SHAPING THE AUSTIN WE IMAGINE

AUSTIN
LAND
DEVELOPMENT
CODE

City Council Work Session
Code Draft Preview
Spring 2017
IN THIS PRESENTATION

1. PROCESS
   how we got to this point
   10 minutes

2. PRIORITIES
   to improve quality of life
   10 minutes

3. PREVIEW
   understanding the new code
   40 minutes
PART 1

PROCESS
What sort of city do we want Austin to be?
“Austin has a true sense of place and culture. To be from Austin means something to people, conjuring images of Barton Springs, music, food, outdoor recreation...open-mindedness. It’s a little grungy, a little hippie, and a little country all rolled into one.”

Imagine Austin Community Forum Series #1 participant
The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012.

Imagine Austin lays out our citizens’ vision for a complete community that responds to the pressures and opportunities of our growing modern city.

Core Principles for Action:
- Grow as a compact, connected city
- Integrate nature into the city
- Provide paths to prosperity for all
- Develop as an affordable and healthy community
- Sustainably manage water, energy and other environmental resources
- Endorse innovation and creativity throughout the city
In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Past reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/codenext
Top 10 Issues

1. Ineffective Base Zoning Districts
2. Competing Layers of Regulations
4. Lack of Household Affordability and Choice
5. Auto-Centric Code
6. Not Always In Line with Imagine Austin
7. Lack of Usability and Clarity
8. Ineffective Digital Code
9. Code Changes Adversely Affect Department Organization
10. Incomplete and Complicated Administration and Procedures
Limitations of Conventional Zoning

The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

These three parcels have “CS – Commercial Services” as their base zone.
LIMITATIONS OF CONVENTIONAL ZONING

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.
## Existing Base Zoning Districts

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>COMMERCIAL</th>
<th>COMBINING AND OVERLAY DISTRICTS</th>
<th>SPECIAL PURPOSE ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA</td>
<td>NO</td>
<td>Neighborhood Office</td>
<td>DR</td>
</tr>
<tr>
<td>RR</td>
<td>LO</td>
<td>Limited Office</td>
<td>AV</td>
</tr>
<tr>
<td>SF-1</td>
<td>GO</td>
<td>General Office</td>
<td>AG</td>
</tr>
<tr>
<td>SF-2</td>
<td>CR</td>
<td>Commercial Recreation</td>
<td>P</td>
</tr>
<tr>
<td>SF-3</td>
<td>LR</td>
<td>Neighborhood Commercial</td>
<td>PUD</td>
</tr>
<tr>
<td>SF-4A</td>
<td>GR</td>
<td>Community Commercial</td>
<td>TN</td>
</tr>
<tr>
<td>SF-4B</td>
<td>L</td>
<td>Lake Commercial</td>
<td>TOD</td>
</tr>
<tr>
<td>SF-5</td>
<td>CBD</td>
<td>Central Business District</td>
<td>NBG</td>
</tr>
<tr>
<td>SF-6</td>
<td>DMU</td>
<td>Downtown Mixed Use</td>
<td>ERC</td>
</tr>
<tr>
<td>MF-1</td>
<td>W/LO</td>
<td>Warehouse/Limited Office</td>
<td></td>
</tr>
<tr>
<td>MF-2</td>
<td>CS</td>
<td>Commercial Services</td>
<td></td>
</tr>
<tr>
<td>MF-3</td>
<td>CS-1</td>
<td>Commercial - Liquor Sales</td>
<td></td>
</tr>
<tr>
<td>MF-4</td>
<td>CH</td>
<td>Commercial Highway</td>
<td></td>
</tr>
<tr>
<td>MF-5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MF-6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MH</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Limitations of Conventional Zoning

### Combining and Overlay Districts
- Central Urban Redevelopment (CURE)
- Conditional Overlay
- Historic Landmarks
- Historic Area
- Neighborhood Conservation
- Capitol Domination
- Capitol View Corridor Overlay
- Congress Avenue
- East Sixth / Pecan Street
- Downtown Parks
- Downtown Creeks
- Convention Center
- Planned Development Area
- Criminal Justice Center Overlay
- Barton Springs Zoning District Overlay
- Waterfront Overlay
- University Neighborhood Overlay
- Neighborhood Plan
- Mixed Use
- Vertical Mixed Use

### Special Purpose Zoning Districts
- DR: Development Research
- AV: Aviation Services
- AG: Agricultural District
- P: Public
- PUD: Planned Unit Development
- TN: Traditional Neighborhood
- TOD: Transit Oriented Development
- NBG: North Burnet/Gateway
- ERC: East Riverside Corridor

**400+ Combinations Found in the Existing Code**
1. Increase effectiveness of zoning code by introducing form-based transect zones

2. Update, simplify and roll forward existing use-based zones

3. Improve organization of code and introduce graphics to demonstrate intent
Creating a framework to help improve quality of life.

- MOBILITY
- COMMUNITY
- ENVIRONMENT
- HOUSING
- PERMITTING
walkable + CONNECTED

“...It creates a certain community pride where there are shops around you and it’s affordable to live there... you can walk there.”

Eiler Rodriguez
Barista and renter
MOBILITY

Centers and Corridors

Urban Trail Connections

Multi-modal Transportation

Human-scale Street Design

Walk to Shops and Services

austintexas.gov/codenext/mobility
We create a lot of culture here, and there’s a lot of innovation. If we squeeze people out, we’ll lose that.”

Amanda Lewis
Homeowner, Community Organizer
COMMUNITY

- Strengthen Neighborhoods
- Enable Small Enterprises
- Right-size Zoning
- Diverse Places for People
- Anticipate Future Growth

austintexas.gov/codenext/community
Trees clean our air and water, lower hot summer temperatures, and are our first line of defense against flooding. It’s important to plant new trees and help them grow, and more important to protect the ones we have inherited.”

Thais Perkins
Executive Director, TreeFolks
People are really constricted in their housing choices—making a lot of sacrifices and barely getting by.”

Thomas Echolz
Musician and renter
HOUSING

More Diverse Housing Choice

More Units By Right

Affordability Incentives

Flexible Live/Work Places

Connected Subdivisions

austintexas.gov/codenext/housing
The code shouldn’t stand in the way. It should be neutral, so that those who are engaged in the community, trying to inspire, be inspired, can excel at those things and allow it to happen.”

Scott Ginder
Principal/Founder
Forge Craft Architecture + Design
PERMITTING

Clearer Zoning Districts

Fine-Tuned Uses in Zones

Site Planning Process

Simplified Permitting

Organized Graphic Code

austintexas.gov/codenext/permitting
PART 3

PREVIEW
**How it’s organized:** Relocated under a different title number, an extensive reorganization of the Land Development Code elevates community priorities, consolidates procedures, and introduces a hybrid zoning code with new form-based standards.

<table>
<thead>
<tr>
<th>Title 23</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>Administration and Procedures</td>
<td>2</td>
</tr>
<tr>
<td>General Planning Standards for All</td>
<td>3</td>
</tr>
<tr>
<td>Zoning Code</td>
<td>4</td>
</tr>
<tr>
<td>Subdivision</td>
<td>5</td>
</tr>
<tr>
<td>Site Plan</td>
<td>6</td>
</tr>
<tr>
<td>Building, Demolition and Relocation Permits and Special Requirements for Historic Structures</td>
<td>7</td>
</tr>
<tr>
<td>Signage</td>
<td>8</td>
</tr>
<tr>
<td>Transportation (Mobility)</td>
<td>9</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>10</td>
</tr>
<tr>
<td>Technical Codes</td>
<td>11</td>
</tr>
</tbody>
</table>
Work In-Progress
The CodeNEXT team is still hard at work refining and drafting additional code text standards.

• Affordable Housing Incentives Program  April 2017
• Functional Green (Ecological Services) April 2017
• Signage  April 2017
• Street Design  Summer 2017
• Transportation Demand Management (TDM) Summer 2017
• Traffic Impact Analysis (TIA)  March 2017
Affordable Housing Incentives Program

- **Unifies Fragmented Program**
- **Creates a Framework**
- **Ability to Adjust to Market Conditions**

Replaces the fragmented system of individualized static incentives programs with a unified framework organize standards and incentives. Program calibrates standards for different parts of the city and provides for updates as market conditions change. Anticipated release of draft regulations in April 2017.
Functional Green

- Integrate Nature into the City
- Provide Flexibility

Standards will help integrate nature into the City on development with 80% or more impervious cover. Requirements are being prepared and will be located in the Environmental Criteria Manual. Anticipated release of draft regulations in April 2017.
Signage

- Clear Graphics
- Reorganized

Conformance with Supreme Court's decision in Reed v. Town of Gilbert and several subsequent lower court decisions, the draft Sign Regulations prepared by the consultant team require further revisions. Anticipated release date for these provisions is April 2017.
Street Design

- Provide for Variety of Users
- Streets Adjust to Context within City

Work is underway to implement the Complete Streets ordinance, providing the city with a toolkit of design elements to create streets designed for a variety of users. Anticipated release date for these provisions is Summer 2017.
Transportation Demand Management (TDM)

- Provides design features, incentives, and tools to encourage residents, tenants, employees, and visitors to travel by sustainable transportation modes.

Draft language is included in the Public Review Draft. For the creation of a TDM program. The regulations that will reside in Criteria Manual and the process for the administration of the program has yet to begin. Anticipated release Summer 2017.
Traffic Impact Analysis (TIA)

- Formalize, Clarify, and Refine
- Improve Consistency and Predictability
- Provide Changes that will Bridge to Long-term Improvements

Work Outside of CodeNEXT

Some elements of the Land Development Process will be updated after the adoption of the new Land Development Code.

- Technical Manuals
- Criteria Manuals
Foundational Regulations Maintained and Strengthened

Austin’s foundational regulations on watershed, tree preservation, parkland dedication have been brought to the front of the code in a prominent location. Affordable Housing Incentives Program, when completed will join these regulations.

- **Save Our Springs (SOS)**
  - pulled forward

- **Watershed**
  - pulled forward

- **Urban Forest Protection and Replenishment**
  - pulled forward

- **Parkland Dedication**
  - pulled forward
Standards Pulled Forward with Clarification and New Organization

- Hill Country Roadways
- Historic Districts
- Administration and Procedures

Portions of the code that were buried have been clarified and move to a new location in the new Land Development Code in an easier to use and better organized code.
Integrated

These layers of design related standards have been integrated into the zoning districts and other standards, reducing the number of layers of regulations while maintaining intent.

- Compatibility
  (Chapter 25-2 Subchapter C Article 10)

- Design Standards and Mixed Use (Commercial)
  (Chapter 25-2 Subchapter E)

- Residential Design and Compatibility Standards
  (Chapter 25-2 Subchapter F)

- Conditional Overlays
  (Conditional Overlay (CO) Combining District)
Other Policy Documents Maintained

Through the process of creating the new Land Development Code, existing localized policy documents have been maintained.
What it looks like:
Strong headers and footers explain where you are inside the document. Graphics and illustrations visually explain regulations, and indenting, section breaks, and labeling add clarity.
What happened to Articles, Divisions, Subchapters and Subparts?

25-2-774

30+ years of Amendments without a major reorganization has led to a fragmented and dysfunctional organization of content.
**anatomy of THE CODE**

Each number and letter has significance, improving the usability and accessibility of the Land Development Code.

**New** Land Development Code has a unified organizational system that is consistent throughout, providing clarity and usability.

<table>
<thead>
<tr>
<th>Title</th>
<th>Chapter/Article</th>
<th>Division/Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>23-3C-3010</td>
<td>Title “23”</td>
<td>Division “3”</td>
</tr>
<tr>
<td></td>
<td>Chapter “3”</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Article “C”</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Section “010”</td>
</tr>
</tbody>
</table>
In this example:
Section 23-3C-3010 (Removal Prohibited)
is located in:
Title 23 (Land Development Code)
Chapter 3 (General Standards to All Planning)
Article C (Urban Forest Protection and Replenishment)
Division 3 (Heritage Trees)
Headers and Footers

The organizational system extends to the individual pages, with headers and footers providing assistance in understanding where in the overall Land Development Code these standards reside.
A hybrid approach
A hybrid zoning code brings together the operating systems of Form-Based zoning and conventional use-based zoning to address the unique qualities of the place types that make up our community.
Example:
**Reinforcing an existing Neighborhood Main Street**

New zoning tools intentionally craft and cultivate special places that enliven neighborhoods and strengthen their unique qualities and character.
how the CODE WORKS

Example: Creating a new Corridor Village

T4 and T5 transect zones focus redevelopment to sprout a walkable urban village that blends a broad range of inclusive uses.
The Natural-to-Urban Transect: Framework for Form-Based Code

This diagram illustrates a continuum of place types from the most natural to the most urban from left to right.
* Zone may be designated with “Open” sub-zone having the same building form regulations but allowing for a more diverse mix of uses.
transect zones
FORM DESCRIPTORS

Neighborhood Edge
House building forms with residential uses in a neighborhood setting.

Neighborhood
House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.

Main Street
Buildings that form a street of near continuous building frontage adjacent to a neighborhood.

Urban / Urban Core
Buildings that form a street of near continuous building frontage in a mixed-use urban setting.
T5 Zones

**T5 Neighborhood – Shallow Setback**
- Building Height: Up to 3 Stories
- Building Types: Multiplex: Medium
  Multiplex: Large
  Rowhouse: Medium ADU

**T5 Urban – Shallow Setback**
- Building Height: Up to 6 Stories
- Building Types: Rowhouse: Large Courtyard Building
  Low-Rise
  Mid-Rise
  ADU

**T5 Urban**
- Building Height: Up to 6 Stories
- Building Types: Rowhouse: Large Courtyard Building
  Low-Rise
  Mid-Rise
  ADU

**T5 Main Street**
- Building Height: Up to 6 Stories
- Building Types: Main Street
  Live/Work
  Mid-Rise

**T5MS**
- Building Height: Up to 6 Stories
- Building Types: Main Street
  Live/Work
  Mid-Rise

*“Open” sub-zone*
transect zones
AT-A-GLANCE

T6 Applicable only in
Imagine Austin Regional Centers
transect zones
STANDARDS

Standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces a walkable urban environment of desirable character.
# building TYPES

**Missing Middle Housing**
A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

<table>
<thead>
<tr>
<th>Small House Form</th>
<th>Medium House Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottage House</td>
<td>Wide House</td>
</tr>
<tr>
<td>Duplex: Front-and-back</td>
<td>Duplex: Side-by-Side</td>
</tr>
<tr>
<td>Small House</td>
<td>Multiplex: Medium</td>
</tr>
<tr>
<td>Duplex: Stacked</td>
<td>Long House</td>
</tr>
</tbody>
</table>
BUILDING TYPES (CONTINUED)

**Large House Form**
- Rowhouse: Medium
- Multiplex: Large

**Multiple House Form**
- Cottage Court
- Cottage Corner

**Accessory Building Form**
- Accessory Dwelling Unit (ADU)

**Block Form**
- Live/Work
- Main Street
- Courtyard Building
- Rowhouse: Large
- Low-Rise

**Large Block Form**
- Mid-Rise
- High-Rise/Tower
Neighborhood Edge – Wide Lot

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone in combination with higher-intensity transect zones.

- Detached
- Large Lot Widths
- Medium House Form
- Large Front Setbacks
- Medium to Large Side Setbacks
- Up to 2 Stories
- Common Yard and Porch Frontages
T3NE.WL

Neighborhood Edge – Wide Lot

To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone in combination with higher-intensity transect zones.

Informed by Crestview, Rosedale, Allandale
Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

- Detached or Semi-detached
- Small to Medium Lot Widths
- Small to Medium or Multiple House Forms
- Intermediate Front Setbacks
- Medium Side Setbacks
- Up to 2 Stories
- Stoop and Porch Frontages
TRANSECT ZONES

T3N.IS

Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Informed by East Austin, Chestnut, Foster Heights
Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

- Detached or Semi-detached
- Small to Medium Lot Widths
- Small to Medium or Multiple House Forms
- Intermediate Front Setbacks
- Medium Side Setbacks
- Up to 2 Stories
- Common Yard, Stoop, and Porch Frontages

* Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.
Neighborhood – Intermediate Setback

To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Informed by East Austin, Old West Austin, Hyde Park

* Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.
To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.

- Attached or Semi-detached
- Small to Medium Lot Widths
- Block Form
- Small to No Front Setbacks
- Small to No Side Setbacks
- Up to 3 Stories
- Gallery, Shopfront, Terrace, Lightwell, and Dooryard Frontages

* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.
To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.

* *Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.*

Informed by South Congress, Hyde Park
To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

- Attached or Semi-detached
- Small to Large Lot Widths
- Block to Large Block Form
- Small to No Front Setbacks
- Small to No Side Setbacks
- Up to 6 Stories
- Terrace, Stoop, Lightwell, and Dooryard Frontages (Shopfront Frontages in Open Sub-Zone only)

* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.
To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.

Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.
TRANSECT ZONES

T6U Urban

To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it support public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.

<table>
<thead>
<tr>
<th>Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small to Block Lot Widths</td>
</tr>
<tr>
<td>Block to Large Block Form</td>
</tr>
<tr>
<td>Small to No Front Setbacks</td>
</tr>
<tr>
<td>Small to No Side Setbacks</td>
</tr>
<tr>
<td>Up to 16 Stories</td>
</tr>
<tr>
<td>Gallery, Terrace, and Shopfront Frontages</td>
</tr>
</tbody>
</table>

Applicable only in Imagine Austin Regional Centers
To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it support public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.

Informed by Downtown

Applicable only in Imagine Austin Regional Centers
Building Height

Building height limits preserve community character and ensure smooth transitions between zones to protect neighborhoods and encourage walkability, while focusing high-density development in urban cores.
**Front Setback**

Setbacks are defined as the mandatory clear distance between a lot line and a building. In addition to side and rear setbacks detailed in the code, front setbacks shape the character of a street, neighborhood or district.
non-transect ZONES

Goal:
Update and roll forward existing Use-Based Zones (Title 25)

Base Zoning Districts (Title 25)  Non-Transect Zones (Title 23)
**non-transect ZONES**

**Approach:**
Simplify the number of zones by combining zones with similar development standards and use regulations.

<table>
<thead>
<tr>
<th>Example</th>
<th>NO</th>
<th>LO</th>
<th>LR</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intensity (FAR)</strong></td>
<td>0.35</td>
<td>0.70</td>
<td>0.5</td>
<td>0.5</td>
</tr>
<tr>
<td><strong>Lot Size (min) Area</strong></td>
<td>5,750 sf</td>
<td>5,750 sf</td>
<td>5,750 sf</td>
<td>5,750 sf</td>
</tr>
<tr>
<td><strong>Lot Size (min) Width</strong></td>
<td>50 ft</td>
<td>50 ft</td>
<td>50 ft</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Impervious Coverage (max)</strong></td>
<td>60%</td>
<td>70%</td>
<td>80%</td>
<td>60%</td>
</tr>
<tr>
<td><strong>Building Coverage (max)</strong></td>
<td>35%</td>
<td>50%</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td><strong>Setbacks (min) front</strong></td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>20</td>
</tr>
<tr>
<td><strong>Setbacks (min) side street</strong></td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td><strong>Setbacks (min) side interior</strong></td>
<td>5</td>
<td>5</td>
<td>-</td>
<td>5</td>
</tr>
<tr>
<td><strong>Setbacks (min) back</strong></td>
<td>5</td>
<td>5</td>
<td>-</td>
<td>5</td>
</tr>
<tr>
<td><strong>Height (max) feet</strong></td>
<td>35</td>
<td>40</td>
<td>40</td>
<td>35</td>
</tr>
</tbody>
</table>
non-transect ZONES

Approach:
Provide better tools to regulate by creating new base zones.

Intensity of the CS District + Use Restrictions of the GR District = New RC Zone
non-transect ZONES

Approach:
Improve transparency by incorporating multiple layers of regulations into the base zone.

**Process Example:**

<table>
<thead>
<tr>
<th>Existing Zones</th>
<th>Overlay Zones</th>
<th>New Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Office (GO)</td>
<td>n/a</td>
<td>LC (LC)</td>
</tr>
<tr>
<td>General Office (GO)</td>
<td>Mixed-Use</td>
<td>LC-Open (LC-O)</td>
</tr>
</tbody>
</table>
non-transect ZONES

All information related to Non-Transect Zone purpose, description, allowed use, and development regulations in one Division

Subchapter A, Article 2- Districts
Subchapter B, Article 2- District Specific Procedures
Subchapter C, Article 2- Use and Development Regulations
Subchapter C, Article 3- Additional Standards
Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.

### Low to Medium Intensity Residential

<table>
<thead>
<tr>
<th>Zone</th>
<th>Similar to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>RR</td>
</tr>
<tr>
<td>Very Low Density Residential</td>
<td>SF1</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>SF2</td>
</tr>
<tr>
<td>Low to Medium Density Residential</td>
<td>SF3, SF4B</td>
</tr>
<tr>
<td>Low to Medium Density Residential - Small Lot</td>
<td>SF4A</td>
</tr>
</tbody>
</table>

### Medium to High Intensity Residential

<table>
<thead>
<tr>
<th>Zone</th>
<th>Similar to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Density Residential</td>
<td>SF5, SF6</td>
</tr>
<tr>
<td>Medium to High Density Residential</td>
<td>MF1, MF2</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>MF3, MF4</td>
</tr>
<tr>
<td>Very High Density Residential</td>
<td>MF5, MF6</td>
</tr>
<tr>
<td>Manufactured Home Park</td>
<td>MH</td>
</tr>
</tbody>
</table>

### Restricted Commercial

<table>
<thead>
<tr>
<th>Zone</th>
<th>Similar to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Commercial Sub-Zone Limited, Open</td>
<td>NO, LO, LR</td>
</tr>
<tr>
<td>Local Commercial Sub-Zone Limited, Open</td>
<td>GO</td>
</tr>
<tr>
<td>Retail and Office Commercial</td>
<td>GR new</td>
</tr>
<tr>
<td>General Commercial Sub-Zone Limited, Open</td>
<td></td>
</tr>
<tr>
<td>Regional Commercial</td>
<td></td>
</tr>
</tbody>
</table>

### Mixed-Use Commercial

<table>
<thead>
<tr>
<th>Zone</th>
<th>Similar to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Core</td>
<td>DMU</td>
</tr>
<tr>
<td>Downtown Core</td>
<td>CBD</td>
</tr>
</tbody>
</table>

### Service and Highway Commercial

<table>
<thead>
<tr>
<th>Zone</th>
<th>Similar to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse Commercial</td>
<td>W/LO</td>
</tr>
<tr>
<td>Service Commercial Sub-Zone Limited, Open</td>
<td>CS, CS-1</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>CH</td>
</tr>
</tbody>
</table>

### Special Commercial

<table>
<thead>
<tr>
<th>Zone</th>
<th>Similar to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Recreation</td>
<td>CR</td>
</tr>
</tbody>
</table>
Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

**Non-Transect Zone Intensity**
- Very Low (VLD)
- Low (LD)
- Low-Medium (LMD)
- Medium (MD)
- Medium-High (MHD)
- High (HD)
- Very High (VHD)

**Zone Category**
- Residential (R)
Non-transect zones have a two-part naming convention to identify intensity/character and base zone category with an optional Sub-zone that allows additional uses.

**Zone Character**
- Neighborhood (N)
- Local (L)
- General (G)
- Regional (R)
- Downtown (D)
- Service (S)
- Warehouse (W)
- Highway (H)

**Zone Category**
- Commercial (C)

**Sub-Zone**
- Open (O) allows additional land uses
Non-transect zones have a two-part naming convention to identify intensity/character and base zone category.

**Non-Transect Zone Intensity**
- Flex (F)
- General (G)
- Heavy (H)

**Zone Category**
- Industrial (I)
Goal:
Improve and simplify land uses.

155+ > 123±

Existing Land Uses  New Land Uses/sub-uses
Approach:
Simplify land use tables.

Before:

After:

Land Use
Organized alphabetically by use category

Reference
To additional standards by use

Permit Requirements
Permit requirements by zone
### Existing Commercial Zones

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>NO</th>
<th>LO</th>
<th>LR</th>
<th>GO</th>
<th>GR</th>
<th>CH</th>
<th>DMU</th>
<th>CBD</th>
<th>CS</th>
<th>CS-1</th>
<th>W/LO</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Support Services</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
</tr>
<tr>
<td>Financial Services</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Consumer Convenience Services</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>C</td>
</tr>
<tr>
<td>Communications Services</td>
<td>--</td>
<td>P</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

**Approach:**
Combine land uses with similar definitions, regulations, impact, and/or operation.
**Approach:**
Combine land uses with similar definitions, regulations, impact, and/or operation.

<table>
<thead>
<tr>
<th>Existing Commercial Zones</th>
<th>NO</th>
<th>LO</th>
<th>LR</th>
<th>GO</th>
<th>GR</th>
<th>CH</th>
<th>DMU</th>
<th>CBD</th>
<th>CS</th>
<th>CS-1</th>
<th>W/LO</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Land Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Business Support Services</em></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td><em>Financial Services</em></td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><em>Consumer Convenience Services</em></td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>C</td>
</tr>
<tr>
<td><em>Communications Services</em></td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
</tbody>
</table>
Approach:
Combine land uses with similar definitions, regulations, impact, and/or operation.

<table>
<thead>
<tr>
<th>Existing Commercial Zones</th>
<th>NO</th>
<th>LO</th>
<th>LR</th>
<th>GO</th>
<th>GR</th>
<th>CH</th>
<th>DMU</th>
<th>CBD</th>
<th>CS</th>
<th>CS-1</th>
<th>W/LO</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Land Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business and Professional Services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Financial Services</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Consumer Convenience Services</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>C</td>
<td>-</td>
</tr>
<tr>
<td>Communications Services</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
<tr>
<td>Business and Professional Services</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
</tr>
</tbody>
</table>
Approach: Combine land uses with similar definitions, regulations, impact, and/or operation.
## Approach:
Combine land uses with similar definitions, regulations, impact, and/or operation.

### Existing Land Use

<table>
<thead>
<tr>
<th>Business and Professional Services</th>
<th>NO</th>
<th>LO</th>
<th>LR</th>
<th>GO</th>
<th>GR</th>
<th>CH</th>
<th>DMU</th>
<th>CBD</th>
<th>CS</th>
<th>CS-1</th>
<th>W/LO</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-</td>
</tr>
</tbody>
</table>
**Approach:**
Provide better tools to regulate.

**Tailor Regulation by Impact and Zone**

<table>
<thead>
<tr>
<th>Use</th>
<th>Restricted Commercial</th>
<th>Retail and Office Commercial</th>
<th>Mixed Use Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific to use</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Retail:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>≤5,000 sq ft</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>&gt;5,000 and ≤10,000 sq ft</td>
<td>MUP</td>
<td>MUP</td>
<td>P</td>
</tr>
<tr>
<td>&gt;10,000 and ≤100,000 sq ft</td>
<td>—</td>
<td>—</td>
<td>P</td>
</tr>
<tr>
<td>&gt;100,000 sq ft</td>
<td>—</td>
<td>—</td>
<td>CUP</td>
</tr>
<tr>
<td>w/ Onsite Production</td>
<td>—</td>
<td>CUP</td>
<td>P</td>
</tr>
<tr>
<td>w/ Outside Storage</td>
<td>23-4E-6160</td>
<td>—</td>
<td>CUP</td>
</tr>
</tbody>
</table>
Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.

Goal:

Simplify complex layers of regulations

Existing Title 25
Land Development Code

New Title 23
Land Development Code

Combining and Overlay Districts

21
Overlay Zones

11
Approach:
Integrate where ever possible, Roll-Forward those that can not be Integrated.

**Integrate**
Build in regulations and restrictions into the base zones
E.g. Criminal Justice, Mixed-Use, Vertical Mixed-Use

**Roll-Forward**
Carry forward and improve effective and/or legally required overlays
E.g. Barton Springs, Historic Area, Historic Landmark
Standards for overlay zones are intended to ensure that proposed development is compatible with existing and future development within unique parts of the city that have a particular character or open space considerations.

- Barton Springs
- Capitol View Corridor
- Downtown Civic Spaces
- Hill Country Roadway
- Historic Landmark
- Historic Area
- Lake Austin
- Neighborhood Plan
- Planned Development Area
- University Neighborhood Overlay
- Waterfront
next steps

Draft Code
Public Review Draft
Released January 2017

Mapping
Est. April 2017

Adoption Process
September 2017 – April 2018
Outreach Toolkit

This toolkit has slide decks, scripts, and handouts. While these materials alone do not equip Austinites to become code experts, they provide a simple, consistent way for interested residents to share basic information about CodeNEXT and initiate a dialogue with their communities.
Survey Tool

The survey is focused on how the draft code implements the Imagine Austin Priority Programs and alleviates the 10 major issues identified in the Land Development Code Diagnosis.
Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.

https://codenext.civicomment.org/
Viewpoints & Community Issues Papers

In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.

Previous Group Position Papers can be found here: http://www.austintexas.gov/department/issue-papers
Open Houses Across Austin

Dates

- February 18th
  Crocket High School (confirmed)
- February 25th
  Lanier High School (confirmed)
- March 4th
  LBJ High School (confirmed)
- March 25th
- April 8th
CodeNEXT Topic Talks

Allow for a more focused conversation on some of the major points of interest in the new code, and to answer the public’s questions, both general and specific, on these topics.
CodeNEXT Topic Talks

Dates

- 5 Events
- Between Late February and Early May
Constructive Conversations

- The first of multiple drafts that will improve with each iteration
- Openness to change that provides improvement
- Progress is a choice
Constructive Conversations

- Better tools to implement Imagine Austin and provide more predictable development outcomes
- Better Code, Better Planning
questions + ANSWERS
Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext
codenext@austintexas.gov
SHAPING THE AUSTIN WE IMAGINE