

AUSTIN LAND DEVELOPMENT CODE

City Council Work Session
June 27, 2018

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

27-JUN-18

Overview

Transition Areas provide gradual and incremental change between different intensities of form.

Type 1: Where **Compatibility Standards** adjust building height and setback.

Type 2: Where **Transition Zones** are mapped between more intensive and less intensive zone districts.

*A transition zone is not a specific zone but instead any zone that is between the intensities of the two adjacent zones.



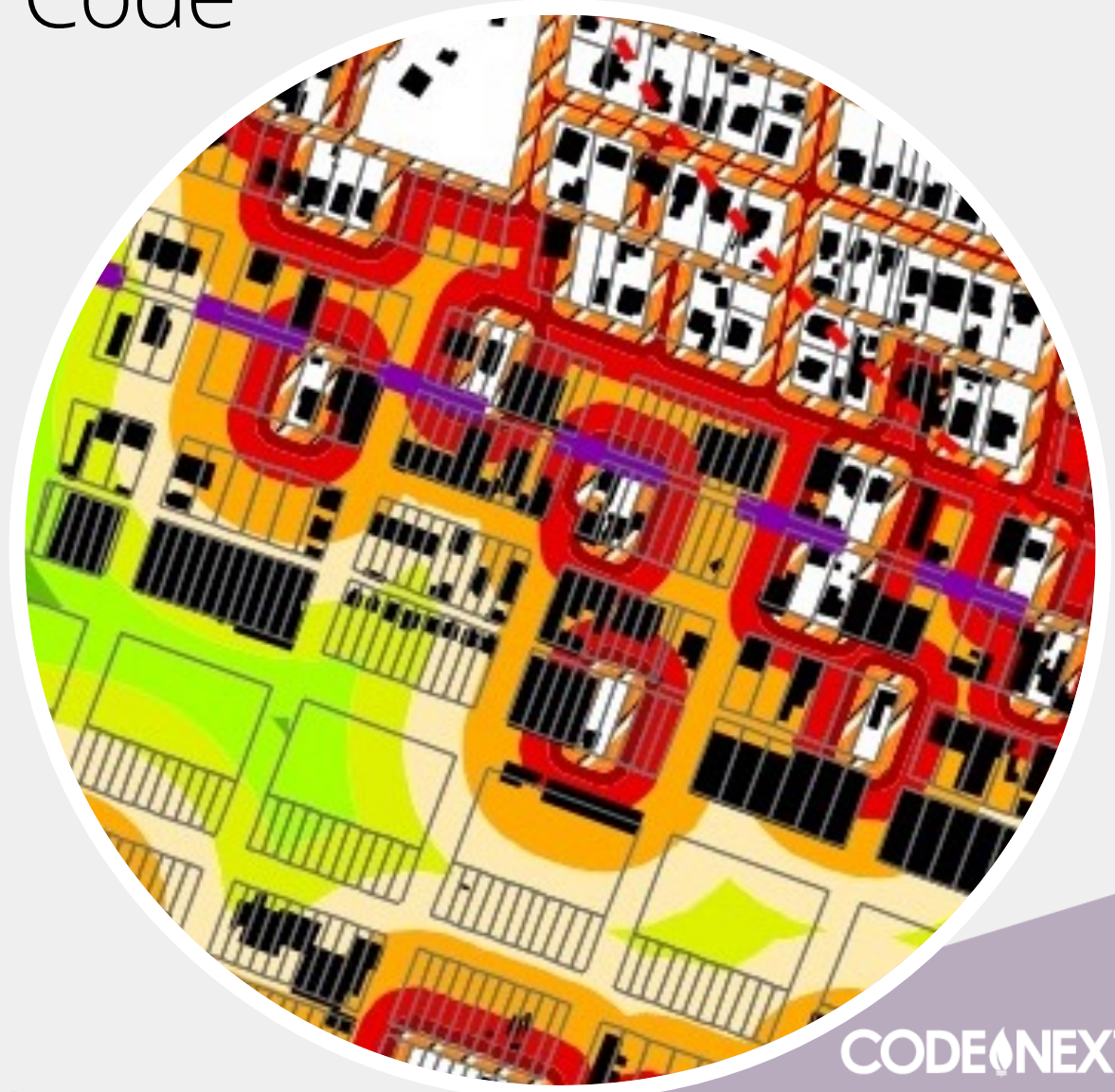
TRANSITION AREA TYPE 1: COMPATIBILITY STANDARDS



Current Land Development Code

Article 10: Compatibility Standards

Height
Building Setbacks
Screening
Building Design
Scale & Clustering



Current Compatibility Standards

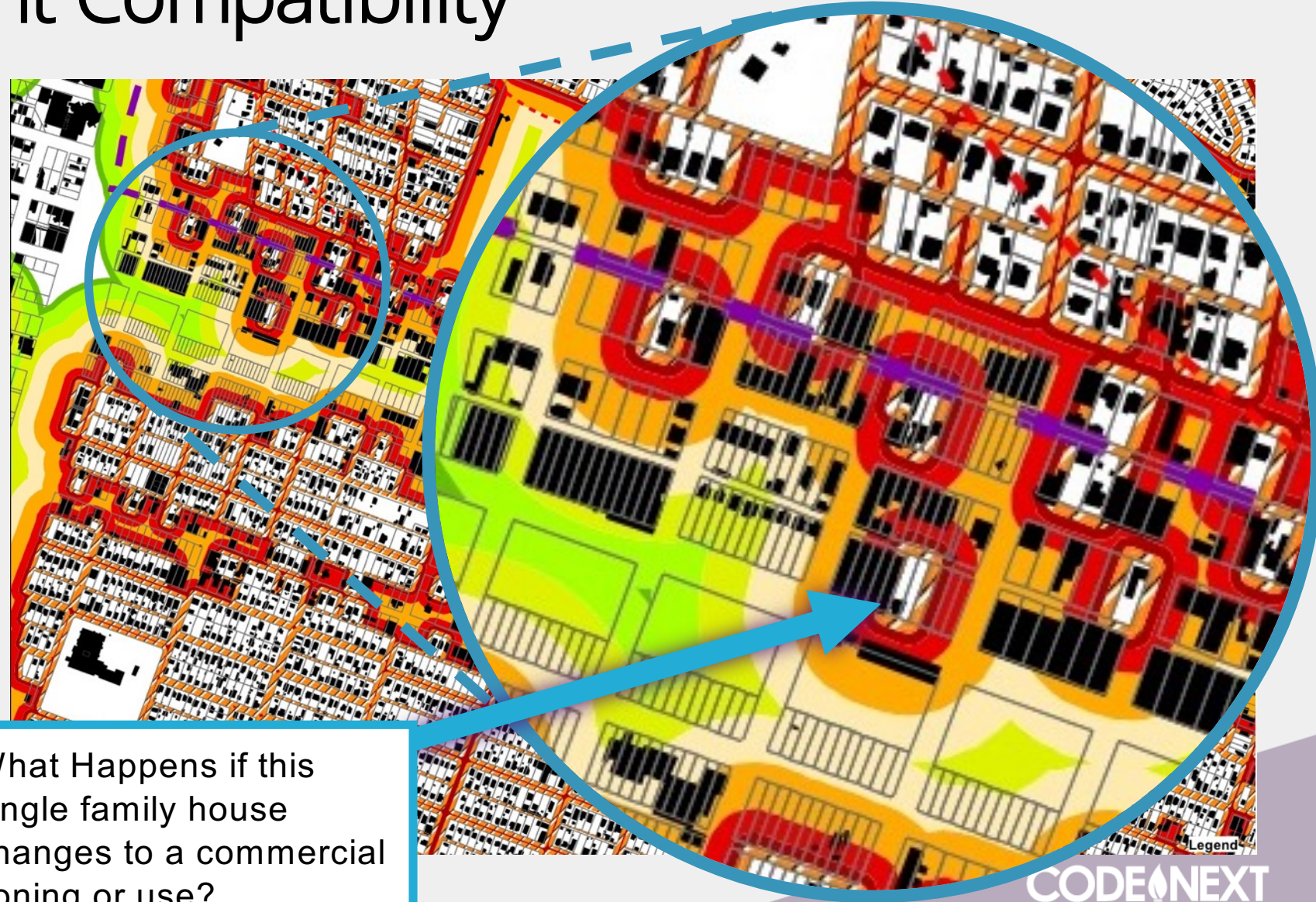
- Current Compatibility standards are triggered by **land use** and **zone districts**.
- This creates inconsistency and unpredictability in the development process.
- The reach and reduction of development capacity is un-commonly suppressive and limits the development potential along corridors and centers.



Article 10: Current Compatibility

Allowed Heights

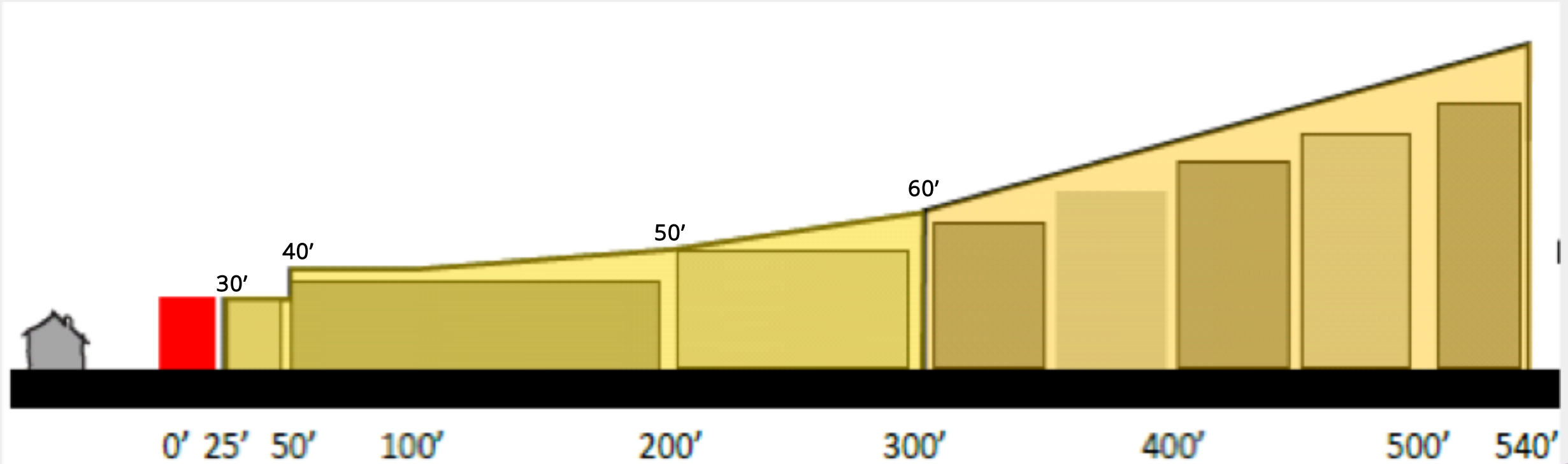
	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'



What Happens if this single family house changes to a commercial zoning or use?



Article 10: Current Compatibility



Draft 3 Compatibility Standards

Draft 3 Compatibility standards are:

- Triggered by adjacent zoning district; not land use
- Consistent across each zone with predictable results
- Provides transitions more commonly found in other communities and increases development potential along corridors and centers.



Table 23-4D-4090(B) Building Placement

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	25'	15'	5'	5'

(2) Additional Setback

Where street right-of-way, public easement, or utilities easement is required, additional setback and/or easement shall be provided.

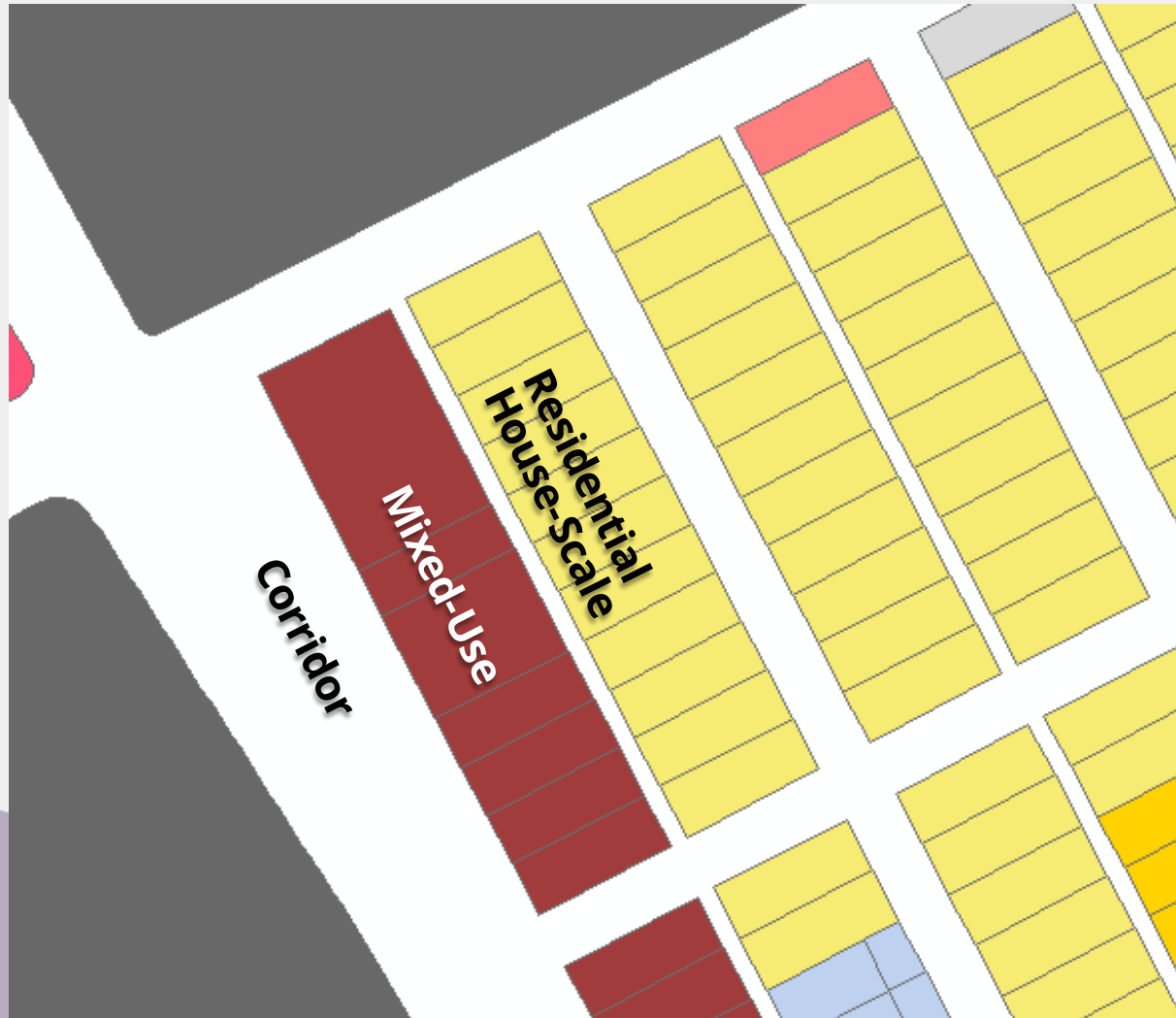
(3) Compatibility Setback

(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned Residential House-Scale; or is adjacent to a property zoned Residential House-Scale. Then minimum setbacks shall be provided along the alley or shared lot line that comply with subsections (b) and (c).

(b) Compatibility Setback	Side			
	Front A	St. B	Side C	Rear D
Lots ≤ 75' wide	25'	15'	15'	30'
Lots > 75' wide	25'	15'	20'	30'

(c) Where a compatibility setback is required along a side or rear lot line, then a landscape buffer shall be provided that complies with Section 23-4E-4090 (Intermittent Visual Obstruction Buffer).

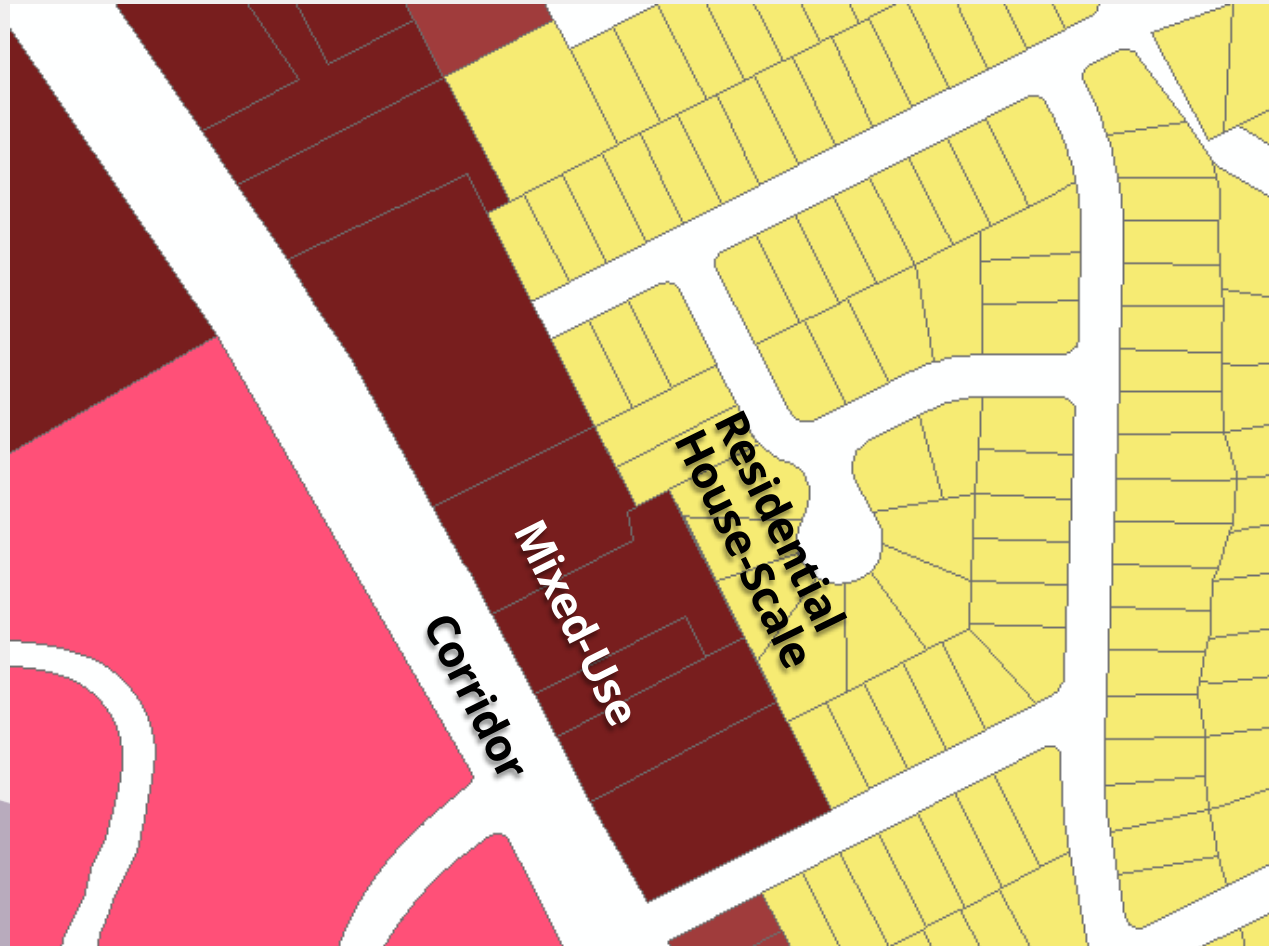
Transition Area Type 1 on the Map



In this case, single family zoning is adjacent to a commercial corridor.

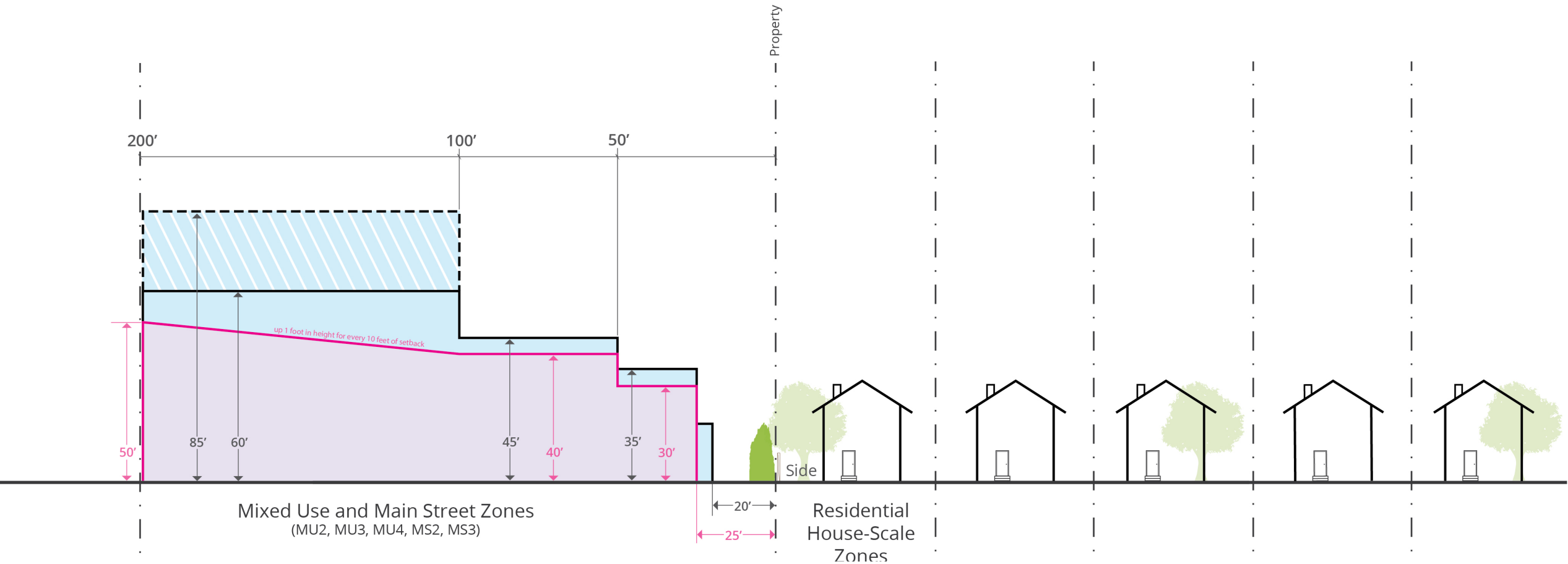
Compatibility standards apply in this situations.

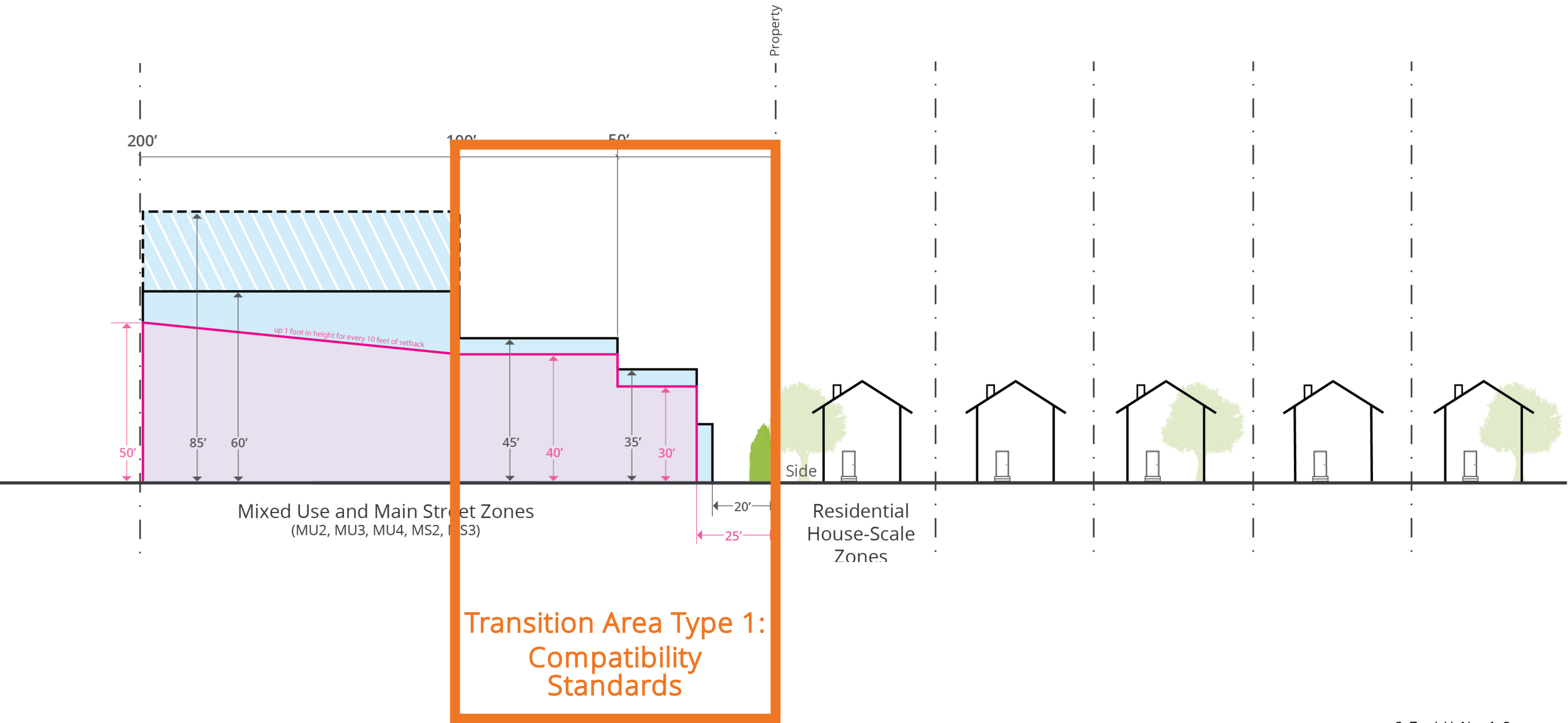
Transition Area Type 1 on the Map

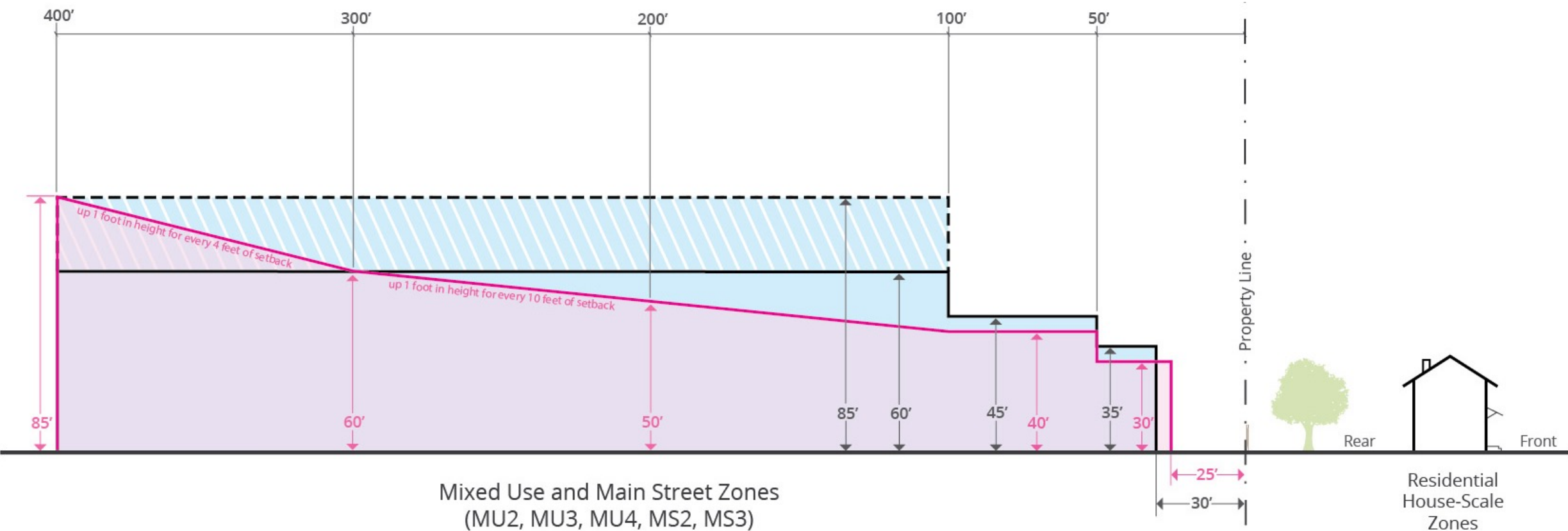


In this case, single family zoning is adjacent to a commercial corridor.

Compatibility standards apply in this situations.



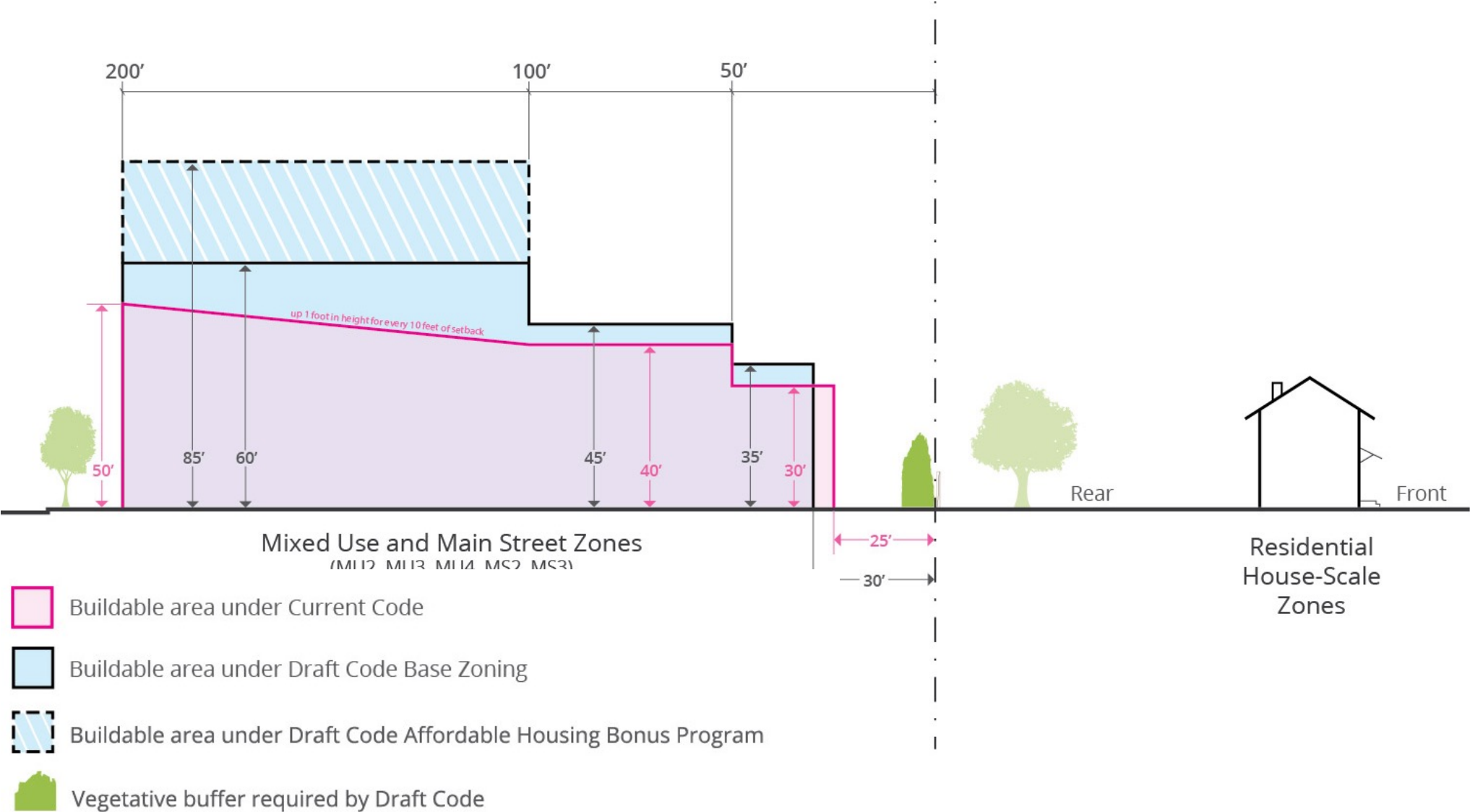




- Buildable area under Current Code
- Buildable area under Draft Code Base Zoning
- Buildable area under Draft Code Affordable Housing Bonus Program
- Vegetative buffer required by Draft Code

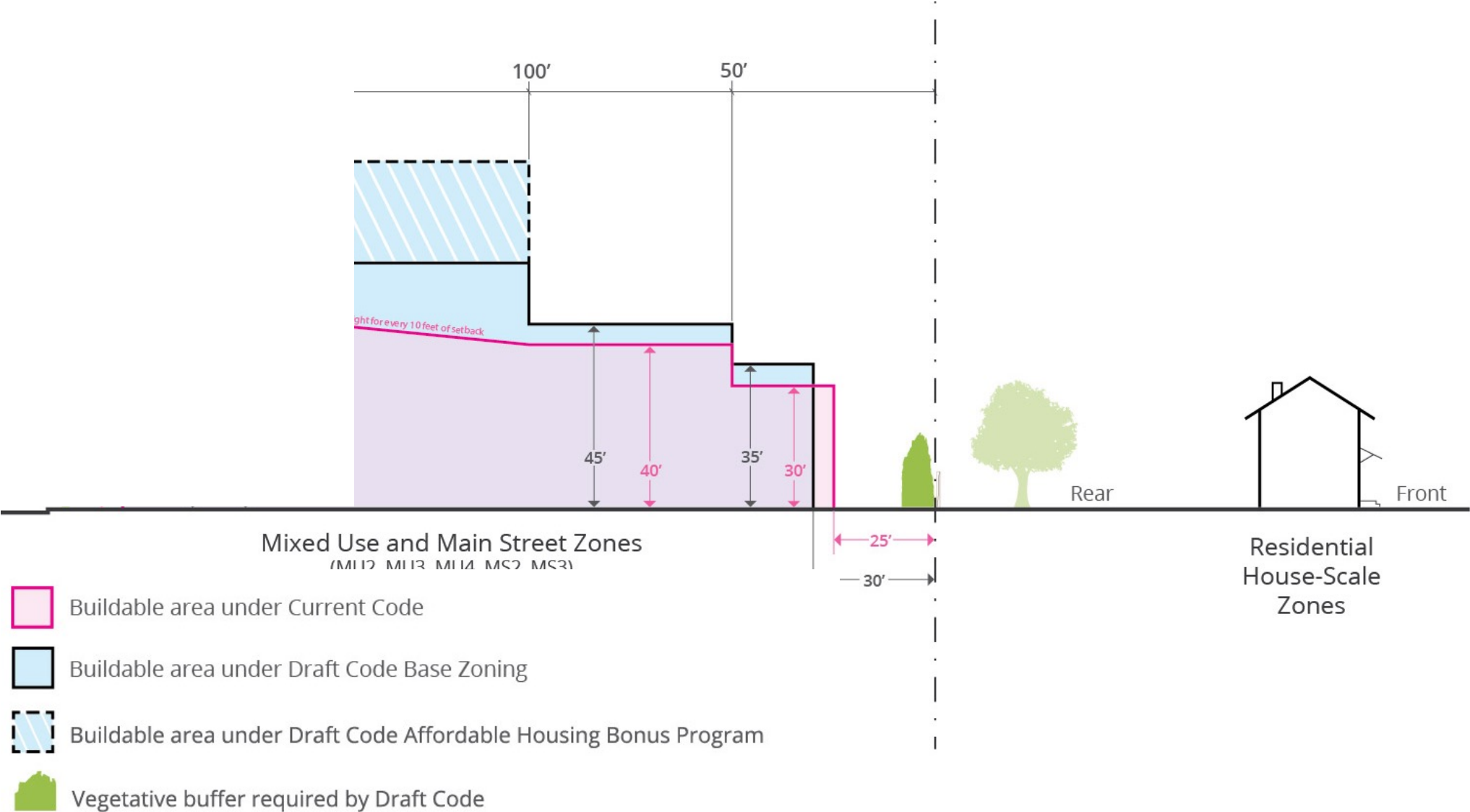
Compatibility: Current and Draft Standards Compared

Triggered by rear lot line



Compatibility: Current and Draft Standards Compared

Triggered by rear lot line Lot < 150'



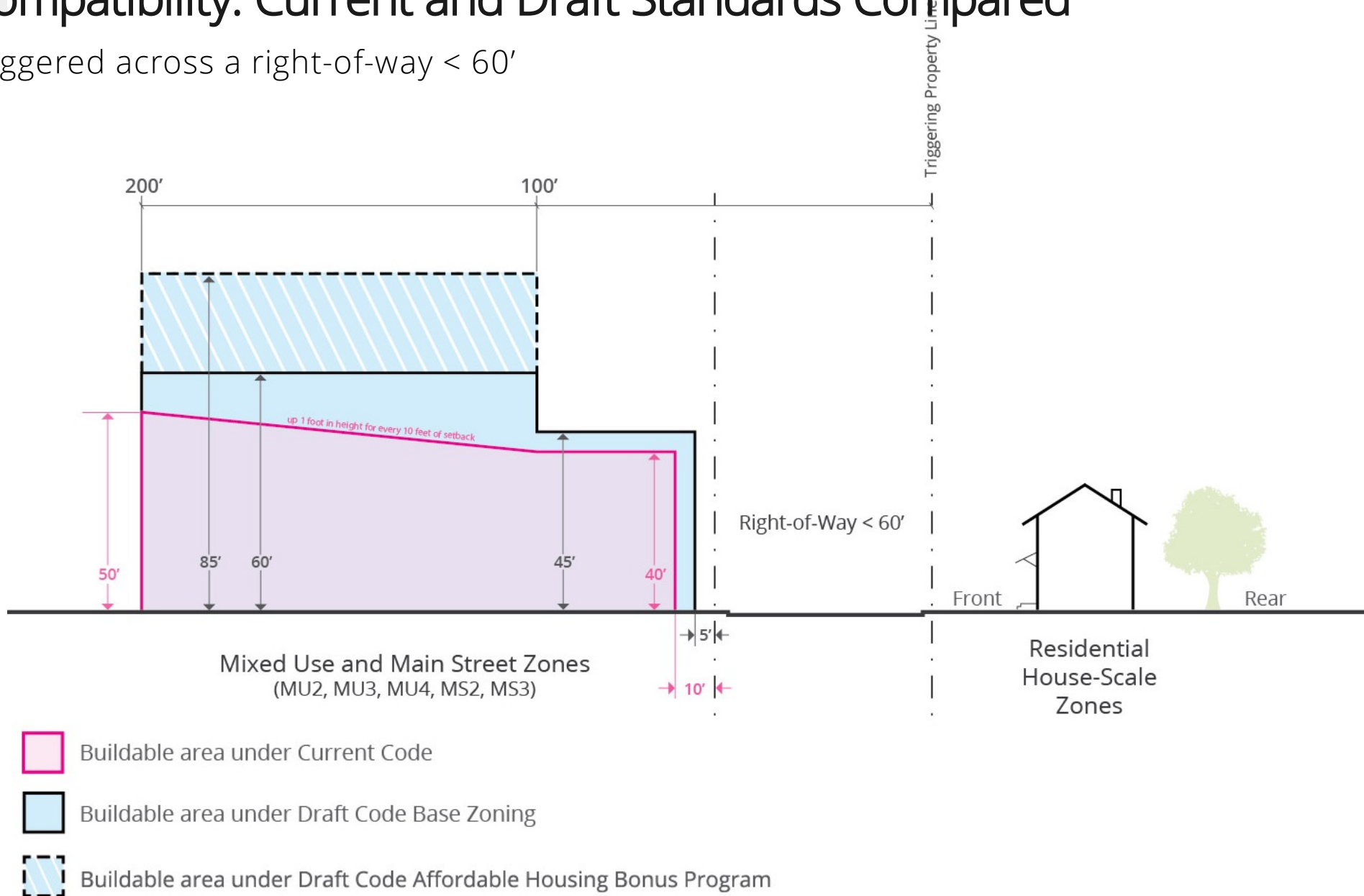
Compatibility: Current and Draft Standards Compared

Triggered across an alley <20'



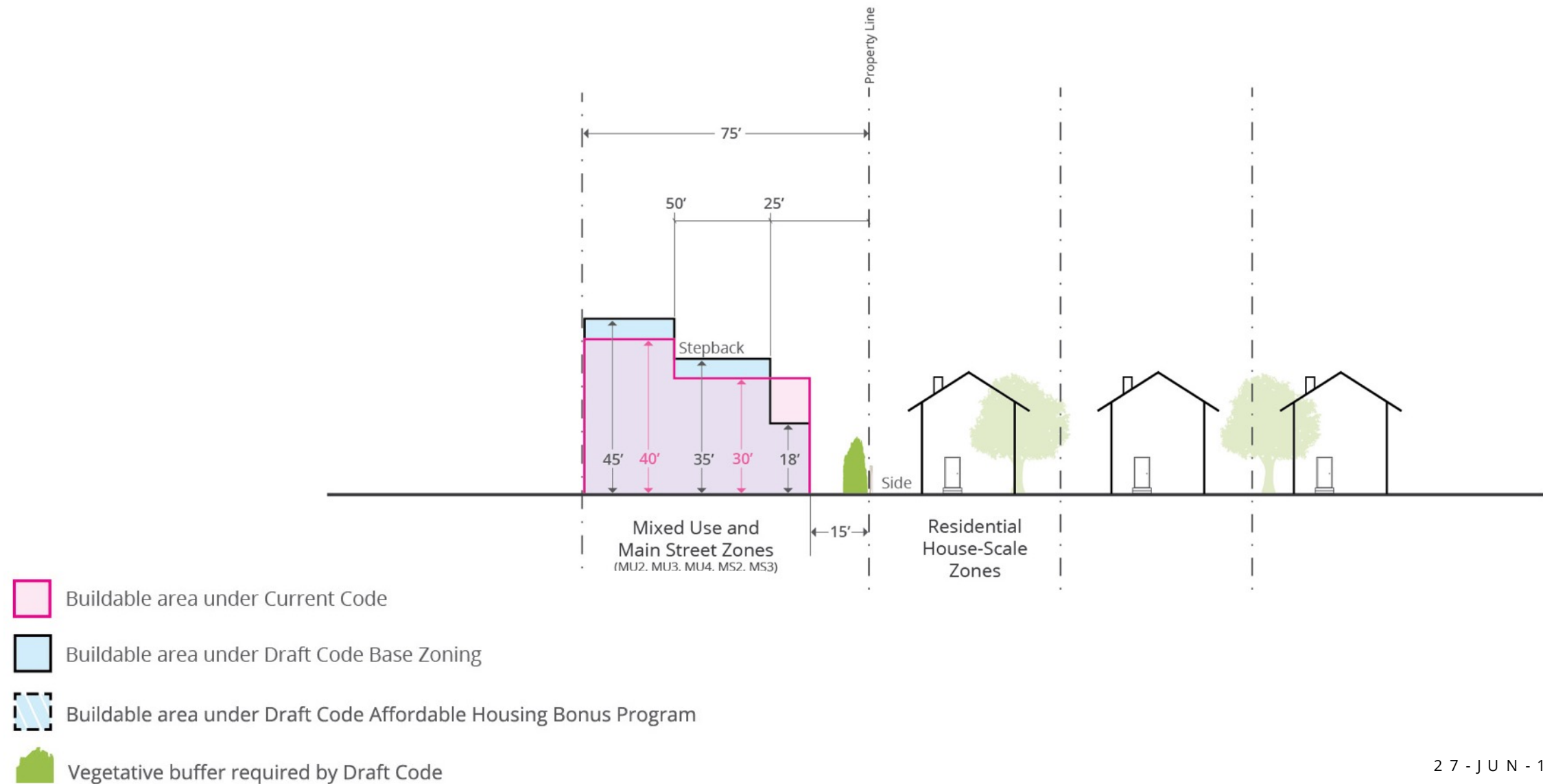
Compatibility: Current and Draft Standards Compared

Triggered across a right-of-way < 60'



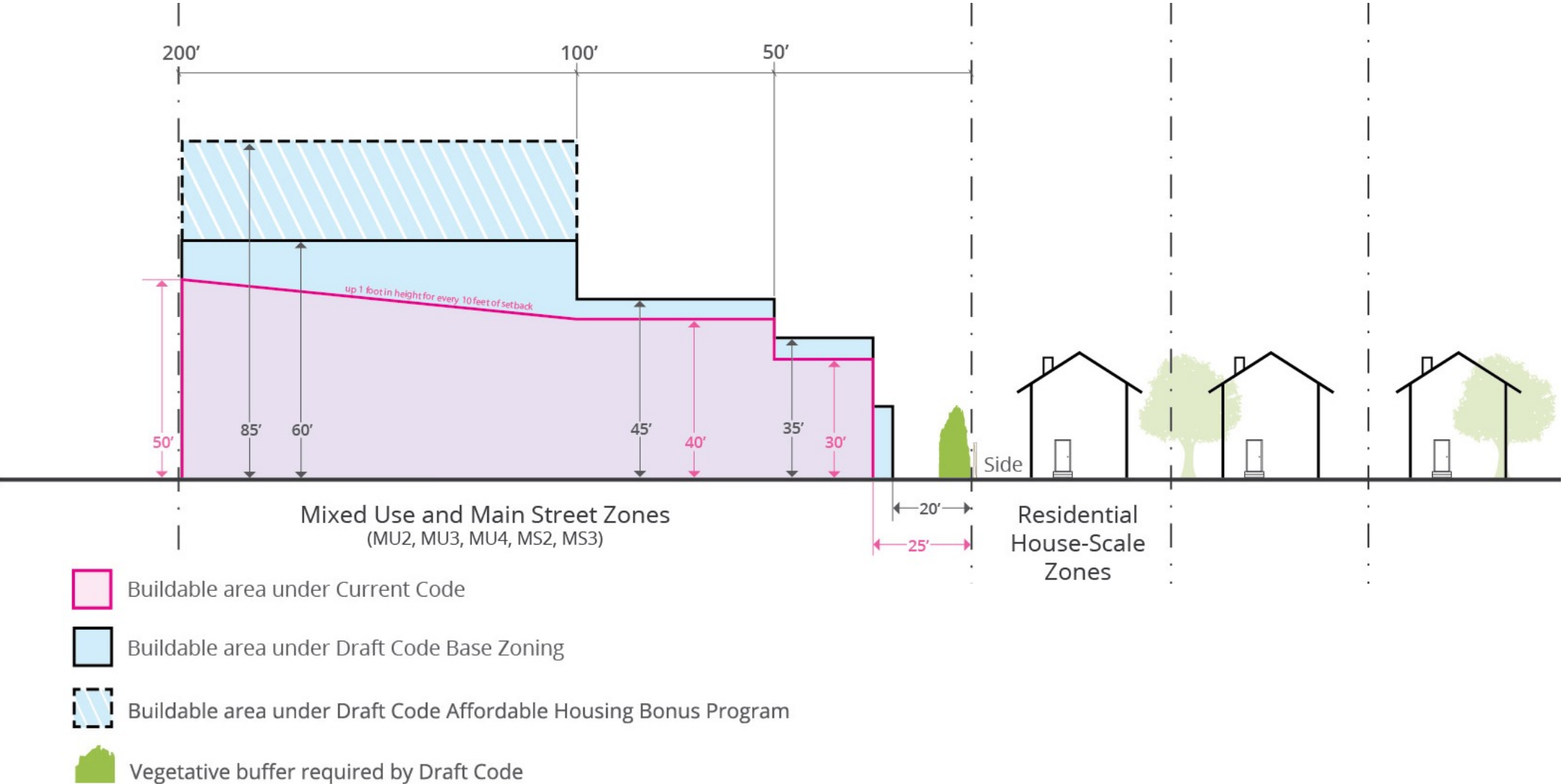
Compatibility: Current and Draft Standards Compared

Triggered by side lot line (lots $\leq 75'$ wide)

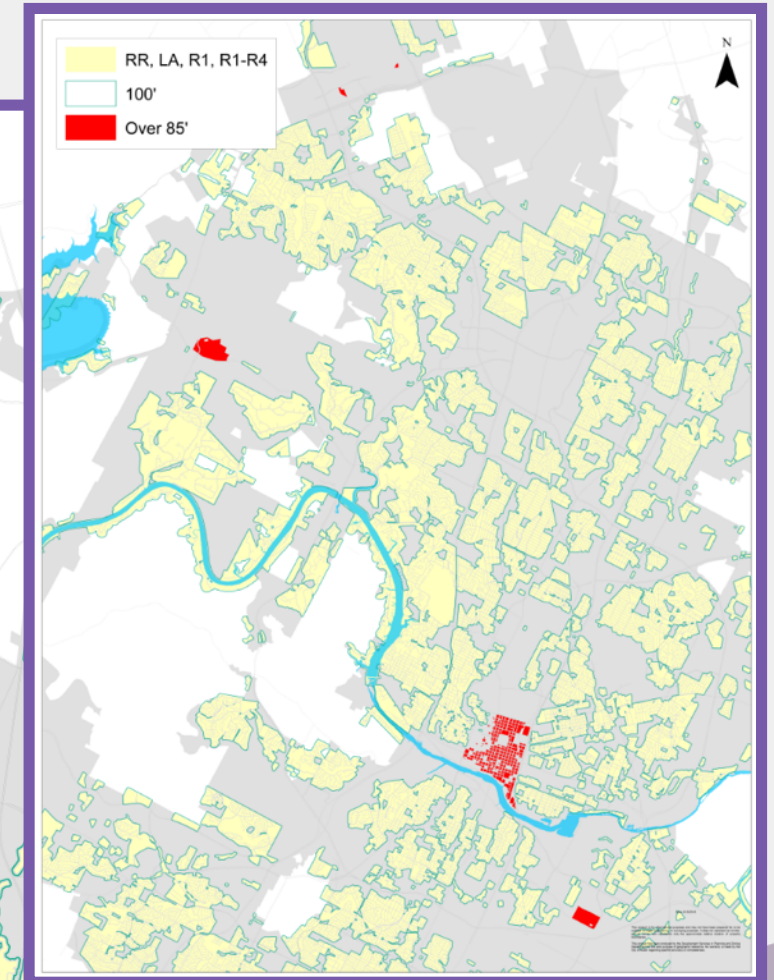
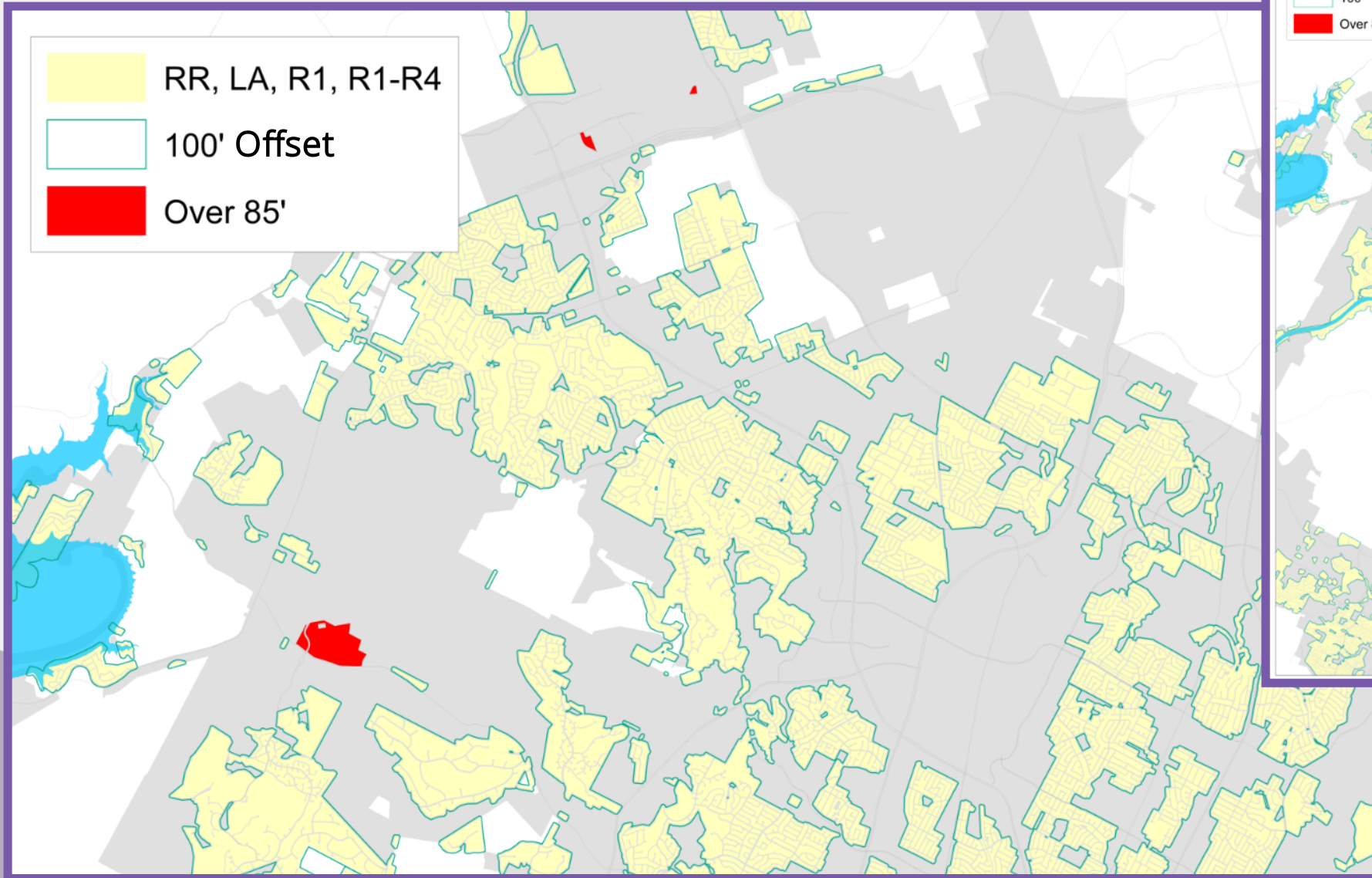


Compatibility: Current and Draft Standards Compared

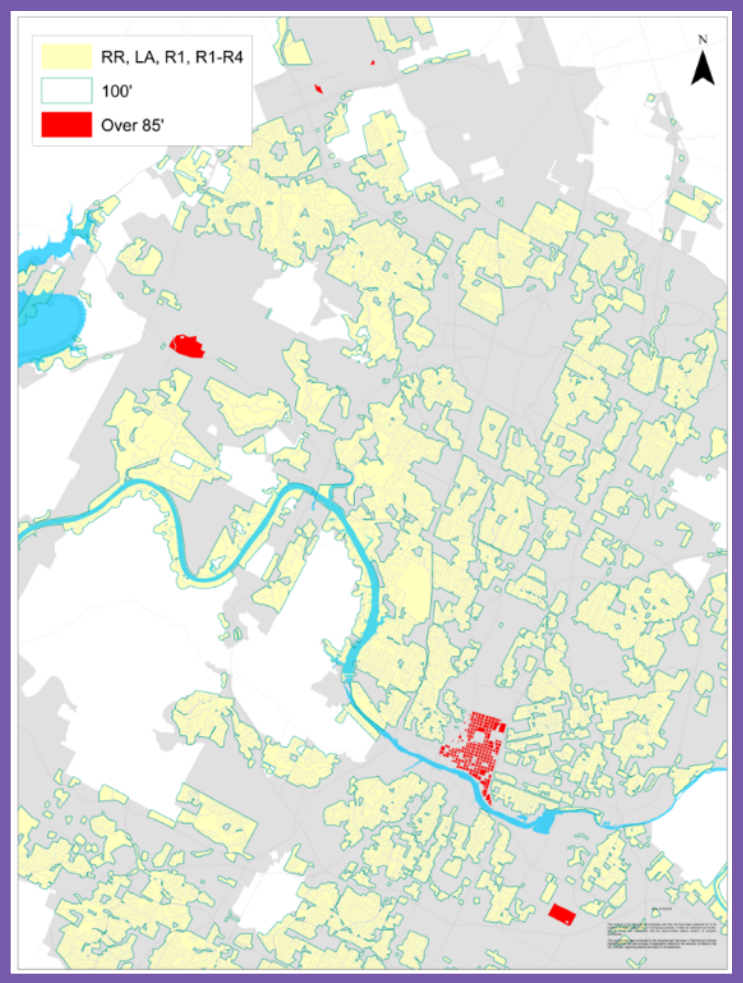
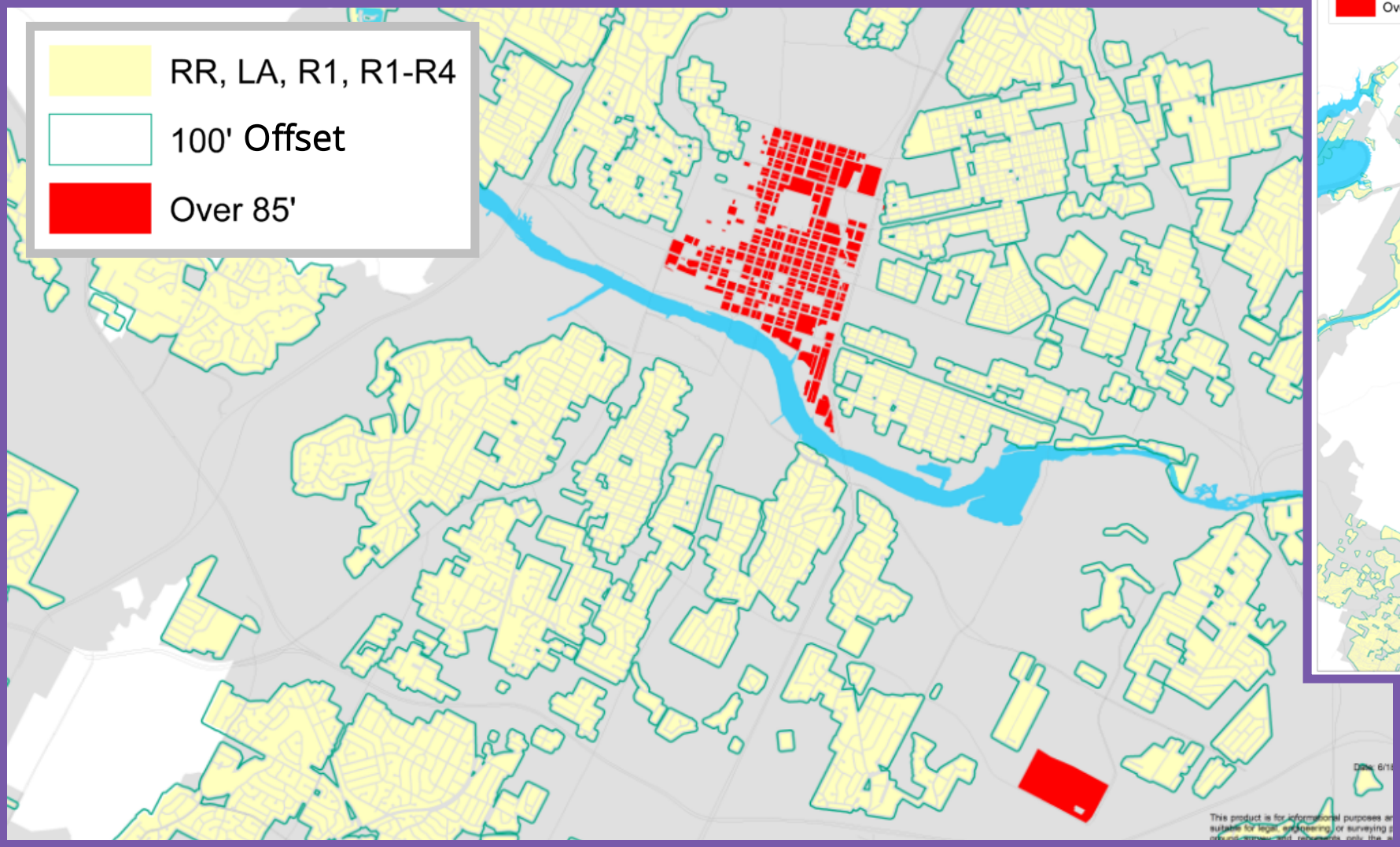
Triggered by side lot line (lots > 75' wide)



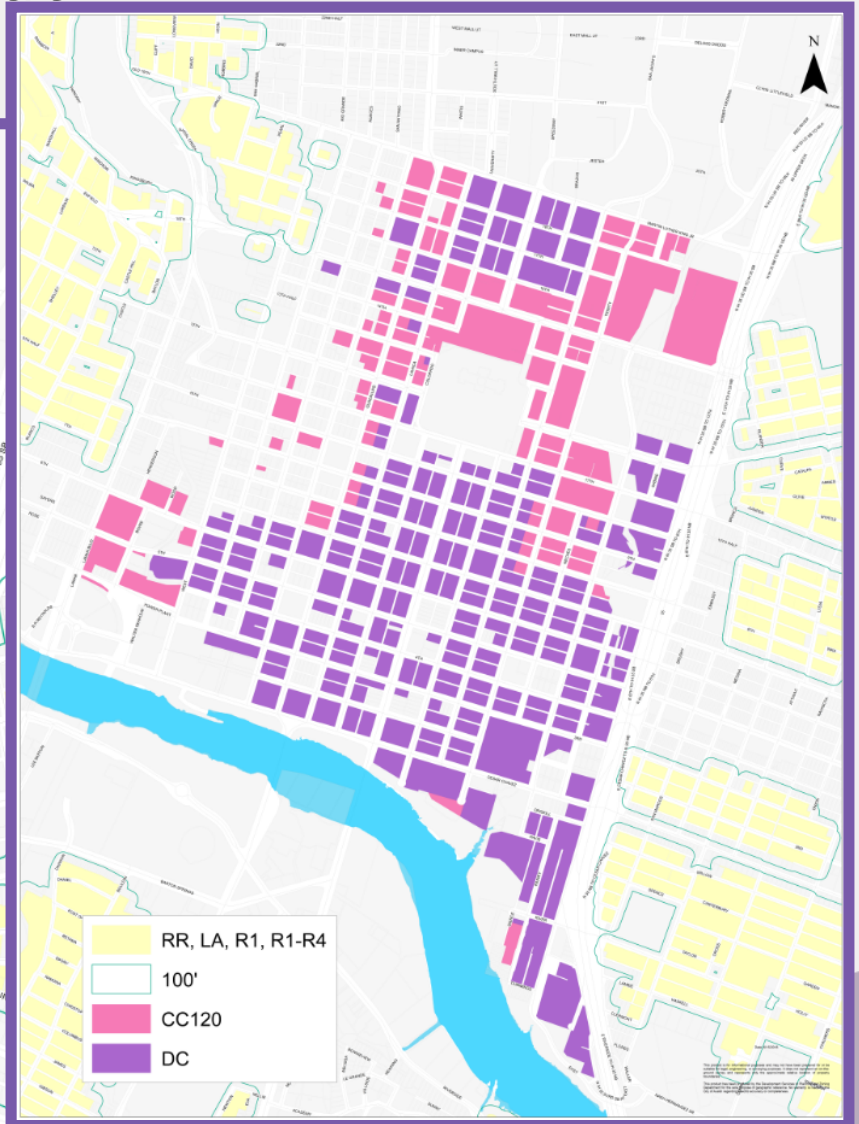
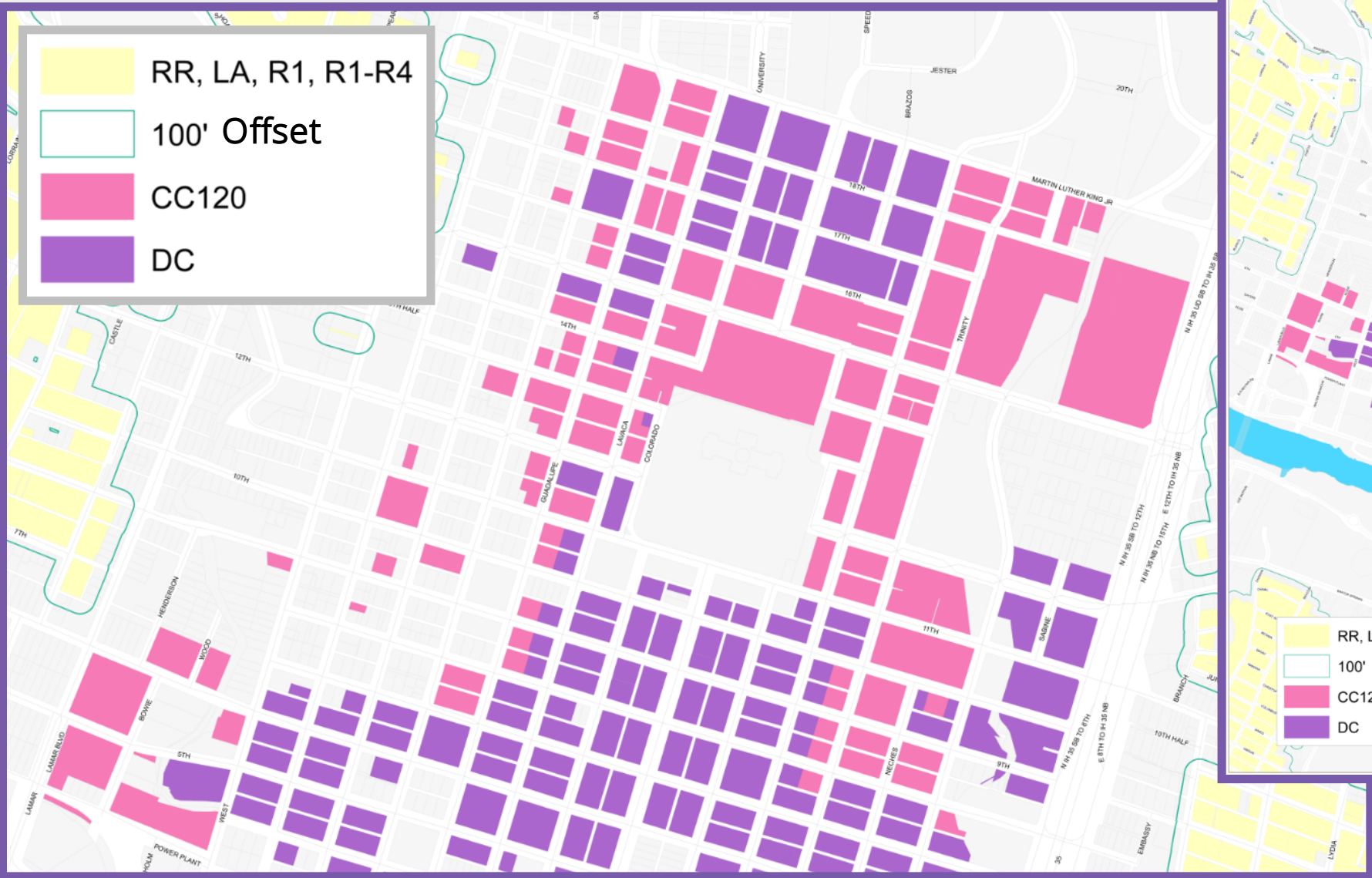
Compatibility: Draft 3 mapping of zones that allow heights over 85 feet



Compatibility: Draft 3 mapping of zones that allow heights over 85 feet



Compatibility: Draft 3 mapping of zones that allow heights over 120 feet



TRANSITION AREA TYPE 2: TRANSITION ZONES



A map-driven function

Transition zones are a tool for:

- Increasing housing and development opportunities near corridors and centers
- Providing more housing options where the opportunity does not exist today
- Reducing the impacts of Compatibility Standards on parcels fronting onto corridors



Transition Zones: What do they look like?

Neighborhood
Core

Transition
Zone

Parcels fronting
Corridor

Corridor

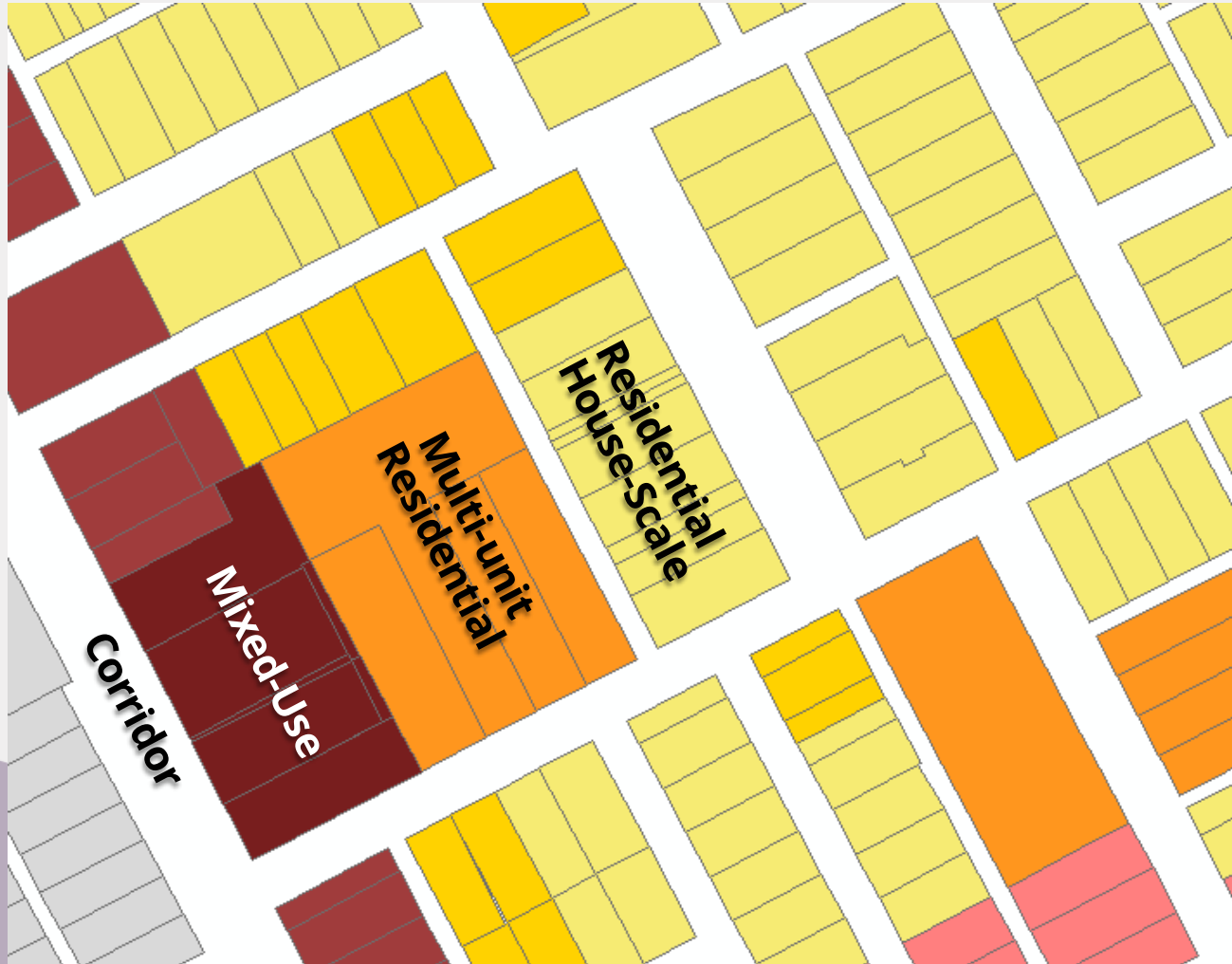


Single-family
Residential

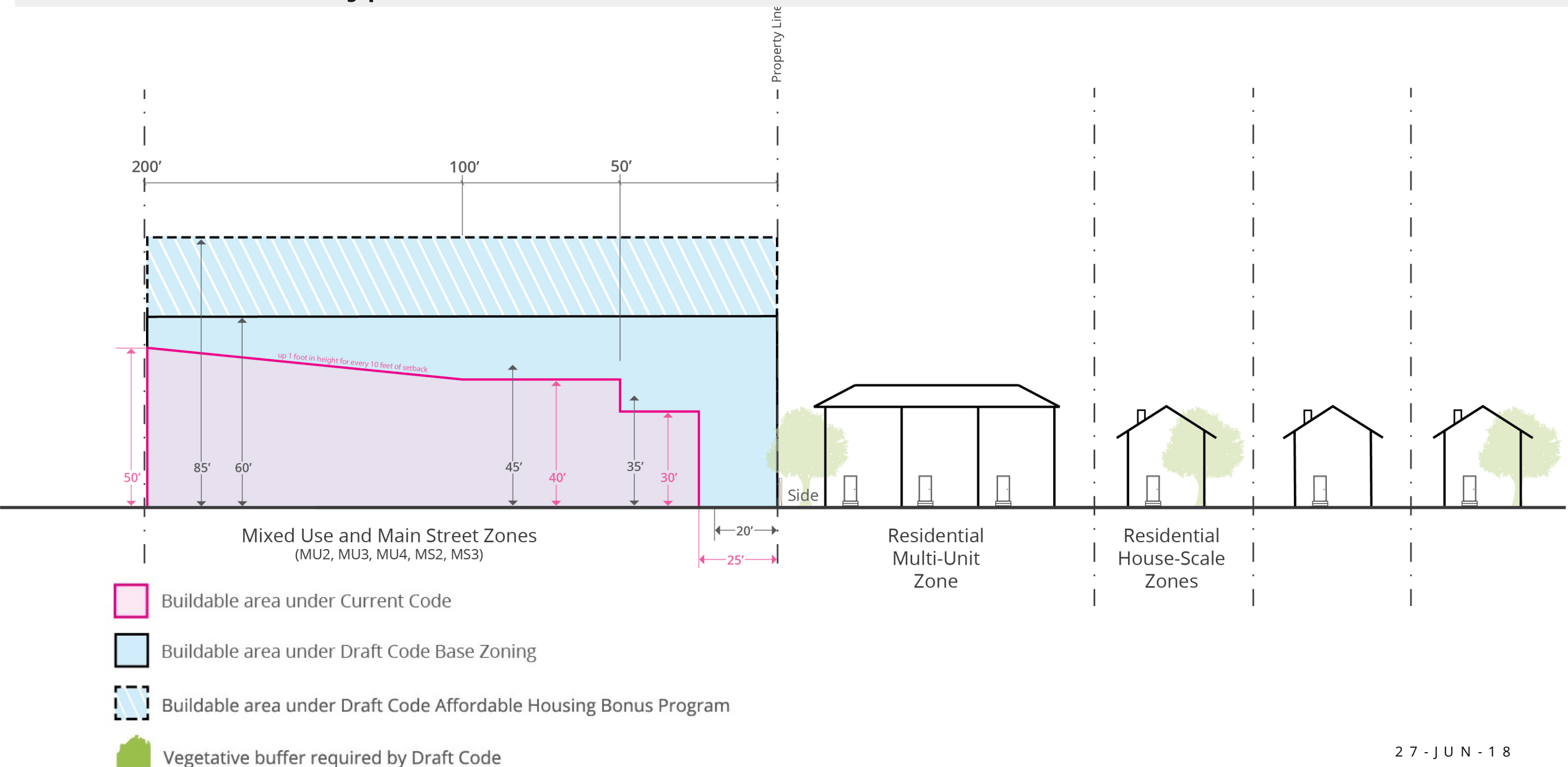
Residential Building Types:
Row Houses, Duplexes,
Townhomes, Patio Homes, etc.

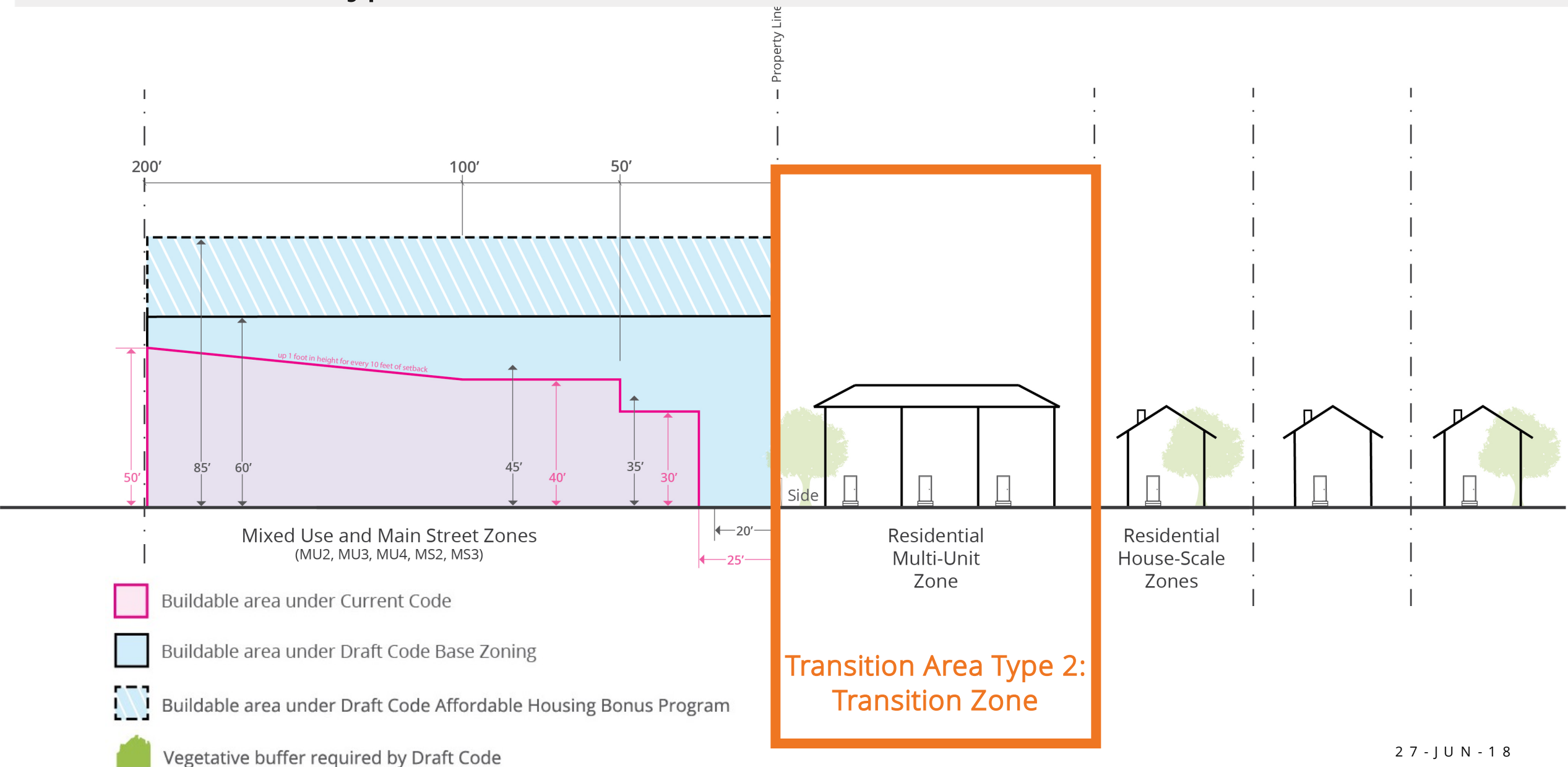
Appropriately-scaled
Mixed-use building

Transition Area Type 2 on the Map

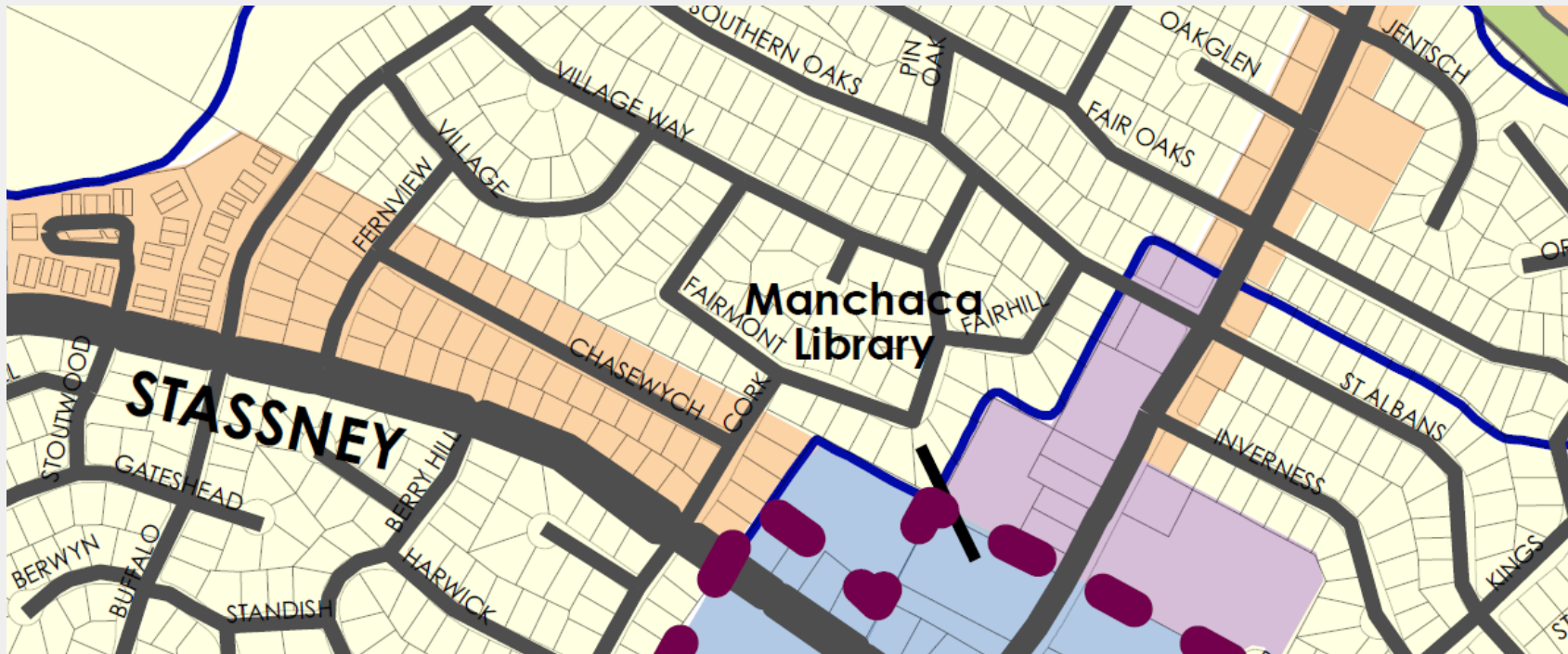


Transition Zones are mapped in Draft 3 only when current multifamily zoning exists between the corridor and the neighborhood core.





Transition Zones: How do we get there?



Previously, transition areas have been mapped through the small area planning process.



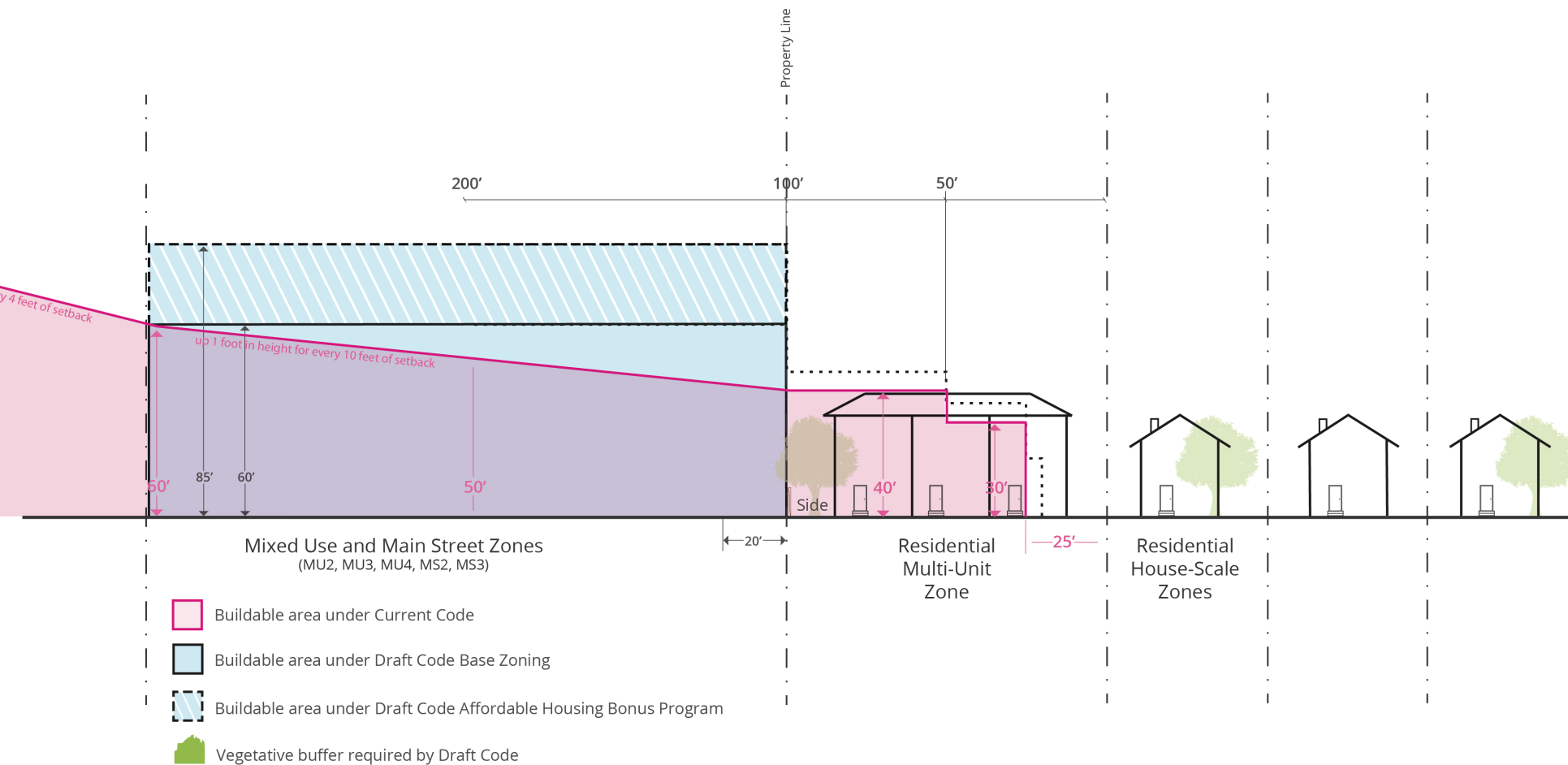
Residential Core

Neighborhood Transition

Neighborhood Node

Mixed-Use Activity Hub/
Corridor

Compatibility: Current and Draft Standards Compared



QUESTIONS: TRIGGER

- 1) Land Use as a trigger?
- 2) Zone District as trigger?
- 3) Adjacency vs Distance From Trigger?



QUESTIONS: TRANSITION TYPE 1 COMPATIBILITY STANDARD

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1. What kind of building setbacks?

A. Deep Lot Vs Shallow Lot

2. What kind of height setbacks?

A. Deep Lot Vs Shallow Lot



QUESTIONS: TRANSITION TYPE 2

MAPPING OF A TRANSITION ZONE

- 1) How to provide the same/similar transition area as compatibility standards?
- 2) Where and when to use transition zones?

