

ZAP CodeNext Recommendations (Summary Sheet):

The Zoning & Platting Commission has evaluated the second CodeNext draft to the best of our ability given the available time. Below is a summary of our recommendations with additional detail of each point attached.

Revisions to Adoption Process

- Extend timeline to give citizens, commissions, and council more time to review, revise and digest and provide meaningful feedback on the full content of CodeNext
- CodeNext mapping should be completed only after the 5 year Imagine Austin plan has been updated with input from all stakeholders, including an intentional focus on seeking input from communities of color
- Do not release a city-wide map for Draft 3 of Code next. Instead, targeted areas of the city should be released to test desired vs. real-world impact

Revisions to Elements of Code

- Align CodeNext to Imagine Austin whenever possible, especially mapping and small area plans
- Issues all affordable housing programs work consistently and are available in all zoning categories; PUDs should participate too; tie entitlements to inclusion of affordable housing; require more 2/3 bedroom units for families; lower MFI thresholds;
- Increase pedestrian-friendly policies (e.g. - mixed-use, neighborhood centers)
- Incorporate recommendations regarding flooding (see Flood Mitigation Task Force & questions/comments from Commissioner Aguirre)
- ADU's - allow in all housing form zones; fast-track and eliminate fees for small (>500 sq ft) and income restricted units; Allow units up to 1,100 square feet based on lot size
- Address compatibility standards, setbacks and step-back provisions (see specific recommendations attached)
- Scrutinize and revise elements related to appeals, notifications and increased administrative authority to broaden special exemptions as a means of ensuring the public can provide input throughout the process
- Remove references to "high and low opportunity zones" in CodeNext -- every neighborhood in our city should be a high opportunity zone

Revisions to Code Organization/Complexity

- Ensure progression and cumulative nature of zoning categories
- Reduce number of zoning categories to reduce complexity (e.g. Cincinnati)
- Reduce overall text length to average of other similarly-sized city
- Re-organize structure to match that of other cities (e.g. Portland, Chicago, Cincinnati)
- Increase use of tables, illustrations and flowcharts whenever feasible to improve readability

- Chapters: Incorporate transportation, Separate environmental, separate technical; administrative procedures and definitions at the back; group together all procedures for appeals
- Professional editing to address inconsistencies, missing/unclear definitions (see examples)