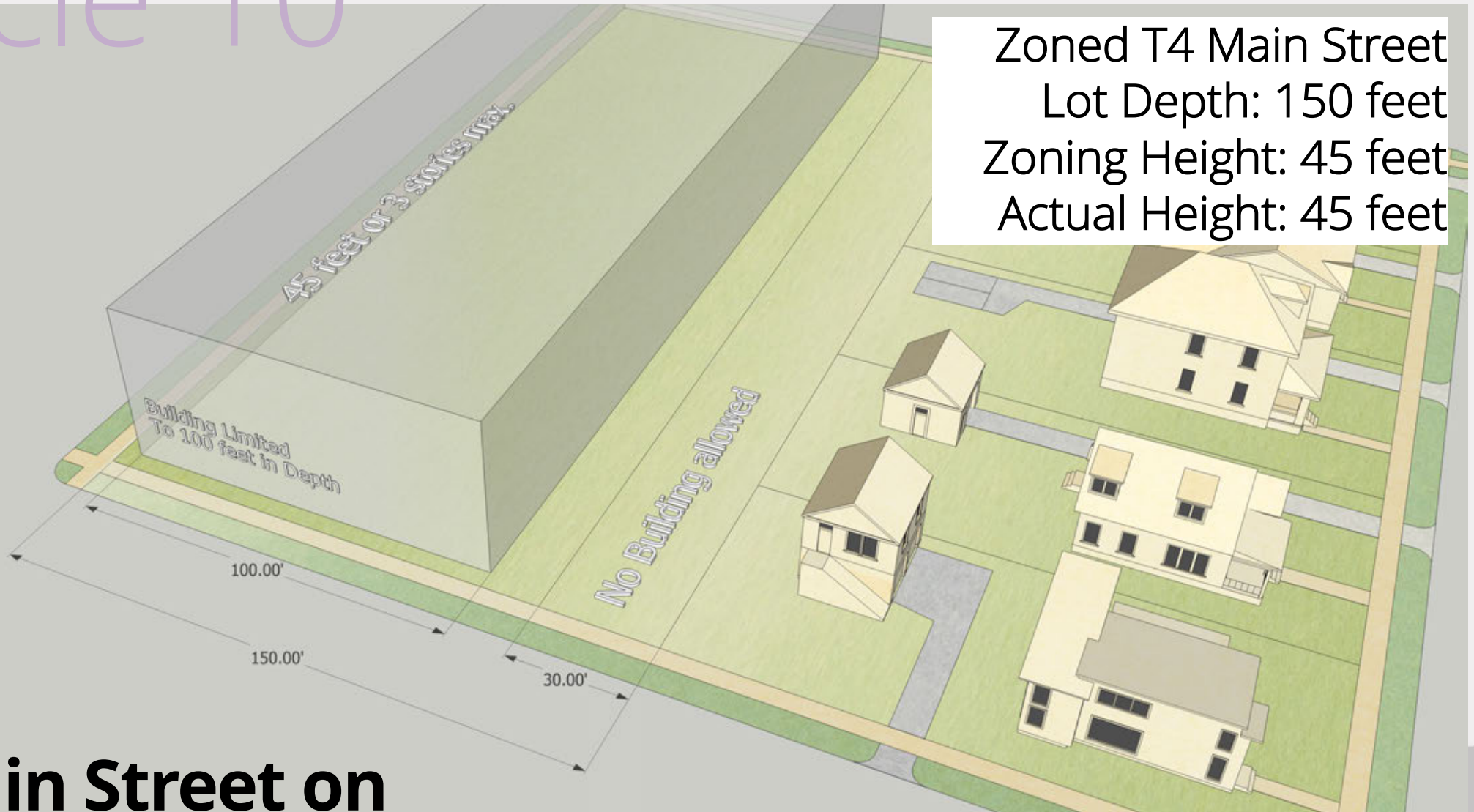


**Existing Compatibility
on 150 foot deep Lot**

Article 10

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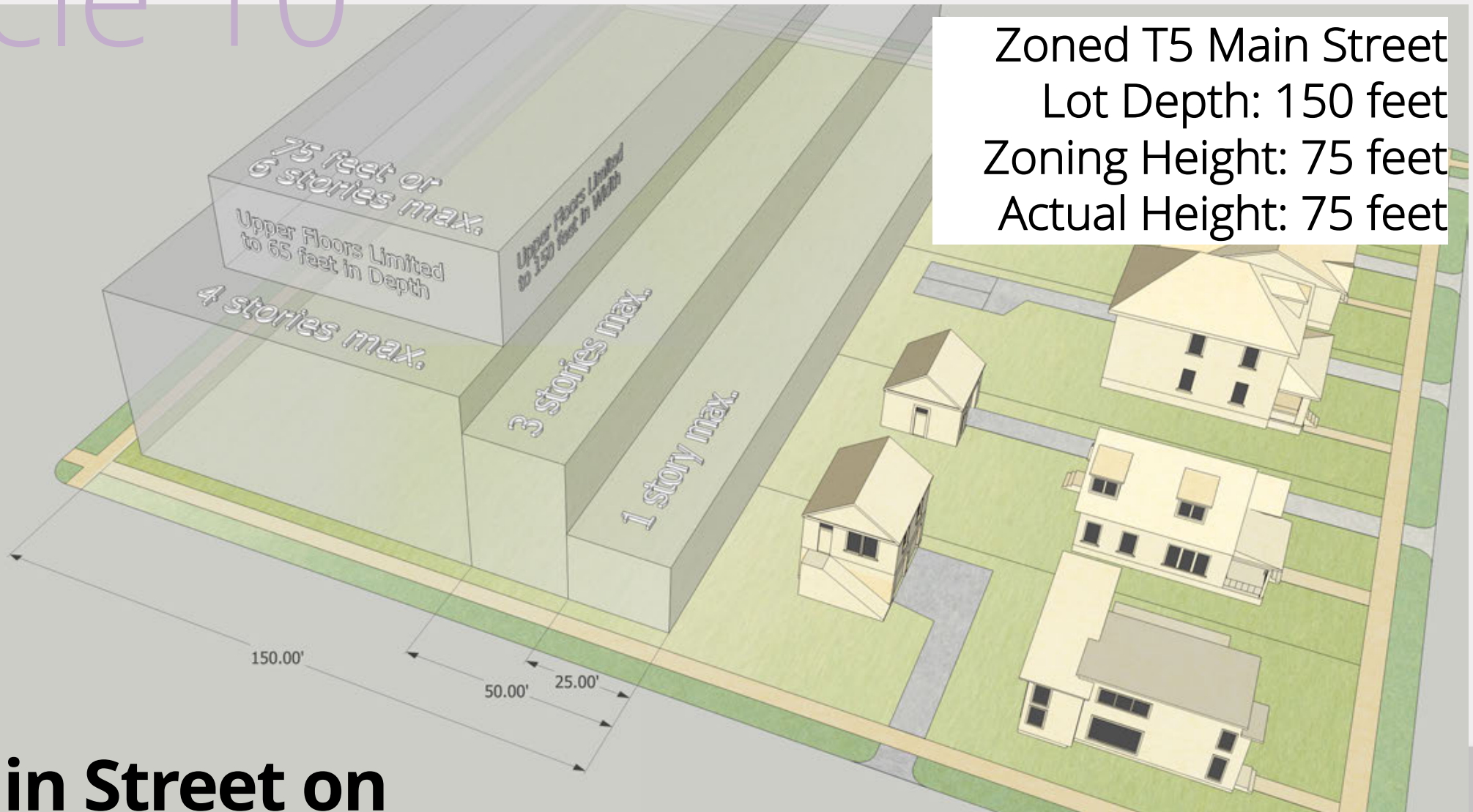
Zoned T4 Main Street
Lot Depth: 150 feet
Zoning Height: 45 feet
Actual Height: 45 feet



**T4 Main Street on
150 foot deep lot**

Article 10

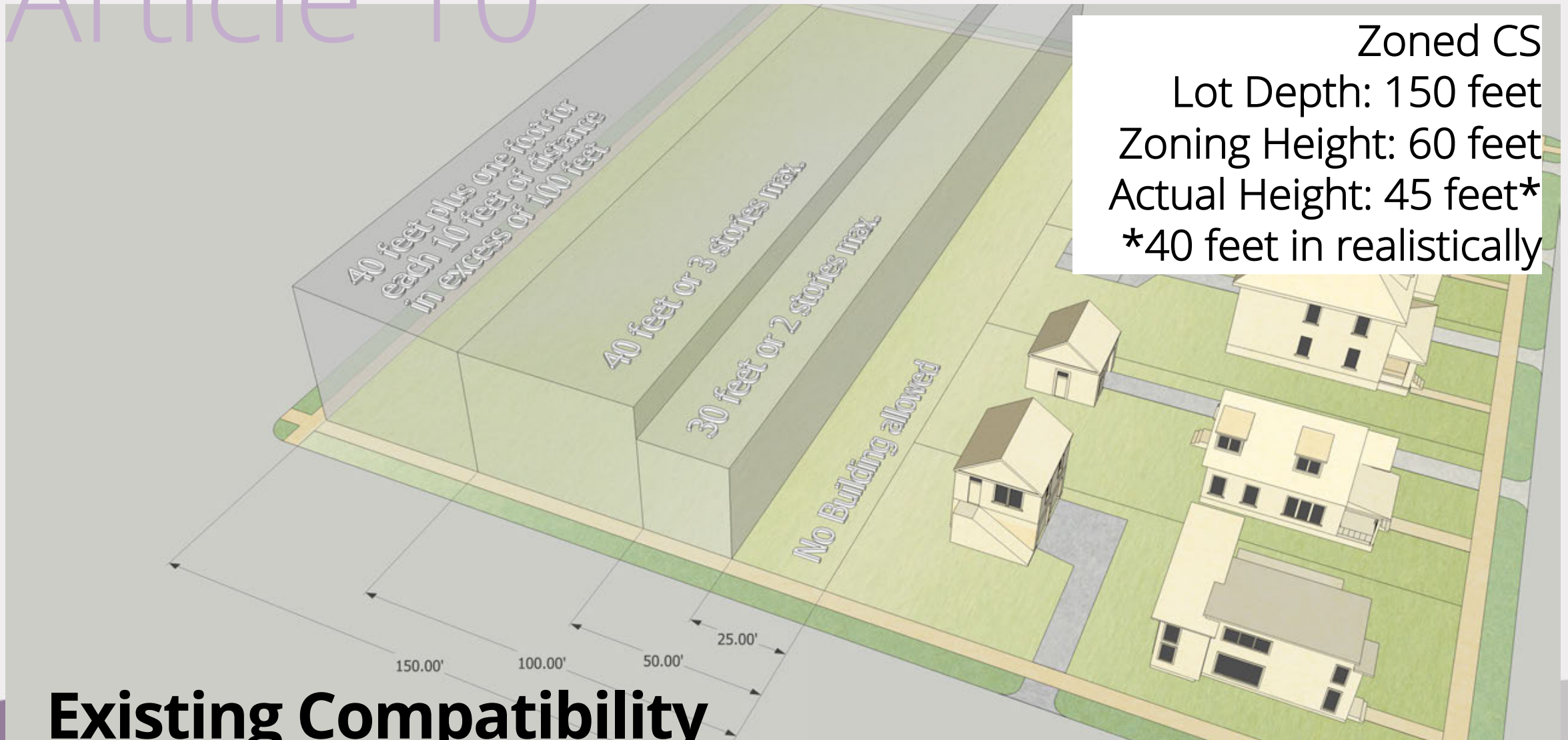
Zoned T5 Main Street
Lot Depth: 150 feet
Zoning Height: 75 feet
Actual Height: 75 feet



**T5 Main Street on
150 foot deep lot**

Article 10

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**Existing Compatibility
on 150 foot deep Lot**

questions + ANSWERS



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext
codenext@austintexas.gov



CODENEXT
21-JUN-17