

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

**PC/ZAP Work Session**

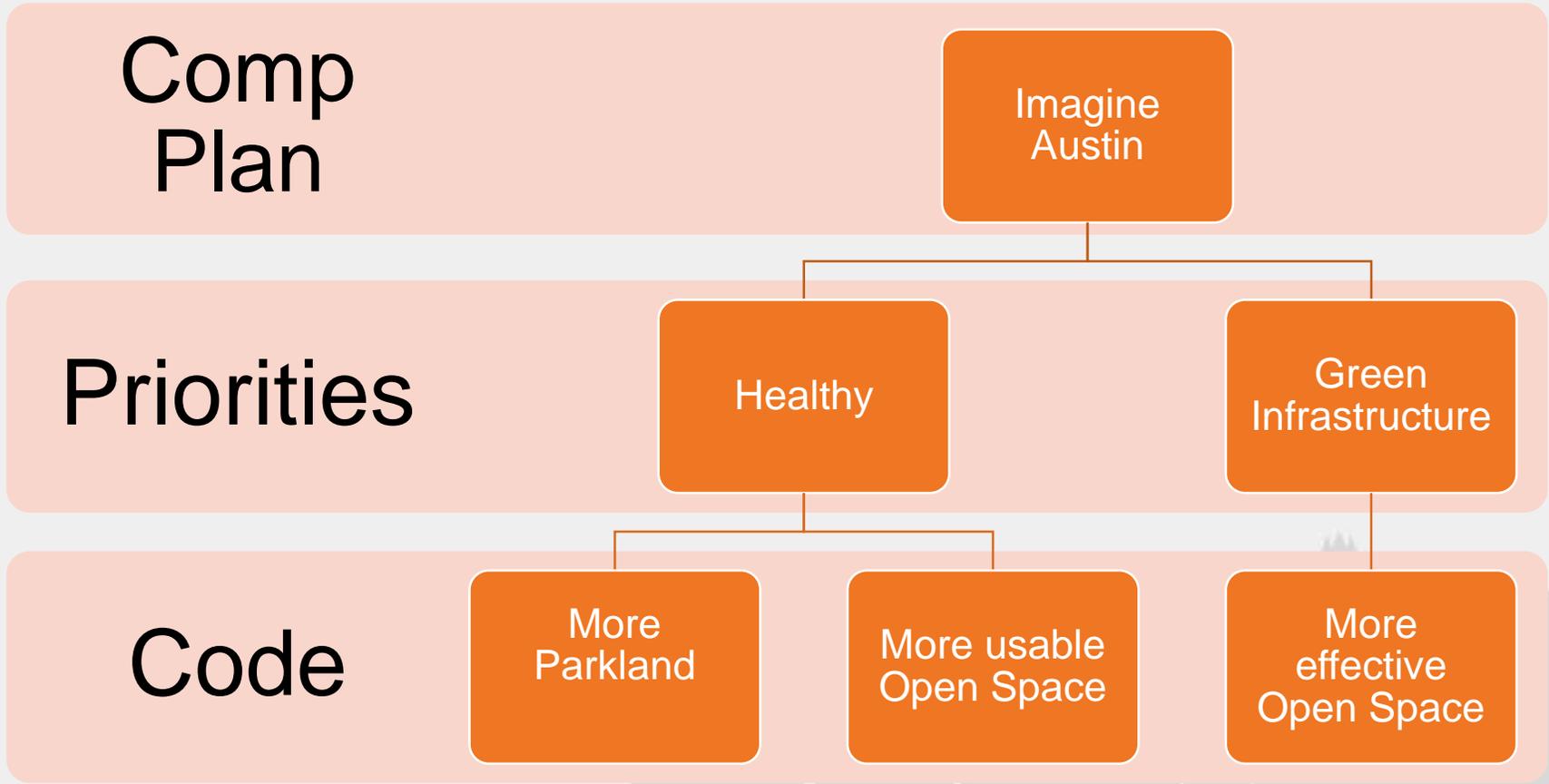
Parks and Open Space

December 4, 2017

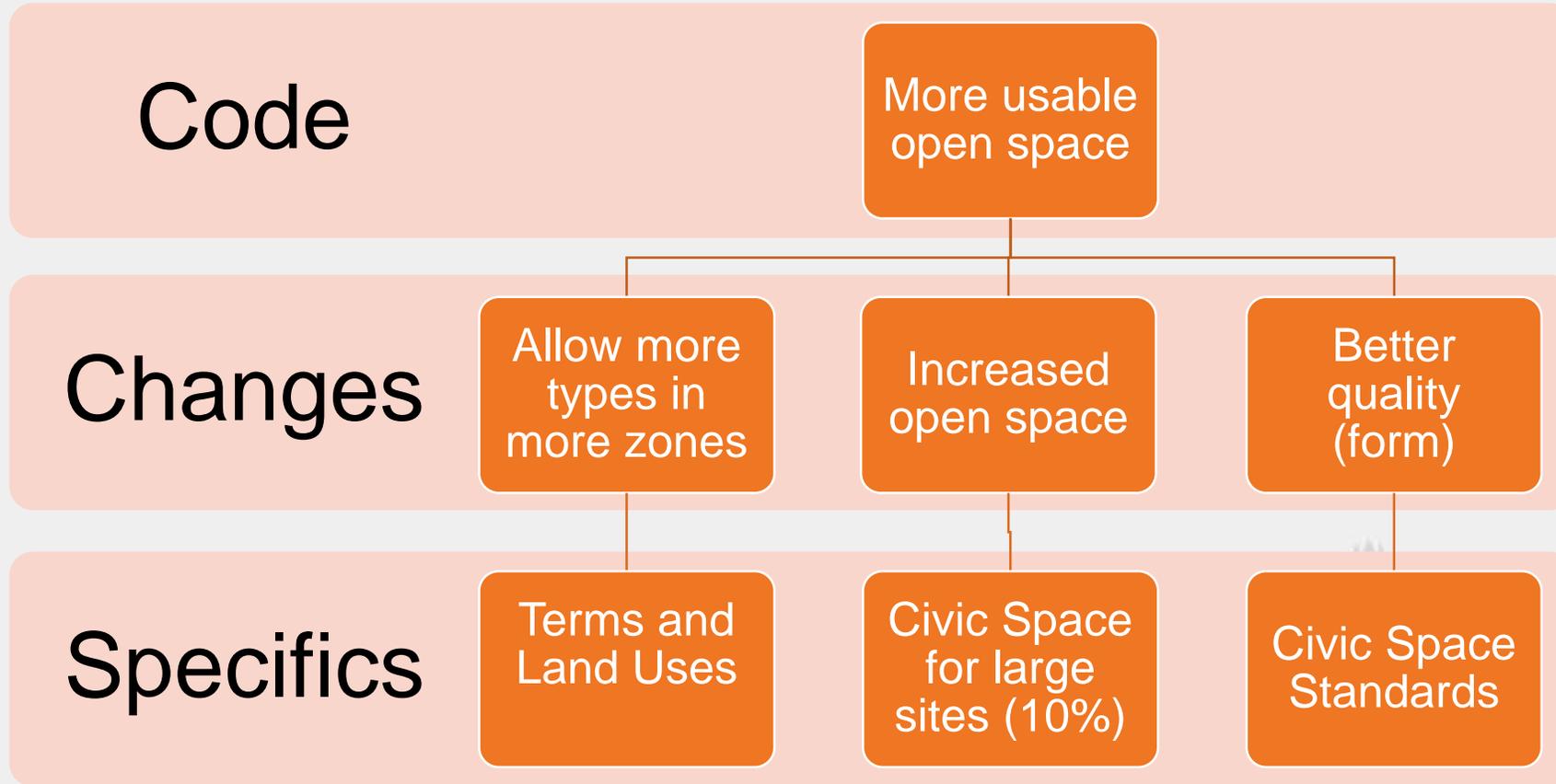


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- Open Space Buckets in the Code



**Administration and Procedures, Article 23-2M Definitions and Measurements**

**General Planning Standards for All (Parks, Trees, Water Quality, Affordable Housing)  
Article 23-3B Parkland Dedication**

**Zoning Code, Division 23-4C General to Large Sites; Common and Civic Open Space required**

**Zoning Code, Article 23-4D Specific to Zones, Delineates Personal, Common and Civic requirements by Zone**

**Zoning Code, Division 23-4D-8 Other Zones, Park (PR) and Conservation Lands (CL) Zone**



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## No change to Common Open Space Standards (Division 23-4C-1030)

23-4C-1020

General to Large Sites

**Table 23-4C-1020(A) Additional Measures to Improve Connectivity**

Option	Description/Comments
<b>Pedestrian and Bicycle Access and Facilities</b>	
Provide connection to adjacent residential development.	Provide connection to the property line, and to an existing pathway if one is present on the adjacent site. Compliance with this option also may include providing a sidewalk that connects the project site to an adjacent residential development and that runs along a public roadway where no sidewalk currently exists or where the existing sidewalk does not meet the width standards in this Subchapter.
Provide connections from adjacent parkland.	Provide connection and access from the trail or walkway system on adjacent parkland to the building entrance. The access points must be fully accessible during operating hours and must meet City standards for pedestrian and bike ways.
Provide easement for Multi-Use Trail.	Provide a public access easement for the construction of a multi-use trail connecting to or proposed in the City of Austin Trails Master Plan, Austin Parks and Recreation Long-Range Plan, Sidewalk Master Plan or Bicycle Path. Requires approval of the Public Works Director.
Provide shower and locker facilities for employees and increase required bicycle parking by 10%.	Enhance physical fitness opportunities and multi-modal connectivity.
Provide secure indoor bicycle storage in building or parking structure.	
Construct a sidewalk along a public street frontage.	Exceed applicable sidewalk standards (this should be a requirement for any project, applicable sidewalk standards should be changes to reflect what is wanted).
Limit curb cuts.	
<b>Heat Island Effect Reduction</b>	
Provide shaded sidewalks along 100% of all publicly visible building facades.	
Provide solar power shading devices in parking lots.	
Provide at least 10% of parking underground or within a parking structure.	
<b>Other</b>	
Incorporate a transit stop into the project.	
Locate internal utility lines in drive aisles or Internal Circulation Routes, rather than under parking areas.	

General to Large Sites

23-4C-1030

### 23-4C-1030 Common Open Space

- (A) **Purpose.** Open air and semi-enclosed public gathering spaces act as central organizing elements in a large development. They also help to shape the relationship between different land uses and provide focal points and anchors for pedestrian activity. Goals and standards for common open space and pedestrian amenities complement this Title's standards for Civic Open Space and Parkland Dedication, and serve similar purposes.
- (B) **Amenity Required.** When required, common open space must meet the standards as provided in Table 23-4C-1030(A). Civic Open Space provided in compliance with Division 23-4C-2 (Civic Open Space) can satisfy, in whole or in part, the requirements of this Section.

**Table 23-4C-1030(A) Open Space and Amenities**

Amenity Type	Minimum Depth	Minimum Width	Total Area (min.)	Additional Requirements
Natural and undeveloped common open space	—	—	—	For use by residents, employees, and/or visitors for either active or passive recreation.
Landscape area	20 ft	20 ft	650 sf	Landscape area must be other than one required by Division 23-4E-4 (Landscape); Must include pedestrian amenities.
Patio or plaza with outdoor seating areas	20 ft	20 ft	650 sf	Must include fully or partially shaded spaces with seating. Must be patio, plaza, or seating other than as required to comply with Subsection (C)(3).
Play area suitable for children under 9	20 ft	20 ft	650 sf	Must comply with Consumer Product Safety Commission guidelines for playgrounds, ASTM International standards, impediments (e.g., fencing, landscaping) between vehicular drives and activity areas.
Spaces that provide educational, historic, or cultural features, such as culinary, therapeutic or sculptural gardens; soundscapes, and interactive water features	—	—	—	—
Swimming pools, wading pools, or splash pads	—	—	—	—
Water quality and storm water detention ponds	—	—	—	Must be designed as an amenity and approved by the Watershed Director.



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## Amount of private and common open space required varies by zone (Division 23-4D, Open Space requirements by Zone)

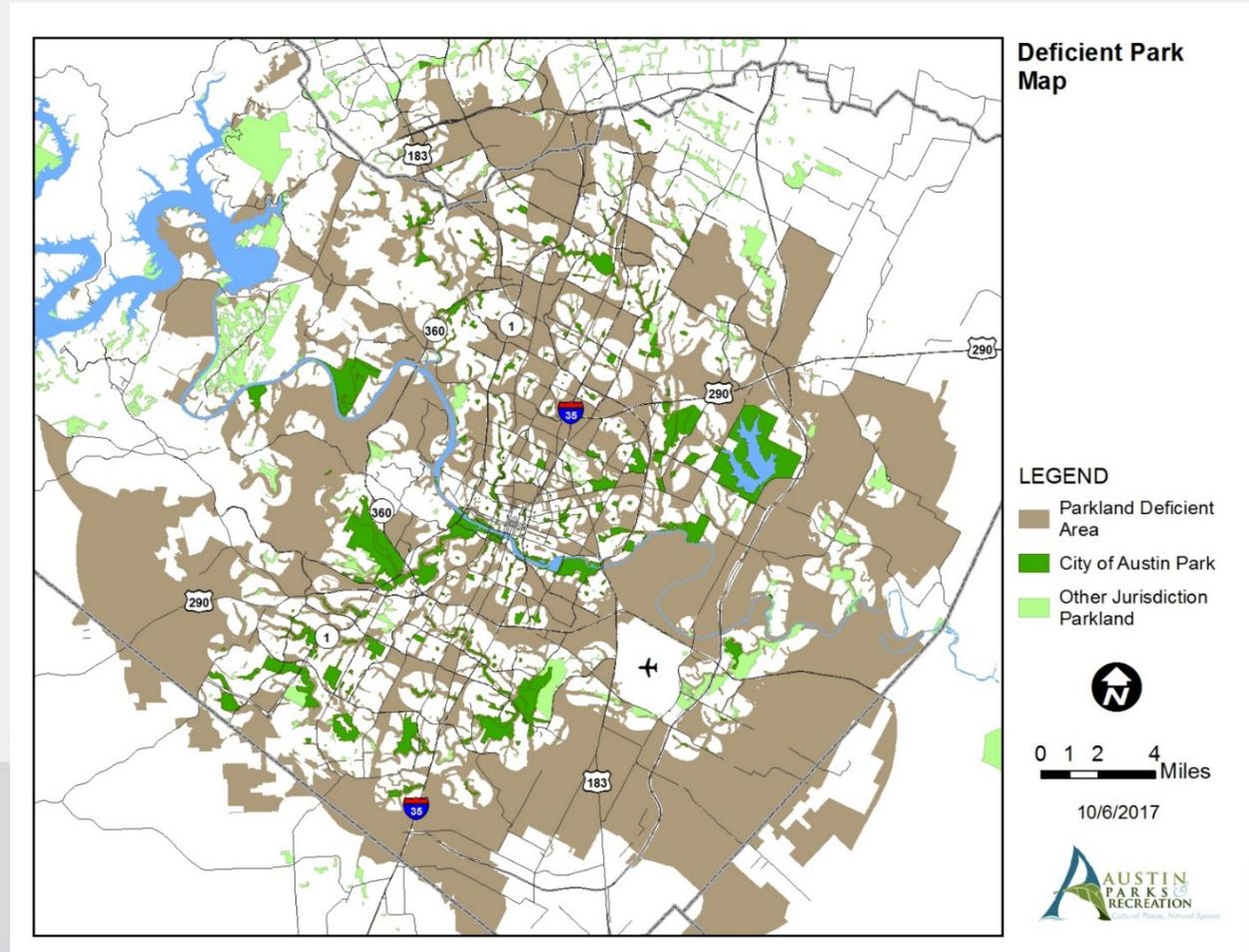
Analysis of Open Space Requirements in DRAFT 2 PC/ZAP Work Session 12-4-2017 (completed by staff)				
	Imp Cover	Open Space Requirements Pr = Personal C= Common	Civic Open Space for Large Sites > 4 acres	Greatest % required if >4 acres and civic doubles with common
<b>House Scale Zones</b>				
RR, LA, R1A, R1B, R1C	20-45%	None, except for R1B/C is C=5% gross if > 2 acres	None, except for R1B/C = 10% net site minus ROWs	R1B/C = 10%, rest none
R2A, R2B, R2C, R2D, R2E	45%, except for 2D/E = 65%	C=5% gross if > 2 acres	10% site minus ROWs	10%
R3A, R3B, R3C, R3D, R4A, R4B, R4C	45%	R3A is None; R3B is C=5% gross if > 2 acres; R3C/D and R4A/B/C are Pr of 100 sf per Unit Only	10% site minus ROWs for R3A/B, none for rest	R3AB = 10%
<b>Residential Multi Unit Zones</b>				
RM1A, RM1B, RM2A, RM2B, RM3A, RM4A, RM5A	45-90%	RM1A/2A/2B/3A/5A is Pr=5% gross if MF; + C=5% gross; RM1B/4A is no Pr and C= 5%	10% site minus ROWs, except none for RM1B/4A	10%
<b>Mixed Use Zones</b>				
MU1A, MU1B, MU1C, MU1D, MU2A, MU2B	60-95%	MU1A/B are Pr of 100 sf per Unit only MU1C/D are C=5% gross only; MU2A/B are Pr=5% gross if MF; + C=5% gross	MU2A/B are 10% site minus ROWs, rest none	MU2A/B = 15%
MU3A, MU4A, MU4B, MU5A	75-95%	Pr=5% gross if MF; + C=5% gross; except MU4A no Pr, just 5% Common	10% site minus ROWs	15%, except MU4A = 10%
<b>Main Street Zones</b>				
MS1A MS1B MS2A MS2B MS2C MS3A MS3B	80-95%	C=5% gross, no Pr	None	5%
<b>Regional Center Zones</b>				
CC, UC, DC	95-100%	C=5% gross, no Pr	CC/DC=10% site minus ROWs; UC, None	10%
<b>Commercial and Industrial Zones</b>				
CR, CW, IF, IG, IH, R&D	60-70%	C=5% gross, no Pr, IH, None	CR/CW/IF/IG =10% site minus ROWs; IH/RD None	10%



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# No change to Parkland Dedication (Division 23-3B)

- Codifies the Deficient Park Area Map and allows potential development to know in advance if they are in a park deficient area
- Creates earlier conversations in a project about parkland and open space
- Allows development to receive credit for amenities constructed, so more pocket/neighborhood parks open with some development on them



## Other code changes needed to allow more public open spaces

1. Park development required a Conditional Use Permit, regardless of the intensity of the development
2. Design guidelines needed for open spaces for the public



Lawrence Street Park, new park in the ERC



# 1. Delete Conditional Use Permit for low-intensity parks

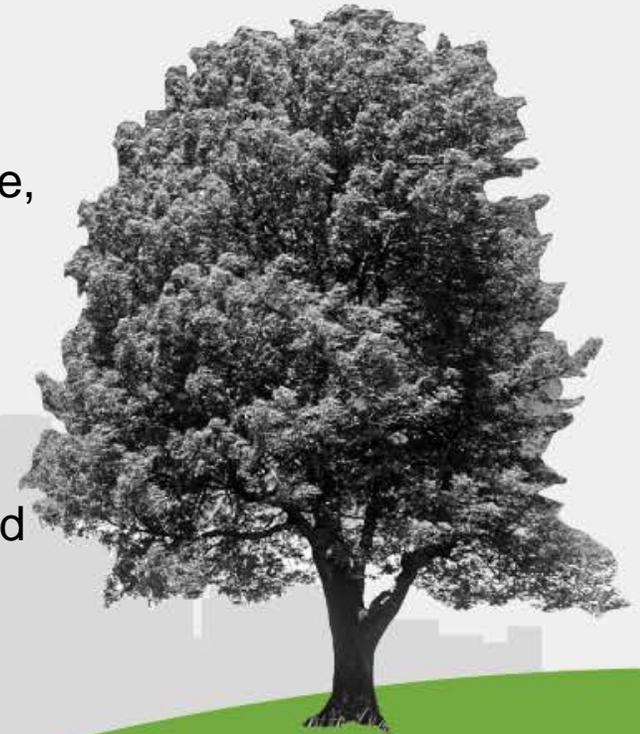
- ✓ Create Recreation Land Uses categories for low-impact parks

**INDOOR** A recreational use conducted within an enclosed building..

**OUTDOOR, FORMAL** A recreational use that involves supervised, league, tournament, membership or concessions activities or performances.

**OUTDOOR, INFORMAL** A recreational use that involves informal play in natural or man-made landscapes.

**NATURAL** A recreational use that focuses on the enjoyment of nature and nature education



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## Recreation, Informal



Tom Lasseter- South Lamar Neighborhood Park



Bradshaw Crossing, nature play pocket park

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# 1. Delete Conditional Use Permit for low-intensity parks

- ✓ Allow low impact uses in more zones

Table 23-4D-3030(A) Allowed Uses in Residential Multi-Unit Zones (continued)									
Use Type	Specific to Use Standards	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	RM5A	MH
<b>Entertainment and Recreation</b>									
Adult Entertainment	23-4E-6060	N/A	N/A						
Recreation:									
Indoor ≤ 5,000 sf		MUP	CUP						
Indoor > 5,000 sf		MUP	CUP						
Outdoor, Formal		CUP	CUP						
Outdoor, Informal		P	P	P	P	P	P	P	P
Outdoor, Natural		P	P	P	P	P	P	P	P
Studio: art, dance, martial arts, music	23-4E-6360	N/A	P	N/A	P	CUP	P	CUP	N/A
<b>Agriculture</b>									
Community Agriculture	23-4E-6130	P	P	P	P	P	P	P	P
<b>Automobile Related</b>									
Parking Facility		N/A	N/A	N/A	CUP	N/A	CUP	N/A	N/A
<b>Other</b>									
Accessory Uses	23-4E-6050	P	P	P	P	P	P	P	P
Communications	23-4E-6120	P	P	P	P	P	P	P	P
Utilities									
Local		CUP	CUP						
Telecommunications	23-4E-6370	P	P	P	P	P	P	P	P
Temporary Uses		TUP	TUP						
Transit Terminal		N/A	N/A	N/A	CUP	N/A	CUP	N/A	N/A
Special Uses	23-4E-6340	CUP	CUP						



## 2. Design guidelines for park and civic spaces

- ✓ Code-wide definition for OPEN SPACE (23-2M-1) to create an open space language

**CIVIC.** Open space that is available for use by the public, and includes, but is not limited to, a plaza, square, park, playground, greenbelt, or similar area.

**COMMON.** A privately-owned outdoor or unenclosed area intended for use by the residents, employees, and/or visitors to a development.

**PERSONAL.** A privately-owned outdoor or unenclosed area intended for use solely by the individual residents of a multifamily dwelling unit.



## 2. Design guidelines for park and civic spaces

### Division 23-4C-1040 and 23-4C-2 Civic Space standards

- ✓ Large commercial sites that don't owe parkland dedication do civic space
- ✓ Civic spaces are publicly accessible, meaning they are viewable from a public street or building fronts
- ✓ Can substitute civic acreage for common open space and/or parkland requirements



Civic Open Space

23-4C-2110

#### 23-4C-2110 Square



<b>A. Description</b>
Public urban open space available for civic purposes, commercial activity, informal recreation, and other informal uses.
<b>B. General Character</b>
Formal or hybrid design. Spatially defined by buildings and tree-lined streets. Open shelters, paths, lawns, and trees formally arranged. Walkways and plantings at all edges. Abundant seating opportunities.
<b>C. Size and Location</b>
0.25–3 acres Min. width: 50'      Min. pervious cover: 60% Min. perimeter frontage on public right of way: 75% Located at important intersections
<b>D. Typical Uses</b>
Informal recreation; no organized sports; community gathering; occasional commercial and civic uses

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

# Specifics



Civic Space for large sites

On Sites > 4 acres, unless within ¼-mile of a park

If parkland is required

10% of a net site area

Urban Core 15% of gross

Maintained by owner

Maintained by City unless owner elects to maintain

Accessible in location to the public

Open to public by deed or easement



# Specifics



Civic Space Standards  
23-4C-2

Street frontage  
required

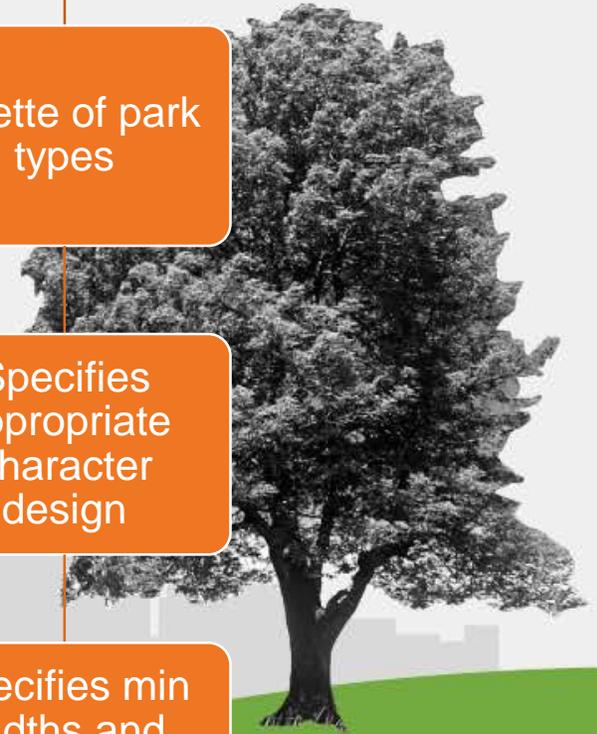
Palette of park  
types

Buildings front  
open space

Specifies  
appropriate  
character  
design

Shade integral  
to design

Specifies min  
widths and  
pervious  
covers



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## Division 23-4D-6 Other Zones, Park (PR) and Conservation Lands (CL)

Other Zones 23-4D-8110

### 23-4D-8110 Park (PR) Zone

**A. General Intent**  
 The PR Zone applies to areas of the City that are appropriate for Outdoor and Natural Recreation. The purpose of the PR Zone is to preserve areas for Outdoor Formal, Informal, or Natural Recreation land uses.

**Character Summary**  
 Form Controls Determined by MUP/CUP  
 Affordable Housing Bonus Program: Not Applicable  
 Compatibility Effects in This Zone  
 Additional Setbacks Not Applicable  
 Height Stepbacks Not Applicable

**B. Sub-Zone(s)**  
 None

**C. Allowed Uses and Permit Requirements**

Use	Permit Requirements
<b>Entertainment Indoor/Outdoor (Performance Venue/Theater Use Only)</b>	
Site with no prior Performance Venue/Theater Use	CUP
Site with existing Performance Venue/Theater	MUP
<b>Recreation</b>	
Indoor: Site with no prior Recreation Use	
	CUP
Outdoor, Formal; Site with existing Recreation Use	
	MUP
Outdoor, Informal	
Site ≤ 1 Acre	P
Site > 1 Acre	MUP
Outdoor, Natural	
Site ≤ 1 Acre and no Site Plan required	P
Site > 1 Acre and/or if Site Plan required	MUP
For lands subject to deed and covenant restrictions, conservation easements, or plans for land management that restrict uses only the following development is allowed: parking for public access, trails, structures needed for nature education programs or observation of nature, and restrooms.	
<b>Additional Uses Allowed:</b>	
Public or civic buildings, structures and parking facilities, pertinent and compatible with open land usages are allowed with a Conditional Use Permit; and	
Accessory structures including bathrooms, maintenance facilities, tool sheds, picnic structures or playgrounds, and trails, are allowed with approval of a Minor Use Permit.	

City of Austin Land Development Code | PC/ZAP Discussion Draft September 2017 4D-8 pg. 25

Other Zones 23-4D-8070

### 23-4D-8070 Conservation Lands (CL) Zone

**A. General Intent**  
 The CL zone designates areas of the City for which the public purpose (as defined by a legal covenant that governs how the property can be used, such as City ordinance, bond language, a law, or state or national permits) is conservation of natural land in a form generally free from development. Natural Recreation is the only Land Use allowed

**Character Summary**  
 No Development Allowed  
 Affordable Housing Bonus Program: Not Applicable  
 Compatibility Effects in This Zone  
 Additional Setbacks Not Applicable  
 Height Stepbacks Not Applicable

**B. Sub-Zone(s)**  
 None

**C. Allowed Use and Permit Requirements**

Use	Permit Requirement
<b>Recreation</b>	
Outdoor, Natural	Site ≤ 1 Acre P, if no Site Plan required MUP if Site Plan required
For lands subject to deed and covenant restrictions, conservation easements, or plans for land management that restrict uses only the following development is allowed: parking for public access, trails, structures needed for nature education programs or observation of nature, and restrooms.	
<b>D. Development Standards</b>	
Parking standards are established by joint agreement of the Parks Director.	

City of Austin Land Development Code | PC/ZAP Discussion Draft September 2017 4D-8 pg. 15



## Division 23-4D-6 Other Zones, Park (PR) and Conservation Lands (CL)

- 23-4D-8070, Conservation Lands Zone:

- Lands for which a public purpose has been designated as conservation
- Natural recreation is only use allowed, may include parking lot, education facilities, trails, restrooms as needed
- Development Standards in process for DRAFT 3

- 23-4D-8110, Parks Zone

- Separates other Public Uses from Parks since often development requirements are different, no buildings, trails instead of sidewalks, etc.
- All Recreation uses are allowed, but more intense park items require approved Master Plan or a CUP if no Master Plan
- Development Standards are in process for DRAFT 3



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Questions?

Parks and Recreation Department

Parks Planning

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