

CODENEXT

SHAPING THE AUSTIN WE IMAGINE



What is a Form-Based Code?

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Council Briefing
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Austin, TX

Conventional Zoning = Out of Date Operating System

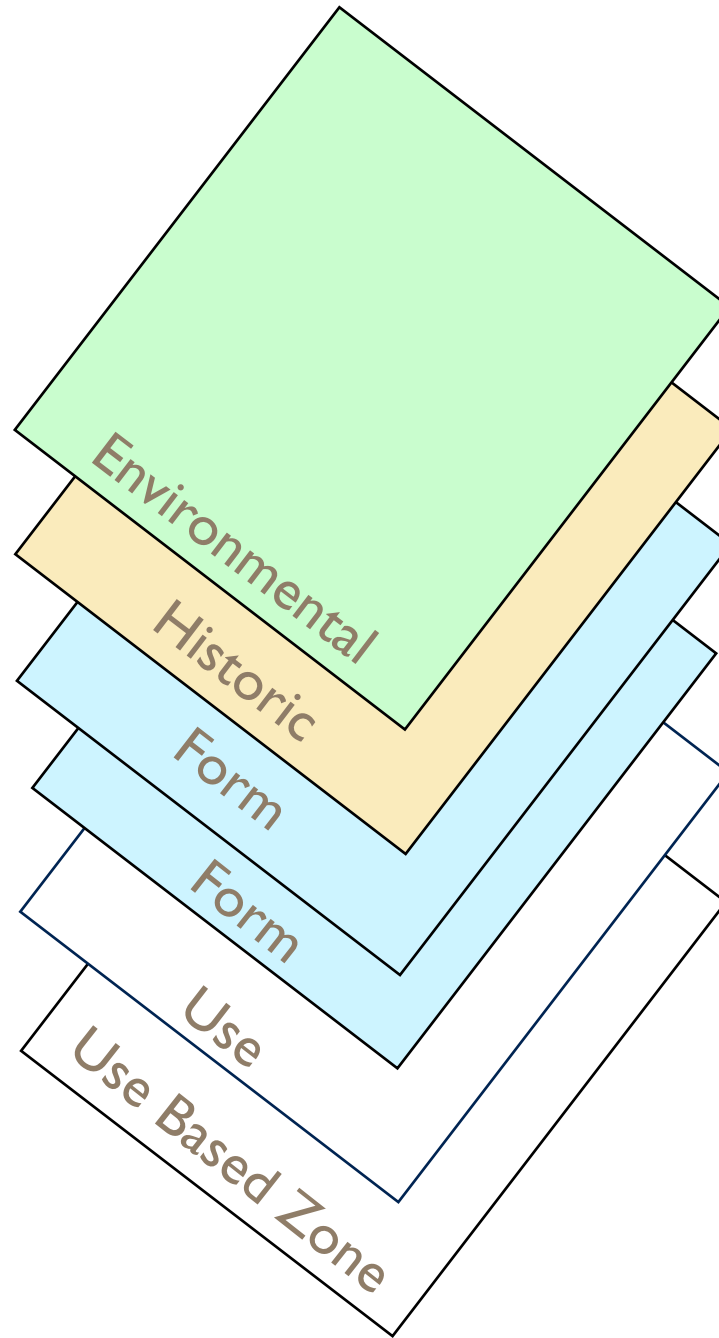


Especially for Walkable Neighborhoods

Conventional Zoning Focus

USE
FORM

The Response: Added Layers of Regulations in Attempt to Fix



Form-Based Code Focus

FORM
USE

Not All Form-Based Zones Allow a Mix of Uses



Little Mix of Uses



Large Mix of Uses

Why Does this Matter?

Current System Recognizes by Use Not Form or Context

Both are Single Family Use, but Very Different Forms & Contexts



Allandale



Central East Austin

Current System Recognizes by Use Not Form or Context

Both are Commercial Use, but Very Different Forms & Contexts



Neighborhood Main Street

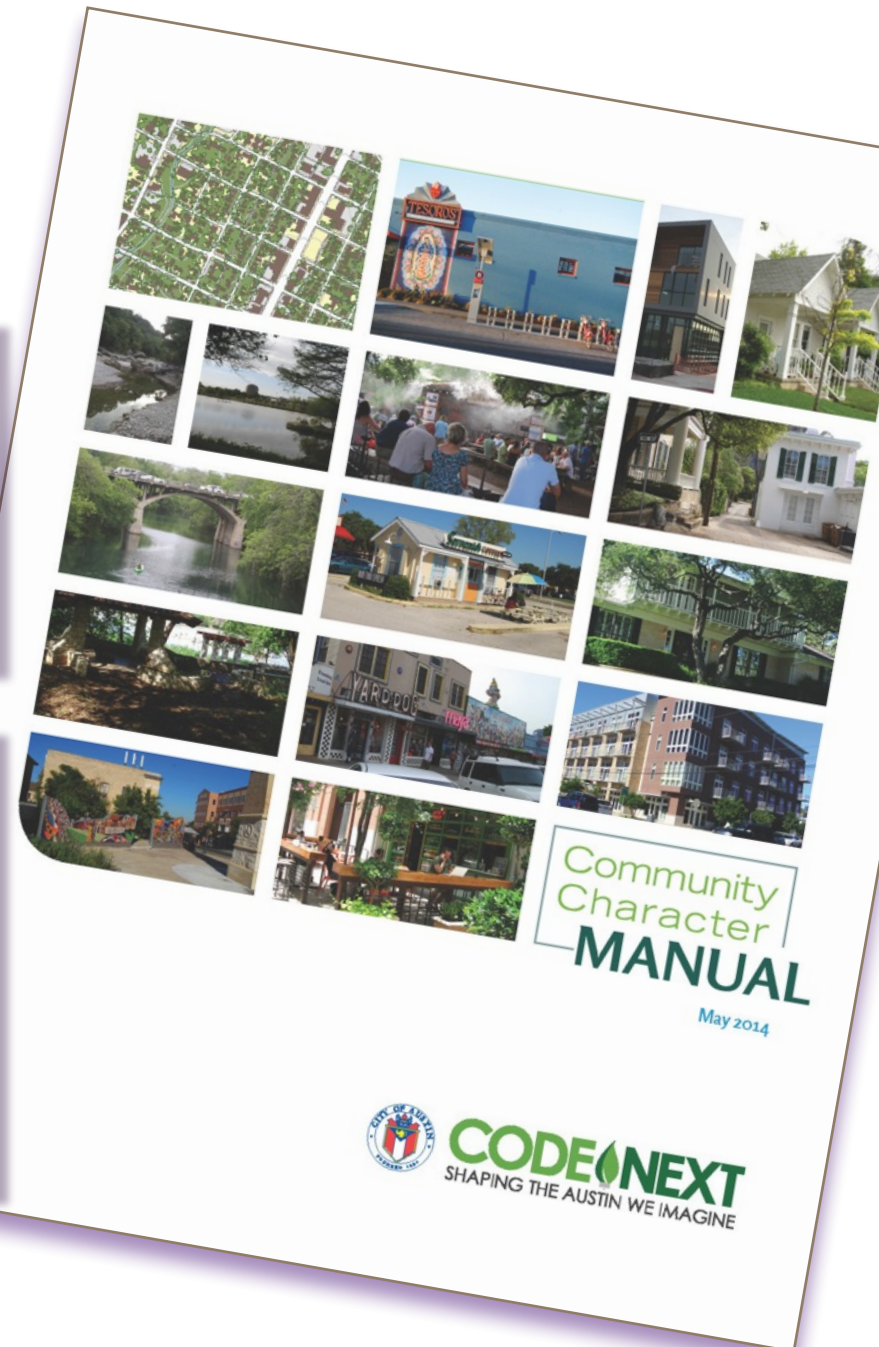


Strip Mall

It's All About Understanding Different Contexts

Community Character Manual:

- **Understand different places** that exist throughout Austin.



Context Approach Enables Us to Reinforce Existing Patterns

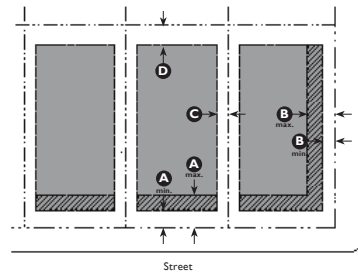


Provide Compatible Yet Diverse Housing Choices

Clarity = Confidence

10-40.40.080

T4 Neighborhood 2 (T4N.2) Standards



Key

- ROW/Property Line
- Building Setback Line
- Building Area
- ▨ Facade Area

D. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building	
Front ¹	5' min.; 12' max. A
Front facade within area	50% min.
Side Street/Civic Space	10' min.; 15' max. B
Side ²	3' min. C
Rear	3' min. D
Outbuilding	
Front	20' min.
Side	0' min.; 3' max.
Rear	3' min.

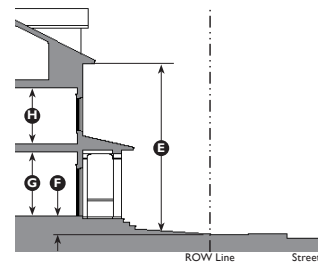
¹Setback may match an existing adjacent building as follows. The building may be set to align with the facade of the frontmost immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.

²No side setback required between townhouse and/or live/work building types.

Miscellaneous

Upper-floor units must have a primary entrance along a street or courtyard facade.

Ground-floor residential units along a street must have individual entries.



E. Building Form³

Height

Principal Building	
Stories	4 Stories max.
To Eave/Parapet	40' max. E
Overall	52' max.
Outbuilding	
To Eave/Parapet	18' max.
Overall	28' max.
Ground Floor Finish Level	18" min. above sidewalk F
Ground Floor Ceiling	9' min. clear G
Upper Floor(s) Ceiling	8' min. clear H

³ See Division 10-50.100 (Specific to Building Types) for additional building form regulations.

Footprint

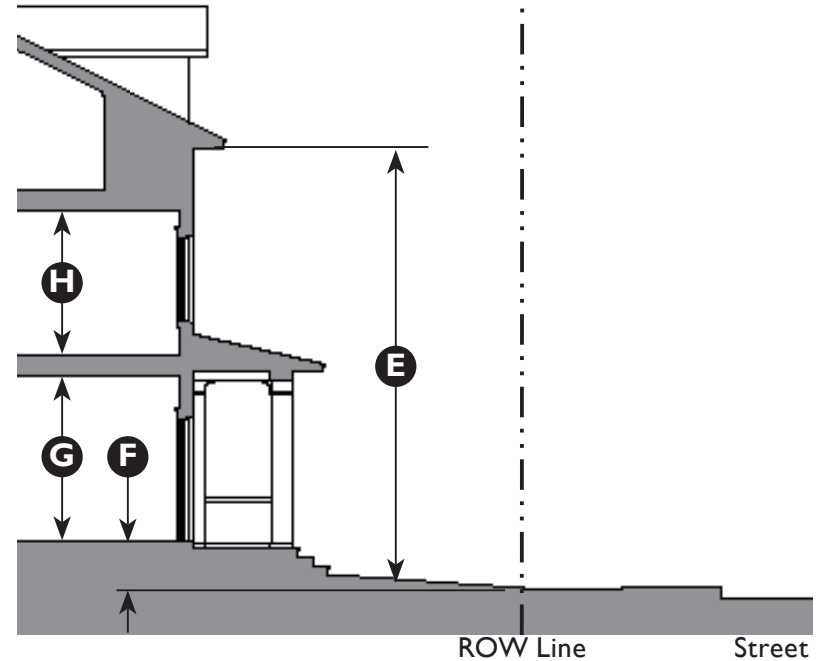
Depth, ground-floor residential space along primary street frontage	30' min.
Lot Coverage	80% max.

Miscellaneous

Mansard roof forms are not allowed.

10-74

Flagstaff Zoning Code



E. Building Form³

Height

Principal Building

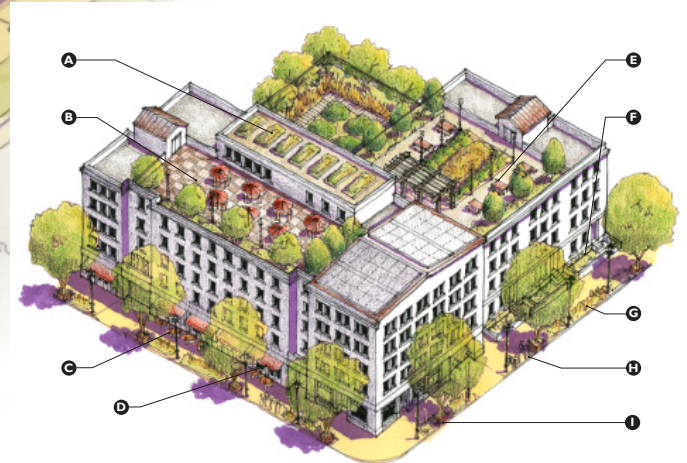
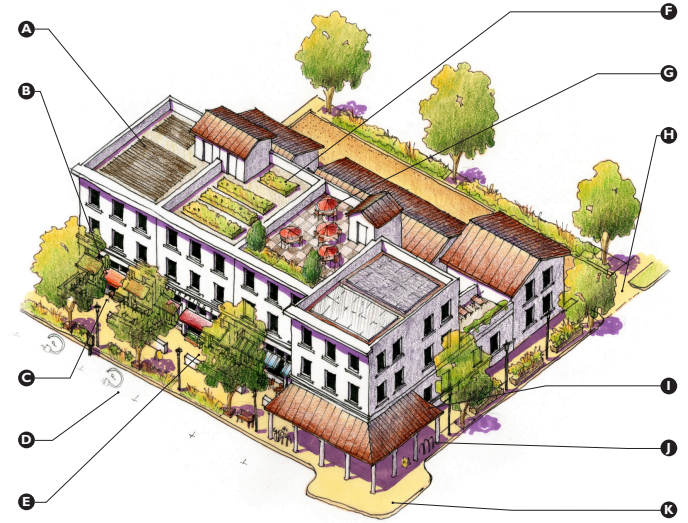
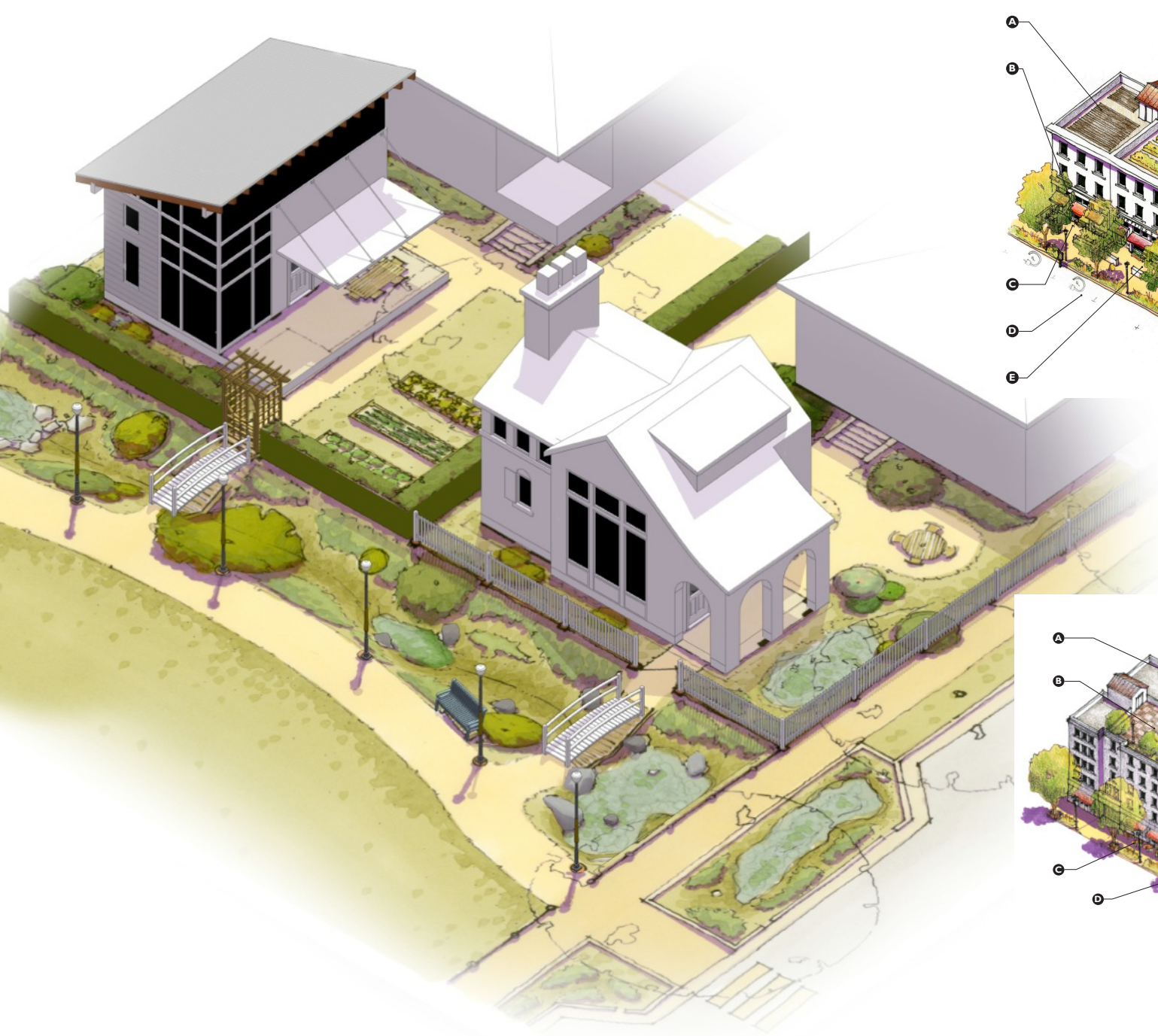
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We Can Integrate Sustainability into FBCs



Austin Will Get A Hybrid Code: Form-Based and Conventional Elements

PLANNING PRACTICE

Going Hybrid

How one city overhauled its zoning code while combining form-based and conventional elements.

By Roger E. Eastman, AICP, with Daniel Parolek and Lisa Wise

FLAGSTAFF, ARIZONA, entered an exclusive club in November. It is now one of the few cities in the U.S. that have adopted a hybrid zoning ordinance with both form-based components and conventional Euclidean elements as part of a complete code rewrite. “Simplified, streamlined, predictable” raved an editorial in the *Arizona Daily Sun* while praising both the code and the process used to adopt it. Getting the new code adopted wasn’t easy, but many city residents think the effort will be repaid in a more efficient, more equitable, and easier-to-use zoning system. The adoption of the new zoning code also caps off a successful public engagement process that has changed the generally negative perception of city planners.

TIME FOR AN UPDATE

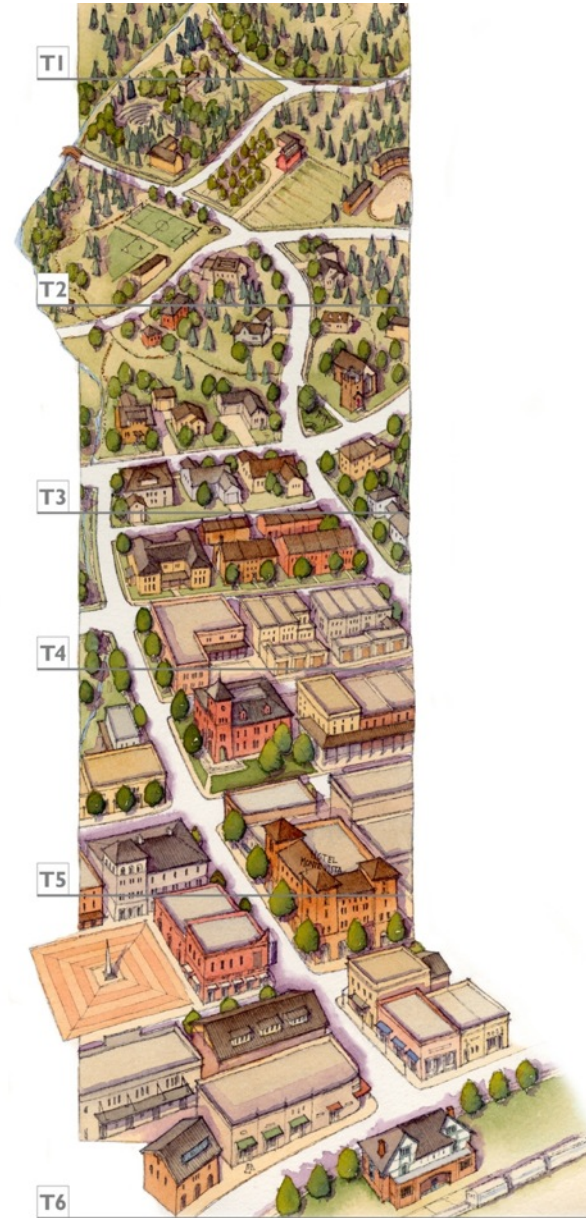
An important first step in approaching a new code was differentiating between what Christopher Leinberger calls “walkable urban” areas from “drivable suburban” areas (*The Option of Urbanism*, Island Press, 2008). By making this distinction, Flagstaff could apply a form-based code in the walkable areas of the city while generally leaving the existing conventional code in place in the

Thus, a new transect-based hybrid code resulted that defaults to promoting and allowing for walkable urbanism while seamlessly incorporating refined yet otherwise conventional Euclidean zoning tools for the drivable suburban areas. Because the regulations for the two different types of areas are not muddled together, the form-based code could be kept intact—and development opportunities could emerge in a manner con-

Flagstaff (pop. 62,000), at an elevation of about 7,000 feet, is the regional hub of northern Arizona. Established as a stop on the early transcontinental railway in 1882 and later Route 66 and Interstate 40, Flagstaff quickly grew as a logging and ranching town, and as a gateway for tourists visiting the Grand Canyon and other national parks and monuments. Residents appreciate the natural beauty of the area and enjoy outdoor pursuits such as hiking, skiing, hunting, fishing, and camping.

The downtown and oldest neighborhoods were planned with small blocks and lots, and today are valued for their historic buildings and inherently walkable urban character. Typical of many American cities, Flagstaff’s urban form changed after World War II as auto-oriented suburban developments were added to the periphery of the city. Until recently Flagstaff’s zoning ordinances have actively promoted these drivable suburban development patterns.

The need for a comprehensive update of the city’s land development code had been apparent for some time as developers, contractors, design professionals, and residents complained about the code’s complexity and inconsistency. Some even blamed the cumbersome nature of the code for contributing to the high cost of development and the failure of bio projects and economic develop-



Austin Needs this New Operating System



Not Adding Additional Layers. A New Foundation

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE

<http://www.austintexas.gov/departments/codenext>