

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

CodeTEXT
Code Draft Preview
Spring 2017



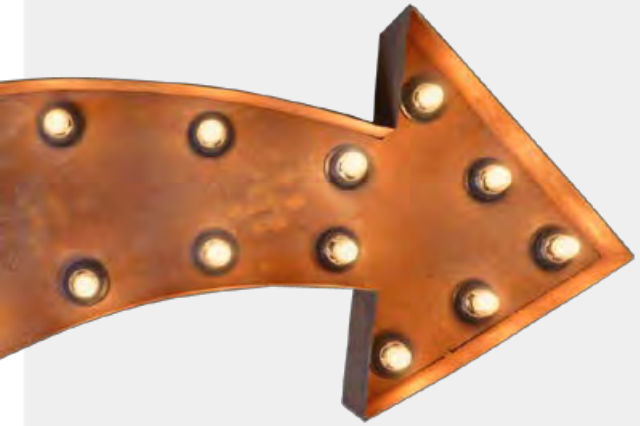
CODE  **NEXT**



PART 1

PROCESS





What sort of city
do we want
Austin to be?

2009



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.



2012

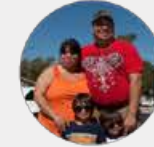
Core Principles for Action



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.

Process To Date



2013 - 2014

**Listening
to the
Community**



2014

**Code
Diagnosis**



2014 - 2015

**Community
Character
Manual**



2015

**Alternative
Approaches
to the Code**



2016

**Code
Prescriptions**



2017

Draft Code

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



3 Complicated "Opt-in, Opt-out" System



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

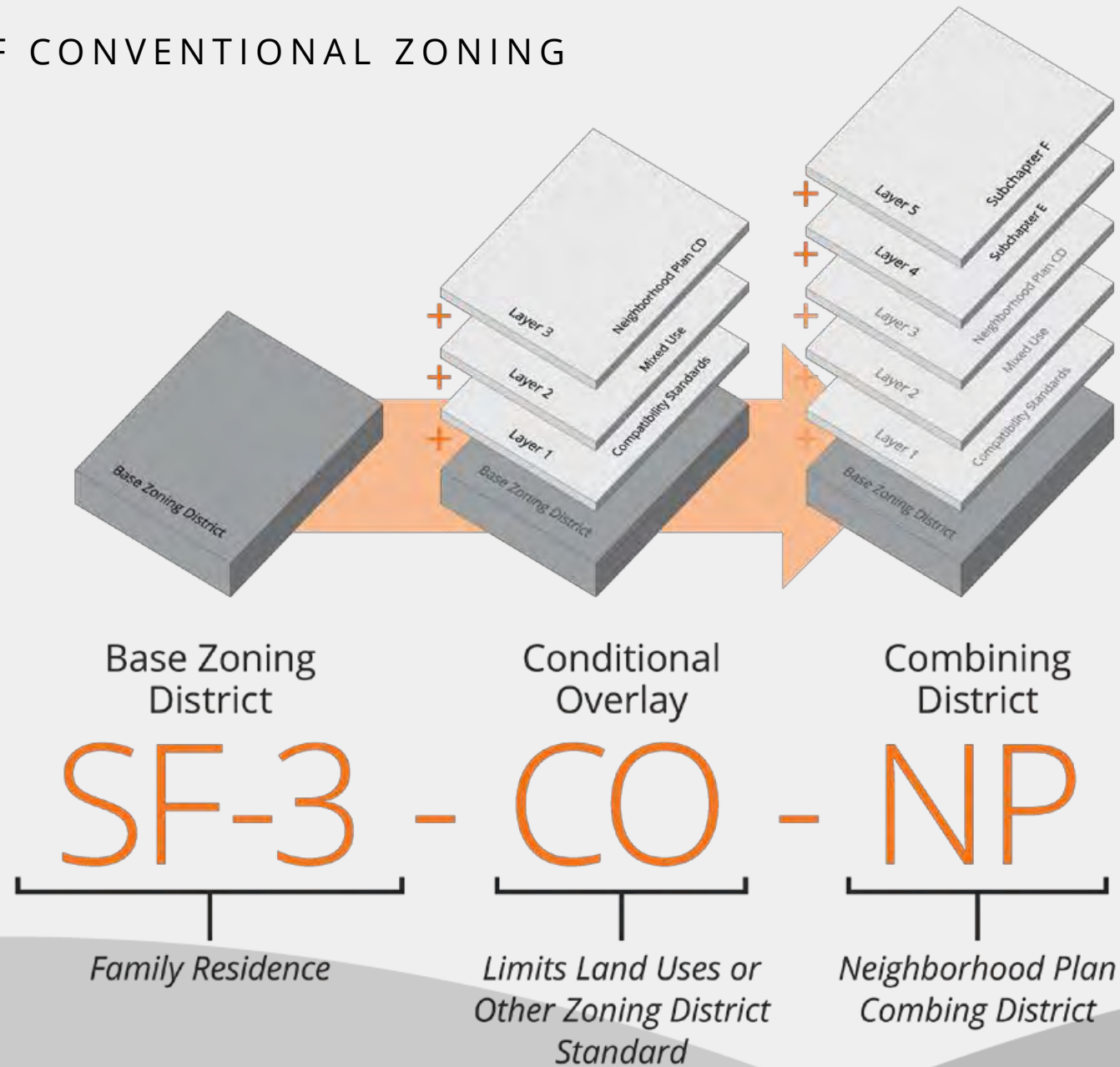
The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

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.



Other SF-3 Combinations

SF-3
SF-3-CO
SF-3-CO-H-NP
SF-3-CO-NCCD-NP
SF-3-H
SF-3-H-CO-NP
SF-3-H-HD-NCCD-NP
SF-3-H-HD-NP
SF-3-H-NCCD-NP
SF-3-H-NP
SF-3-HD
SF-3-HD-NCCD-NP
SF-3-HD-NP
SF-3-NCCD-NP
SF-3-NP

Existing Base Zoning Districts

RESIDENTIAL

LA	Lake Austin Residence District
RR	Rural Residence District
SF-1	Single Family - Large Lot
SF-2	Single Family - Regular Lot
SF-3	Family Residence
SF-4A	Single Family - Small Lot
SF-4B	Single Family - Condominium
SF-5	Urban Family Residence
SF-6	Townhouse and Condominium
MF-1	Multifamily - Limited Density
MF-2	Multifamily - Low Density
MF-3	Multifamily - Medium Density
MF-4	Multifamily - Moderate Density
MF-5	Multifamily - High Density
MF-6	Multifamily - Highest Density
MH	Mobile Home Residence

COMMERCIAL

NO	Neighborhood Office
LO	Limited Office
GO	General Office
CR	Commercial Recreation
LR	Neighborhood Commercial
GR	Community Commercial
L	Lake Commercial
CBD	Central Business District
DMU	Downtown Mixed Use
W/LO	Warehouse/Limited Office
CS	Commercial Services
CS-1	Commercial - Liquor Sales
CH	Commercial Highway

INDUSTRIAL

IP	Industrial Park
LI	Limited Industrial Service
MI	Major Industrial
R&D	Research and Development

Combining and Overlay Districts

- ☐ Central Urban Redevelopment (CURE)
- ☐ Conditional Overlay
- ☐ Historic Landmarks
- ☐ Historic Area
- ☐ Neighborhood Conservation
- ☐ Capitol Dominance
- ☐ 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

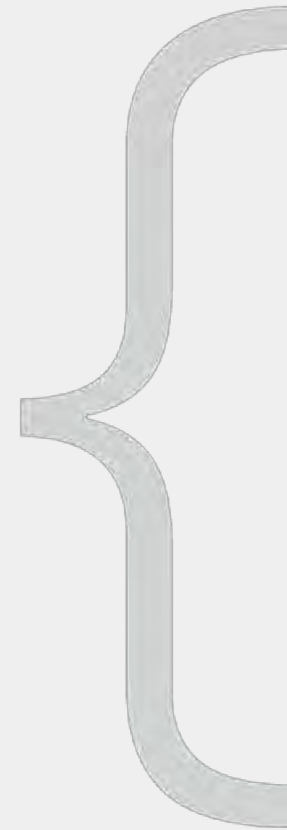


PART 2

PRIORITIES



Creating a framework to help improve quality of life.



- M** MOBILITY
- C** COMMUNITY
- E** ENVIRONMENT
- H** HOUSING
- P** 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



**Design for
People**



**Urban Trail
Connections**



Getting Around



**Walk to Shops
and Services**

vibrant + *PROSPEROUS*

“ We create a lot of culture here, and there’s a lot of innovation. If we squeeze people out, we’ll lose that.”

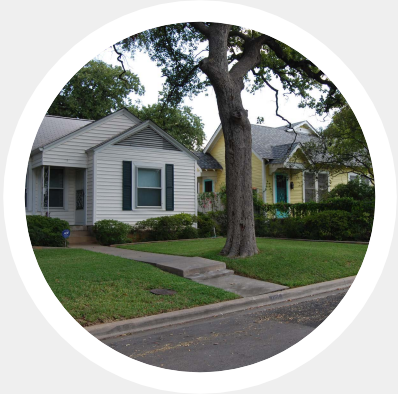


Amanda Lewis

Homeowner, Community Organizer

COMMUNITY

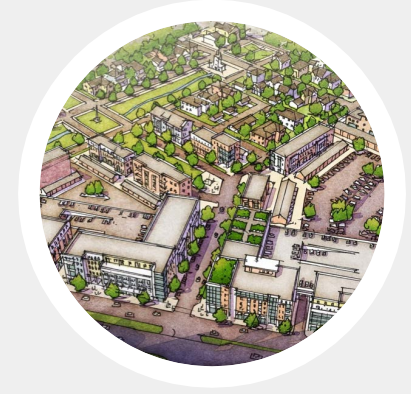
PRIORITIES | 17



**Strengthen
Neighborhoods**



**Focused on
Context**



**Anticipate
Future Growth**



**Enable Small
Businesses**



**Diverse Places
for People**

austintexas.gov/codenext/community

CODENEXT



natural + *RESILIENT*

“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

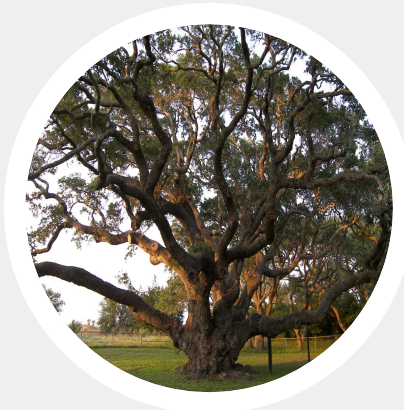
ENVIRONMENT



**Water
Stewardship**



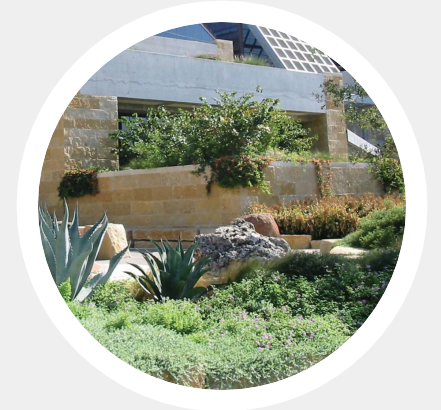
**Flood
Mitigation**



**Urban Forest
Preservation**



**Open Space
and Parks**



**Nature in the
City**

inclusive + **AFFORDABLE**



“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**



**Affordability
Incentives**



**Connected
Subdivisions**



More Units



**Flexible Live/
Work Places**

streamlined+ USER-FRIENDLY

“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

Permitted:	P	Int...
Residential	P	≤5,000 sq
Commercial	P	>5,000 sq
Industrial	P	Personal Services
Office	P	Office
Public Use	P	Office, General (Non-Mex.)
Assembly	P	Civic and Public Assembly
Government/Civic	P	Government/Civic
Library, Museum, or Public Art	P	Library, Museum, or Public Art
Meeting Facility (Public or Private)	P	Meeting Facility (Public or Private)
Public Safety Facilities	P	Public Safety Facilities
School, Private	P	School, Private
School, Public	P	School, Public
Restaurants and Bars	P	Restaurants and Bars
Bar/Nightclub (Level 1 - No Outside Seating, No Late Hours)	P	Bar/Nightclub (Level 1 - No Outside Seating, No Late Hours)
Bar/Nightclub (Level 2 - 1 Hours and/or Outdoor Seating)	P	Bar/Nightclub (Level 2 - 1 Hours and/or Outdoor Seating)
Brew Pub/Winery	P	Brew Pub/Winery
Cocktail Lounge	P	Cocktail Lounge
Restaurant	P	Restaurant

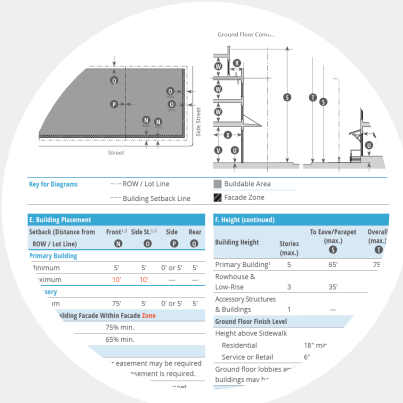
Fine-Tuned Uses in Zones



Site Planning Process



Simplified Permitting



Organized Graphic Code

PART 3

OVERVIEW



A Hybrid Approach

Hybrid codes apply different zoning tools in different places within a city.

Ability for city to “right-size” the zoning tools needed in a predictable and clear manner.

**Form-Based +
Euclidian (Use-based)
Districts**



Form-Based Zoning (Transect)

Emphasis is on the design and form of development in order to shape desired character or, in some instances, maintain character

Development Standards include:

- Lot Width and Depth
- Building Type
- Building Placement (Setbacks)
- Height
- Encroachment
- Street Frontage
- Parking
- Impervious Cover
- Open Space
- Signage
- Site Constraints
 - Drainage
 - Water Quality
 - Tree Protection
 - Landscape
- Use Types

Use-Based Zoning (Non-Transect)

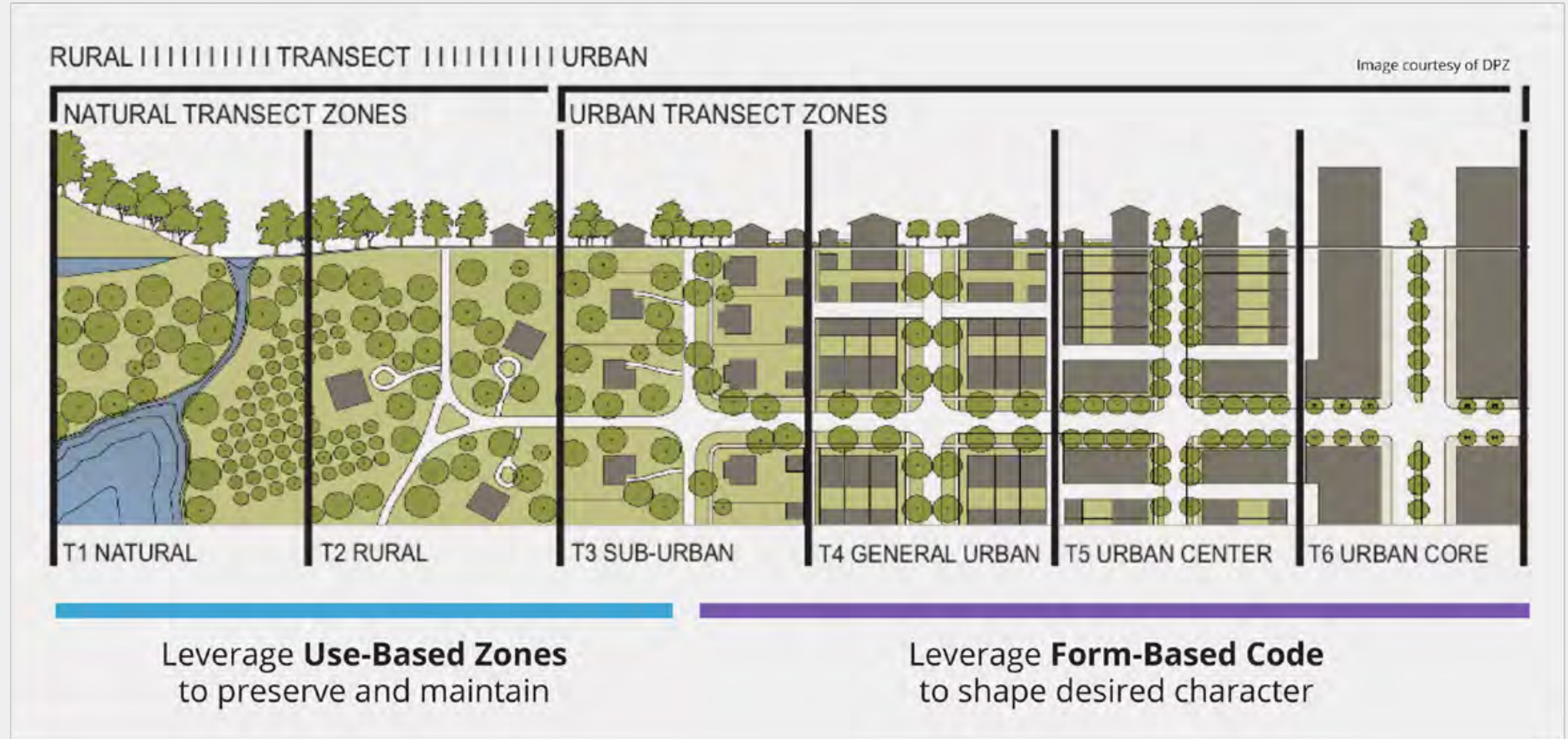
Emphasis is on the use of land in order to preserve and maintain character

Development Standards include:

- Use Types
- Parking
- Dwelling units per acre
- Floor to Area Ratio
- Lot Size
- Building Placement (Setbacks)
- Height
- Landscaping and Screening
- Outdoor lighting
- Signage
- Site Constraints
 - Drainage
 - Water Quality
 - Tree Protection
 - Landscape

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.



transect zones AT-A-GLANCE

T3

T4

T5

T6

LESS URBAN ←

→ MORE URBAN

												
T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback	T4 Neighborhood - Intermediate Setback	T4 Neighborhood - Shallow Setback	T4 Main Street	T5 Neighborhood - Shallow Setback	T5 Urban - Shallow Setback	T5 Urban	T5 Main Street	T6 Urban	T6 Urban Core
T3NE.WL	T3NE	T3N.DS	T3N.IS	T4N.IS*	T4N.SS*	T4MS*	T5N.SS*	T5U.SS*	T5U*	T5MS*	T6U	T6UC
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories	Building Height Up to 3 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU	Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Main Street Live/Work Mid-Rise	Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

* Zone may be designated with "Open" sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

non-transect ZONES

Goal:

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

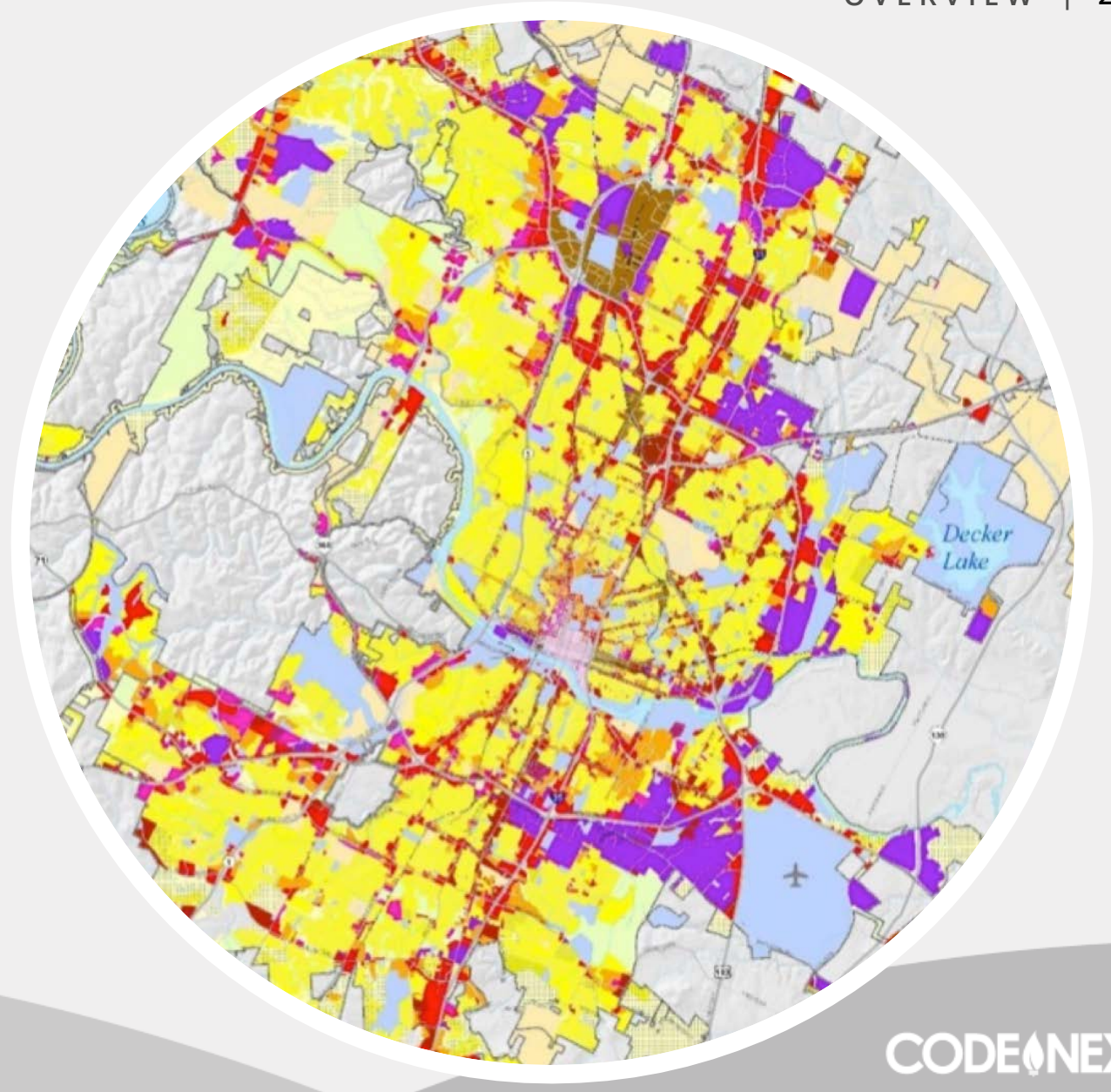
42

Base Zoning
Districts
(Title 25)



32

Non-Transect
Zones
(Title 23)



non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



Low to Medium Intensity Residential

Zone	Similar to
Rural Residential	RR
Very Low Density Residential	SF1
Low Density Residential	SF2
Low to Medium Density Residential	SF3, SF4B
Low to Medium Density Residential - Small Lot	SF4A

Medium to High Intensity Residential

Zone	Similar to
Medium Density Residential	SF5, SF6
Medium to High Density Residential	MF1, MF2
High Density Residential	MF3, MF4
Very High Density Residential	MF5, MF6
Manufactured Home Park	MH

Restricted Commercial

Zone	Similar to
Neighborhood Commercial Sub-Zone Limited, Open	NO, LO, LR
Local Commercial Sub-Zone Limited, Open	GO

Retail and Office Commercial

General Commercial Sub-Zone Limited, Open	GR
Regional Commercial	new

Mixed-Use Commercial

Commercial Core	DMU
Downtown Core	CBD

Service and Highway Commercial

Warehouse Commercial	W/LO
Service Commercial Sub-Zone Limited, Open	CS, CS-1
Highway Commercial	CH

Special Commercial

Commercial Recreation	CR
-----------------------	----

Industrial Zones

Zone	Similar to
Flex Industrial	LI
General Industrial	IP
Heavy Industrial	MI
R&D	R&D

Other Zones

Zone
Agricultural
Aviation Services
Development Reserve
East Riverside Corridor
North Burnet/Gateway
Open Space
Public
Planned Unit Development

anatomy of THE CODE

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.



Title 23



Introduction



Administration and Procedures



General Planning Standards for All



Zoning Code



Subdivision



Site Plan



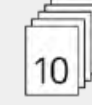
Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage



Transportation (Mobility)

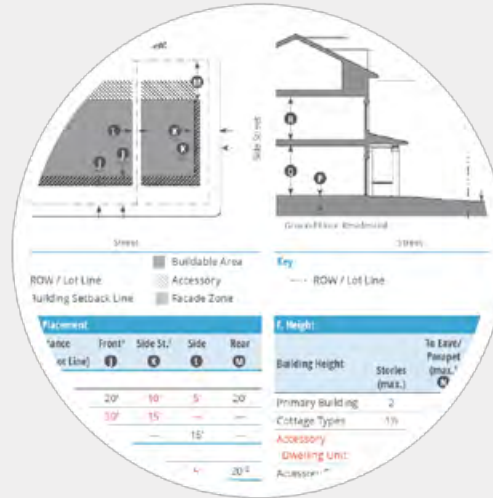


Infrastructure



Technical Codes

next
steps



Draft Code

Public Review Draft
Released January 2017



Mapping

April 18, 2017



Adoption Process

September 2017 –
April 2018

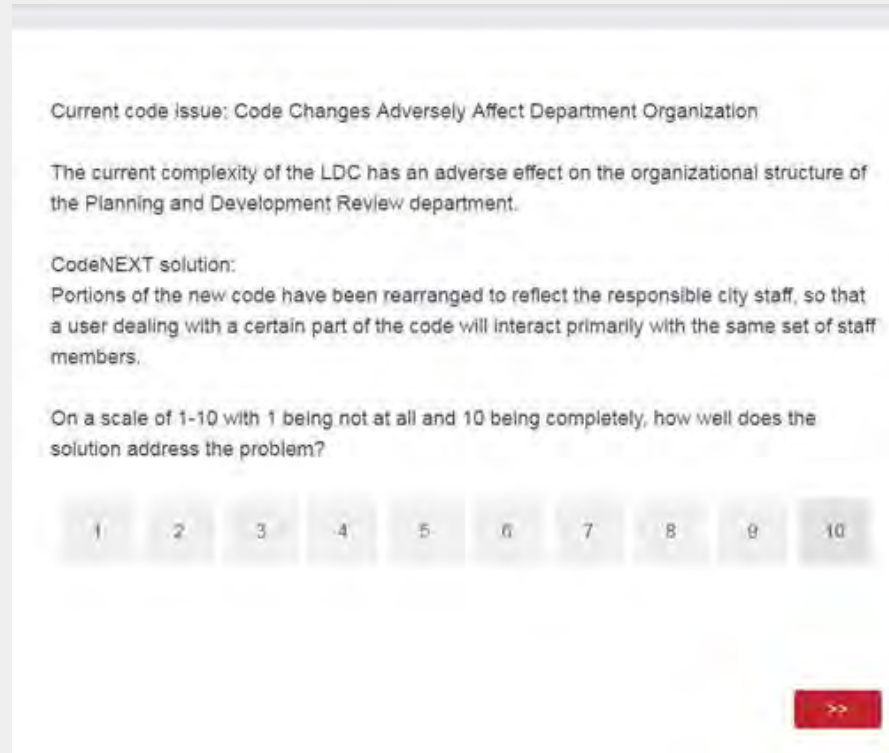
Outreach Toolkit

This toolkit includes an FAQ, code preview, and timeline. 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.



Current code issue: Code Changes Adversely Affect Department Organization

The current complexity of the LDC has an adverse effect on the organizational structure of the Planning and Development Review department.

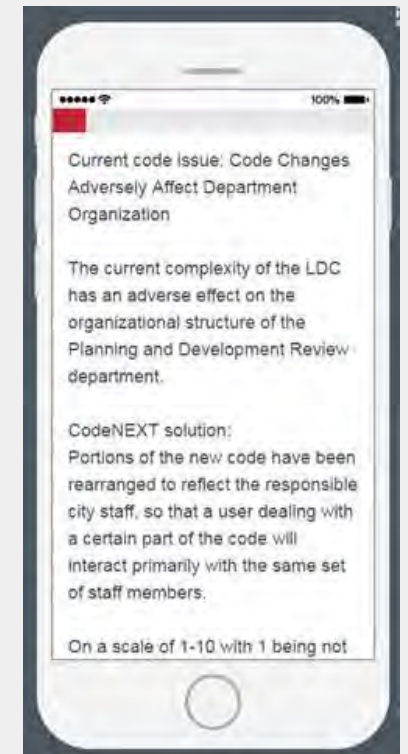
CodeNEXT solution:
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

On a scale of 1-10 with 1 being not at all and 10 being completely, how well does the solution address the problem?

1 2 3 4 5 6 7 8 9 10

>>

Online and Print



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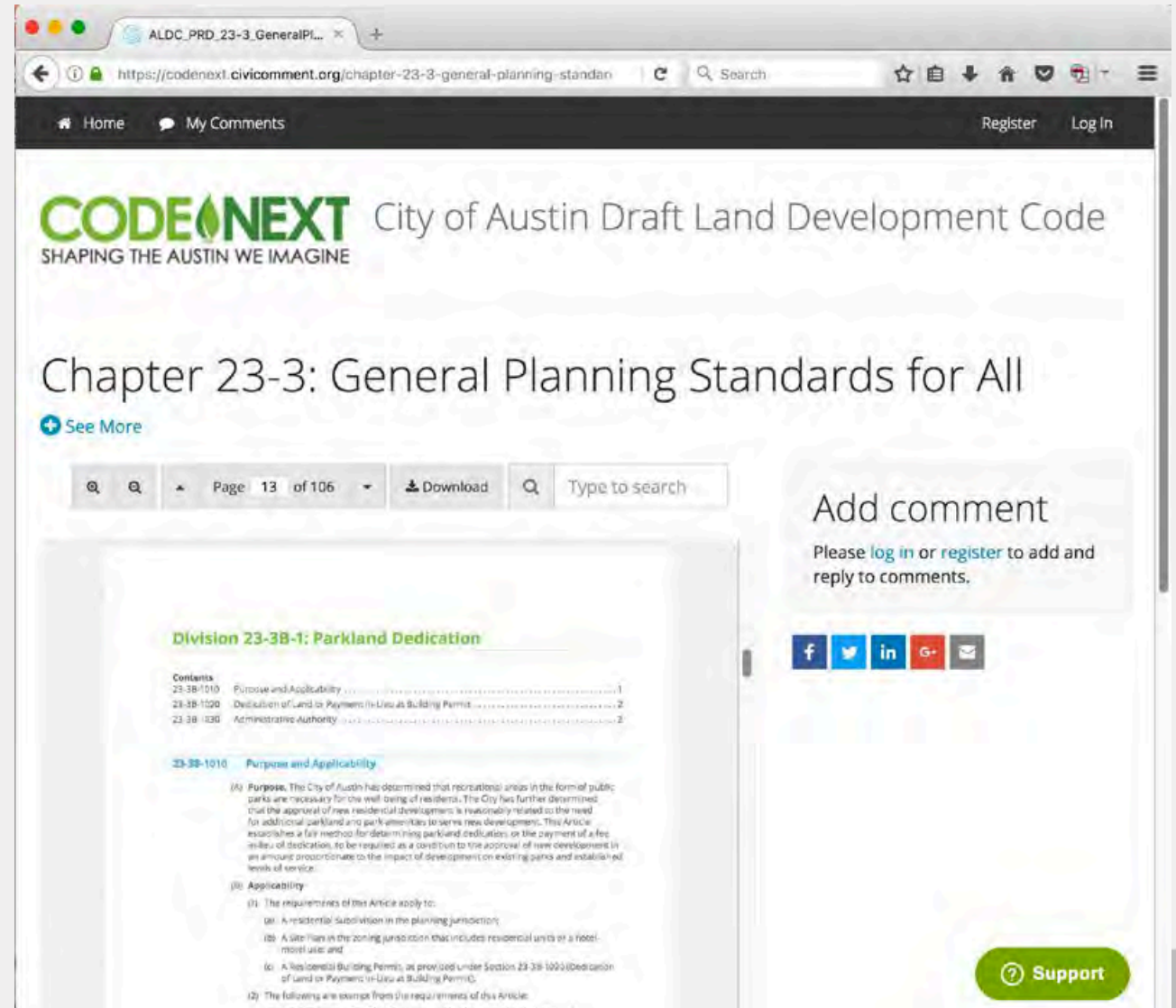
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On a scale of 1-10 with 1 being not

Mobile

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.

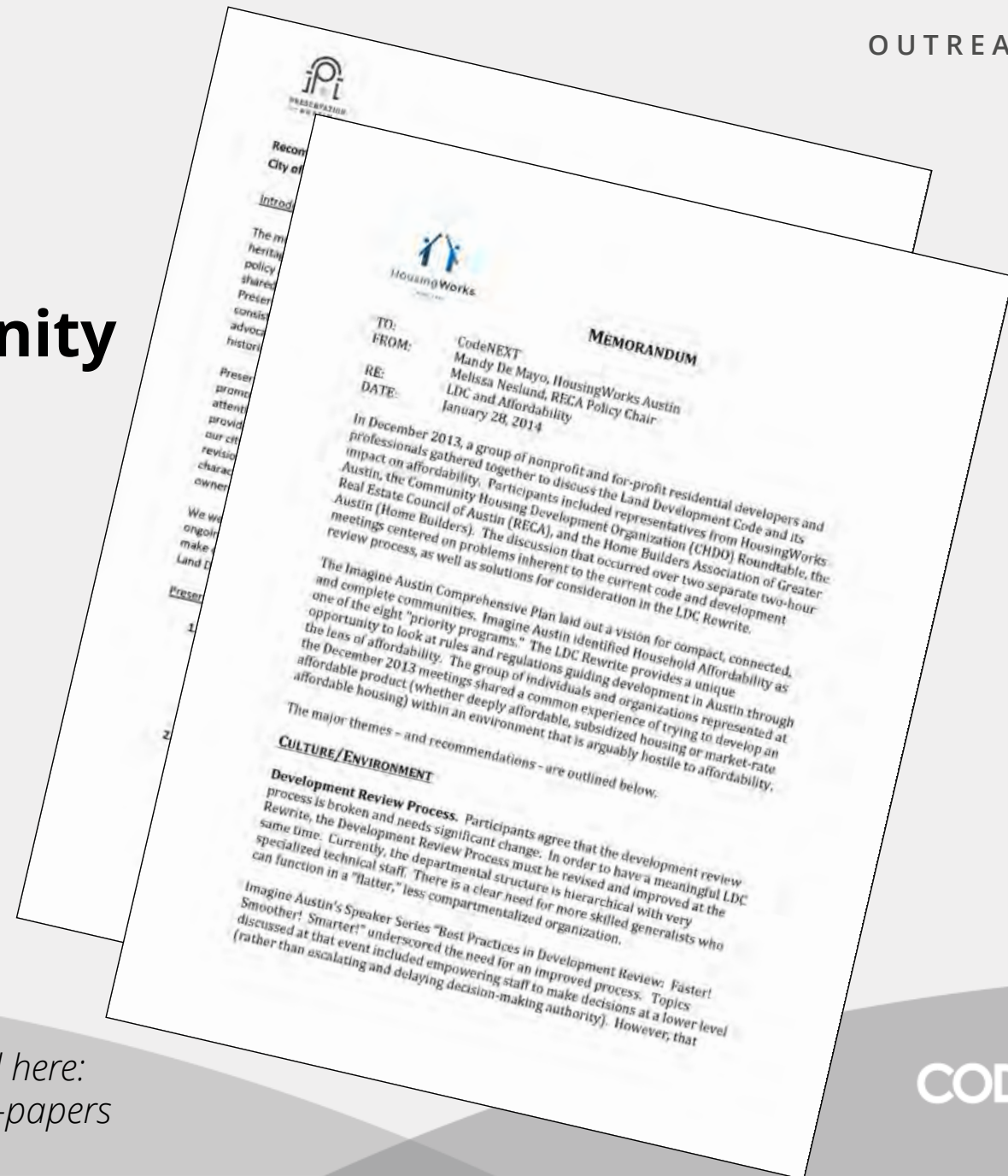


<https://codenext.civicomment.org/>

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/departments/issue-papers>



CodeTEXT Open Houses

Dates

- **February 18th**
Crocket High School
- **February 25th**
Lanier High School
- **March 4th**
LBJ High School
- **March 25th**
Stephen F. Austin High School
- **April 1st**
Westwood High School
- **April 8th**
Anderson High School



CodeNEXT Topic Talks

Dates

- 5 Events
- Between March and May 2017



SHAPING THE AUSTIN WE IMAGINE

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



CODENEXT