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Comp Plan

Imagine Austin

Priorities

Healthy

Green Infrastructure

Code

More Parkland

More usable Open Space

More effective Open Space
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Code

More usable open space

Changes

Allow more types in more zones
Increased open space
Better quality (form)

Specifics

Terms and Land Uses
Civic Space for large sites (10%)
Civic Space Standards
• Open Space Buckets in the Code

Administration and Procedures, Article 23-2M Definitions and Measurements

General Planning Standards for All (Parks, Trees, Water Quality, Affordable Housing) Article 23-3B Parkland Dedication

Zoning Code, Division 23-4C General to Large Sites; Common and Civic Open Space required

Zoning Code, Article 23-4D Specific to Zones, Delineates Personal, Common and Civic requirements by Zone

Zoning Code, Division 23-4D-8 Other Zones, Park (PR) and Conservation Lands (CL) Zone
No change to Common Open Space Standards (Division 23-4C-1030)
Amount of private and common open space required varies by zone (Division 23-4D, Open Space requirements by Zone)

<table>
<thead>
<tr>
<th>House Scale Zones</th>
<th>Imp</th>
<th>Open Space Requirements</th>
<th>Civic Open Space for Large Sites</th>
<th>Greatest % required if &gt;4 acres and civic doubles with common</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR, LA, RLA, R3B, RSC</td>
<td>20-45%</td>
<td>None, except for RUSC in C-5% gross if &lt;2 acres</td>
<td>None, except for RUSC = 10% net site minus ROWs.</td>
<td>RUSC = 10%, rest none.</td>
</tr>
<tr>
<td>RR, R2B, R3C, R3D, R3E</td>
<td>10%</td>
<td>C-5% gross if &lt;2 acres</td>
<td>10% site minus ROWs</td>
<td>10%</td>
</tr>
<tr>
<td>R2A, R2B, R3C, R3D, R4A, R4B, R4C, R5A</td>
<td>45%</td>
<td>R5A in None; R3B in C-5% gross; R3D if Pt of 500 or per cent only</td>
<td>10% site minus ROWs for R3A/B, none for rest</td>
<td>R3A/B = 10%</td>
</tr>
</tbody>
</table>

| Residential Multi-Unit Zones | | | | |
| MU1A, MU1B, MU3C, MU3D, MU2A, MU2B | 60-95% | MU2B are 10% site minus ROWs, rest none | MU2A/B = 15% |
| MU3A, MU4A, MU4B, MU5A | 75-95% | MU2A/B are 10% site minus ROWs, rest none | MU2A/B = 15% |

| Mixed Use Zones | | | | |
| MS1A-MS1B, MS2A-MS2B, MS3C, MS3A, MS3B | 80-95% | None | None |

| Regional Center Zones | | | | |
| CC, UC, DC | 95-100% | C-5% gross, no Pt | C/DC10% site minus ROWs, UC, None |

| Commercial and Industrial Zones | | | | |
| CR, CW, CF, IG, HK, R&D | 60-70% | C-5% gross, no Pt, None | 5% or 10% site minus ROWs, 10% none |
No change to Parkland Dedication (Division 23-3B)

- Codifies the Deficient Park Area Map and allows potential development to know in advance if they are in a park deficient area
- Creates earlier conversations in a project about parkland and open space
- Allows development to receive credit for amenities constructed, so more pocket/neighborhood parks open with some development on them
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Other code changes needed to allow more public open spaces

1. Park development required a Conditional Use Permit, regardless of the intensity of the development

2. Design guidelines needed for open spaces for the public
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1. Delete Conditional Use Permit for low-intensity parks

✓ Create Recreation Land Uses categories for low-impact parks

**INDOOR** A recreational use conducted within an enclosed building.

**OUTDOOR, FORMAL** A recreational use that involves supervised, league, tournament, membership or concessions activities or performances.

**OUTDOOR, INFORMAL** A recreational use that involves informal play in natural or man-made landscapes.

**NATURAL** A recreational use that focuses on the enjoyment of nature and nature education
Recreation, Informal

Tom Lasseter - South Lamar Neighborhood Park

Bradshaw Crossing, nature play pocket park
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1. Delete Conditional Use Permit for low-intensity parks
   - Allow low impact uses in more zones

Table 23-4D-3030(A) Allowed Uses in Residential Multi-Unit Zones (continued)

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Specific to Use Standards</th>
<th>RM1A</th>
<th>RM1B</th>
<th>RM2A</th>
<th>RM2B</th>
<th>RM3A</th>
<th>RM4A</th>
<th>RM5A</th>
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<tr>
<td>Entertainment and Recreation</td>
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<td>Adult Entertainment</td>
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<td>Indoor ≤ 5,000 sf</td>
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<tr>
<td>Indoor &gt; 5,000 sf</td>
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<td>Outdoor; Formal</td>
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<td>Outdoor; Informal</td>
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<td>Outdoor; Natural</td>
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<tr>
<td>Studio: art, dance, martial arts, music</td>
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<td>N/A</td>
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<td>Accessory Uses</td>
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<td>Local</td>
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</tr>
</tbody>
</table>
2. Design guidelines for park and civic spaces

✓ Code-wide definition for OPEN SPACE (23-2M-1) to create an open space language

CIVIC. Open space that is available for use by the public, and includes, but is not limited to, a plaza, square, park, playground, greenbelt, or similar area.

COMMON. A privately-owned outdoor or unenclosed area intended for use by the residents, employees, and/or visitors to a development.

PERSONAL. A privately-owned outdoor or unenclosed area intended for use solely by the individual residents of a multifamily dwelling unit.
2. Design guidelines for park and civic spaces

Division 23-4C-1040 and 23-4C-2 Civic Space standards

- Large commercial sites that don’t owe parkland dedication do civic space
- Civic spaces are publicly accessible, meaning they are viewable from a public street or building fronts
- Can substitute civic acreage for common open space and/or parkland requirements
Civic Space for large sites

On Sites > 4 acres, unless within ¼-mile of a park
- Maintained by owner
- Accessible in location to the public

If parkland is required
- Urban Core 15% of gross
- Maintained by City unless owner elects to maintain
- Open to public by deed or easement
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Specifics

Civic Space Standards 23-4C-2

- Street frontage required
- Buildings front open space
- Shade integral to design
- Palette of park types
- Specifies appropriate character design
- Specifies min widths and pervious covers
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Division 23-4D-6  Other Zones, Park (PR) and Conservation Lands (CL)

Other Zones

23-4D-8110 Park (PR) Zone

1. General Text
The PR Zone applies to areas of the City that are appropriate for Outdoor and Natural Recreation. The purpose of the PR Zone is to preserve areas for Outdoor Natural, Informal, or Natural Recreation land uses.

2. Character Summary
Nature
- Zone: None
- Natural land and forest requirements: None
- Development standards: None
- Recreational requirements: None
- Additional land use restrictions: None
- Special planning considerations: None
- Development standards: None
- Affordability: None
- Housing Bonus Program: Not applicable

PR

Other Zones

23-4D-8070 Conservation Lands (CL) Zone

1. General Text
The CL zone designates areas in the City for which all the public purposes as defined by a legal document that governs the property may be used, such as City, state, and/or national parks and/or conservation of natural land is a form established prior to development. Natural Restoration is the only land use allowed.

2. Character Summary
Nature
- No Development Allowed
- Affordable Housing Bonus Program: Not applicable
- Additional land use restrictions: None
- Development standards: None
- Recreability: Not applicable

CL

City of Austin Land Development Code | PCOAP Discussion Draft September 2017

4D-6 pg. 25

4D-7 pg. 15
• 23-4D-8070, Conservation Lands Zone:
  – Lands for which a public purpose has been designated as conservation
  – Natural recreation is only use allowed, may include parking lot, education facilities, trails, restrooms as needed
  – Development Standards in process for DRAFT 3

• 23-4D-8110, Parks Zone
  – Separates other Public Uses from Parks since often development requirements are different, no buildings, trails instead of sidewalks, etc.
  – All Recreation uses are allowed, but more intense park items require approved Master Plan or a CUP if no Master Plan
  – Development Standards are in process for DRAFT 3
Questions?

Parks and Recreation Department
Parks Planning
Marilyn Lamensdorf
512-974-9372
Marilyn.Lamensdorf@austintexas.gov