Regulating Plan
for the
EAST RIVERSIDE CORRIDOR
ZONING DISTRICT

DATE ADOPTED: xxxxxxx
DATE EFFECTIVE: xxxxxxx

BASED ON THE EAST RIVERSIDE CORRIDOR MASTER PLAN:
Adopted February 25, 2010
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Regulating Plan
for the
EAST RIVERSIDE CORRIDOR ZONING DISTRICT

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INTRODUCTION TO THIS DOCUMENT

This Document is divided into seven Articles. The Diagram below provides an overview of the organization and a short summary of the standards addressed within each Article. Two appendices located at the end of the document contain 1) Street Cross Sections for new Collector streets within the ERC Zoning Boundary and 2) optional Water Quality Standards.

**Article 1: General Provisions**

Includes General Provisions that should be reviewed for all properties in the ERC Zoning District. This Article also encourages creativity and innovative design by allowing an applicant to propose an alternative approach to meeting the standards of the Document through the “alternative equivalent compliance” provision.

- East Riverside Corridor Zoning District Map
- East Riverside Corridor Subdistrict Map
- East Riverside Corridor Roadway Types Map
- East Riverside Corridor Active Edges Map
- East Riverside Corridor Collector Street Map
- East Riverside Corridor Hub Map
- East Riverside Corridor Maximum Height Map (no Development Bonus)
- East Riverside Corridor Development Bonus Height Map

**Article 2: Land Use**

Includes Land Use requirements for each ERC Subdistrict. Standards in this Article address the following:

- Permitted;
- Conditional;
- and Prohibited uses.

**Article 3: Circulation, Connectivity & Streetscape**

Standards in this Article are based on roadway type and address the following:

- Sidewalks;
- On-street parking; and
- On-site circulation and off-site connectivity.

CONTINUED ON NEXT PAGE
Article 4: Site Development Standards

Includes Site Development Standards intended to ensure that buildings relate appropriately to surrounding developments and streets, promote efficient on-site pedestrian and vehicle circulation, and provide adequate parking in safe and appropriate locations. Most of these standards are based on ERC Subdistricts or are applicable to all development in the ERC Zoning District. However, the relationship of buildings to streets and walkways is based on Roadway type. Standards in this Article address the following:

- General development standards;
- Relationship of buildings to streets and walkways (based on roadway type);
- Off-street parking;
- Exterior lighting and screening of equipment and utilities;
- Sign regulations;
- Private common open space and pedestrian amenities;
- Public open space and trails;
- Stormwater management; and
- Shade and Shelter.

Article 5: Building Design Standards

Includes Building Design Standards intended to address the physical appearance of all buildings subject to this Document to ensure that building designs support a walkable pedestrian environment. Included are standards for:

- Building entrances;
- Window glazing;
- Building façade treatment;
- Ground floor treatment of active edge mixed use buildings; and
- Building stepback requirements.

Article 6: Development Bonus Standards

Includes Development Bonus Standards which provide development incentives for projects providing specified public benefits.

Article 7: Definitions

Includes Definitions for terms used in this Document.

Appendix A

Includes ERC Street Cross-Section Standards for new streets built within the East Riverside Corridor Zoning District.

Appendix B

Water Control Best Management Practices

Includes photos and illustrations of Water Quality Control Best Management Practices (voluntary) as described in the City of Austin Environmental Criteria Manual Section 1.6. Development projects and new streets within the ERC Regulating District are encouraged to incorporate these innovative water quality controls into the project design.
Determining Applicability:

Applicability of the Standards included in this document is determined largely by The East Riverside Corridor (ERC) Subdistrict of the property in question, whether a property is within an ERC Hub, and the roadway type(s) adjacent to it. Therefore an important first step in the development process is to identify a property’s subdistrict, adjacent roadway type(s), and whether the property is within a Hub. The size of the site and the type of development (residential, commercial, mixed use, etc.) also need to be considered, since different standards may apply. The applicability at the beginning section of each article summarizes the applicability of the standards described in that article.

1 ERC Subdistricts

The ERC Subdistricts are shown in Figure 1-2. Permitted land uses and general development and urban design standards for a property are based upon the applicable ERC Subdistrict. The five subdistricts in the East Riverside Corridor Zoning District are listed below and described in Section 2.3.4.

- **CMU** Corridor Mixed Use
- **IMU** Industrial Mixed-Use (IMU)
- **NMU** Neighborhood Mixed Use
- **UR** Urban Residential (UR)
- **NR** Neighborhood Residential (NR)
Roadway Types

All existing and future streets in the ERC Zoning District will have one of four roadway type designations, which establish many of the sidewalk, streetscape and building placement standards in this Document. The four ERC roadway types are shown on the ERC Roadway Type Map in Figure 1-3 and are listed below. See Section 3.2.2 for Roadway Type descriptions.

- ERC Core Transit Corridors
- ERC Pedestrian Priority Collector
- ERC Urban Roadway
- ERC Highways

ERC Hubs

Within the ERC Zoning District, there are four designated Hubs, or areas where the most intensive development within the corridor is encouraged. These are shown on the ERC Hubs Map in Figure 1-6. Properties within the Hub boundaries are eligible for development bonuses in exchange for the provision of specified community benefits (See Article 6).