questions +ANSWERS

What is the purpose of the map released on April 18th?

The draft map shows where and how new zones from the January draft text are applied across the city.

What is zoning?

Zoning is a tool used by a local government that defines what you are allowed to build, and where. This can include designations such as commercial, residential, or industrial uses. Zoning also sets parameters on how properties can be developed and controls factors such as height, size, and placement of structures.

What is rezoning?

Rezoning is the change from one zone to another. Typically, it is requested on a case-by-case basis. However, CodeNEXT is changing zoning for the entire city as part of the land development code update, which was called for in the Imagine Austin Comprehensive Plan.

How do I find out my proposed zone, and what is the difference from my current zoning?

CodeNEXT is making it easy to see your current zoning and compare to the new proposed zone for your area or anywhere in Austin! Visit *codenext.engagingplans.org* to learn more about the project, find what new zone is being proposed for a piece of property, and compare side-by-side with current zoning.

How did you apply the new zones?

When assigning a new zone to a parcel, a variety of factors were considered, including: existing entitlements, development patterns, corridor or center designation in Imagine Austin, neighborhood plans, and conditional overlays.

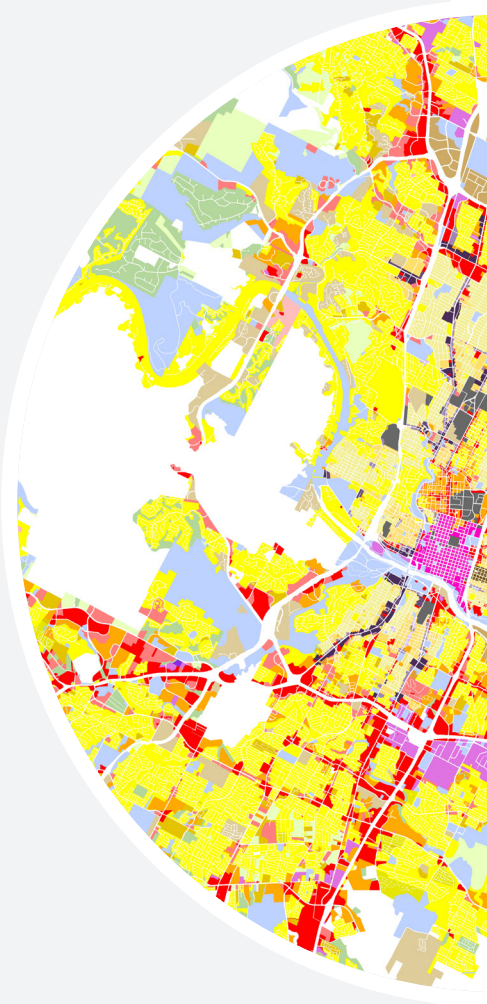
What is the difference between use-based and transect zones?

Use-based zones control the intensity of uses across different zones and keep certain uses clustered and separated. For example, residential zones restrict uses that commercial zones allow to keep a clear definition of where certain residential and commercial uses can go.

Transect zones prioritize the regulation of the scale and form of buildings rather than relying only on the land use of a property. While transect zones still regulate land use, they are better tools to address the preservation of a particular character within established neighborhoods and thus maintain a sense of place.

How can I comment on the map?

By visiting *codenext.engagingplans.org* you are able to make comments on specific properties or on zoning districts generally.



Help us get it right.

Austin's Land Development Code is getting its most significant update in thirty years. As we work toward adoption of the new code, we invite you to review and comment on the draft code document, ask questions, and stay connected.

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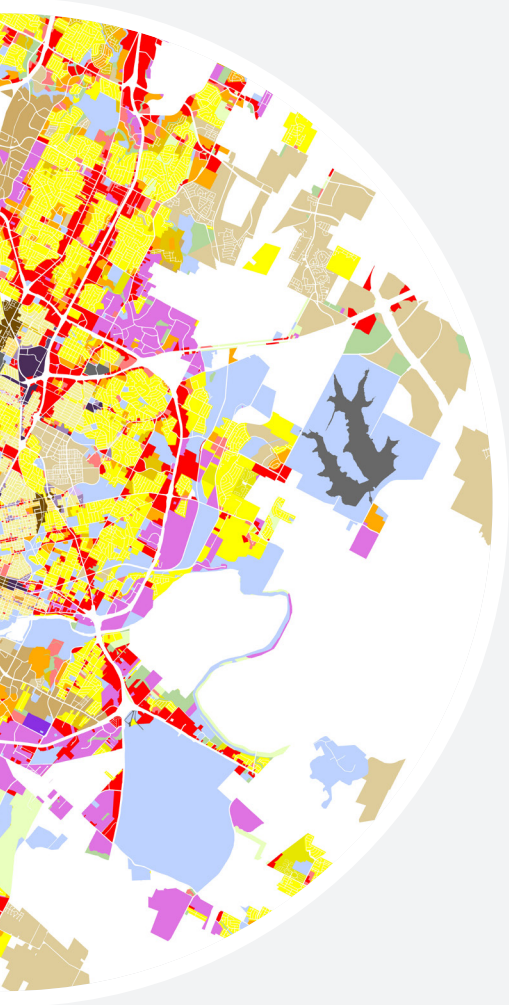

What did you do with Conditional Overlays (COs)?

Properties designated as T5 Main Street, T4 Main Street, T3 Main Street, and Regional Commercial incorporate any conditions applied previously by conditional overlays. However, other conditional overlays are carried forward in the new map with zoning from the current code as the conditions are very specific and cannot be integrated into a new draft zone.

How do the LMDR and T3 Neighborhood residential zones compare to current SF-3 zoning?

Low-Medium Density Residential (LMDR), a non-transect zone is similar in entitlements and regulations as the current Single Family Residence (SF-3) zoning. T3 Neighborhood is also similar in entitlements as it is a residential zone that allows for single family homes, duplexes, and accessory dwelling units. Where T3 Neighborhood differs from LMDR or SF-3 is the control of form and building placement on the lot. For more information please refer to *23-4: Zoning Code*.

Who can I ask specific questions regarding the map or zones?

The CodeNEXT Team is offering a variety of opportunities to speak with staff and comment on the draft map and zones. Map Open Houses offer a broad overview of how zoning was applied across the city and in each particular Council District and staff will be present to answer questions. For detailed inquiries that relate to specific properties, City staff is hosting a series of one-on-one office hours across the city. An event schedule can be found here: *tiny.cc/codenextofficehours*.

When will CodeNEXT be adopted, and do I have an opportunity to request a change before then?

Public hearings before the Planning Commission (PC) and the Zoning and Platting Commission (ZAP) are anticipated to begin in September 2017.

Before the draft map and text make their way to Planning Commission in September, the public is able to provide feedback and recommendations on the draft map and text. All comments received on the text before June 7, 2017 and on the map before July 7, 2017, will be considered for incorporation into the final staff recommendation provided to PC and ZAP. The Commissions will make their own recommendations to City Council by November 2017. City Council will then have the opportunity to consider the draft text and map commencing in December with the opportunity to complete public hearings by April 2018. Comments received after the June or July cutoff date will be provided directly to the PC, ZAP, and Council for their consideration in the final adoption draft.

How will rezonings happen after CodeNEXT is adopted?

Rezonings will continue to occur with a similar process under the new land development code. To dig further into the process, check out *Section 23-4B-3: Zoning Map Designations and Amendments*.

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