

# CodeNEXT: Subdivision Chapter

## October 2017





# Overview of Changes to Subdivision Chapter

## Summary of Changes: Simplify and Clarify

- Provide legal basis and policy context that is missing in current code
- Clarify existing procedures
- Remove impediments to affordability and missing middle housing
- Street layouts will be context-sensitive

# Legal Basis and Policy Context

- Explain the purpose of the subdivision regulations, with reference to goals of Imagine Austin.
- Clarify what can and cannot be done on land that hasn't been properly subdivided.
- Provide details for what the Land Use Commission may consider in reviewing plat applications.

# Clarify Existing Procedures

- Codify requirements for amending plats, replats and plat vacations.
- Better describe “expiration” requirements and the consequences of not completing the platting process before a plan expires.
- Clearly identify the allowed exceptions to the subdivision process

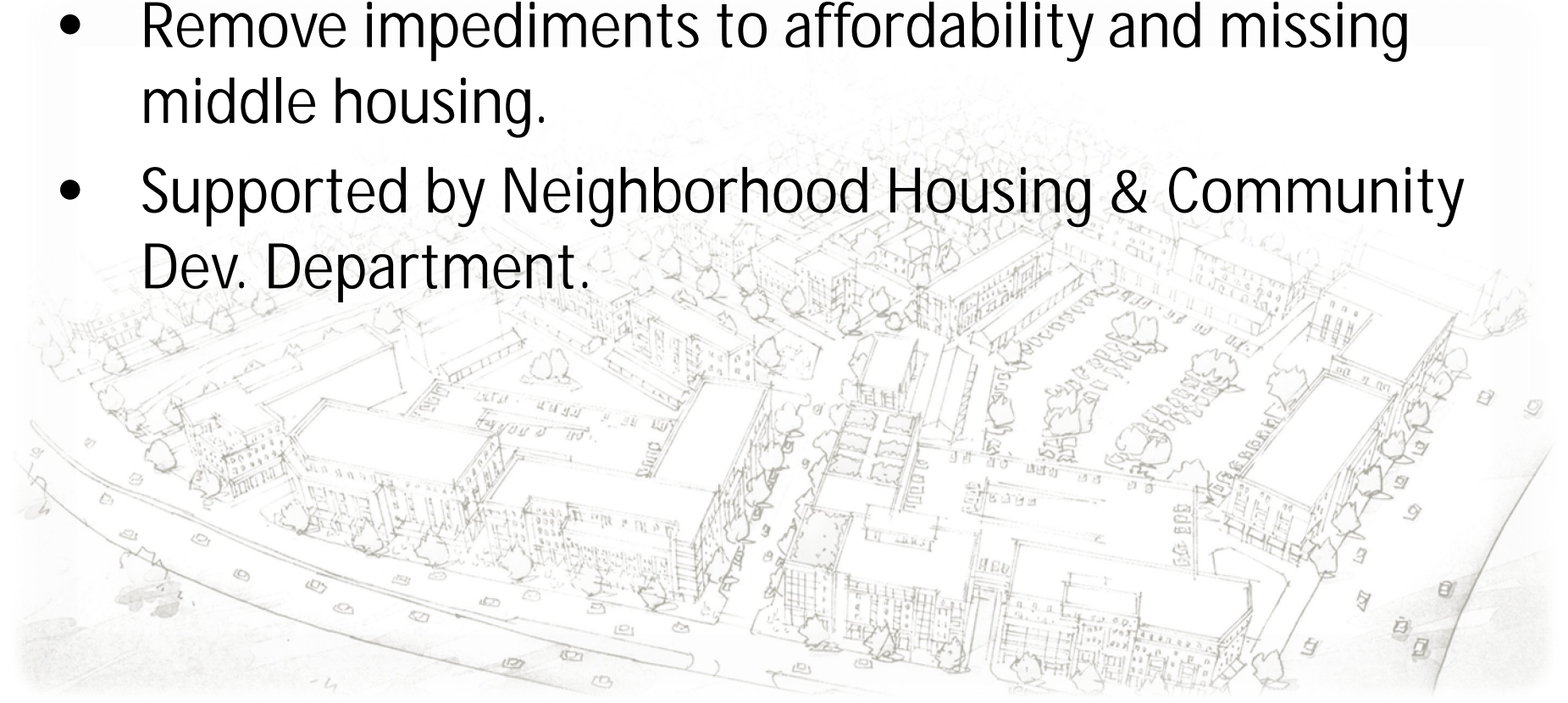


## Clarify Procedures *continued*

- Describe the process for recording plats, consistent with requirements of state law.
- Revise the “original tract” process. Retain same approval criteria, but streamline the review process.

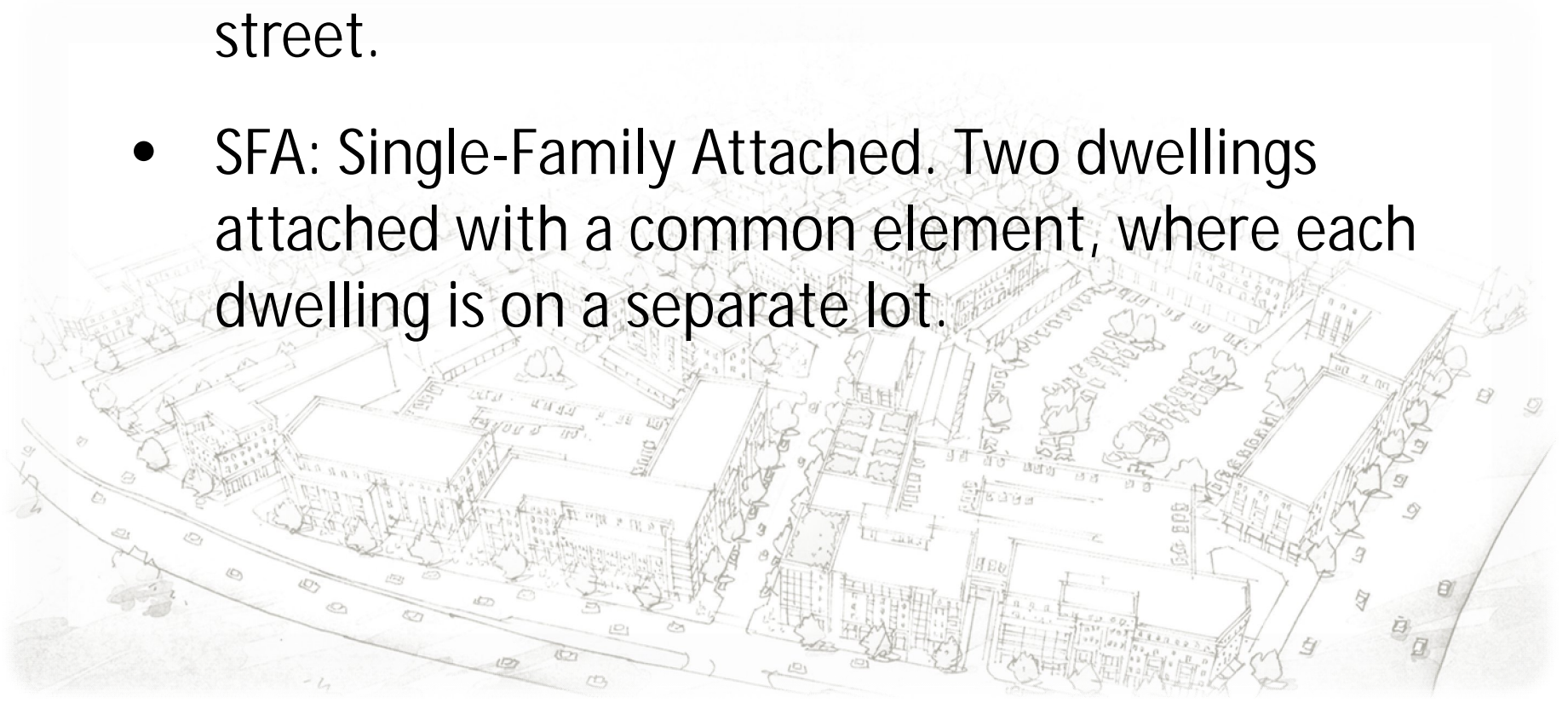
# Affordability & Missing Middle Housing

- Incorporate best practices for subdivision review.
- Remove impediments to affordability and missing middle housing.
- Supported by Neighborhood Housing & Community Dev. Department.

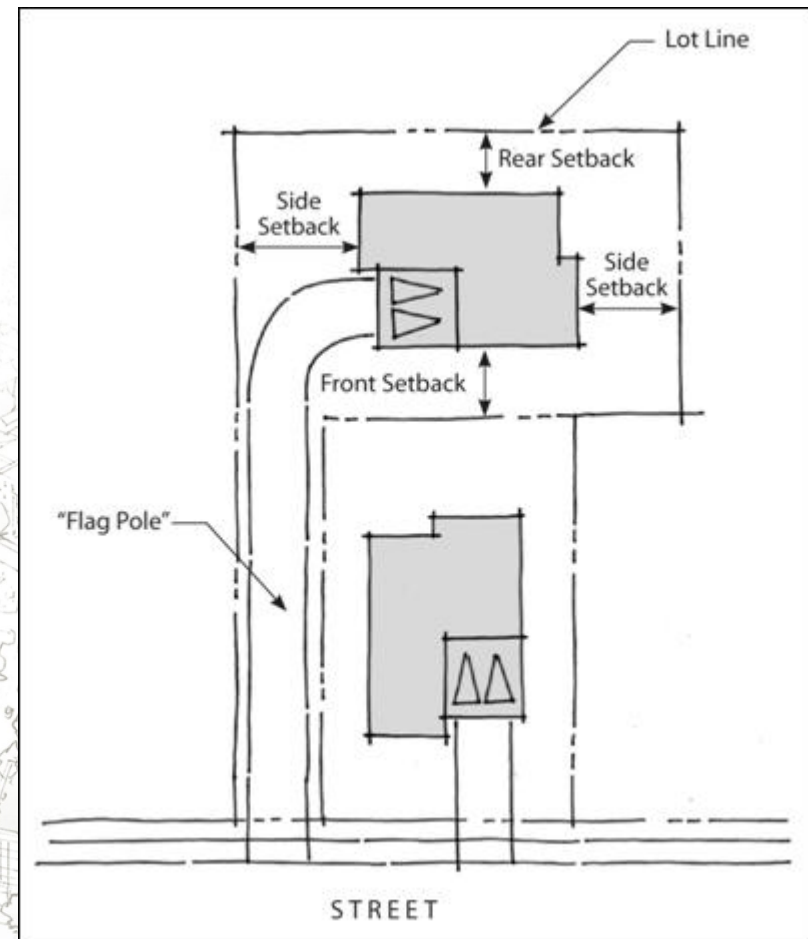
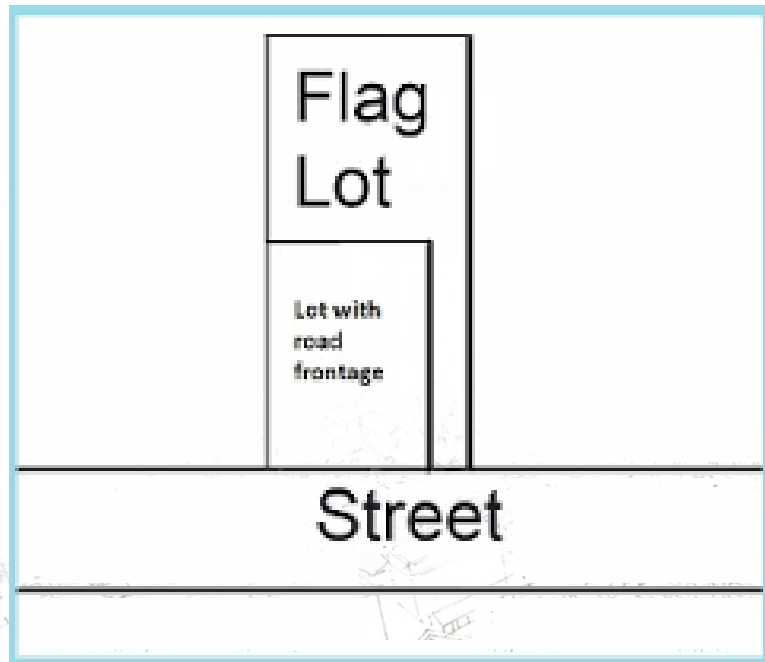


# Affordability & Missing Middle Housing

- Flag Lots: Regular size lots with narrow strip to street.
- SFA: Single-Family Attached. Two dwellings attached with a common element, where each dwelling is on a separate lot.

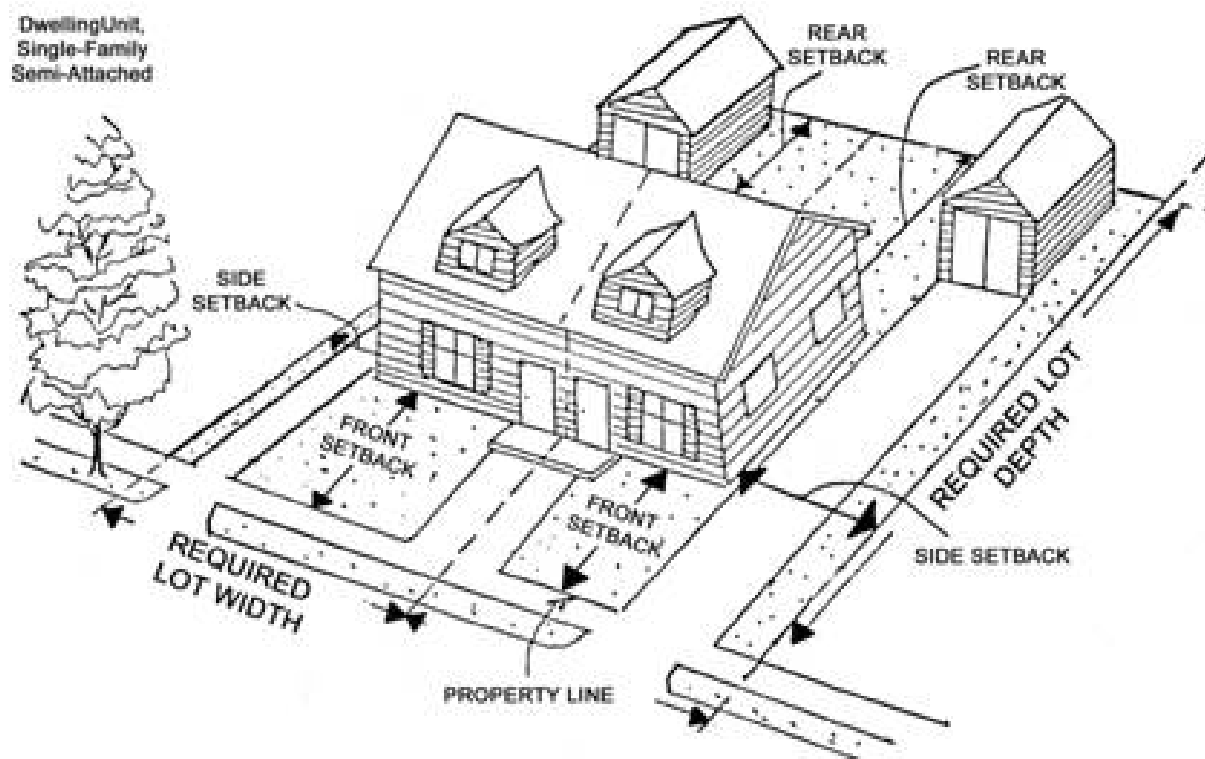


# Affordability & Missing Middle Housing








# Affordability & Missing Middle Housing

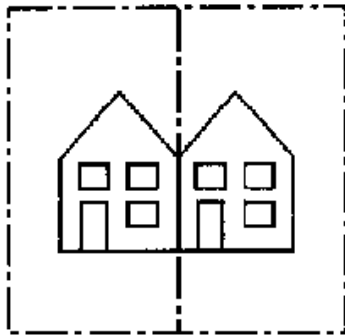


# Affordability & Missing Middle Housing






## Duplex

-  1 structure
-  1 property
-  2 dwelling units



## Single family attached

-  1 structure
-  2 properties
-  2 dwelling units



# Street Layout

Street layouts will be context-sensitive

- Block length will vary by zone
- Current code is “one size fits all”
- These are not standards for street width, trees, or street type
- Street layout will reflect the purpose of the zoning district

# Street Layout

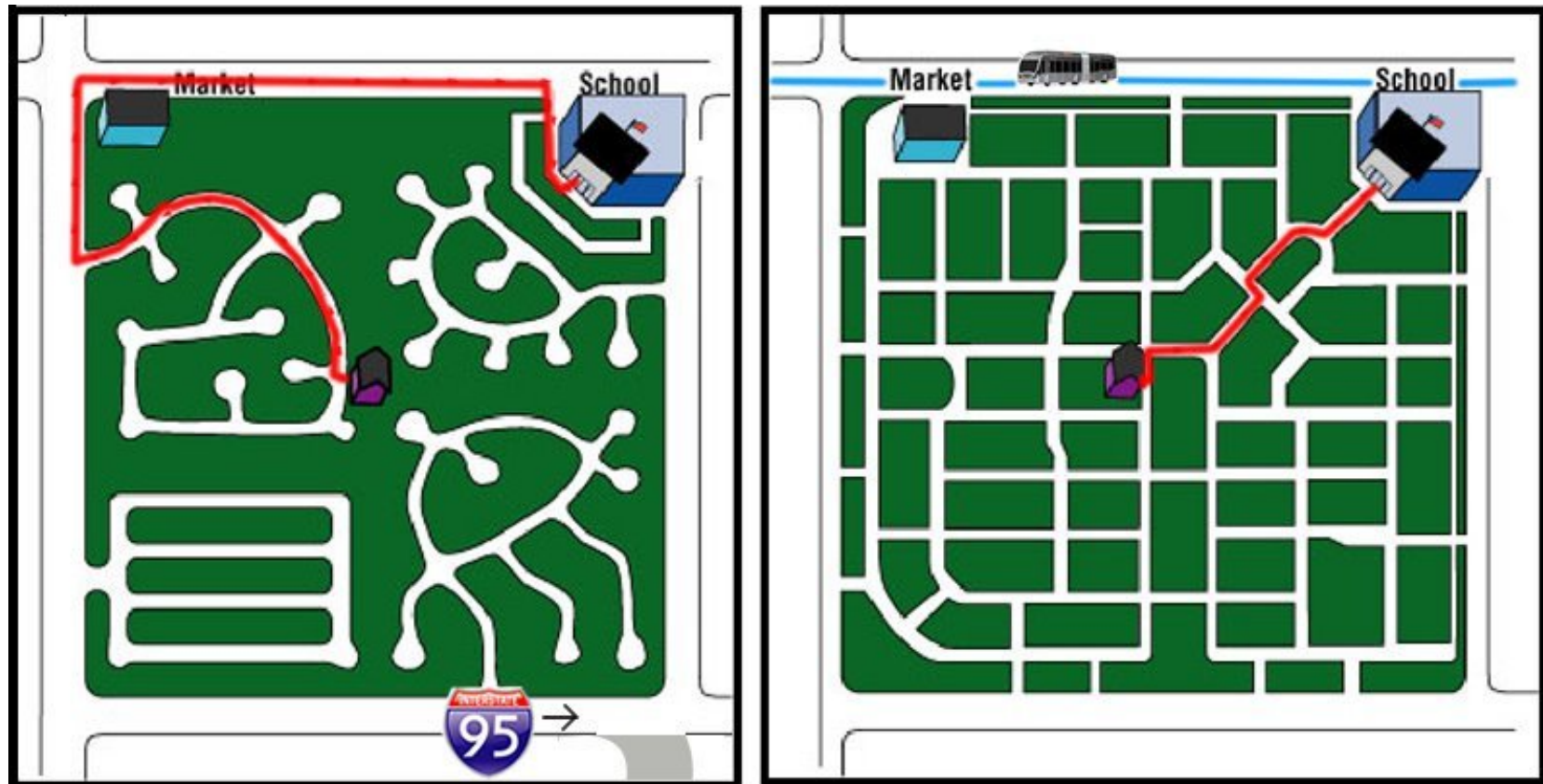
Neighborhood will be served by appropriate street network

Standards have been moved to the Transportation Chapter:

- Dead end streets
- Access roads
- Street alignment



# Street Layout





# Questions?

**CODENEXT**  
SHAPING THE AUSTIN WE IMAGINE

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