

# PC Item Numbers Grouped by Topic

Version 05/16/18

Rv: 05/18/18

## Big Topics Remaining

Parking pg 2 (page 3 listes items already discussed)

Affordability (various locations)

Compatibility pg 5

Downtown pg 6

ADU pg 5

Micro Brewery pg 7

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# Parking

## Accessibility

24.10  
24.14  
24.15  
24.18

## Higher minimums

23.45 - home occupation

23.53 - ADU

23.54 - near schools  
23.166 - Schools

23.56 -coop/group  
23.57 - coop/group

23.55 - RH zones  
23.59 - RH Zones  
23.60 - RH Zones  
23.127 - RH Zones

23.184 - General

23.192 - MS Zones

24.47 - Live/Work

## Parking Maximums

23.49  
23.51 - maximum, RH Zones  
23.137 - maximum, RM Zones  
23.138 - maximum, RM Zones  
23.210 - parking maximum

## F25

23.237 - F25  
23.239 - F25  
23.238 - F25

## Parking Landscape

A-24.8.1 - different standards for small parking lots

## Parking location

23.52 - building facade/parking structure  
23.107 - parking setback, RH Zones

## Misc.

23.61 - gravel  
23.72 - "other allowed uses"

A-23.192.1 - 200' parking buffer when adjacent to R & RM zones

23.202 - decoupling  
23.212 - comment  
23.265 - parking facility allowed

22.34 - no parking for UNO, TOD  
Amendment to split (Amendment Match

24.10 DMU - 10-1-0 )TOD - 9-3-0  
Amendment for UNO

23.270 - UNO

24.20 - Residential Permit Program  
24.26 - loading

## Parking <2500 SF Uses

23.27  
23.167 - lower minimum, MU Zones  
23.192 - higher minimum, MS Zones  
23.190 - lower minimum, MU Zones  
23.234

## Parking Access

23.102 - driveway width  
23.103 - alley access requirement  
23.105  
23.106  
23.205  
23.257  
24.12  
24.13  
24.64

**Parking items pulled or voted on**

**Lower minimums**

24.8 - general remove all minimums - (8-4-0 amendment lower as much as possible with study) / (study after codenext 3-8-1) / (add in goals of vision zero - transportation improvement program 11-1-0) / 9-3-0  
23.167 - MU Zones

**Parking reductions**

24.16 - less reductions  
24.17 - less reductions

24.19 - less reductions, more reductions for affordable housing

24.23- less reductions

24.21 - more reductions, on-street spaces

24.22 - more reductions, on-street spaces

23.148 - more reductions, on-street spaces

23.149 - more reductions, on-street spaces

23.190 - MS reduction

23.165 - fixed in addendum

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## Compatibility

### Organization/Consolidate

23.146

23.154

23.171

23.172

23.194

23.196

23.235

### Corridor Related

23.128 - UTC recommendation - RM

23.155 - UTC recommendation - MU

23.175 - UTC recommendation - MS

23.141 - eliminate adjacent to corridor

23.144 - eliminate adjacent to corridor under AHBP

### Alley - measure from triggering property

23.2

23.20

23.145

23.170

23.193

### Reduce requirements

23.143 - reduce setback in relation to buffers, R4 should not trigger on MF

23.197 - remove R4 as a compatibility trigger

23.150 - eliminate setback, buffer, or stepback

23.151 - eliminate setback, buffer, or stepback

23.152 - eliminate setback, buffer, or stepback

23.153 - eliminate setback, buffer, or stepback

23.157 - MU1

23.174 - MU1

23.263 - Downtown

23.142 - RM1

23.179 - MS1

23.133 - setbacks - increase height

### Other

23.9 - restore existing compatibility

23.211 - CC, UC and DC in relationship to R zones

A-23.211.1

### Compatibility, Height Articulation

23.199 - setbacks and heights in MS1 zones to mimic R

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# ADU

## **ADU: Remove affordability requirement**

23.63  
23.65  
23.67  
23.69

## **ADU: Size**

23.83 - ADU on single-family attached lot

Show all three tiers of ADU sizes based on lot size

23.62  
23.64  
23.66  
23.80

## **ADU Incentive**

23.26 - affordability bonus

23.13 - HLC: allow up to 1375sf when “retaining” house

23.33 - change “preserve” to “conserve”  
23.34 - definition of “preserve”  
23.77 - apply “preservation” requirement to all R zones

23.111 - apply “preservation” requirement to all R zones

A-23.33.1 - apply “preservation” requirement to all R zones

## **ADU: Miscellaneous**

24.9 - parking requirement for new development  
24.37 - minimum separation from 6 to 10 feet  
23.53 - ADU parking minimum

## **Residential Citywide Affordable ADU Bonus**

23.22  
23.25  
23.23 - R4 bonus adjustment  
23.268- affordable housing working group

## **ADU Size**

24.43 - remove second floor size limitation  
24.67 - remove second floor size limitation  
23.203 - remove size limitation for second floor internal ADU

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## **Downtown**

23.220 - % active use along frontage

23.257

23.259

23.226 - replace Austin energy Green Building requirement for requirement for LEED

23.227 - additional compatibility

23.254 - move exceptions

23.255 - Capital Dominance Overlay Zone

23.256 - CVC

23.258 - driveway and curb cut exemption

23.260 - shade requirement

23.261 - shade requirement

23.262 - setback requirement

24.30 - exempt Downtown from landscaping

# Allowed Use

24.46 - move to specific to use related comments?

## Allowed Use: Adult Entertainment Uses

23.161

23.208

23.209

24.38- CUP

Allowed Use: Accessory Apartment

A-57.22.1 - 8-3-1 - need language from Andrew

## Allowed Use Alcoholic Sales, Bar and Nightclub

### Residential proximity

23.28 - CUP for level 2 when within 200' of residential

23.29 - CUP for level 2 when within 200' of residential

23.7 - CUP within 1000' of residential

23.274 - CUP when use in or near residential zone

23.159 - see attachments

23.160 - see attachments

23.191 - see attachments

23.207 - see attachments

23.185 - CUP in MS1B, MS2B and MS2C

### School, church... proximity

24.52 - specific to use regulations

23.275 - 300' proximity - minimum distance 4-9-4

24.39 - specific to use - minimum distance 4-9-4

24.40 - specific to use regulations

24.51 - specific to use - minimum distance 4-9-4

23.233 - note bars and nightclubs not in commercial and industrial zones

## Allowed Use: Micro Brewery

23.163 - CUP in MU1B and MU1D, MUP in MU2B

23.186 - CUP in MS1B, MUP in MS2B , MS2C

23.173 - Allow in all MU, Microbreweries and Live Music

23.198 - Allow in all MU, Microbreweries and Live Music

23.232 - proximity to single-family residential

23.274 - CUP when use in or near residential zone

Production limits

23.229 - MS and MU limited to 5,000 barrels while in Industrial zones no cap

23.231 - changes production limits, changes to definitions of land use terms

**NOTE:** As Micro-breweries are discussed, discuss the addendum item related to limiting the size of the tasting room. If barrels are limited this is unnecessary.

## Allowed Use: Duplex

23.136

24.42- design requirements

23.21

## Allowed Use: Community Agriculture

23.189

## Allowed Use: Coop

24.41 - need standards

24.49 - need standards

24.55 - allow in all R zones

24.56 - allow in all R zones

24.65 - allow in all R zones

24.66 - allow in all R zones

23.267, 271- allowed in UNO

23.3a - MH, MS1A, MU3B and MU4  
23.3b - R3B-C, R4C  
23.3c - RR, R1, R2B-E  
23.6  
23.14 MUP in R2B and up  
23.48 note

**Allowed Use: Cottage Court**

23.50 - add cottage court to R4c and remove  
Townhouse  
24.57-  
24.58- depth  
24.59- lot size  
24.60, 61- open space  
24.62, 63- entrance  
24.64- driveway

**Allowed Use: General Retail**

23.187

**Allowed Use: Group Home**

23.49 - just noting that group homes was removed  
from RH zones

**Allowed Use: Home Occupation**

24.44- no new entitlements  
24.46  
24.48  
A-23.31.1 - exclude from R1A-R3D  
24.48 - same as A-23.31.1

**Live/Work**

24.47-standards

**Allowed Use: Live Music**

23.1  
23.173 - Microbreweries and Live Music  
23.198 - Microbreweries and Live Music  
24.52

**Allowed Use: Parking Facility**

23.204 - change definition to not include surface  
parking lot  
23.139 - allow as CUP in RM Amended: only applies  
above RM1B 9-3  
Discuss with Kenny about adding  
23-4D-9130.(E).(4).(a) requirements to motion

**Allowed Use: Recreation: Outdoor Formal**  
23.188

**Allowed Use: Single Family**

23.81 - R2A, R2B, R2C delete single-family attached,  
adjust lot sizes  
23.76 - R2A - R2E delete single-family attached,  
adjust lot sizes  
23.131 - allow in RM, existing at time of adoption is  
legal



**Allowed Use: Single-Family Attached**

23.79 - should not be allowed as small lot will replace  
23.82 - should not be allowed in R2, design criteria needed

23.50 - add cottage court to R4c and remove  
Townhouse

23.97 - put Townhouses back into R4A-R4D (i.e. do  
not implement changes found in addendum)

23.158 - addendum added Townhouse to Mu3, MU4  
and MU5

**24.54- Specific to Use**

23.21 - Remove SF-Attached and allow detached  
Duplexes

23.44 - should not be allowed in R2 and R3

23.76 - R2A - R2E delete single-family attached,  
adjust lot sizes

23.81 - R2A, R2B, R2C delete single-family attached,  
adjust lot sizes

23.86 - should not be allowed in R2

**Allowed Use: Day Care**

23.4

23.14

**Allowed Use: Triplex**

23.43

**Allowed Use: Short-Term Rental**

23.46

24.53

**Allowed Use: Small lot single family**

23.47 - R2C

23.78 - R3 and R4, RM1a, RM1B

23.114 - R2C, R3 and R4, RM1a, RM1B

**Allowed Use: Townhouse**

24.45 - Townhouse, and signage 4-8

**Allowed Use: Multiple uses in MU and MS**

23.162 - only **Allowed Use: Senior Housing 13-0**

23.164 - excluding MU1A and MU1B remove  
Bar/NightClub, add Live Music

23.183 - remove Bar/NightClub, add Live Music

## Building Form

24.42

23.121 - increase maximum building width to 80' from 60'

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## Articulation

23.122 remove articulation from R4C

23.176 remove articulation from Main Street

23.181 remove articulation from Main Street

23.108

23.12

23.124

23.109

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## Encroachments

23.118 -

23.119

23.168

23.169

23.224 - easements

24.81

## F25

23.240

23.241

23.242

23.243

23.244

23.245

23.246

23.247 - ADUs in F25 6-4-2

*See F25 under Parking*

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## FAR

23.89 - RH - +150sf within 500' of schools

221, 23.22,

A-23.206.3 - increase FAR in CC, - increase height in  
CC

A-23.206.1 - 3  
216, 217

23.213 - CC

23.223 -DC

Split

A-23.206.2, 23.220, 23.221  
A-23.206.3 (partial), 216, 217

213, 215, 216, 217, 220, 221 222,  
206.1, 206.2, 206.3 - approved

23.36  
23.90 - RH - +0.1 for every unit above a single unit.  
R3 GA FK

Amendment: only applies outside ¼ mile of  
corridor - 2-10-0

## Fences

24.78  
24.79

## Height

A-23.206.3 - increase height in CC, increase FAR in CC  
23.216 - CC  
23.217 - CC  
23.269 - UNO

23.156 - MU height  
23.178 - MS height

Amended to raise MU1A-B and MS1A and MS1A-B to 40' base, raise all other bonuses to as shown on attachment  
8-4-0

## Impervious Cover

23.110  
23.140  
A-23.206.1 - increase IC in CC to 100%  
23.222

23.100

### Frontyard IC

23.10  
23.15  
23.39  
23.40  
23.58  
23.73  
23.84  
23.92  
23.104

## Land Use Terms

23.35  
23.41  
23.42

Amendment: ... 2-10-0

Original: 3-8-1

23.101 - RH - +0.1 for every unit above a single unit.  
R4

Amendment: 23.100 - have staff explore  
options - 7-5

23.117 - RH - +0.1 for every unit above a single unit.  
R3

23.120 - RH - +0.1 for every unit above a single unit.  
R4

23.259  
23.267  
23.271  
24.3

## **Landscaping**

24.25  
24.27  
24.28  
24.29  
24.33  
24.31  
24.32  
24.34

## **Lot Size and Intensity Tables**

23.31 - 5750, 50  
23.32 - blank  
23.37 - 5750, 50  
23.71 - 5750, 50  
23.95 - R3 - 5750, 50' wide  
23.130 - RM1A, RM1B 5750, 50' wide

23.96 -  
23.94 - R3A - 7,000sf 60' width

23.126

23.135 - delete du/ac from RM

23.123 - include units in cottage courts 11-0-1

## **McMansion ordinance update**

23.88 FAR exemption  
23.18  
23.19

## **Minor Use Permits**

23.30

## **Neighborhood Plans**

23.273 - Add NP overlay back in

23.266 - where conflict between NP and code, default to NP - 4-4-4

## **Net Frontage**

A-23.206.2 - small site exception in CC and DC

23.221

23.225

## **New Zones**

23.70 - R1D, R1C standards but no ADUs

23.129 - RM1C, RM1D, RM1E with taller heights

23.134 - RM1C similar to R2C

23.180 - Taller MS zones

23.200 - Taller MS zones

## **Occupancy Limits**

24.69- Coops

24.70- duplex

24.71- duplex

24.72- coops

24.73- calculation

24.74

24.75

24.76- simplify

24.77- simplify

## **Open Space**

24.50- MF

24.60

24.61

23.74

23.85

23.93

23.99

23.147

23.195

## **Overlays**

23.272

## **Pools & Fountains**

23.11 encroachments

## **PUD**

23.249 - note

23.250 - 13-0-0

23.251 - 13-0-0

23.252 -

## **Purpose Statement**

23.38  
23.116  
23.214

## **Residential Heavy Requirements**

23.125

## **Residential Height**

23.112 - accessory structures

### **Residential Height and Height Measurement**

23.8  
23.68  
23.75

## **Screening**

23.264  
24.5

## **Setbacks**

23.177  
23.182  
23.215  
24.68

## **Setbacks: Side**

23.87  
23.98  
24.80- delete for townhouse

## **Small Area Plan**

23.206  
23.219

## **Terms and Definitions**

24.4  
57.1  
57.2  
57.3  
57.4  
57.5  
57.6

57.7  
57.8  
57.9  
57.10  
57.11  
57.12  
57.13  
57.14  
57.15  
57.16  
57.17  
57.18  
57.19  
57.20  
57.21  
57.22

## Zones

23.24 - adopt bonuses from affordability working group  
23.91 - R2 development standards  
23.113  
23.115  
23.132 - adopt bonuses from affordability working group  
23.248

## Length

0 - shorten non-23-4 chapters by 30%

**Added 5/22/18, sorted by zone/section instead of topics above**

### **RM/R4 Zones (note: some may be duplicate with topics above)**

23.121- building Form in R4  
23.122, 124- Articulation in R4 (was this addressed already?)  
23.129 - add new RM zones (with new bonuses)  
23.130- adjust lot sizes  
23.131- SF uses non-conforming  
23.134- RM1C recommendations  
23.135- delete DU/AC  
23.136- Add Duplex  
23.137, 138- Parking (was this addressed already?)  
23.140- IC limits  
23.141 to 146, 154- Compatibility  
23.147- Delete civic/common open space (was this addressed already)  
23.150 - 153- setbacks/stepbacks

### **MU/MS Zones (note: some may be duplicate with topics above)**

23.166, 167, 184- Parking  
23.168, 169- Encroachment Agreement

23.157, 170, 171, 172, 174, 179, 193-197, 199- Compatibility  
23.176, 181- Eliminate Articulation (was this addressed already?)  
23.177, 182- Eliminate Setbacks  
23.180, 200- New Zones (with new bonuses)  
23.268- Affordable housing working group

Uses

23.158- Add Townhouse  
23.161- Adult Business  
23.163, 173, 186, 198- Micro Brewery/Live Music  
23.187- Retail w/ onsite  
23.188- Outdoor Formal Rec  
23.189- Community Ag

## **RC Zones (note: some may be duplicate with topics above)**

23.202, 210, 212- Parking  
23-206- Maintain DAP compatibility [related to Downtown Plan Overlay]  
23.208- Adult Businesses  
23.204- Parking Facility (use)  
23.205- Driveway width  
23.214, 224- error/referencing  
23.218- Encroachment agreement  
23.220, 225- Frontage requirement  
23.223- DC FAR  
23.226- LEED  
23.227- Compatibility

## **C/I Zones (note: some may be duplicate with topics above)**

23.229, 231. 232- Breweries/Microbreweries/Manufacturing  
23.235- Compatibility

## **Other Zones (note: some may be duplicate with topics above)**

23.237, 238, 239, 242- F25 Parking  
23.240, 245- F25 Compatibility  
23.241- F25 Rezoning Policy  
23.243- F25 delete  
23.246, 244- F25 Bonuses  
23.248- P- purpose  
23.249, 250, 251- PUD (Was this addressed already)

## **Overlay Zones (note: some may be duplicate with topics above)**

23.255- Cap Dominance  
23.256- CVC  
23.272- Dont make changes to overlays  
23.273- add NP overlay back  
Downtown  
23.254- Move from DC/CC into Overlay  
23.257, 259- ground floor use



23.258- driveways on Ped Activity streets  
23.260, 261- shade trees  
23.262- setbacks  
23.262- compatibility  
23.264- screening  
23.265- surface parking (use)

UNO

23.269- increase Height  
23.270- remove parking  
23.267,271- add coops