

AUSTIN LAND DEVELOPMENT CODE

City Council
Draft 2 Roll Out
September 20, 2017

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

20-SEP-17

Overview

- Introduction
- Draft 2 Improvements
- Zoning Code Capacity Analysis
- Points of Contact



INTRODUCTION



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IMAGINE AUSTIN COMPREHENSIVE PLAN



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.



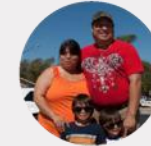
Core Principles for Action



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

2012



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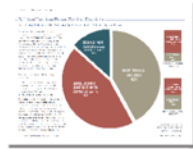


In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 – 2014
**Listening
to the
Community**



2014
**Code
Diagnosis**



2014 – 2015
**Community
Character
Manual**

A screenshot of a table titled "Approach Comparison Table" with columns for "Approach", "Pros", "Cons", and "Recommendation". It compares different strategies for updating the code.

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

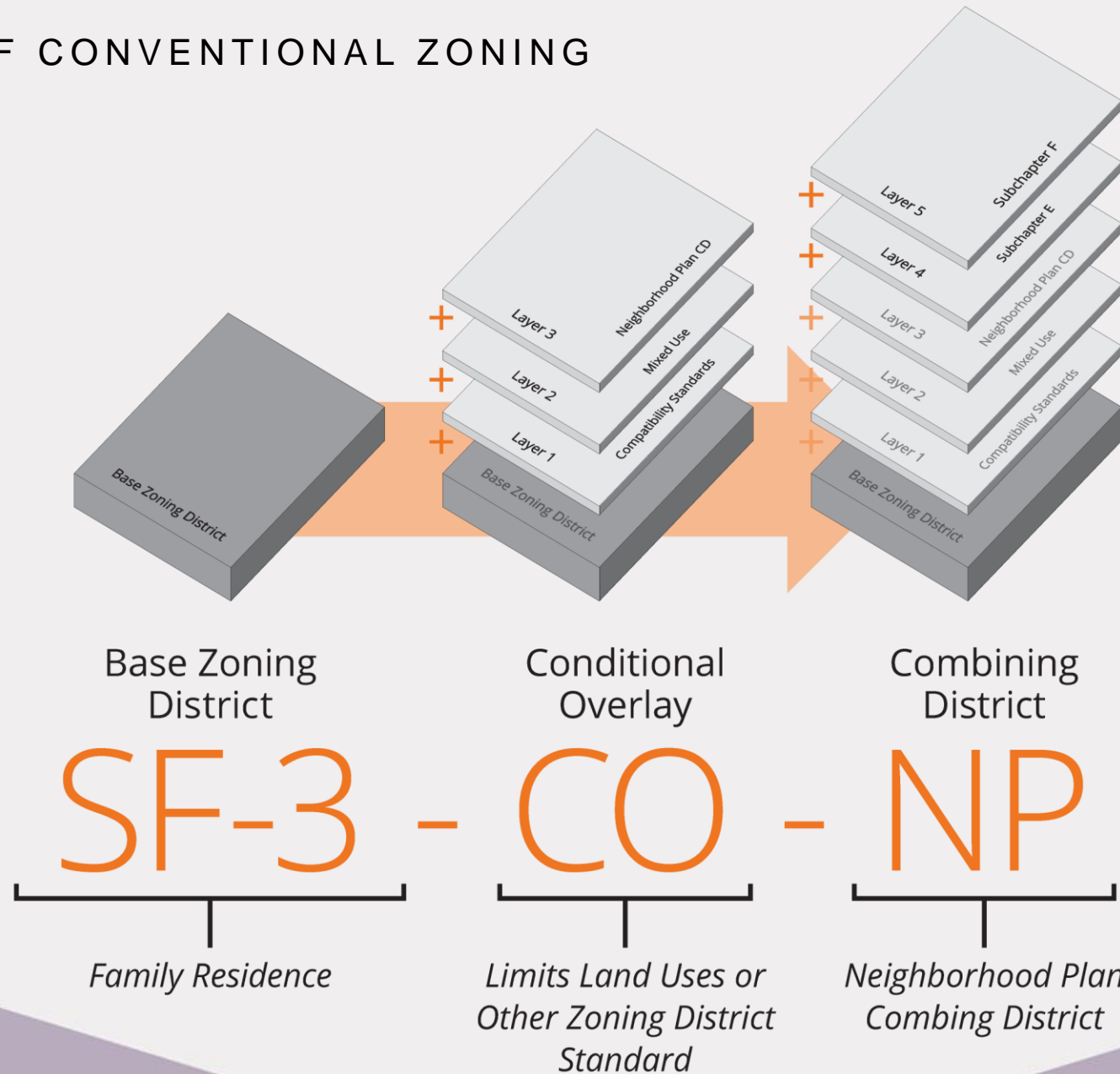
The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

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



LIMITATIONS OF CONVENTIONAL ZONING

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.



Other SF-3 Combinations

SF-3
SF-3-CO
SF-3-CO-H-NP
SF-3-CO-NCCD-NP
SF-3-H
SF-3-H-CO-NP
SF-3-H-HD-NCCD-NP
SF-3-H-HD-NP
SF-3-H-NCCD-NP
SF-3-H-NP
SF-3-HD
SF-3-HD-NCCD-NP
SF-3-HD-NP
SF-3-NCCD-NP
SF-3-NP



Existing Base Zoning Districts

RESIDENTIAL

LA	Lake Austin Residence District
RR	Rural Residence District
SF-1	Single Family - Large Lot
SF-2	Single Family - Regular Lot
SF-3	Family Residence
SF-4A	Single Family - Small Lot
SF-4B	Single Family - Condominium
SF-5	Urban Family Residence
SF-6	Townhouse and Condominium
MF-1	Multifamily - Limited Density
MF-2	Multifamily - Low Density
MF-3	Multifamily - Medium Density
MF-4	Multifamily - Moderate Density
MF-5	Multifamily - High Density
MF-6	Multifamily - Highest Density
MH	Mobile Home Residence

COMMERCIAL

NO	Neighborhood Office
LO	Limited Office
GO	General Office
CR	Commercial Recreation
LR	Neighborhood Commercial
GR	Community Commercial
L	Lake Commercial
CBD	Central Business District
DMU	Downtown Mixed Use
W/LO	Warehouse/Limited Office
CS	Commercial Services
CS-1	Commercial - Liquor Sales
CH	Commercial Highway

INDUSTRIAL

IP	Industrial Park
LI	Limited Industrial Service
MI	Major Industrial
R&D	Research and Development

Combining and Overlay Districts

- ☐ Central Urban Redevelopment (CURE)
- ☐ Conditional Overlay
- ☐ Historic Landmarks
- ☐ Historic Area
- ☐ Neighborhood Conservation
- ☐ Capitol Dominance
- ☐ Capitol View Corridor Overlay
- ☐ Congress Avenue
- ☐ East Sixth / Pecan Street
- ☐ Downtown Parks
- ☐ Downtown Creeks
- ☐ Convention Center
- ☐ Planned Development Area
- ☐ Criminal Justice Center Overlay
- ☐ Barton Springs Zoning District Overlay
- ☐ Waterfront Overlay
- ☐ University Neighborhood Overlay
- ☐ Neighborhood Plan
- ☐ Mixed Use
- ☐ Vertical Mixed Use

Special Purpose Zoning Districts

DR	Development Research
AV	Aviation Services
AG	Agricultural District
P	Public
PUD	Planned Unit Development
TN	Traditional Neighborhood
TOD	Transit Oriented Development
NBG	North Burnet/Gateway
ERC	East Riverside Corridor

400+

Combinations Found in the Existing Code



COMMENTS ON PUBLIC REVIEW DRAFT (DRAFT 1)



EVENTS AND MEETINGS:

5

CODETALK
PANELS

HELD ON THEMES

100

OFFICE
HOURS

HELD FOR ONE-ON-ONE MEETINGS

16

MEETINGS

ON CODE TEXT AND MAP

30

MEETINGS

STAKEHOLDER GROUPS



CODENEXT

20-SEP-17

OVER 4,100

comments on the text from 3,410 users
through the CiviComment portal

OVER 75

submitted position papers



What we heard during the
Public Review Draft, a desire for:

“More Consistency”

“More Flexibility”

“Single Spectrum”



Initial Recommendations:

- A. Relax building form dimensions that do not affect the public realm. Detailed diagrams depicting allowable side a rear “wings” do little for street life, but create unnecessary hardships for residents and designers.
- B. Eliminate minimum lot depths. This creates too many issues with Austin’s diversity of lot sizes, and does nothing to improve the public realm.

- AIA Austin CodeNEXT Charrette Key Findings



Draft 2 Improvements from Existing LDC and Draft 1

Approach, Mapping and Standards:

- More Consistent
- More Flexible



Draft 2 Moves Austin Closer to Implementing Imagine Austin Goals



DRAFT 2 IMPROVEMENTS



MAPPING CHANGES

- South Austin Combined Neighborhood Plan Mapped
- Former low intensity office and commercial zones that Main Street zoning applied allowed more intense uses; Draft 2 new Main Street zones match current existing less intensive uses (office and light retail)



MAPPING CHANGES

- Conservation Lands introduced on Balcones Canyonlands Conservation Program (BCCP) lands and certain water quality protection properties.
- Park (PR) applied to City Parkland (work continues)
- Former Title 25 (F25) applied to properties that are bound to Title 25, such as NCCDs, specific COs, PDAs, TOD, NBG, and ERC



MAPPING CHANGES

SF-2

- Former SF-2 with T3 applied in Draft1; Draft 2 now has R2A applied
- SF-2 in more suburban area R1 applied

SF-3

- Former SF-3 with T4 applied in Draft1; Draft 2 now has R3 applied.
- SF-3 along Imagine Austin Corridors and within a connected grid R3 applied
- SF-3 in more suburban area R2 applied



2015 City Council Direction **“Hybrid” Code**



2015 City Council Direction “Hybrid” Code

Transect Zones

T3NE

T3N

Non-Transect Zones

LDR

LMDR



Arrange Zones Along a Single Spectrum

Draft 1 Improved upon the Existing LDC by reorganizing standards and providing additional tools by creating two zoning tools in a hybrid code.

Concerns with Draft 1: Separating zones into distinct categories—Transect and Non-Transect—divided the City.

Draft 2 creates a single spectrum of zones that can respond to specific on-the-ground conditions found throughout Austin.

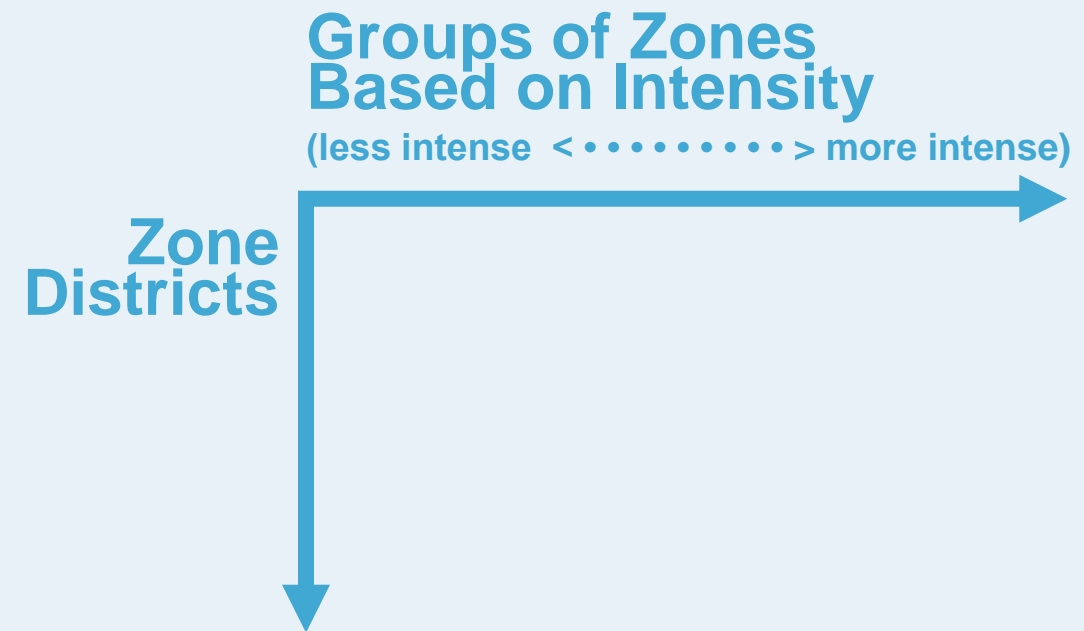


ZONE Districts are organized in to Categories and Groups

CATEGORIES are overall themes such as house-scaled residential or mixed-use

GROUPS are zones that share common intensities of development.

Zones are organized into Theme Categories



Category:
Residential House-Scale

Groups:
**Residential 1,
Residential 2, Residential
3**

Zones:
**Residential 1A,
Residential 1B,
Residential 1C ...**

Residential House-Scale

Zone Group	R1	R2	R3
Zone Districts	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D



NEW ORGANIZATION

Categories:

Zone Districts are organized
into theme categories

Residential House-Scale

Residential Multi-Unit

Mixed-Use

Main Street

Regional Center

Commercial & Industrial

Other



RESIDENTIAL HOUSE-SCALE

One Spectrum of Zone Districts

Naming reflects “**Typical**” number of units

Standards use “**Consistent**” approach

- McMansion Tent / Height
- Lot Size Standards

Zones applicable citywide



RESIDENTIAL HOUSE-SCALE

DRAFT 2 ROLL OUT | 28

Zone Group	RR	LA	R1	R2	R3	R4
Zone Districts	RR	LA	R1A R1B R1C	R2A, R2B, R2C, R2D, R2E	R3A, R3B, R3C, R3D	R4A R4B R4C
Number of Units	One Unit Typical	One Unit Typical	One Unit Typical	Up to Two Units Typical	Up to Three Units Typical	Up to Four Units Typical
Height feet	35	30	35 (22 R1C)	35 (22 R2A / R2C)	22	22
Front Setback feet	40	40	25	25 (15 for R2D / R2E)	25 (15 for R3D)	25 (15 for R4B / R4C)
Building Cover	20%	varies	40% (35% R1A)	40% (55% for R2D / R2E)	40%	40%
Impervious Cover	25%	varies	45% (40% R1A)	45% (65% for R2D / R2E)	45%	45%

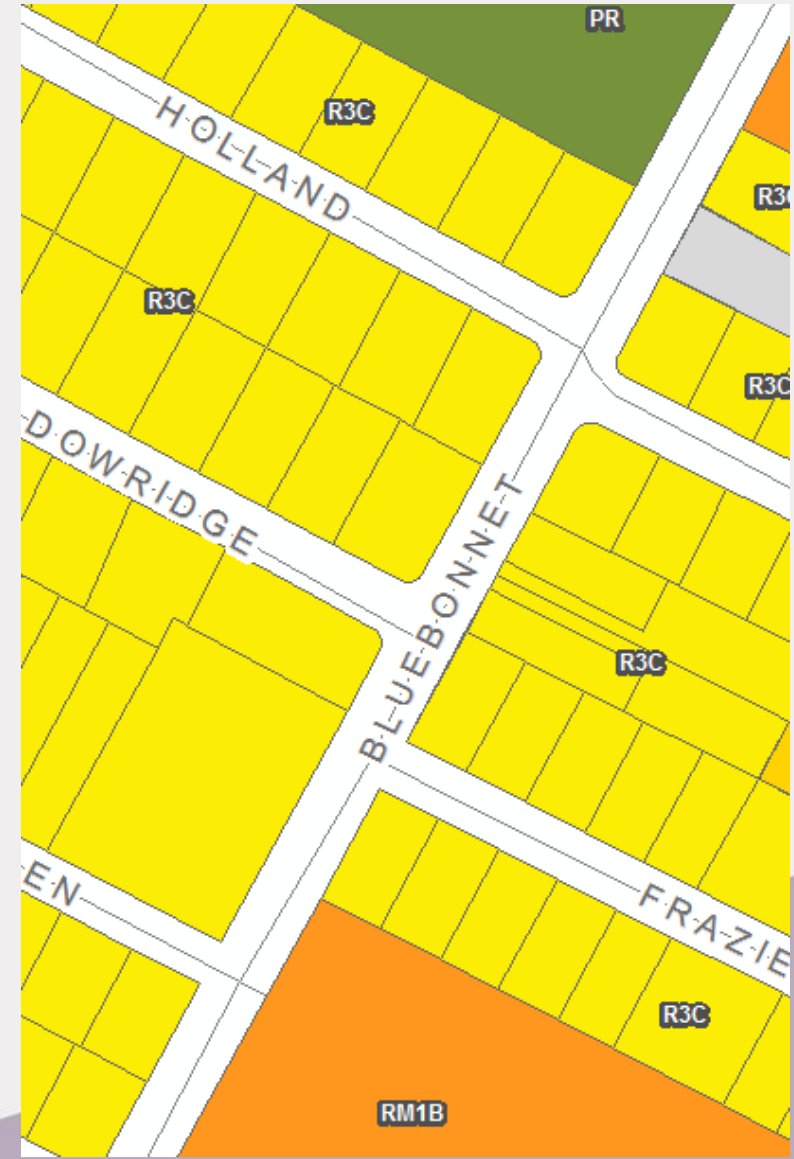
Existing Title 25



DRAFT 1



DRAFT 2



Existing Title 25



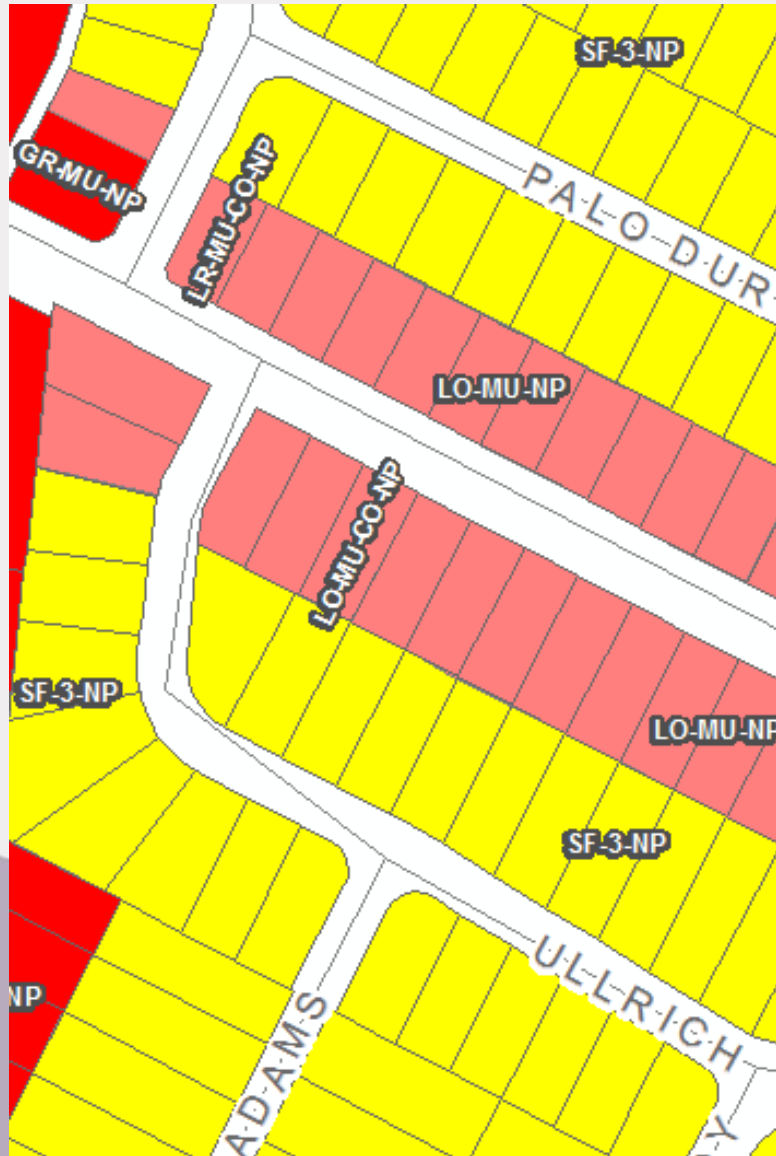
DRAFT 1



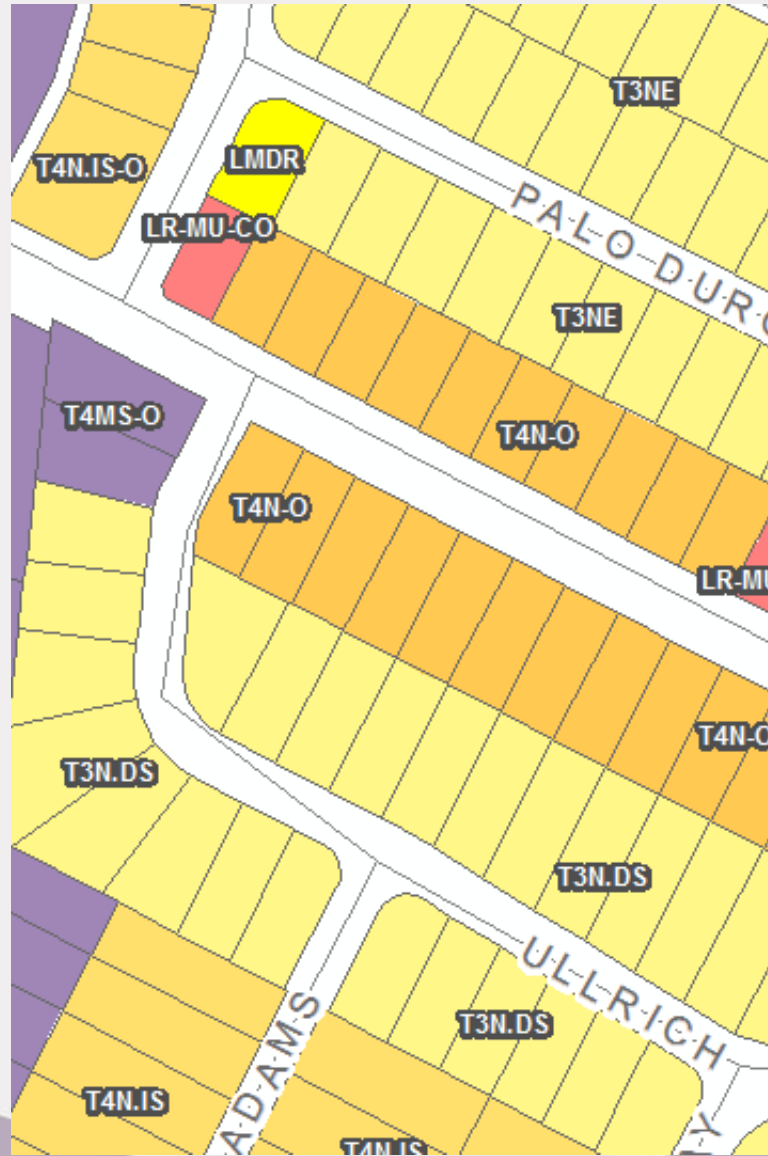
DRAFT 2



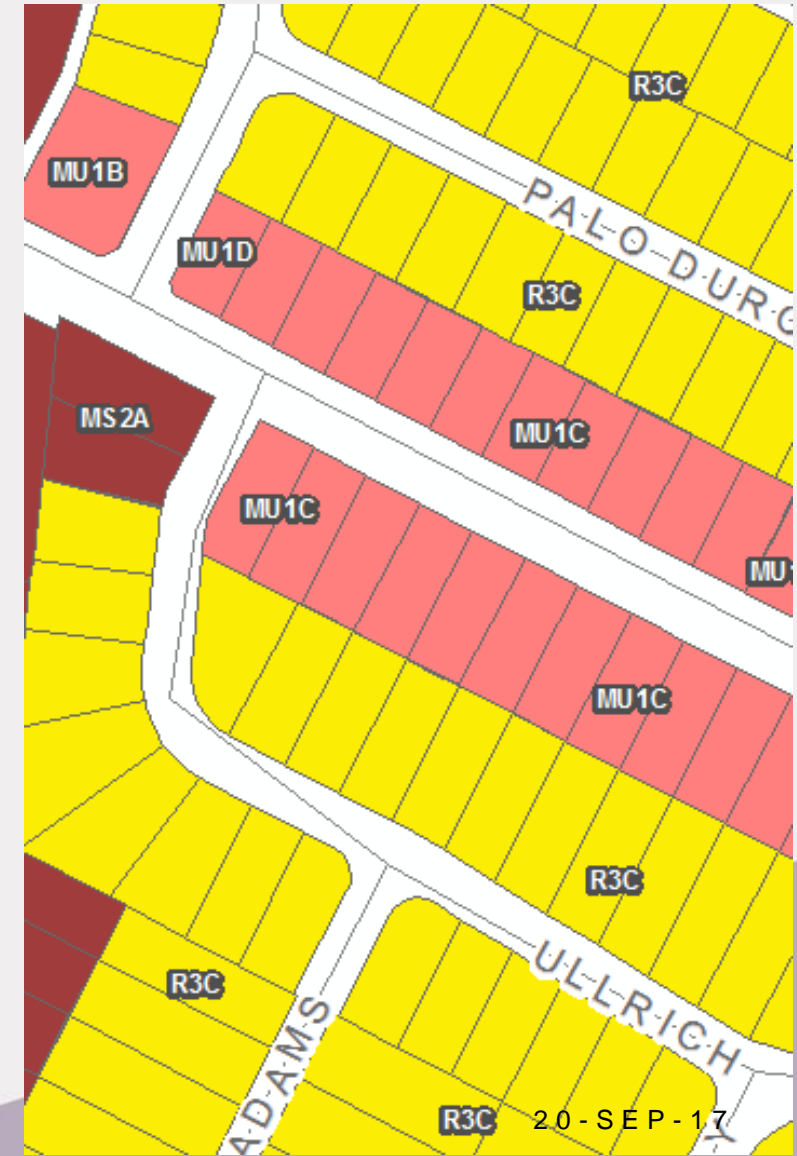
Existing Title 25



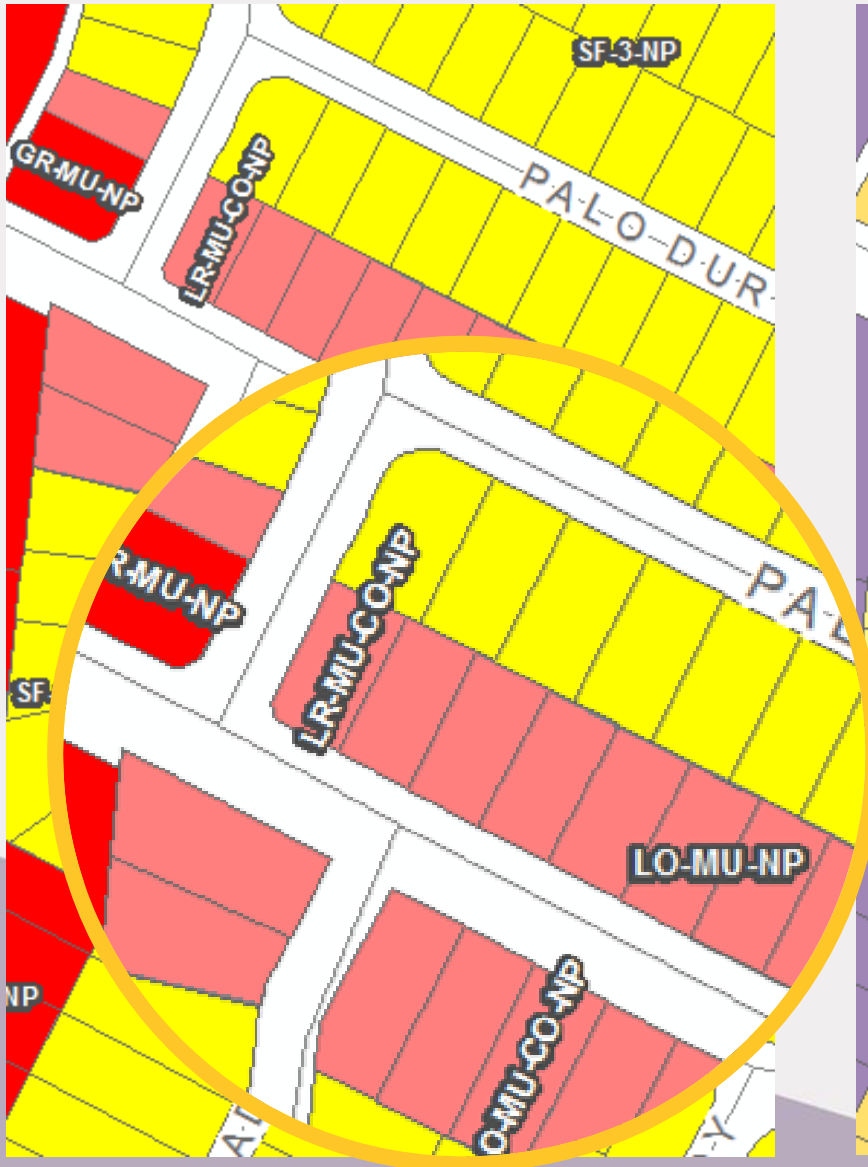
DRAFT 1



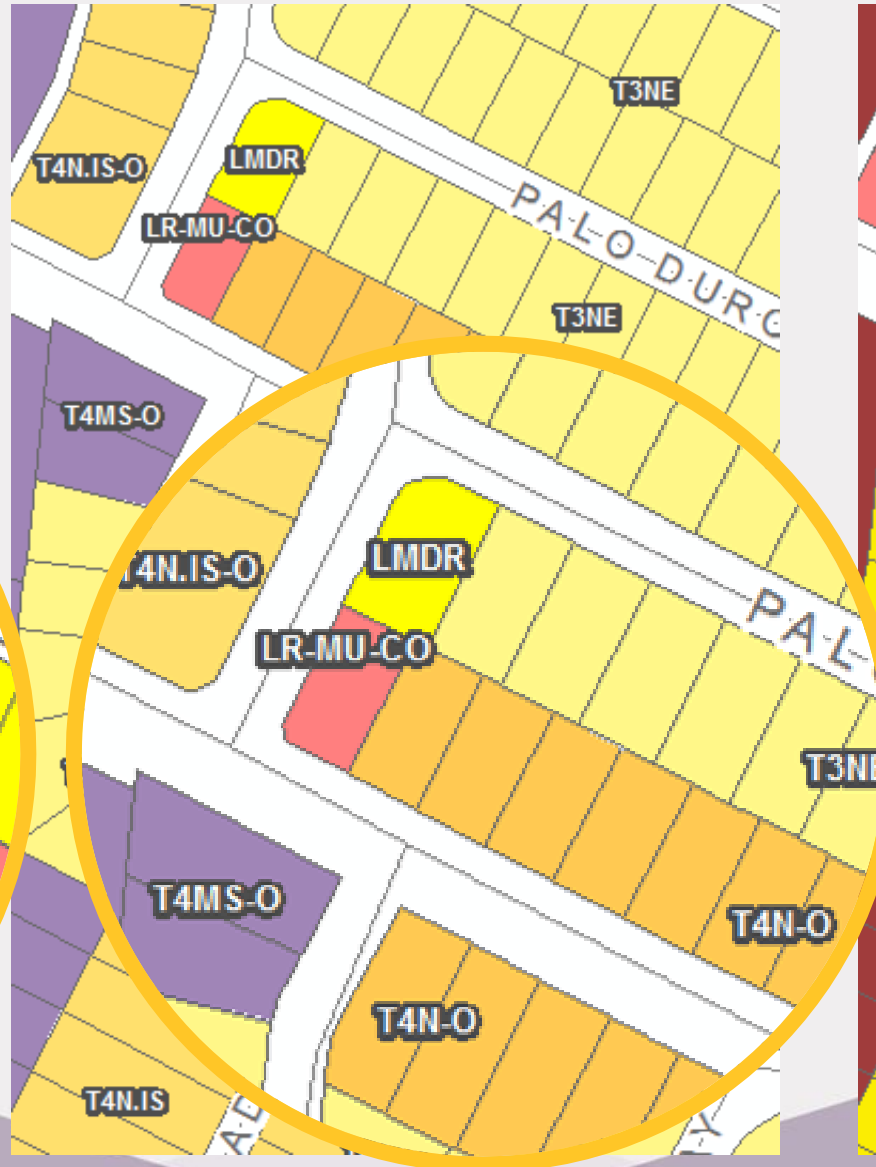
DRAFT 2



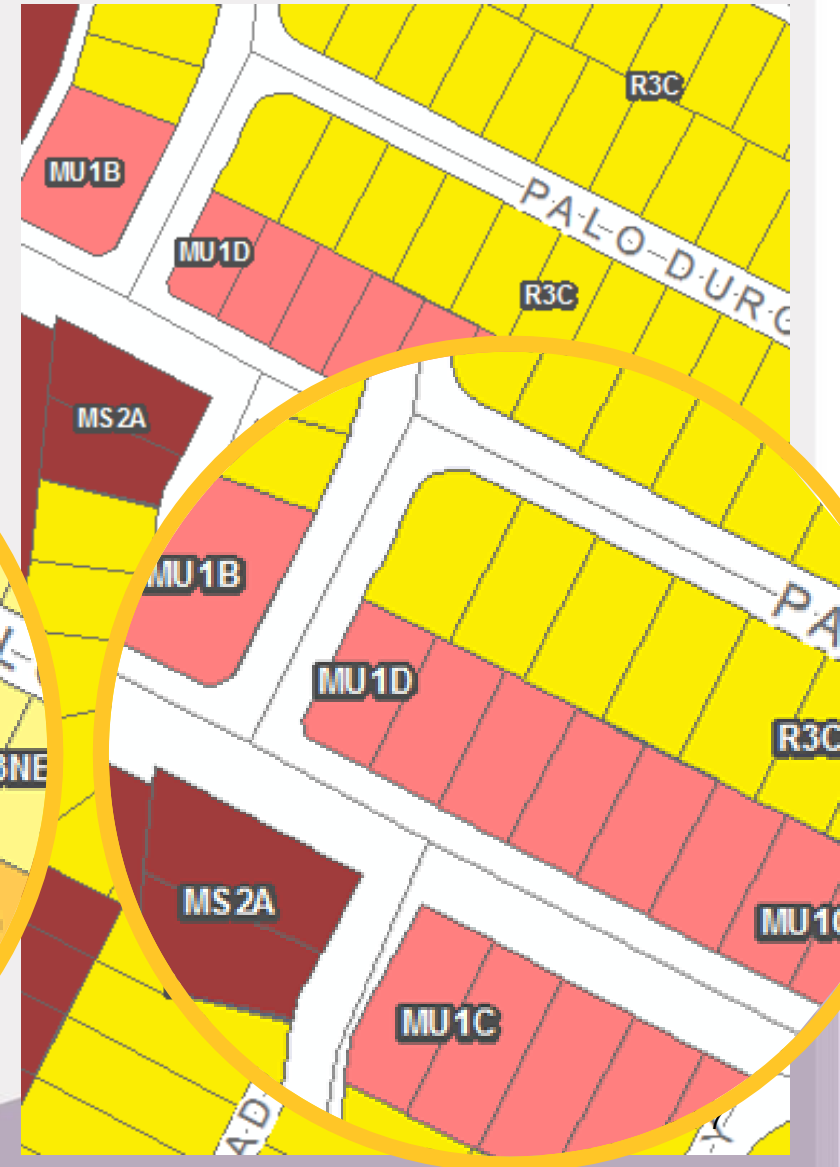
Existing Title 25



DRAFT 1



DRAFT 2



Impervious Cover and Building Cover

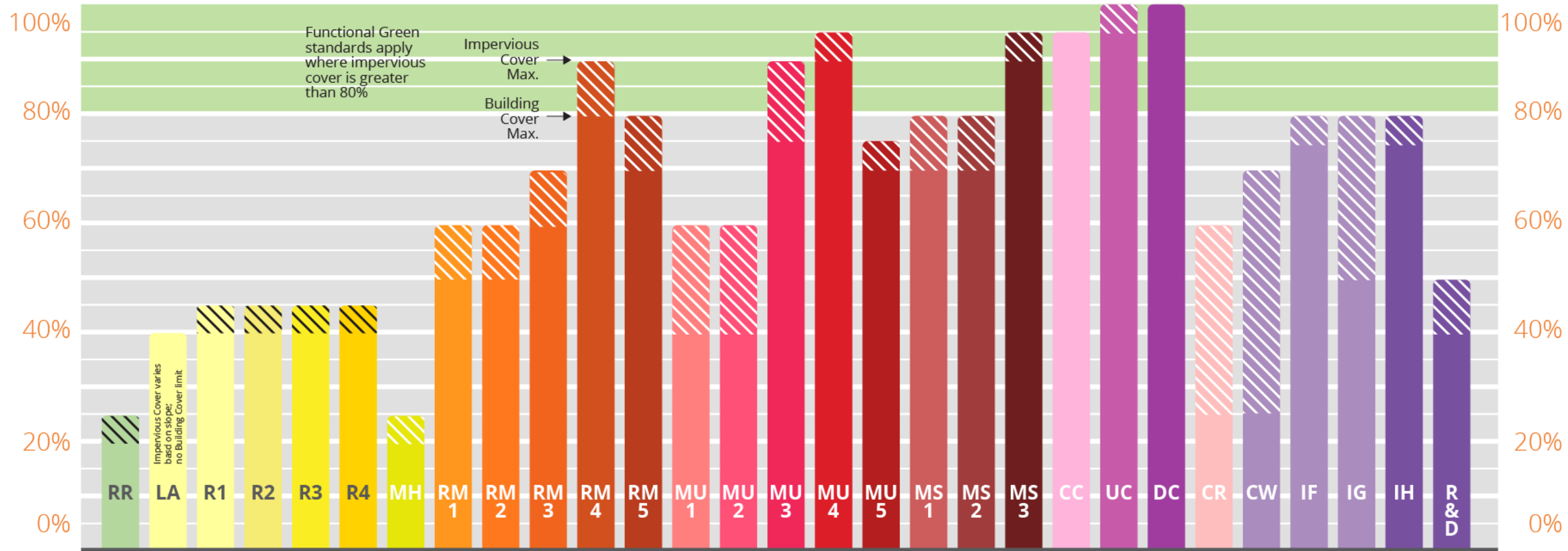
Draft 1 built upon the Existing LDC and strengthened water quality and flood mitigation regulations.

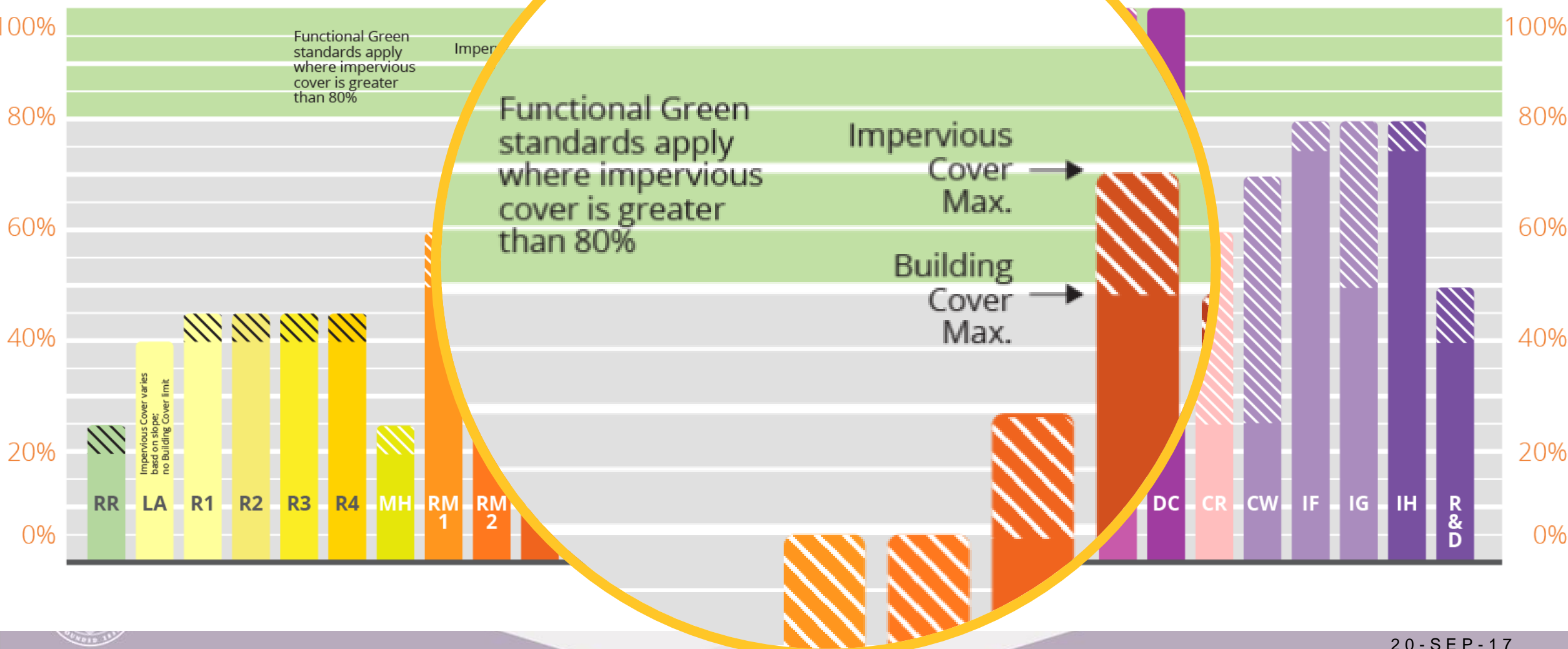
Concerns with Draft 1: Concern over how the former two zoning tools related and if the new districts increased impervious cover.

Draft 2 provides a single spectrum that allows for easier comparison of impervious cover and building cover limits.



IMPERVIOUS COVER & BUILDING COVER





Height Standards

Draft 1 built upon the Existing LDC, then refined and crafted new tools for height measurements for different zone districts.

Concerns with Draft 1: Too many different ways of measuring height and nomenclature created confusion.

Draft 2 created a more consistent method of measuring height, but still maintained tools for different contexts.

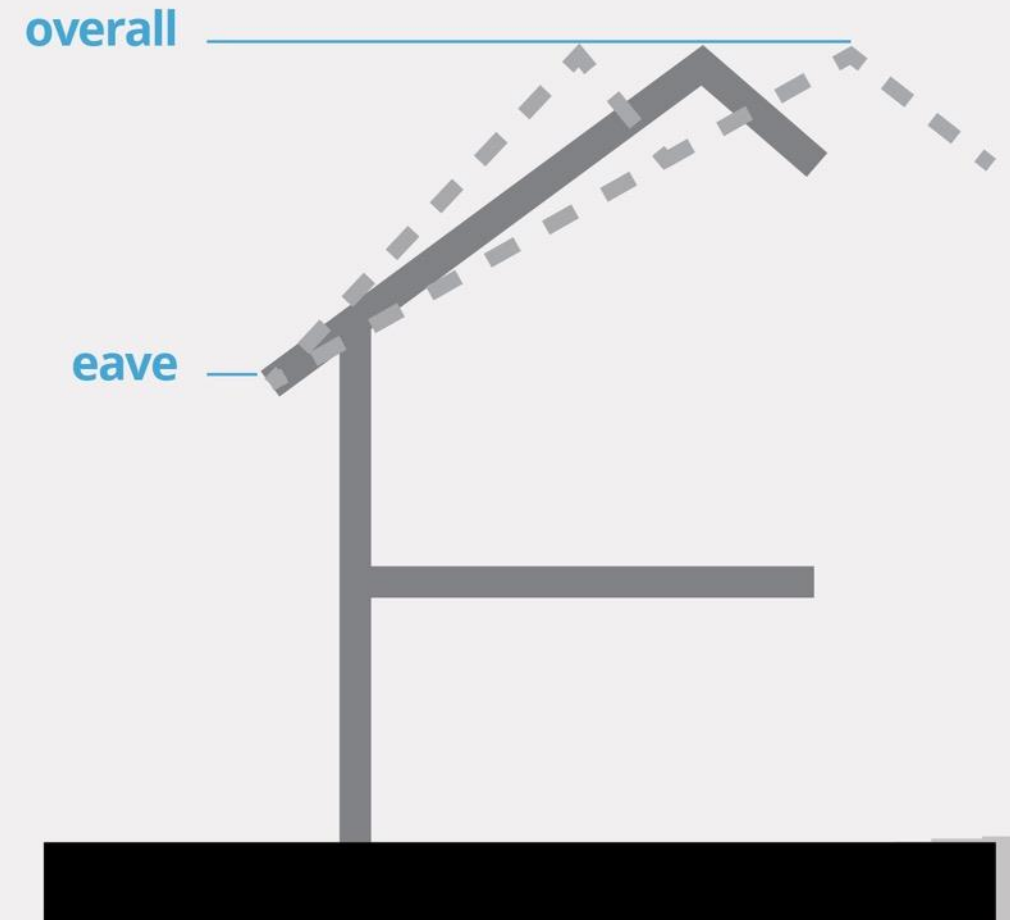


height

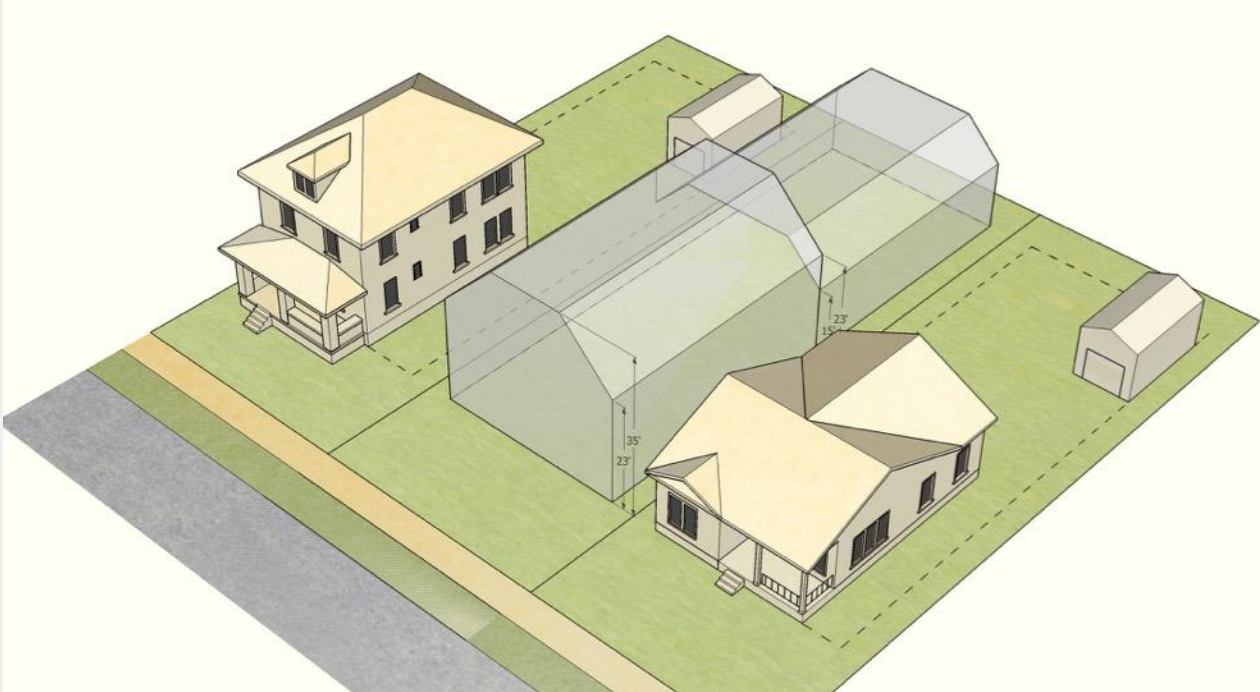
CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.

Gables and Dormers remain as an option for articulating roof forms.



RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



Modified tent has lower height limit in rear yard.

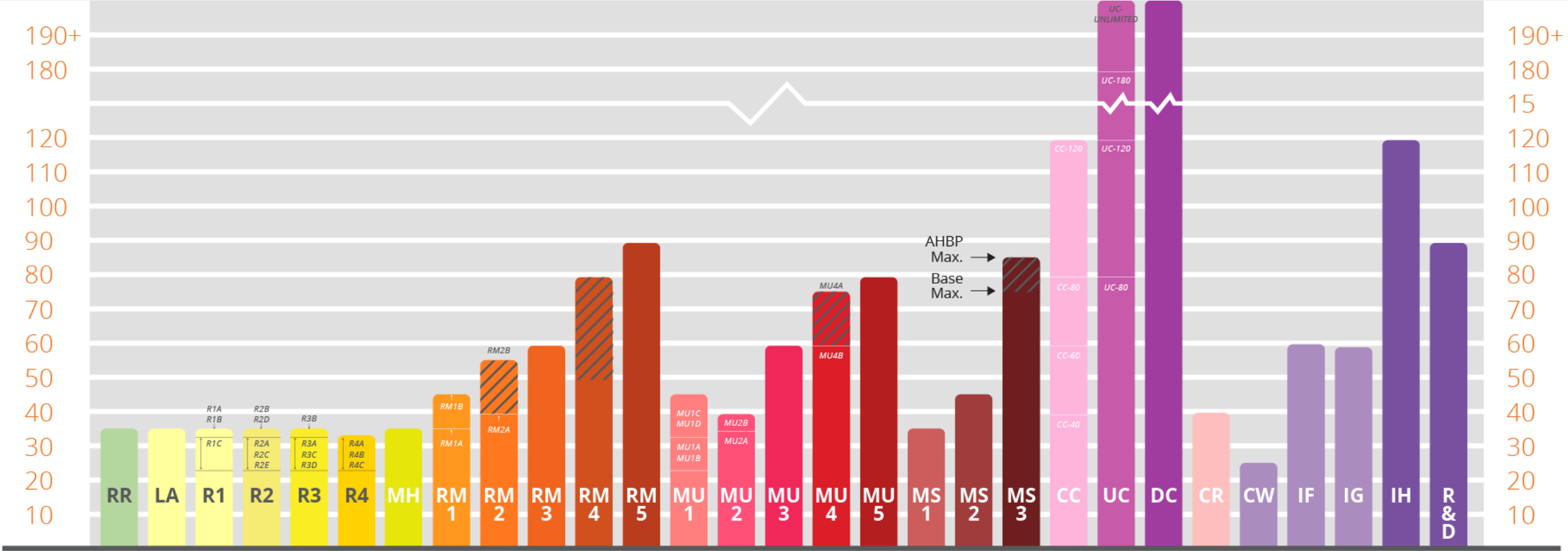
Preservation incentive allows taller ADUs and taller additions in rear yard when existing buildings are preserved.



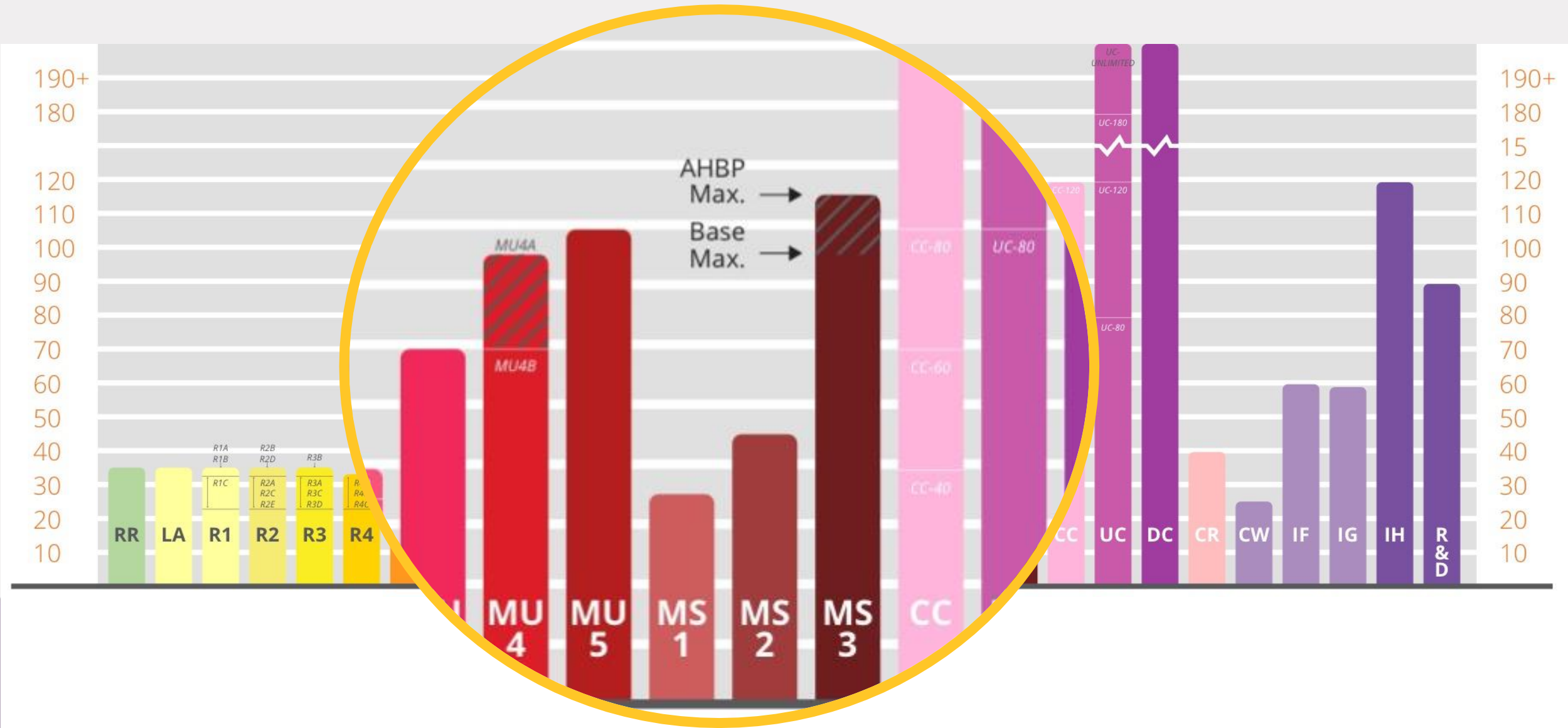
As building is moved further back on the property additional height standards apply.

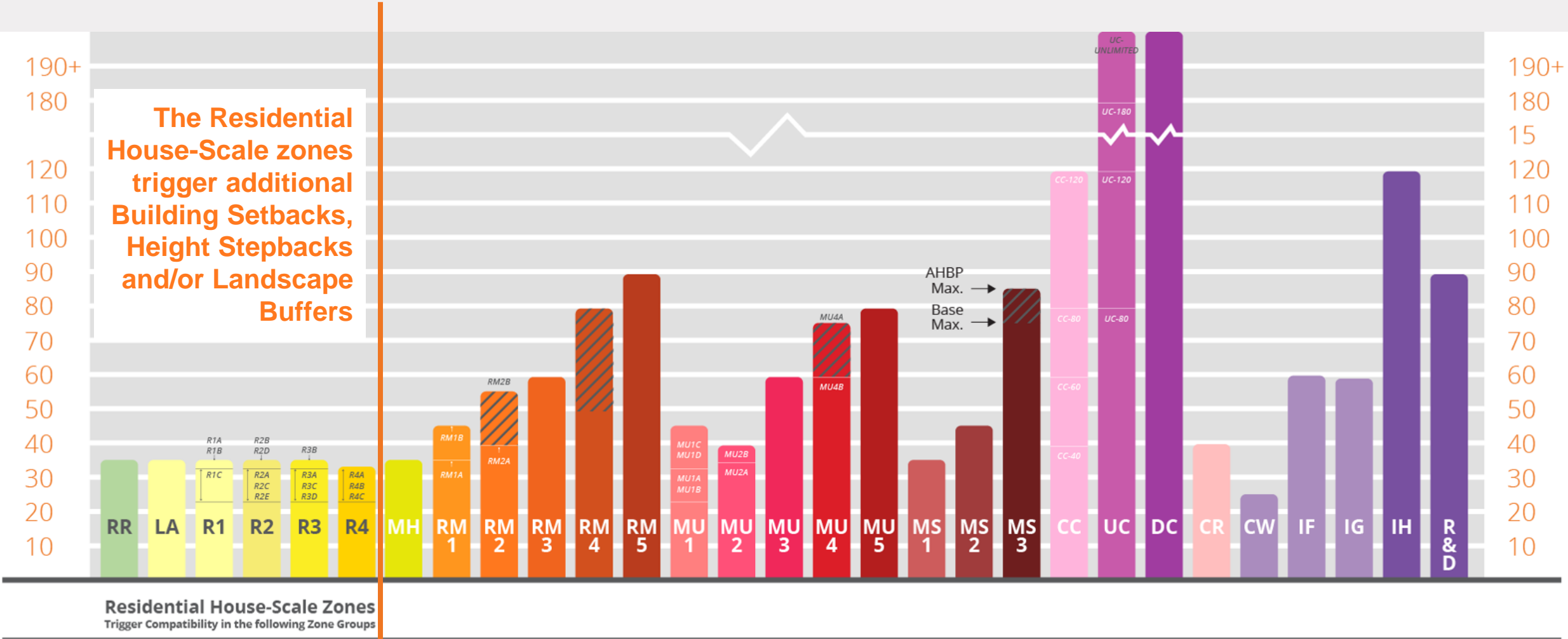


BUILDING HEIGHT ACROSS ZONE DISTRICTS

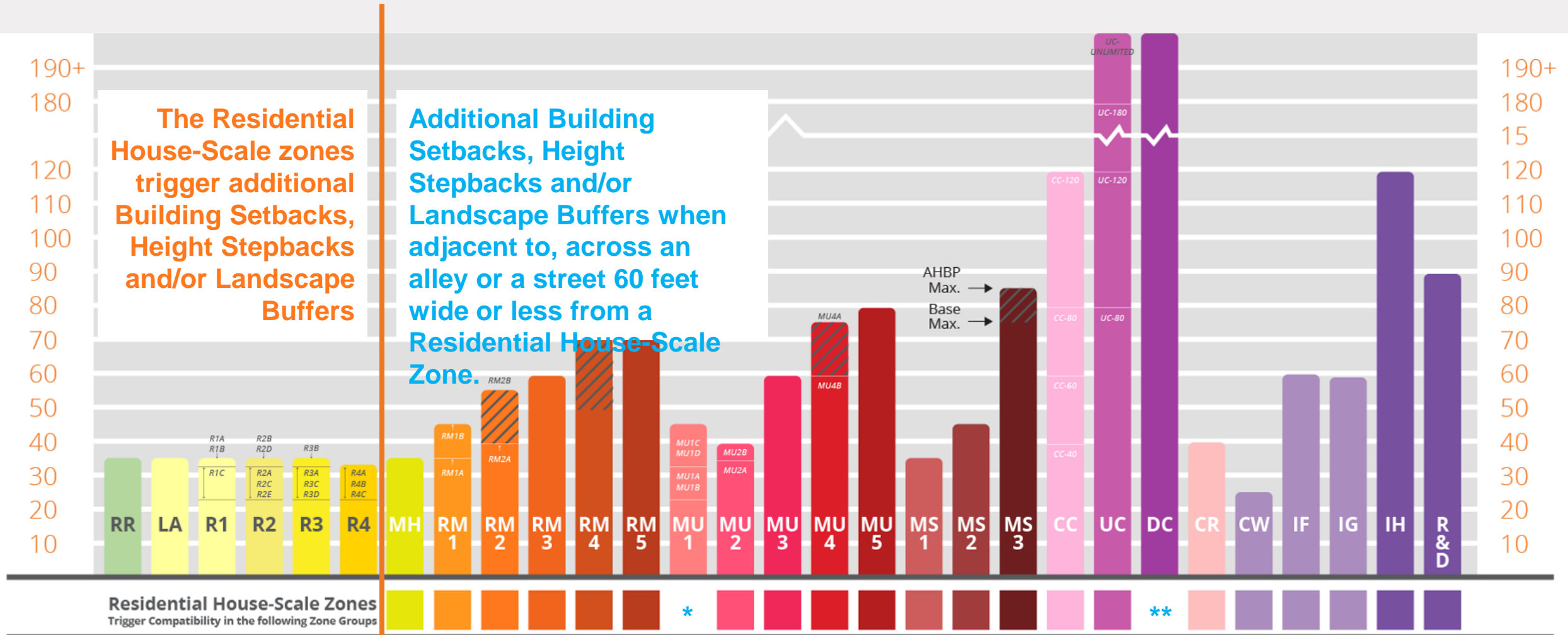


BUILDING HEIGHT ACROSS ZONE DISTRICTS





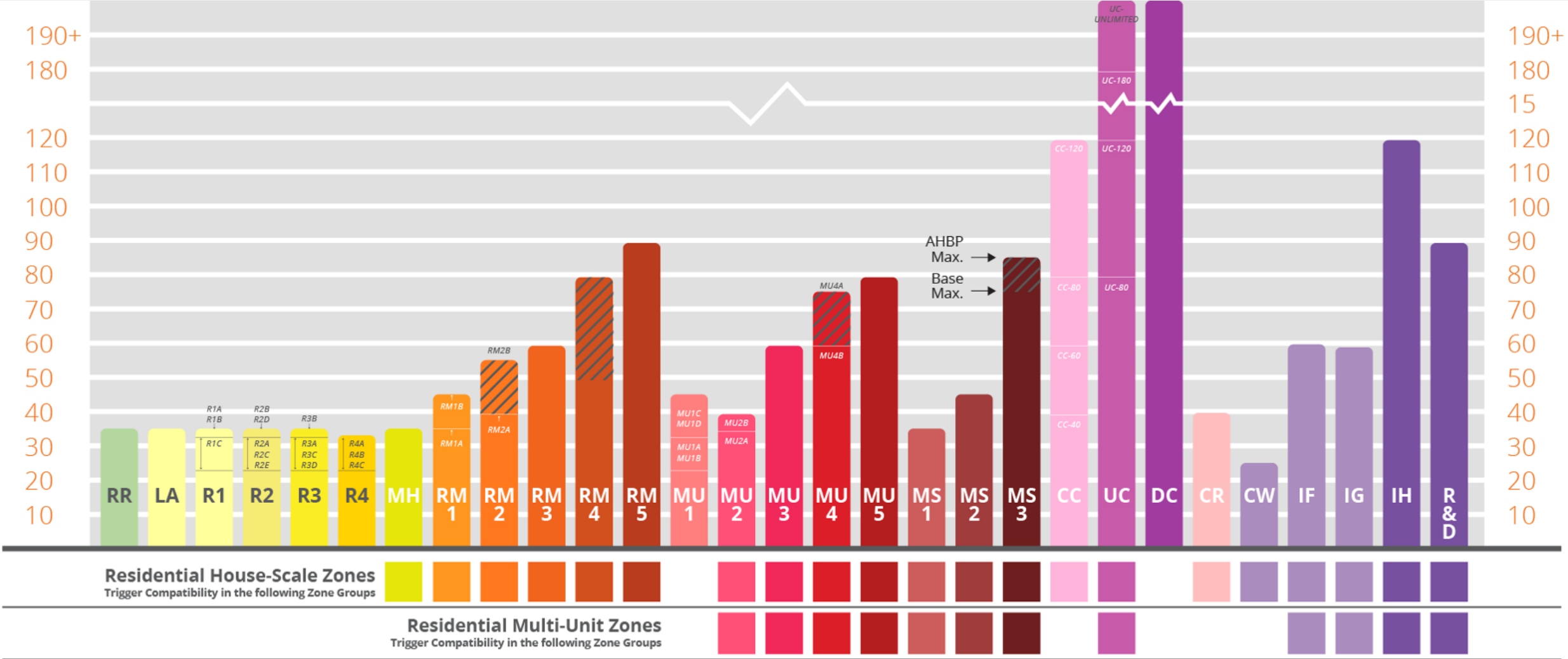
COMPATIBILITY TRIGGERS



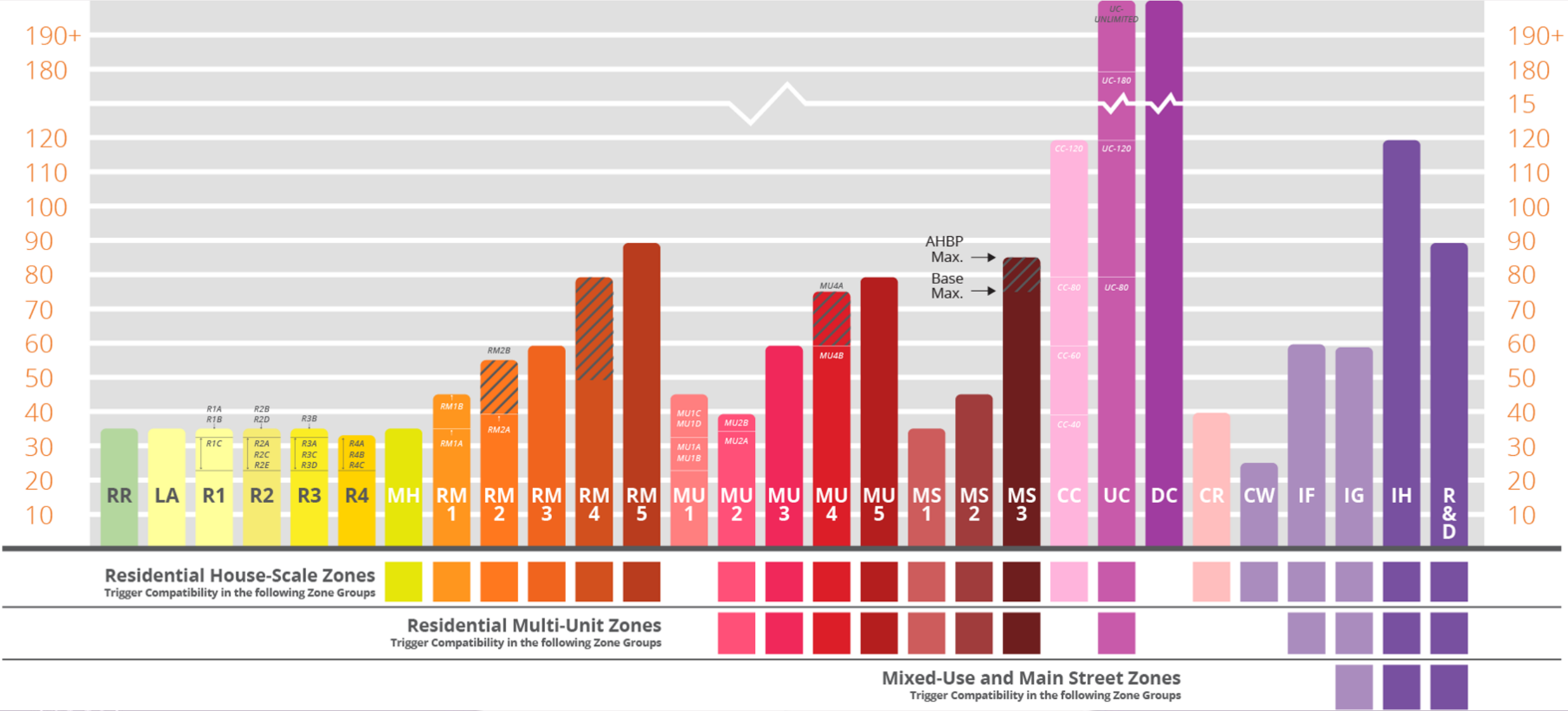
*Residential House-Scale zones do not trigger additional standards in the MU1 zones, larger setbacks and lower heights in the rear yard already apply.

** Additional standards do not apply in Downtown Core

COMPATIBILITY TRIGGERS



COMPATIBILITY TRIGGERS



Provide Clearer, More Consistent Form Compatibility

Draft 1 Improved upon the Existing LDC by creating refined tools to help protect the physical character of a place and minimize impacts of adjacent uses and intensities.

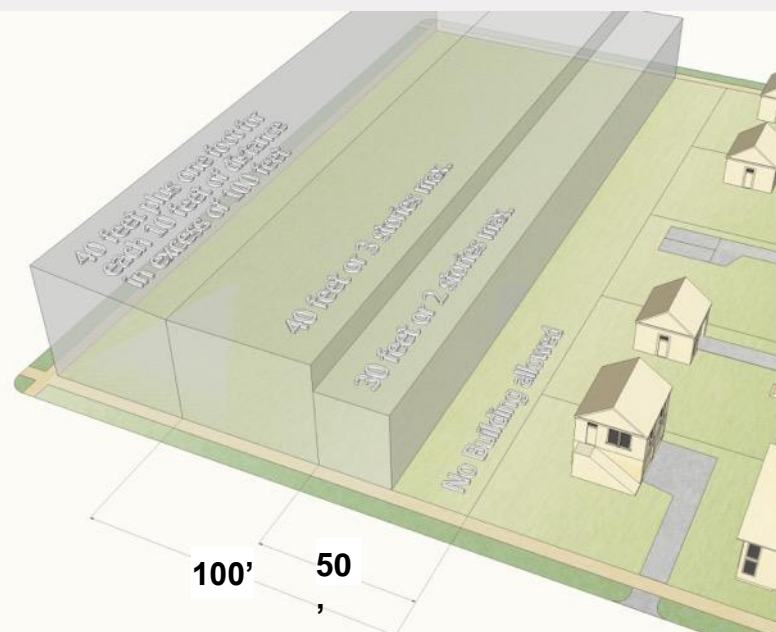
Concerns with Draft 1: Multiple tools were used across zones, approach to standards varied and not applied consistently.

Draft 2 creates a more consistent approach across zones. Standards have been recalibrated to improve effectiveness.

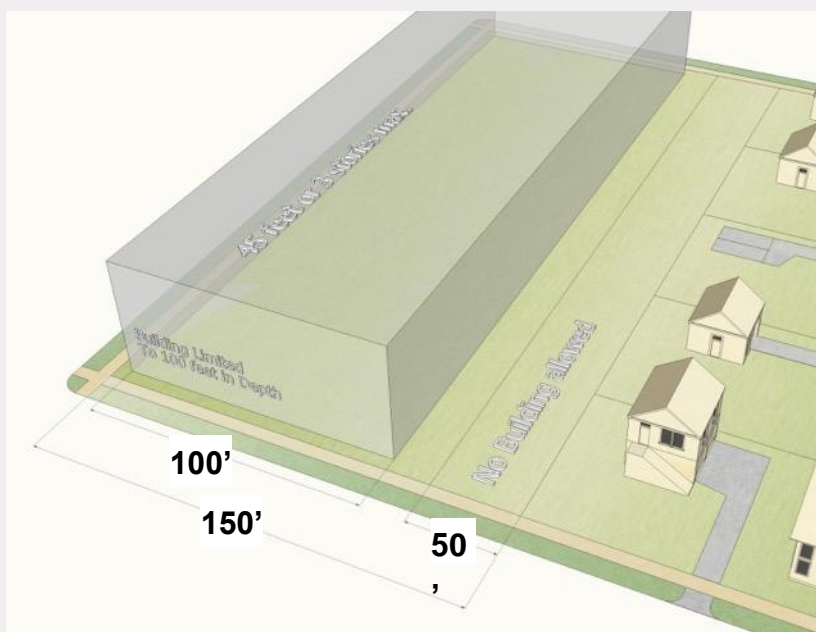


PROVIDE CLEARER, MORE CONSISTENT
FORM COMPATIBILITY

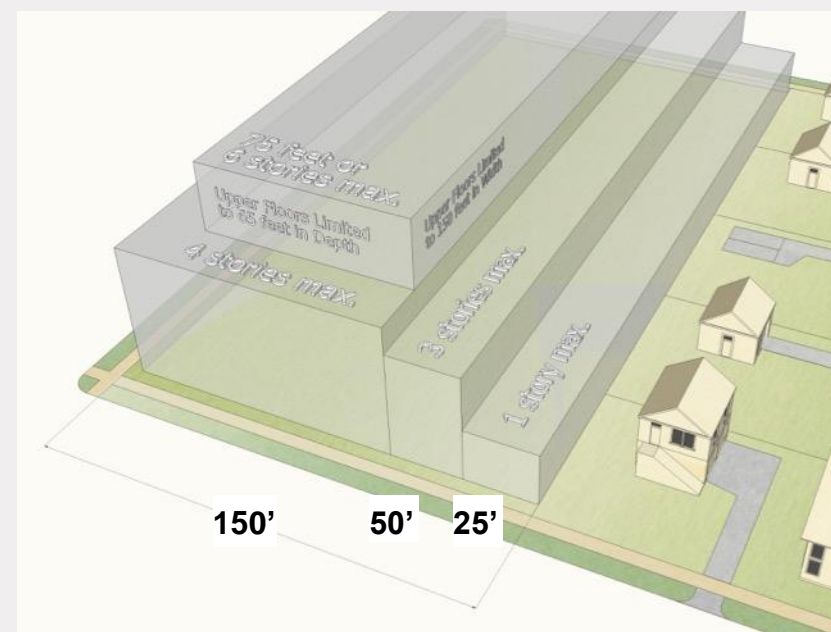
Existing Title 25



DRAFT 1: T4MS



DRAFT 1: T5MS

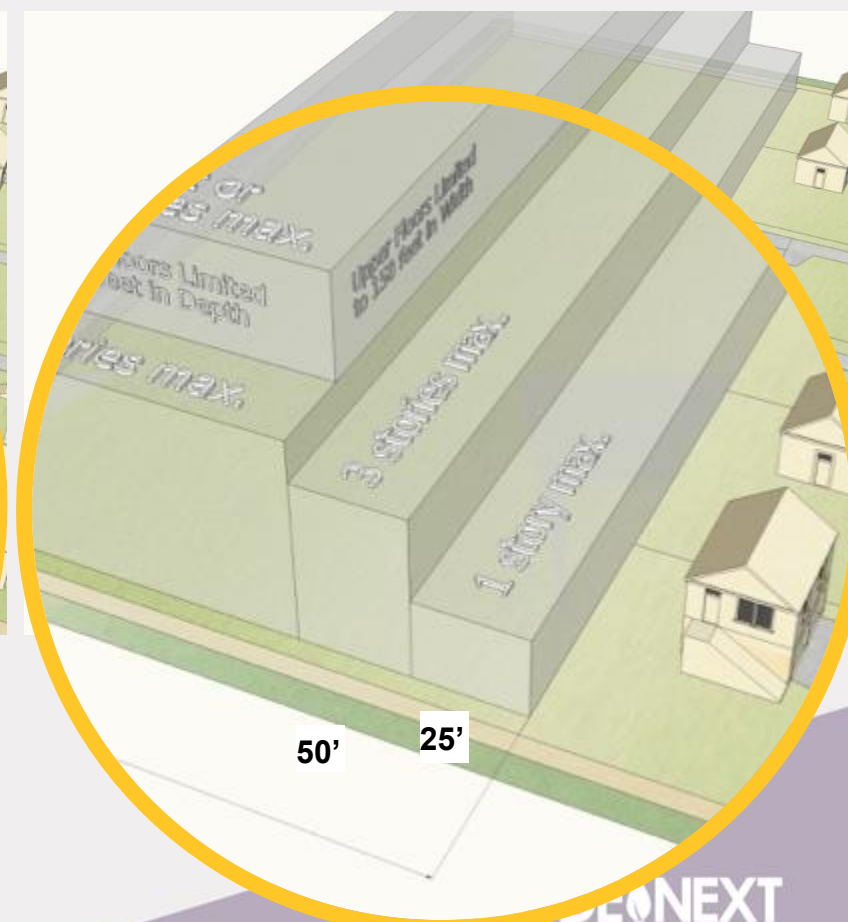
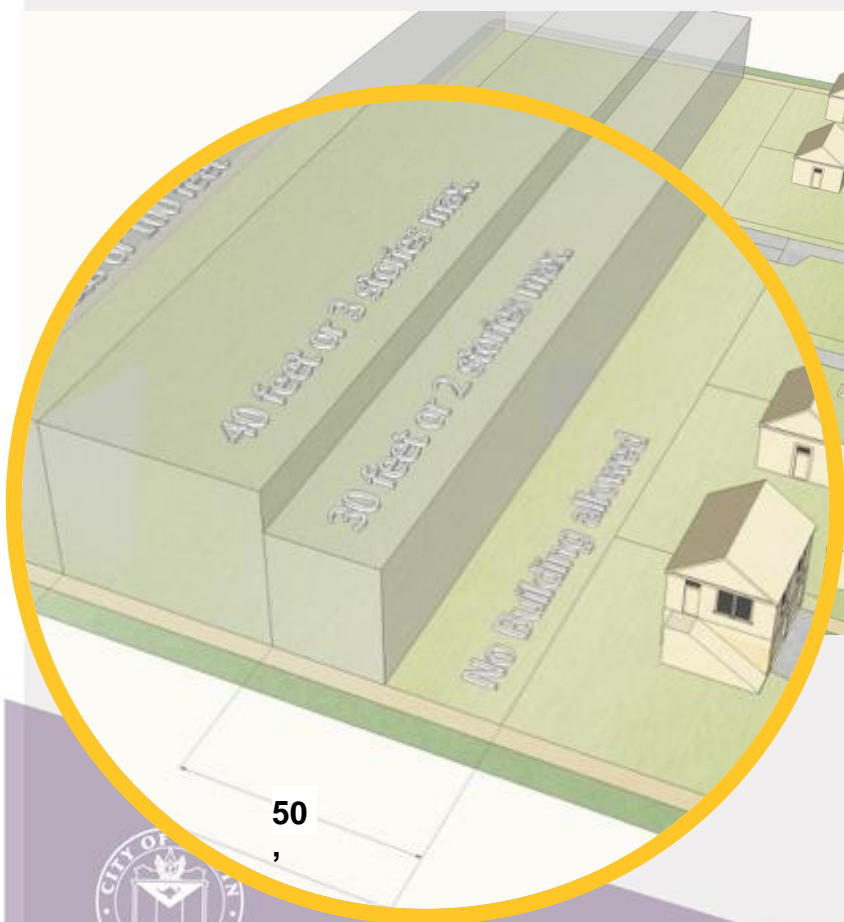


PROVIDE CLEARER, MORE CONSISTENT
FORM COMPATIBILITY

Existing Title 25

DRAFT 1: T4MS

DRAFT 1: T5MS

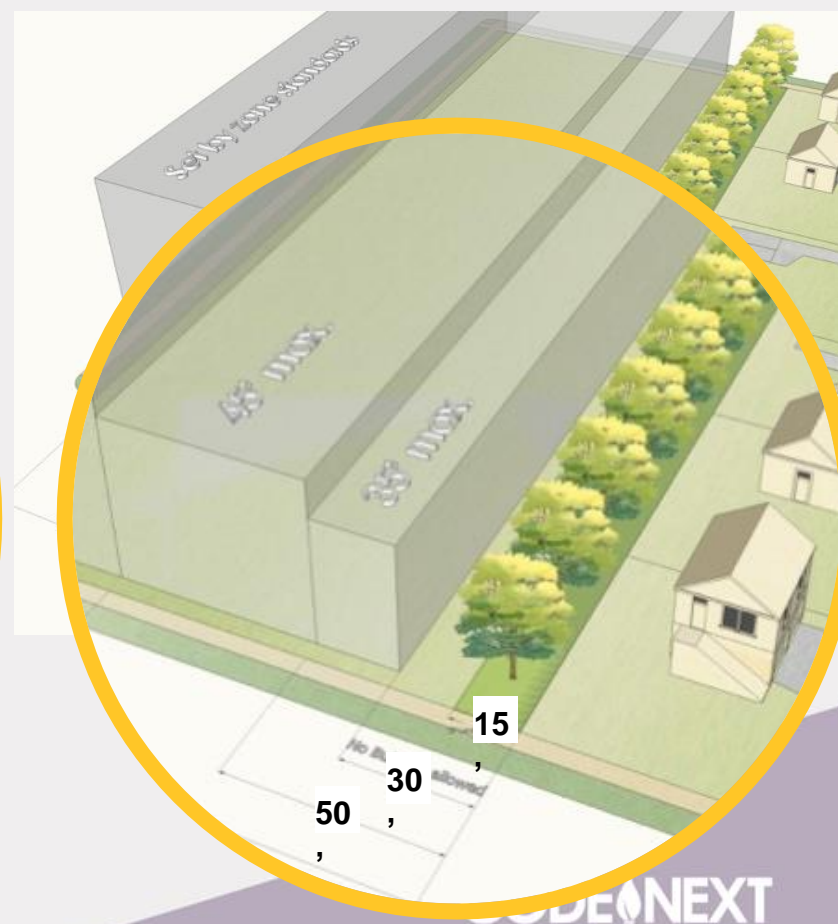
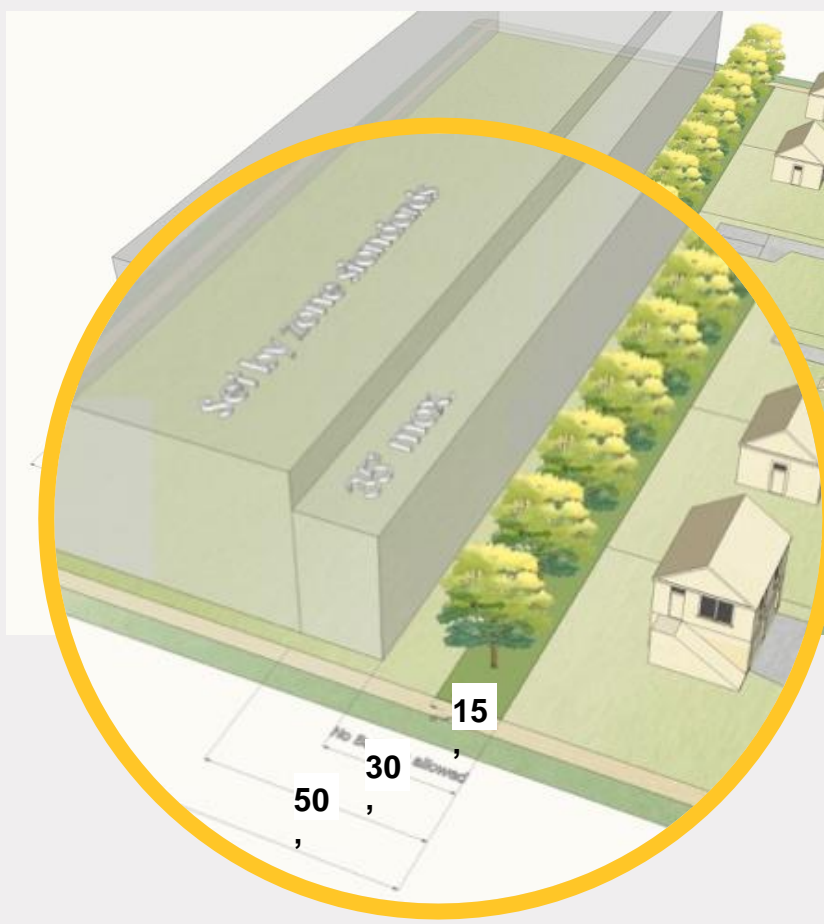
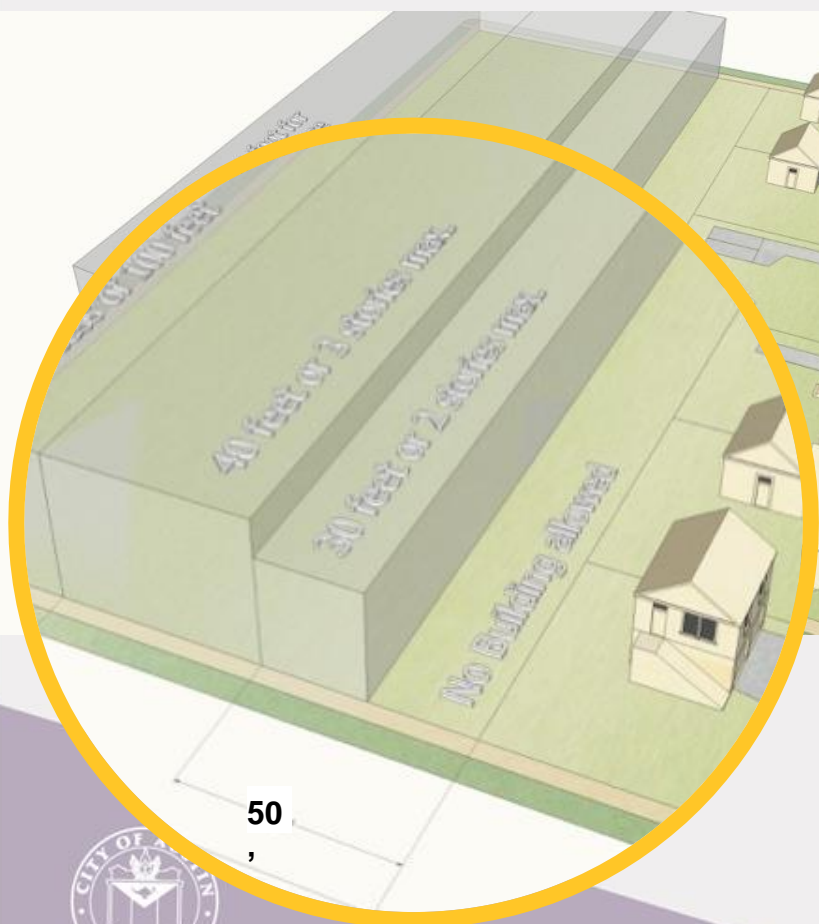


PROVIDE CLEARER, MORE CONSISTENT
FORM COMPATIBILITY

Existing Title 25

DRAFT 2: MS2

DRAFT 2: MS3



Refine Uses to Improve Neighborhood Compatibility

Draft 1 introduced Main Street and Neighborhood-Open zones not found in the Existing LDC to provide mixed-use opportunities including additional form-controls while allowed a broad array of uses.

Comments from Draft 1: Form controls in mixed use districts are desirable but some uses are incompatible near residential neighborhoods.

Improvement in Draft 2: Use tables are revised. Additional mixed-use zones include form controls and more refined allowed uses, focusing on office and low-intensity commercial uses compatible with nearby residential neighborhoods.



Clarified Accessory Dwelling Unit (ADU) Standards

Draft 1 brought all forms of accessory dwellings under one name and provided different standards for Transect zones and Non-transect zones.

Concerns with Draft 1: Confusion with renaming of accessory apartments and caretakers quarters to accessory dwelling units. Concern with size of ADUs both in Transect zones and Non-transect zones.

Draft 2 clarifies intent of ADUs where previously accessory apartments and caretakers quarters were allowed. All ADUs follow the same square footage regulations.

****Continued discussion needed on the overall ADU size allowance.**



Provide More Opportunities for Housing in More Zones

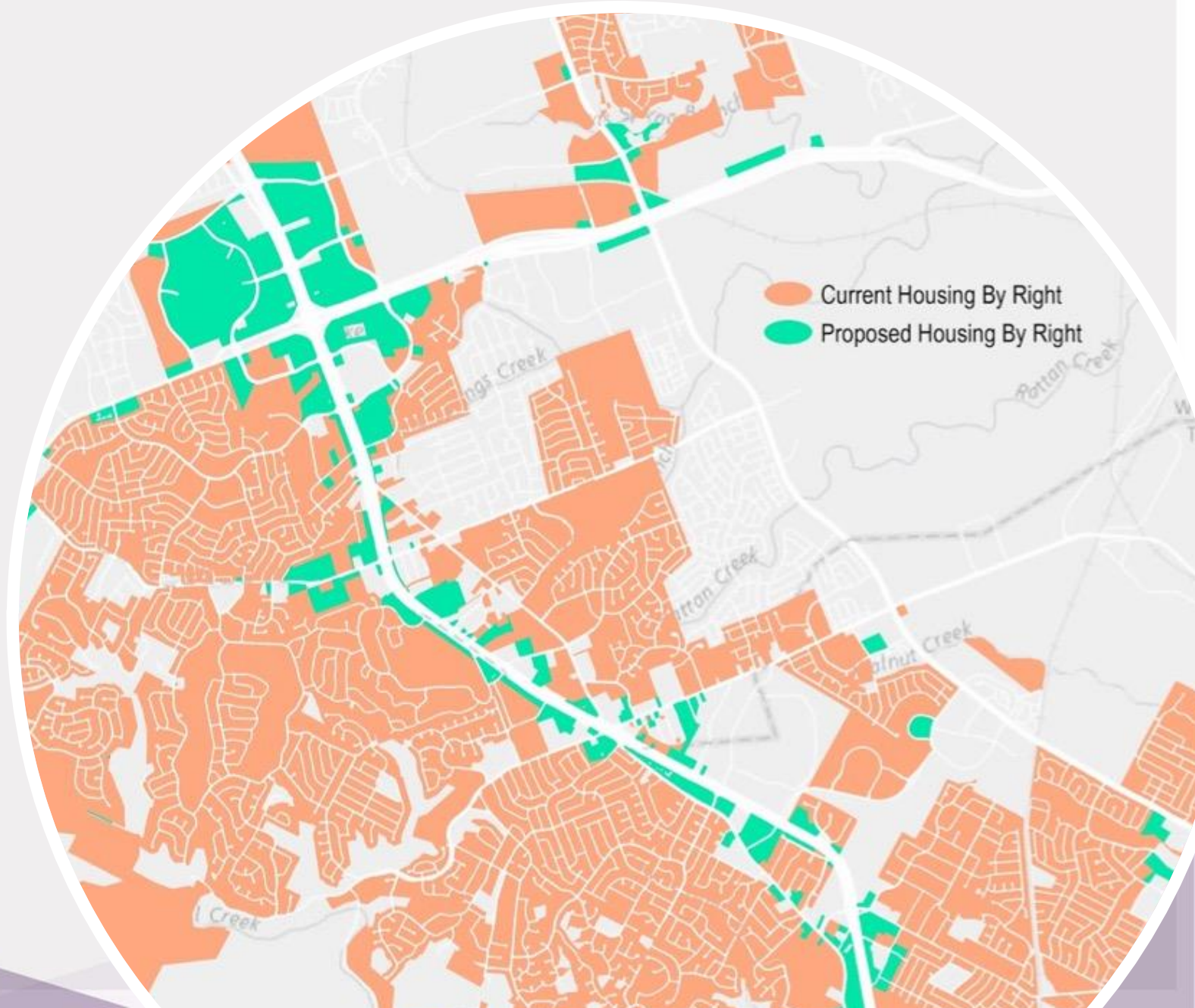
Draft 1 Improved upon the Existing LDC by providing additional types of housing and expanding where the affordable housing bonuses applied.

Concerns with Draft 1: While Draft 1 expanded the options portions of Imagine Austin Corridors and other existing commercial areas did not provide for housing opportunities.

Draft 2 allow residential development in more places by allowing residential in former commercial only districts. This approach allows more areas in Austin to accommodate growth and help meet the goals of Imagine Austin.



Provide More Opportunities for Housing in More Zones



Overview of Improvements

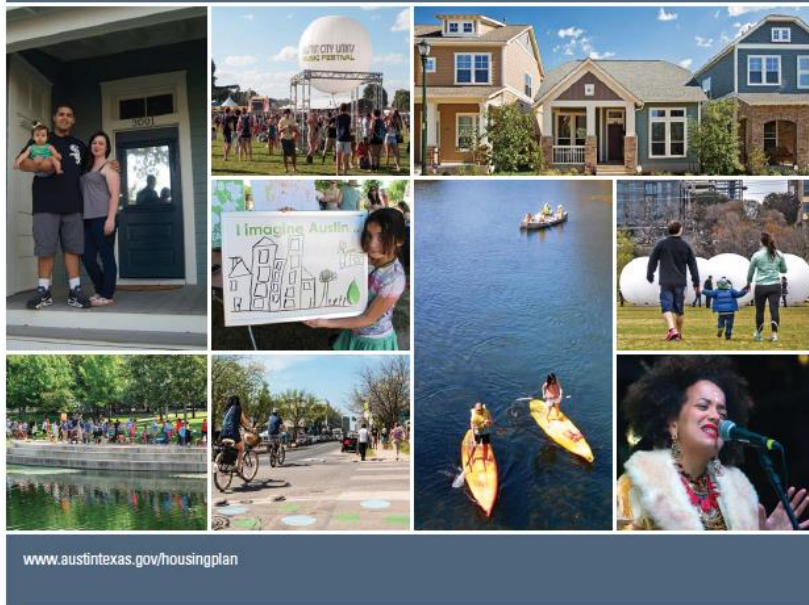
- D1 → D2 Clarified Bonus Calculations for the AHBP - clarifies the tables and adds graphics and examples to help illustrate the new calculations.
- D1 → D2 Requires better units to be built on-site with:
 - Construction phasing;
 - Unit dispersion;
 - Design standards;
 - Access to amenities; and
 - Incentives for multiple bedroom units



DECEMBER 5, 2016 DRAFT

NEIGHBORHOOD HOUSING
AND COMMUNITY DEVELOPMENT

AUSTIN STRATEGIC HOUSING PLAN



THE CITYWIDE AFFORDABLE HOUSING BONUS PROGRAM DIRECTLY IMPLEMENTS

4 OF 65

AFFORDABLE HOUSING TACTICS DEEMED NECESSARY IN THE CITY'S HOUSING

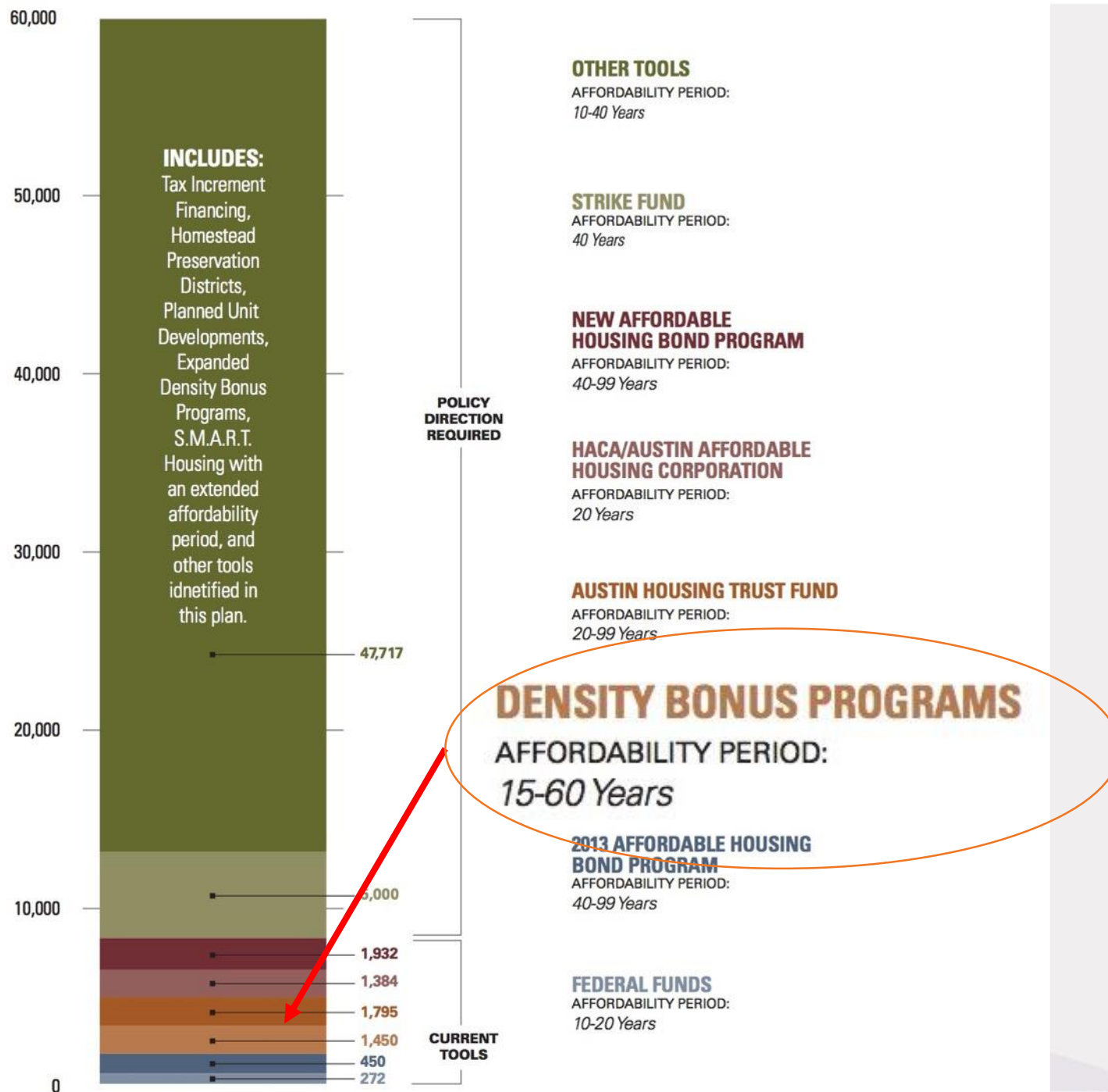
BLUEPRINT to create all possible mechanisms to incentivize the development of income-restricted housing

- Implement consistent density bonus programs for centers and corridors
- Revise SMART Housing program
- Implement density bonus program for missing middle housing



CODENEXT

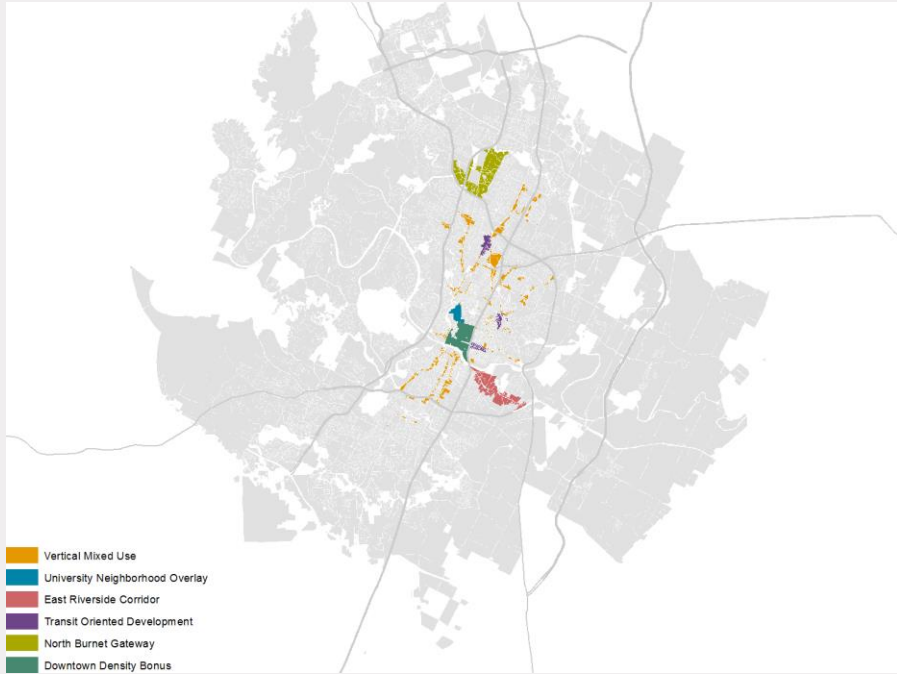
20-SEP-17



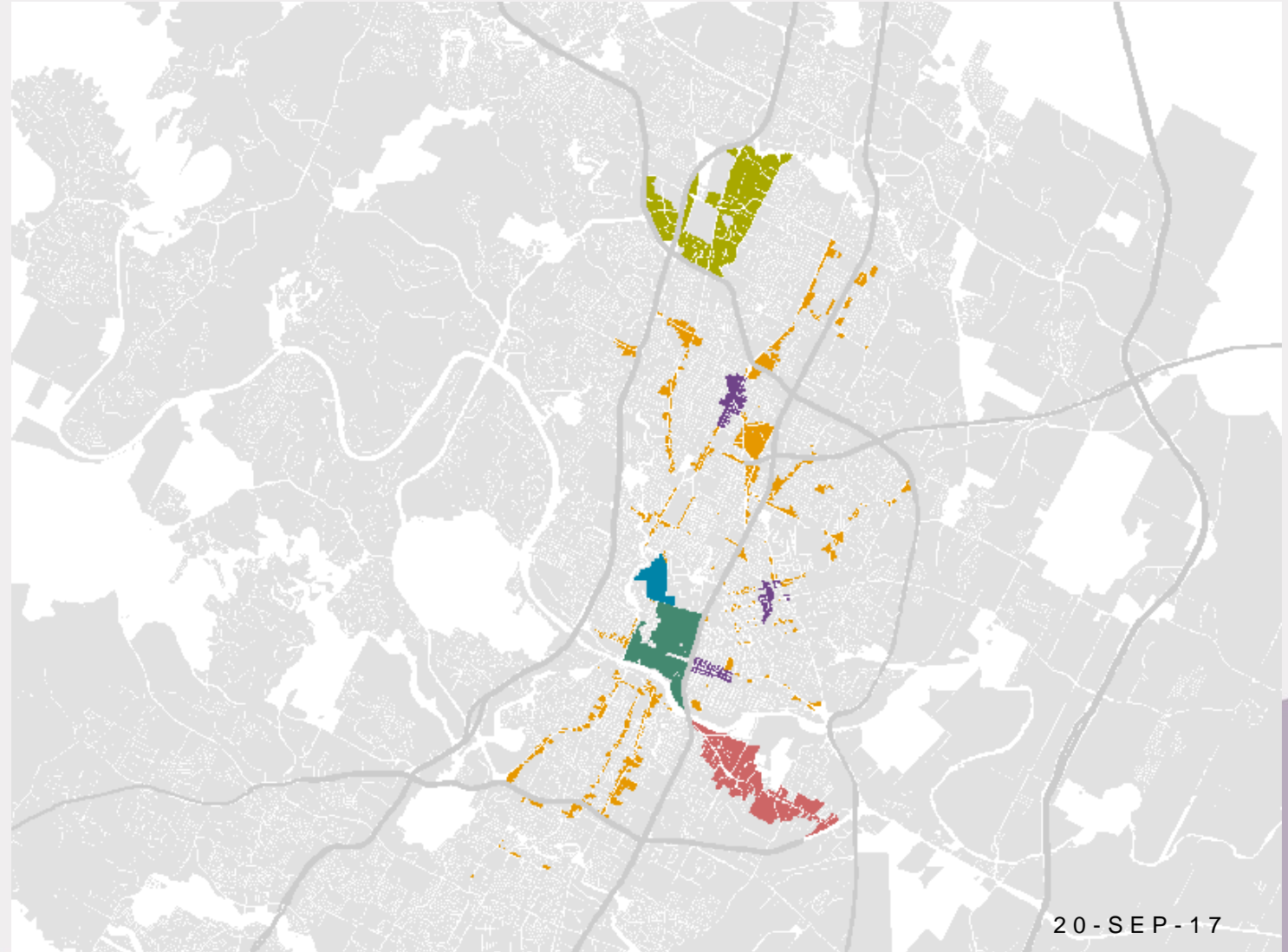
Most existing density bonus programs will continue to exist:

- Downtown (included in CodeNEXT)
- UNO (included in CodeNEXT)
- ERC (remains F25)
- NBG (remains F25)
- TODs (remain F25)
- VMUs with COs (remain F25)

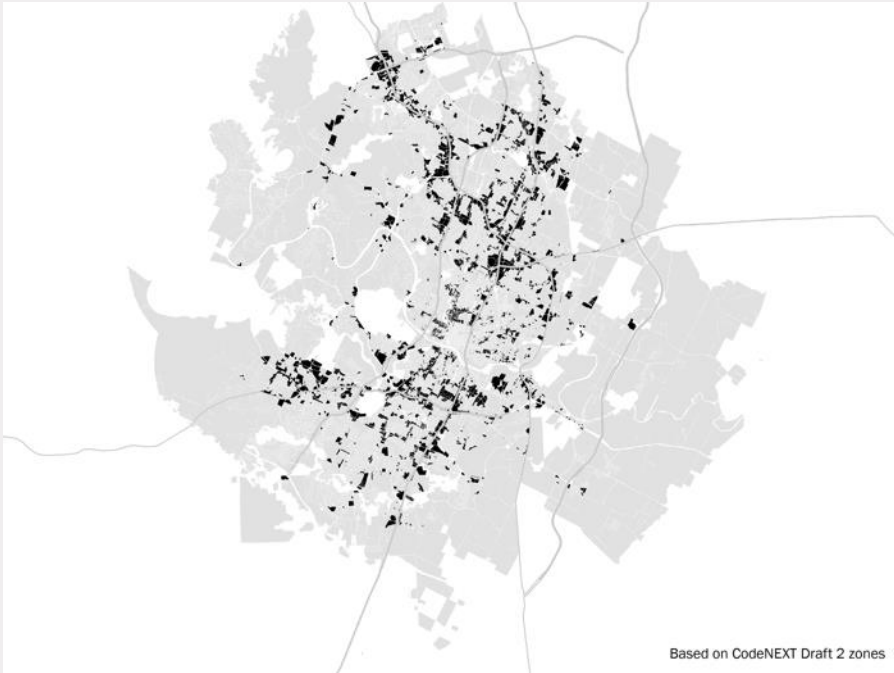
EXISTING BONUS AREAS



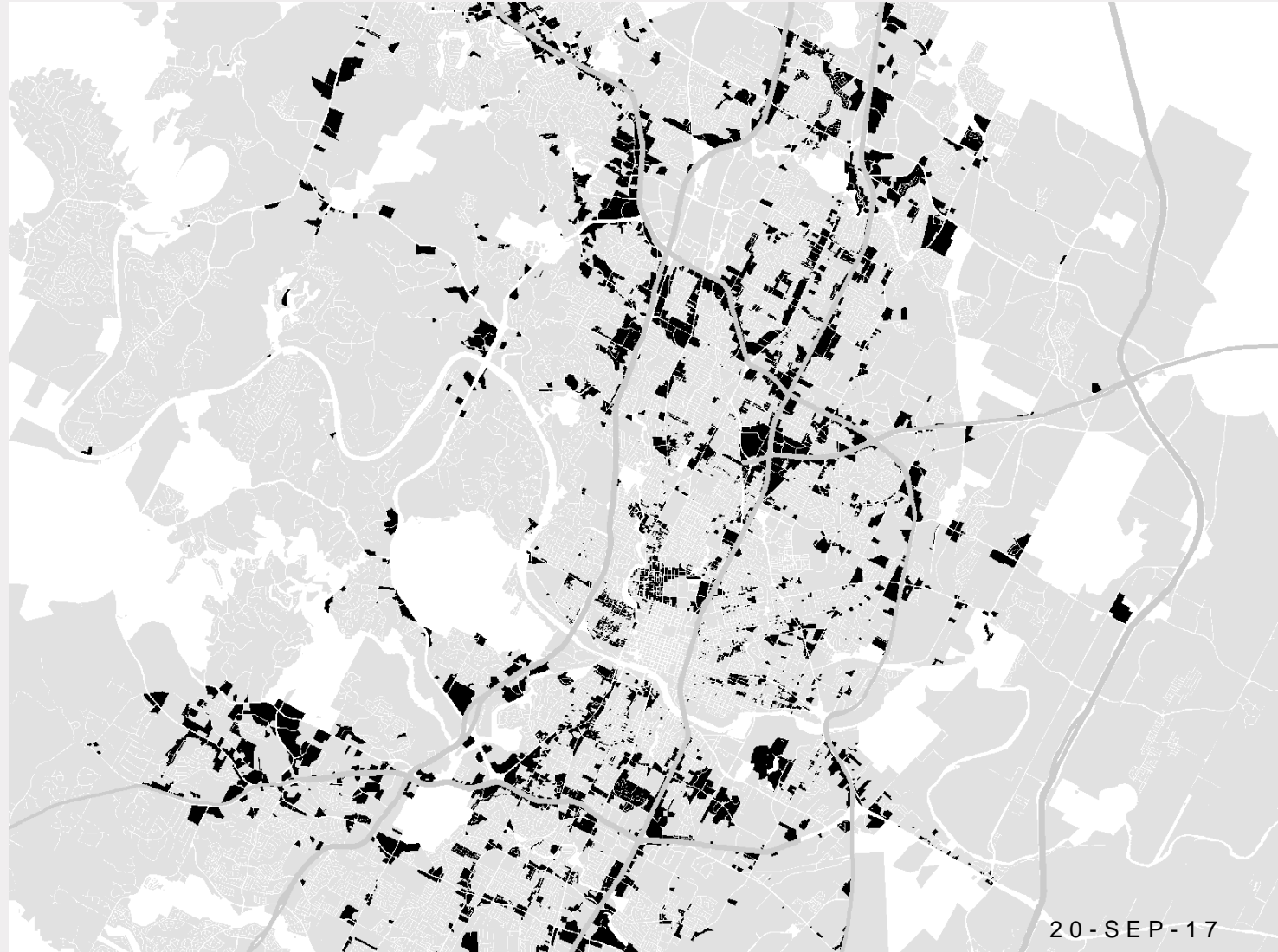
Acres: ~6,200



DRAFT 2: PROPOSED BONUS AREAS

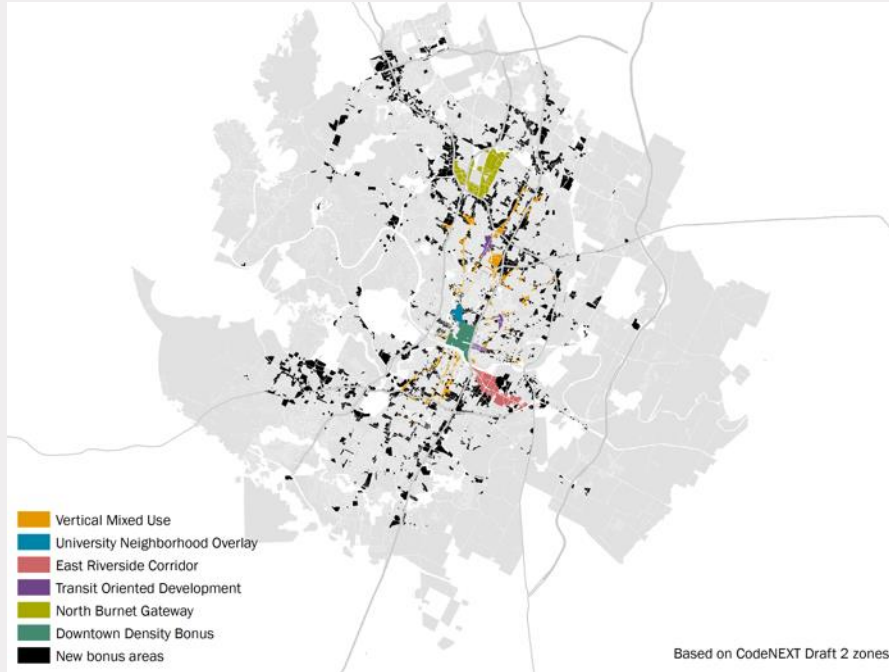


Acres: ~18,500



20-SEP-17

DRAFT 2: TOTAL FUTURE BONUS AREAS



Acres: ~23,500

