

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

CAG Work Session  
Code Draft Preview  
Spring 2017



**CODENEXT**

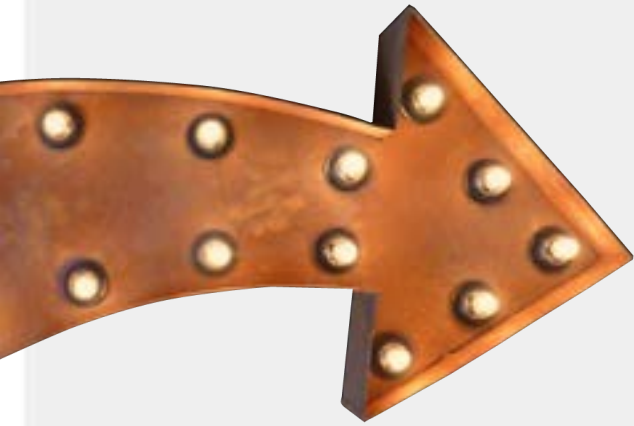
1 - FEB - 17



PART 1

# PROCESS





What sort of  
city do we want  
Austin to be?

2009



*“Austin has a true sense of place and culture. To be from Austin means something to people, conjuring images of Barton Springs, music, food, outdoor recreation...open-mindedness. It's a little grungy, a little hippie, and a little country all rolled into one.”*

Imagine Austin Community Forum  
Series #1 participant





**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.

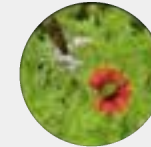


# 2012

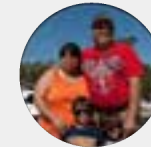
## Core Principles for Action



**Grow as a compact, connected city**



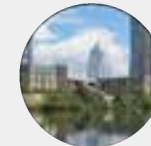
**Integrate nature into the city**



**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](http://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**



# LIMITATIONS OF CONVENTIONAL ZONING

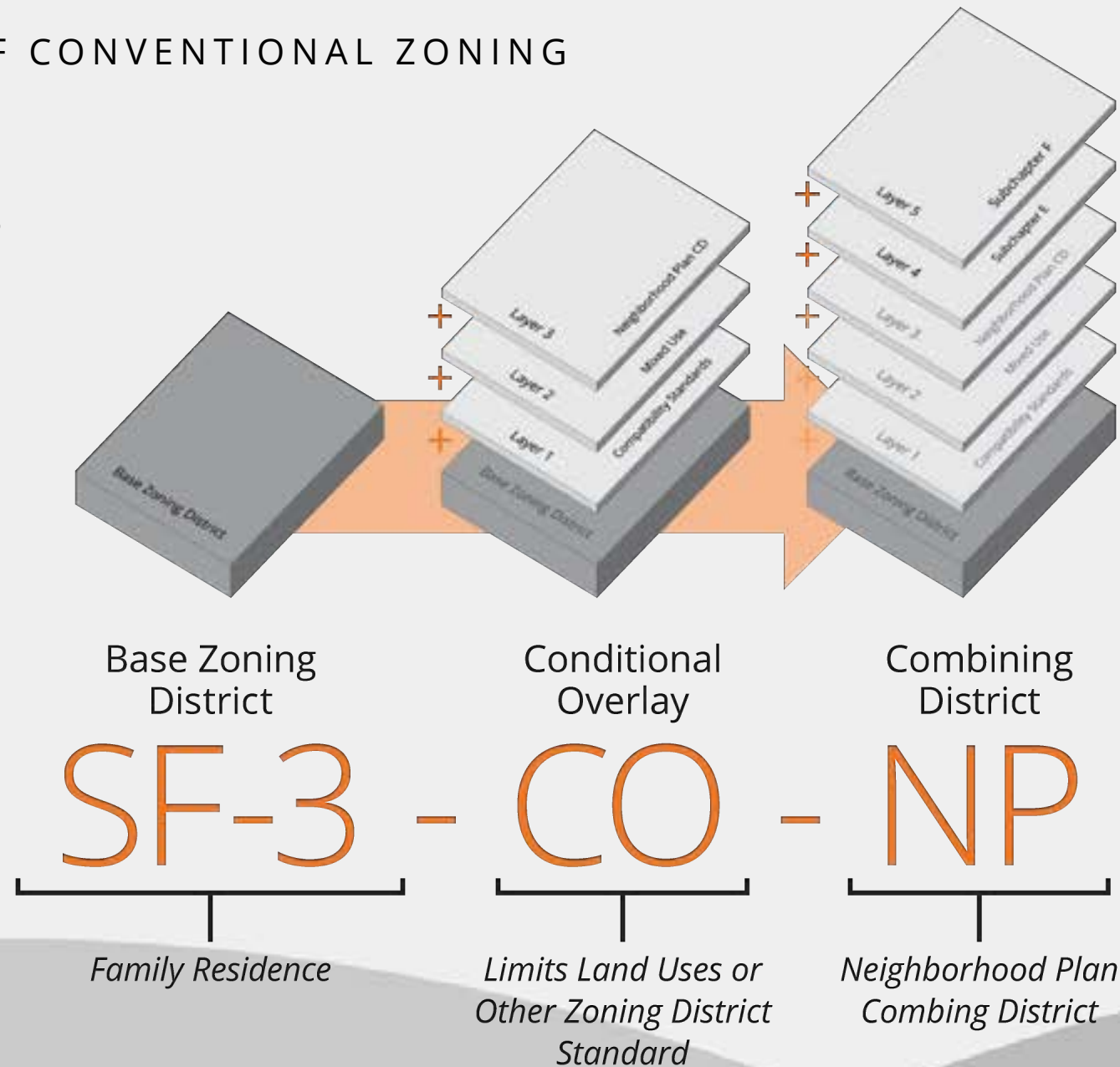
The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

*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

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

### COMMERCIAL

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

### INDUSTRIAL

<b>IP</b>	Industrial Park
<b>LI</b>	Limited Industrial Service
<b>MI</b>	Major Industrial
<b>R&amp;D</b>	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

<b>DR</b>	Development Research
<b>AV</b>	Aviation Services
<b>AG</b>	Agricultural District
<b>P</b>	Public
<b>PUD</b>	Planned Unit Development
<b>TN</b>	Traditional Neighborhood
<b>TOD</b>	Transit Oriented Development
<b>NBG</b>	North Burnet/Gateway
<b>ERC</b>	East Riverside Corridor

400+

Combinations Found in the Existing Code







## PART 2

# PRIORITIES



Creating a  
framework to  
help improve  
quality of life.





# 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

PRIORITIES | 16



**Centers and  
Corridors**



**Urban Trail  
Connections**



**Walk to Shops  
and Services**



**Human-scale  
Street Design**



**Multi-modal  
Transportation**

# 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 | 18



**Strengthen  
Neighborhoods**



**Right-size  
Zoning**



**Anticipate  
Future Growth**



**Enable Small  
Enterprises**



**Diverse Places  
for People**

## 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

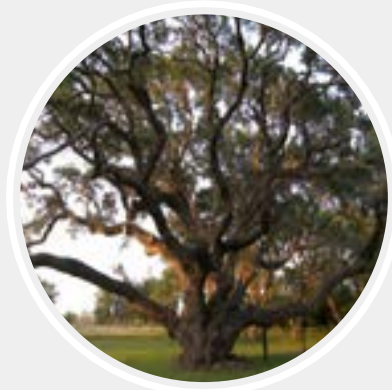
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**Water  
Stewardship**



**Flood  
Mitigation**



**Urban Forest  
Preservation**



**Open Space  
and Parks**



**Ecosystem  
Services**



# 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

PRIORITIES | 22



**More Diverse  
Housing Choice**



**Affordability  
Incentives**



**Connected  
Subdivisions**



**More Units  
By Right**



**Flexible Live/  
Work Places**

[austintexas.gov/codenext/housing](https://austintexas.gov/codenext/housing)

**CODENEXT**

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# 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

PRIORITIES | 24



**Clearer Zoning Districts**



**Site Planning Process**



**Organized Graphic Code**



**Fine-Tuned Uses in Zones**



**Simplified Permitting**

[austintexas.gov/codenext/permitting](http://austintexas.gov/codenext/permitting)

**CODENEXT**

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PART 3

# PREVIEW



# 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)



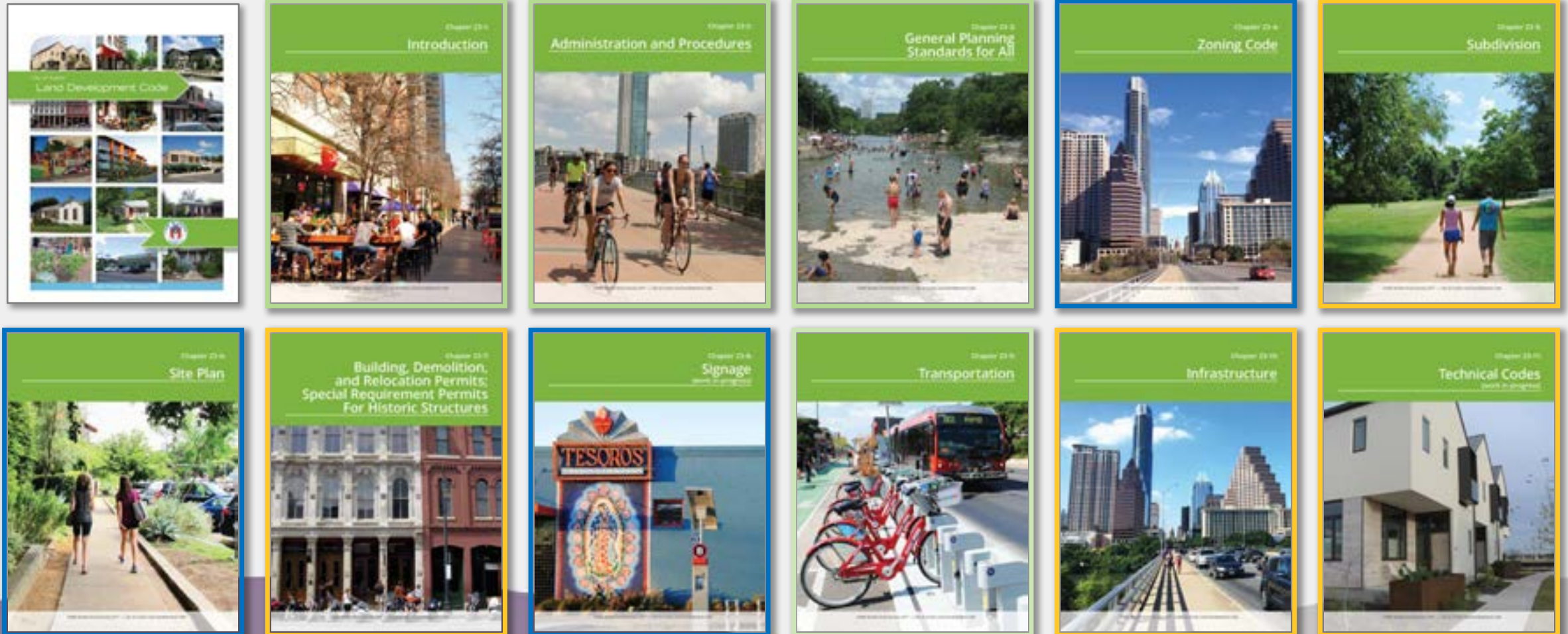
Infrastructure



Technical Codes



# anatomy of THE CODE



PRIMARY AUTHOR



Staff



Staff & Consultant



Consultant

CODENEXT

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# anatomy of THE CODE

## Work In-Progress

The CodeNEXT team is still hard at work refining and drafting additional code text standards.

- **Affordable Housing Incentives Program** April 2017
- **Functional Green (Ecological Services)** April 2017
- **Signage** April 2017
- **Street Design** Summer 2017
- **Transportation Demand Management (TDM)** Summer 2017
- **Traffic Impact Analysis (TIA)** March 2017



# anatomy of THE CODE

## Affordable Housing Incentives Program

- **Unifies Fragmented Program**
- **Creates a Framework**
- **Ability to Adjust to Market Conditions**

Replaces the fragmented system of individualized static incentives programs with a unified framework organize standards and incentives. Program calibrates standards for different parts of the city and provides for updates as market conditions change. Anticipated release of draft regulations in April 2017.

# anatomy of THE CODE

## Functional Green

- **Integrate Nature into the City**
- **Provide Flexibility**

Standards will help integrate nature into the City on development with 80% or more impervious cover. Requirements are being prepared and will be located in the Environmental Criteria Manual. Anticipated release of draft regulations in April 2017.



# anatomy of THE CODE

## Signage

- **Clear Graphics**
- **Reorganized**

Conformance with Supreme Court's decision in Reed v. Town of Gilbert and several subsequent lower court decisions, the draft Sign Regulations prepared by the consultant team require further revisions. Anticipated release date for these provisions is April 2017.



# anatomy of THE CODE

## Street Design

- **Provide for Variety of Users**
- **Streets Adjust to Context within City**

Work is underway to implement the Complete Streets ordinance, providing the city with a toolkit of design elements to create streets designed for a variety of users. Anticipated release date for these provisions is Summer 2017.



# anatomy of THE CODE

## Transportation Demand Management (TDM)

- **Provides design features, incentives, and tools to encourage residents, tenants, employees, and visitors to travel by sustainable transportation modes.**

Draft language is included in the Public Review Draft. For the creation of a TDM program. The regulations that will reside in Criteria Manual and the process for the administration of the program has yet to begin. Anticipated release Summer 2017.



# anatomy of THE CODE

## Traffic Impact Analysis (TIA)

- **Formalize, Clarify, and Refine**
- **Improve Consistency and Predictability**
- **Provide Changes that will Bridge to Long-term Improvements**

Updated Traffic Impact Analysis to reflect best practices from across the country. Captures smaller-scale developments and rough proportionality, improves consistency and predictability and provides for long-term improvements. Anticipated release March 2017.

# anatomy of THE CODE

## Work Outside of CodeNEXT

Some elements of the Land Development Process will be updated after the adoption of the new Land Development Code.

- **Technical Manuals**
- **Criteria Manuals**

# anatomy of THE CODE

## Foundational Regulations Maintained and Strengthened

Austin's foundational regulations on watershed, tree preservation, parkland dedication have been brought to the front of the code in a prominent location. Affordable Housing Incentives Program, when completed will join these regulations.

- **Save Our Springs (SOS)**
  - pulled forward
- **Watershed**
  - pulled forward
- **Urban Forest Protection and Replenishment**
  - pulled forward
- **Parkland Dedication**
  - pulled forward



# anatomy of THE CODE

## **Standards Pulled Forward with Clarification and New Organization**

Portions of the code that were buried have been clarified and move to a new location in the new Land Development Code in an easier to use and better organized code.

- **Hill Country Roadways**
- **Historic Districts**
- **Administration and Procedures**

# anatomy of THE CODE

## Integrated

These layers of design related standards have been integrated into the zoning districts and other standards, reducing the number of layers of regulations while maintaining intent.

- **Compatibility**  
(Chapter 25-2 Subchapter C Article 10)
- **Design Standards and Mixed Use (Commercial)**  
(Chapter 25-2 Subchapter E)
- **Residential Design and Compatibility Standards**  
(Chapter 25-2 Subchapter F)
- **Conditional Overlays**  
(Conditional Overlay (CO) Combining District)

# Article 10

## Compatibility

*purpose:* transition from block scale to house scale

**Height** – *transition to residential*

**Building Setbacks** – *transition to residential*

**Screening** – screening for parking, refuse, storage and mechanical

**Design Regulations** – standards for lighting, noise, garbage receptacles, intensive recreational uses, and parking location

**Scale & Clustering** – massing and spacing of buildings

# Subchapter E

## Design Standards and Mixed-Use

*purpose: Better Design...*

**Article 1 - General Provisions** – *provides flexibility in standards*

**Article 2 - Site Development** – *improve connectivity and site development for commercial developments*

**Article 3 - Building Design** – *Glazing and facades, entryways, articulation*

# Subchapter E

## Design Standards and Mixed-Use

*purpose:* Mix of Uses, Affordable Housing

### **Article 4 - Mixed Use**

*– Mix of uses and design standards for vertical mixed use, affordable housing incentives.*

### **Article 5 - Definitions**

*– Definitions for this Subchapter*



# Subchapter F

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## Residential Design and Compatibility Standards

*purpose: compatibility within neighborhoods*

**Height** – *overall building height standards*

**Height on Sloping Sites** – *nuanced height standards for sites with slope*

**Building Setbacks** – front, rear and side yard setbacks

**Setback Planes** – standards for building mass that refine building height

**Side Wall Articulation** – standards for side wall length

# Overlay Districts

## Conditional Overlays

*purpose:* adjusts what can be done

Frequently used CO restrictions informed the creation of new zones, informed use tables, and informed new review processes.

# Overlay Districts

## Conditional Overlays

*purpose:* adjusts what can be done

**Integrated into Base Zones.** Where possible COs will be replaced with new base zones (either Transect or Non-Transect) that implement same intent.

**Refined Land Use Tables.** COs typically limited or prohibited auto uses from the base zone. Now, there are base zones at different intensities that prohibit auto uses.

**Additional Levels of Permits.** COs added during re-zoning created a public process for which community and policy makers to mitigate potential impacts of new development. Now, an administrative Minor Use Permit (MUP) and discretionary Conditional Use Permit (CUP) allow for similar discretion and an opportunity to impose conditions of approval during land use permitting.

# anatomy of THE CODE

## Other Policy Documents Maintained

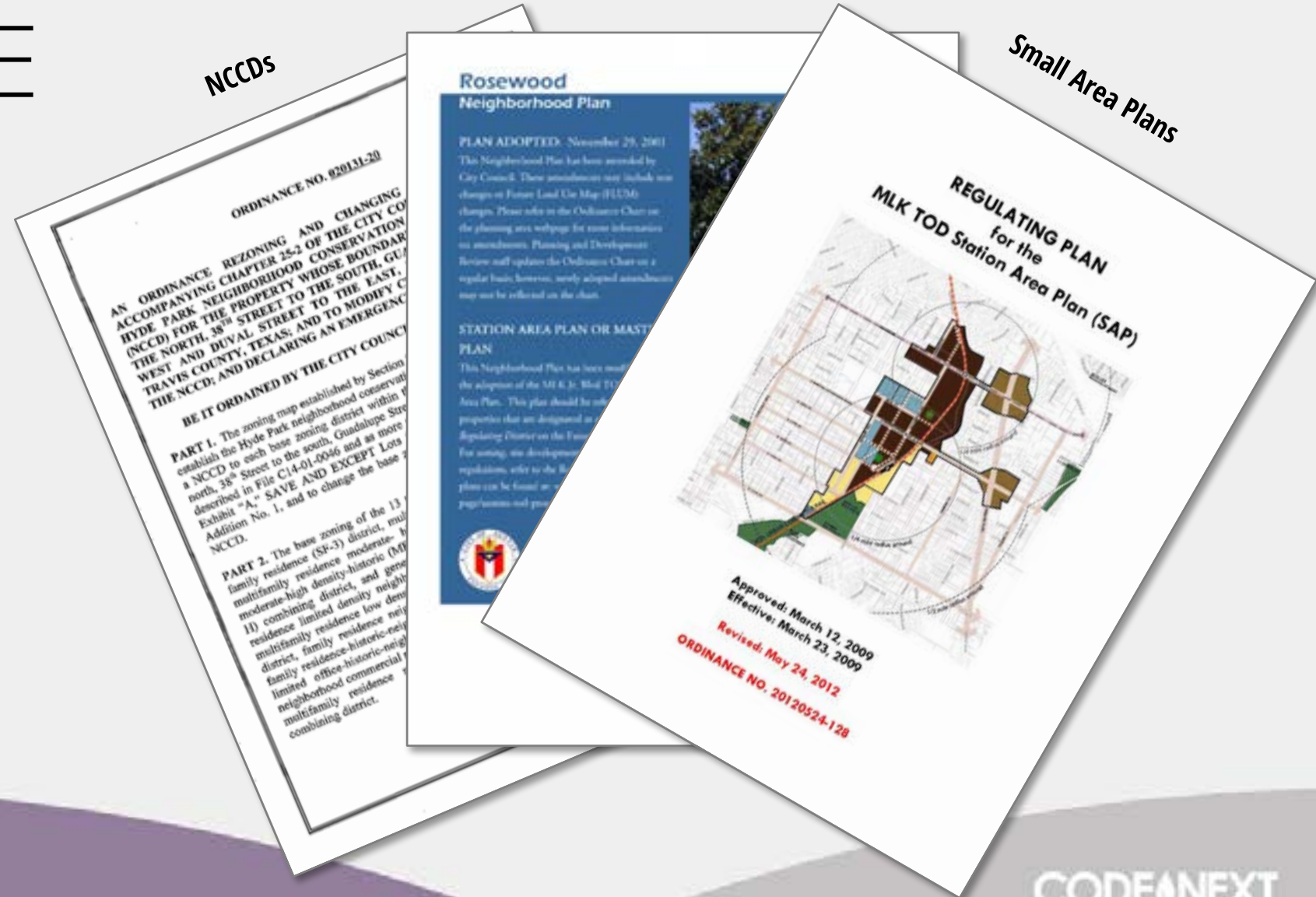
Through the process of creating the new Land Development Code. Existing localized policy documents have been maintained.

### Neighborhood Plans

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### Small Area Plans

NCCDs



CODENEXT

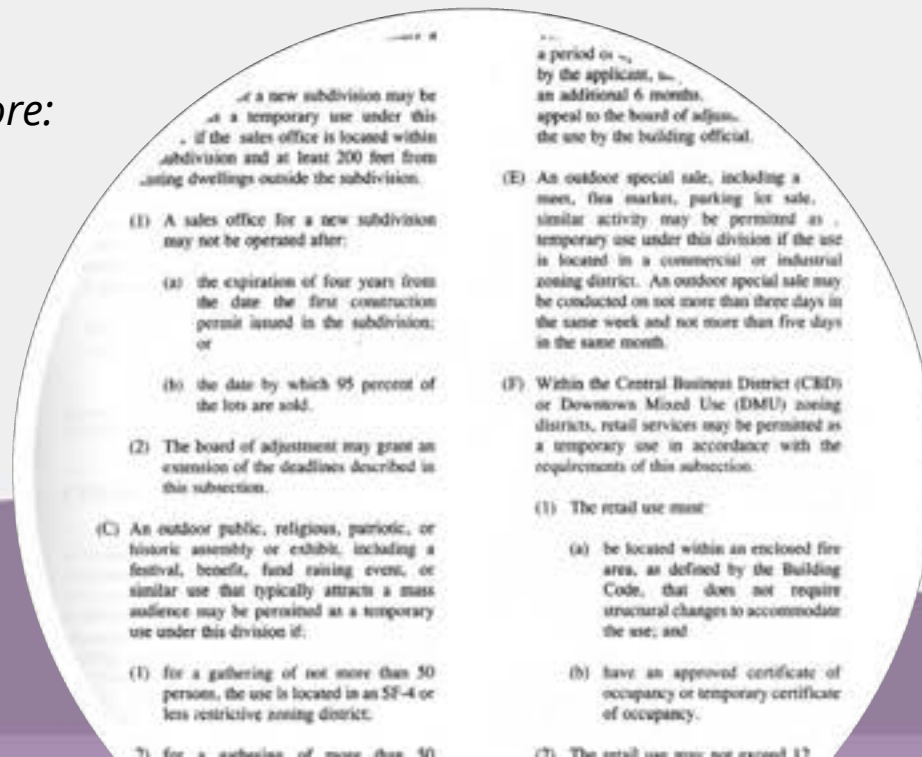
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# anatomy of THE CODE

## What it looks like:

Strong headers and footers explain where you are inside the document. Graphics and illustrations visually explain regulations, and indenting, section breaks, and labeling add clarity.

*Before:*



*After:*





# anatomy of THE CODE

What happened to Articles,  
Divisions, Subchapters and  
Subparts?

# 25-2-774

Title Chapter Section

**30+** years of Amendments without  
a major reorganization has led to a  
fragmented and dysfunctional  
organization of content

Title

↳ Chapter

↳ Article

↳ {Division}

↳ Section

Title

↳ Chapter

↳ {Sub-chapter}

↳ Article

↳ {Division}

↳ Section

Title

↳ Chapter

↳ {Sub-chapter}

↳ Article

↳ {Division}

↳ {Subpart}

↳ Section

# anatomy of THE CODE

Each number and letter has significance,  
improving the usability and accessibility of  
the Land Development Code

# 23-3C-3010

Title	Chapter/Article	Division/Section
-------	-----------------	------------------

**New** Land Development Code  
has a unified organizational system  
that is consistent through out,  
providing clarity and usability.

Title “23”

↳ Chapter “3”

↳ Article “C”

↳ Division “3”

↳ Section “010”

# anatomy of THE CODE

## 23-3C-3010

**In this example:**  
**Section 23-3C-3010 (Removal Prohibited)**  
**is located in:**  
**Title 23 (Land Development Code)**  
**Chapter 3 (General Standards to All Planning)**  
**Article C (Urban Forest Protection and Replenishment)**  
**Division 3 (Heritage Trees)**

Division 23-3C-3: Heritage Trees	
Contents	
23-3C-3010	Removal Prohibited..... 1
23-3C-3020	Administrative Variance ..... 1
23-3C-3030	Land Use Commission Variance ..... 2
23-3C-3040	Appeal ..... 3
23-3C-3050	Application for Variance ..... 3
23-3C-3060	Variance Prerequisite ..... 3
23-3C-3070	Action on Application ..... 4
23-3C-3080	Variance Effective Date and Expiration ..... 4
23-3C-3010 Removal Prohibited	
For an application that proposes the removal of a heritage tree, the applicant must file a request for a variance to remove the heritage tree under this Division before the application may be administratively approved or presented to the Land Use Commission.	

### Division 23-3C-3:

Contents	
23-3C-3010	Removal Prohibited
23-3C-3020	Administrative Variance
23-3C-3030	Land Use Commission Variance
23-3C-3040	Appeal
23-3C-3050	Application for Variance
23-3C-3060	Variance Prerequisite
23-3C-3070	Action on Application
23-3C-3080	Variance Effective Date and Expiration

### 23-3C-3010 Removal Prohibited

For an application request for a variance may be administratively approved or presented to the Land Use Commission.

### 23-3C-3020 Administrative Variance

- (A) The City Arborist shall allow removal of a heritage tree only after determining that the heritage tree:
- (1) is dead;
  - (2) is an imminent hazard to life or property, and the hazard cannot reasonably be mitigated without removing the tree; or
  - (3) is diseased and:
    - (a) restoration to sound condition is not practicable; or
    - (b) the disease may be transmitted to other trees and endanger their health.

# anatomy of THE CODE

## Headers and Footers

The organizational system extends to the individual pages, with headers and footers providing assistance in understanding where in the over all Land Development Code these standards reside.

Section Number

Division Name

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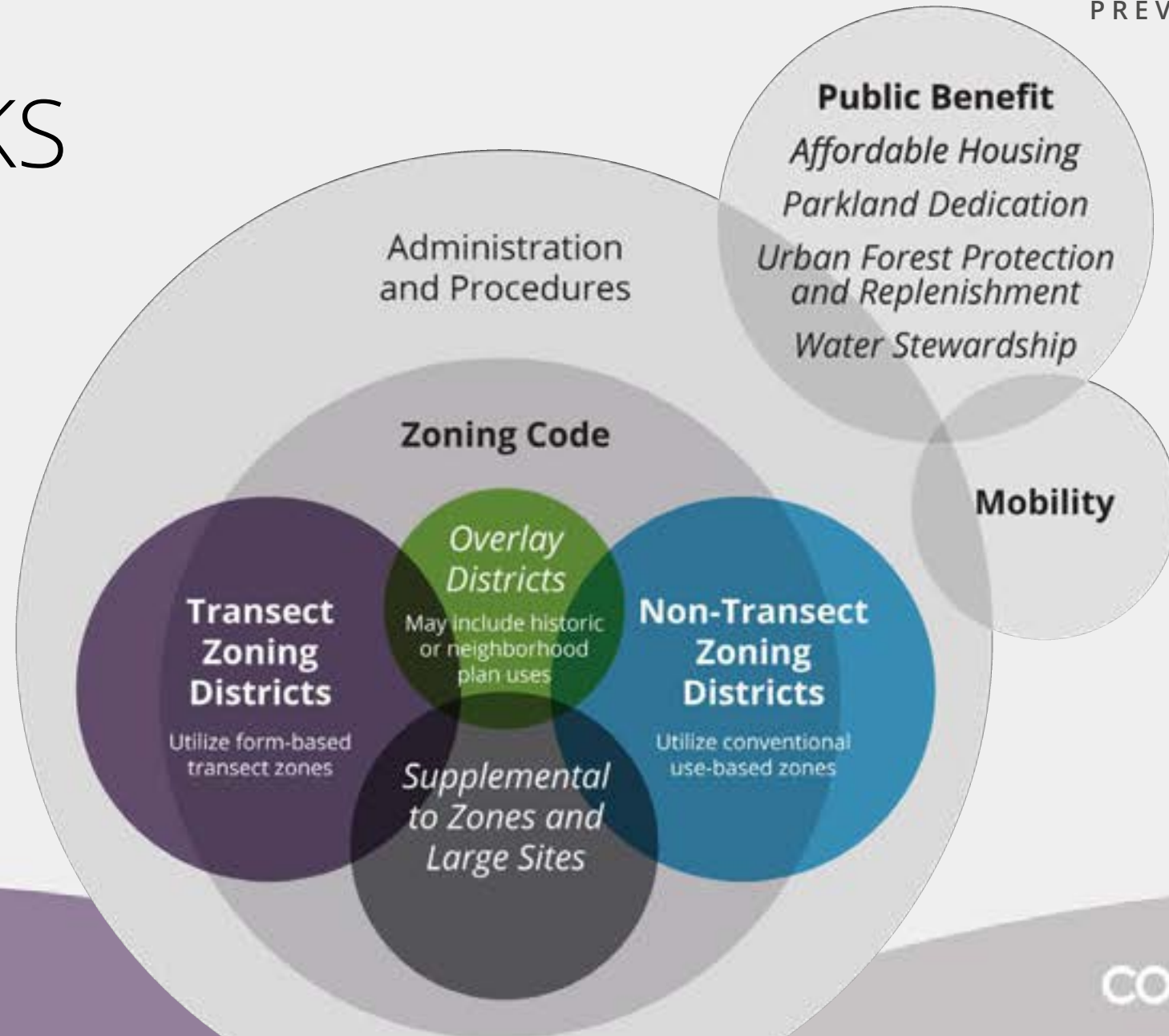
23-3C-3070	Heritage Trees
<p>(B) The request for a variance to allow removal of a heritage tree may not be considered unless the variance, waiver, exemption, modification or alternative compliance from other City Code provisions is denied.</p> <p>(C) The application fee for a variance from another City Code provision required under this Section is waived.</p> <p>(D) This Section does not apply to an application for a variance to remove a heritage tree based on the criteria in Section 23-3C-2020(D)(3), (4), or (5) (Review Criteria for Permitting Removal of Regulated Trees).</p> <p>(E) The body considering the variance, waiver, exemption, modification, or alternative compliance will consider the community benefit of preserving the heritage tree in determining whether to grant or deny the request for a variance, waiver, exemption, modification or alternative compliance from another City Code provision.</p> <p>(F) This Section does not require an applicant to request a variance, waiver, exemption, modification, or alternative compliance if the Director determines that to do so would endanger the public health and safety.</p>	
23-3C-3079	Action on Application
<p>(A) The Director of the Development Services Department shall take action on a variance request to allow removal of a heritage tree:</p> <p>(1) not later than the 15th working day after the complete application is filed;</p> <p>(2) if associated with development activities that have prescribed timelines then deference is given to those timelines; or</p> <p>(3) if a variance, waiver, exemption, modification, or alternative compliance from another City Code provision is required under Section 23-3C-3060 (Variance Prerequisite), not later than the 10th working day after the request is denied.</p> <p>(B) If the application is based on a damaged heritage tree constituting an immediate hazard to life or property, the application shall be approved or denied within 24 hours and no application fee is required.</p>	
23-3C-3080	Variance Effective Date and Expiration
<p>(A) Approval of a variance request to allow removal of a heritage tree is effective immediately.</p> <p>(B) A variance to allow removal of a heritage tree expires:</p> <p>(1) one year after its effective date, provided that the mitigation conditions in the variance remain in effect until the conditions are met; or</p> <p>(2) for an application that is associated with a pending development plan submitted to the City, when the development permit expires.</p>	
3C pg. 4	Public Review Draft January 2017   City of Austin Land Development Code

Page Number

# how the CODE WORKS

## A hybrid approach

A hybrid zoning code brings together the operating systems of Form-Based zoning and conventional use-based zoning to address the unique qualities of the place types that make up our community.





# how the CODE WORKS

## 2 Different Zoning Tools

### **Transect Zones**

Form-Based

New zones based on the form and character of Austin

Most simply, transect zones establish a hierarchy of contexts from smallest/least intense or urban to largest/most intense or urban. Transect zoning standards have a primary focus on building form (width, depth, relationship between buildings, and how they engage the street) with a secondary focus on use.

### **Non-Transect Zones**

Use-Based/Conventional/Euclidean

Based on existing Zoning Districts

Non-Transect zoning standards primarily focus on use separation and simple height/bulk standards. Euclidean zoning was designed to limit uses in undesirable locations rather than encourage uses in desired locations.

**Note: Each Lot Will Be Mapped With One Type of Zone District**

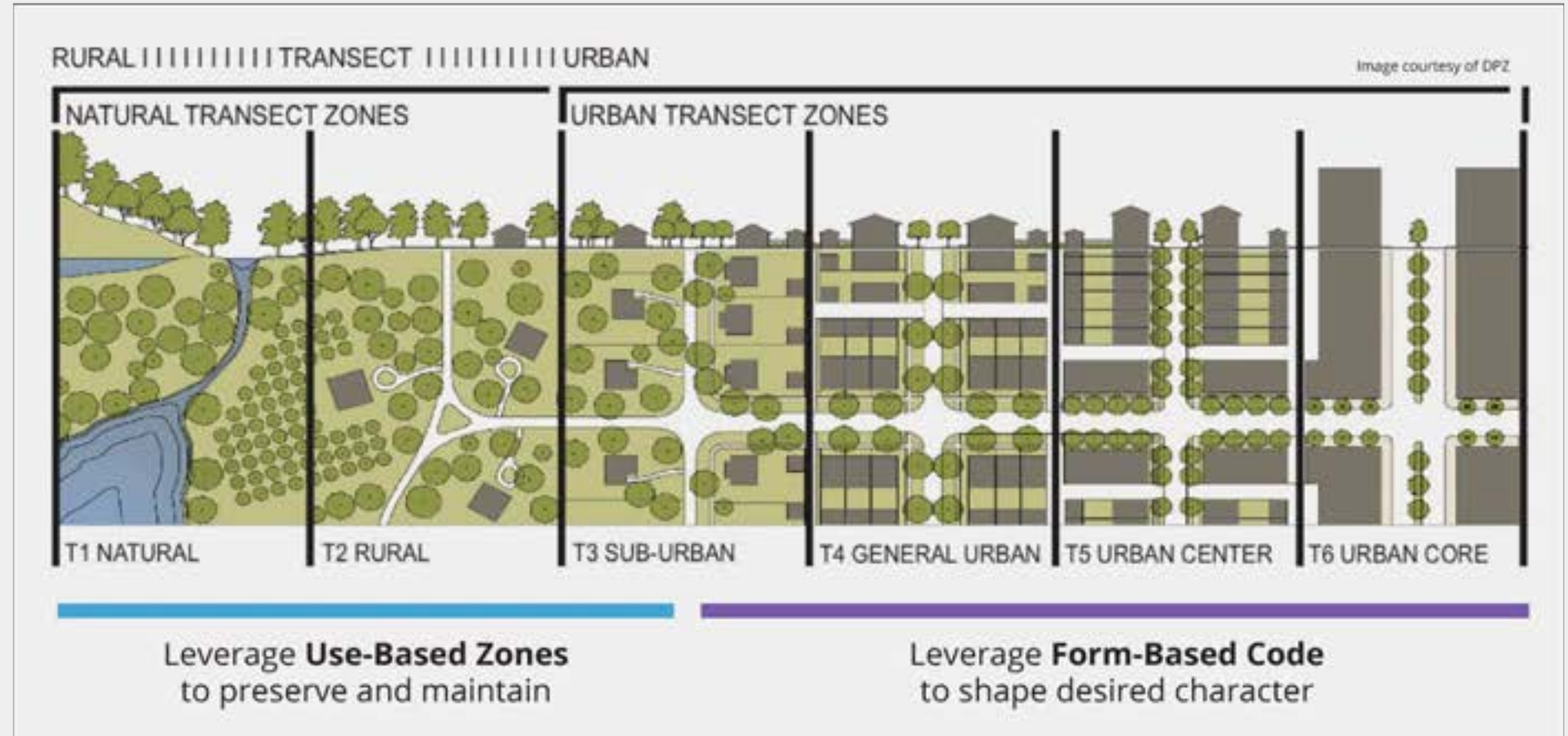
how the  
CODE WORKS

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# Transect Zones

## 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				T4			T5				T6	
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 3 Stories				Building Height Up to 6 Stories	
Building Types Wide House Long House Duplex: Side-by-side ADU				Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU			Building Types Rowhouse: Medium Live/Work Main Street ADU				Building Types Main Street Live/Work 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.

# transect zones

## FORM DESCRIPTORS



### **Neighborhood Edge**

House building forms with residential uses in a neighborhood setting.



### **Neighborhood**

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



### **Main Street**

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.



### **Urban / Urban Core**

Buildings that form a street of near continuous building frontage in a mixed-use urban setting.



# transect zones

## FORM DESCRIPTORS



### Neighborhood

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



### Main Street

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.

# transect zones NAMING CONVENTIONS

Transect zones have a four-part naming convention to identify intensity, form, setback, sub-zone and land use variations.

# 13

*Transect  
Zones*

# 20

*total with  
Sub-Zones*

T4N.SS-O

**Transect  
Zone  
Intensity**

T3

T4

T5

T6

**Form  
Descriptor**

Neighborhood  
Edge (NE)

Neighborhood (N)

Main Street (MS)

Urban (U)

Urban Core (UC)

**Lot Size /  
Setback**

Wide Lot (WL)

Deep Setback  
(DS)

Shallow  
Setback (SS)

Intermediate  
Setback (IS)

**Sub-Zone**

Open (O)  
allows  
additional  
land uses

trans  
AT-A

T3

LESS URBAN ←



**T3NE.WL**

Building Height  
Up to 2 Stories

Building Types  
Wide House  
Long House  
Duplex: Side-by-side  
ADU

## T3 Zones



**T3**  
Neighborhood Edge -  
Wide Lot

**T3NE.WL**

Building Height  
Up to 2 Stories

Building Types  
Wide House  
Long House  
Duplex: Side-by-side  
ADU



**T3**  
Neighborhood Edge

**T3NE**

Building Height  
Up to 2 Stories

Building Types  
Wide House  
Duplex: Side-by-side  
ADU



**T3**  
Neighborhood -  
Deep Setback

**T3N.DS**

Building Height  
Up to 2 Stories

Building Types  
Small House  
Wide House  
Duplex: Side-by-side  
Cottage Corner  
Cottage Court  
ADU



**T3**  
Neighborhood -  
Intermediate Setback

**T3N.IS**

Building Height  
Up to 2 Stories

Building Types  
Cottage House  
Small House  
Duplex: Stacked  
Wide House  
Duplex: Side-by-side  
Cottage Corner  
Cottage Court  
ADU

T6

→ MORE URBAN



**T5U\***

Building Height  
Up to 6 Stories

Building Types  
Rowhouse: Large  
Courtyard Building  
Low-Rise  
Mid-Rise  
ADU



**T5MS\***

Building Height  
Up to 6 Stories

Building Types  
Main Street  
Live/Work  
Mid-Rise



**T6U**

Building Height  
Up to 16 Stories

Building Types  
Main Street  
Mid-Rise  
High-Rise/Tower



**T6UC**

Building Height  
Unlimited Stories

Building Types  
Mid-Rise  
High-Rise/Tower



# transect zones AT-A-GLANCE






T3

T4

LESS URBAN ←

T6

→ MORE URBAN

 <b>T3 Neighborhood Edge - Wide Lot</b> <b>T3NE.WL</b> Building Height Up to 2 Stories Building Types Wide House Long House Duplex: Side-by-side ADU	 <b>T3 Neighborhood Edge - Deep Setback</b> <b>T3NE</b> Building Height Up to 2 Stories Building Types Wide House Duplex: Side-by-side ADU	 <b>T3 Neighborhood - Deep Setback</b> <b>T3N.DS</b> Building Height Up to 2 Stories Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	 <b>T3 Neighborhood - Intermediate Setback</b> <b>T3N.IS</b> Building Height Up to 2 Stories Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	 <b>T4 Neighborhood - Intermediate Setback</b> <b>T4N.IS*</b> Building Height Up to 2 Stories Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU
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T4 Zones		
		
<b>T4 Neighborhood - Intermediate Setback</b> <b>T4N.IS*</b> Building Height Up to 2 Stories Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	<b>T4 Neighborhood - Shallow Setback</b> <b>T4N.SS*</b> Building Height Up to 2 Stories Building Types Cottage House Small House Duplex: Stacked Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	<b>T4 Main Street</b> <b>T4MS*</b> Building Height Up to 3 Stories Building Types Rowhouse: Medium Live/Work Main Street ADU

\* "Open" sub-zone

 <b>T6U</b> Building Height Up to 16 Stories Building Types Main Street Mid-Rise High-Rise/Tower	 <b>T6UC</b> Building Height Unlimited Stories Building Types Mid-Rise High-Rise/Tower
--	---

transverse  
AT-A-C

T3

LESS URBAN ←



Building Height Up to 2 Stories	Building Height Up to 2 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU

## T5 Zones



T5  
Neighborhood -  
Shallow Setback

T5N.SS\*

Building Height  
Up to 3 Stories

Building Types  
Multiplex: Medium  
Multiplex: Large  
Rowhouse: Medium  
ADU

T5  
Urban -  
Shallow Setback

T5U.SS\*

Building Height  
Up to 6 Stories

Building Types  
Rowhouse: Large  
Courtyard Building  
Low-Rise  
Mid-Rise  
ADU

T5  
Urban

T5U\*

Building Height  
Up to 6 Stories

Building Types  
Rowhouse: Large  
Courtyard Building  
Low-Rise  
Mid-Rise  
ADU

T5  
Main Street

T5MS\*

Building Height  
Up to 6 Stories

Building Types  
Main Street  
Live/Work  
Mid-Rise

\* "Open" sub-zone

T6

→ MORE URBAN



Building Height  
Up to 6 Stories

Building Types  
Main Street  
Live/Work  
Mid-Rise



Building Height  
Up to 16 Stories

Building Types  
Main Street  
Mid-Rise  
High-Rise/Tower

Building Height  
Unlimited Stories

Building Types  
Mid-Rise  
High-Rise/Tower



# transect zones AT-A-GLANCE

T3

T4

T5

LESS URBAN ←

<b>T3</b> Neighborhood Edge - Wide Lot	<b>T3</b> Neighborhood Edge - Deep Setback	<b>T3</b> Neighborhood - Deep Setback	<b>T3</b> Neighborhood - Intermediate Setback	<b>T4</b> Neighborhood - Intermediate Setback	<b>T4</b> Neighborhood - Shallow Setback	<b>T4</b> Main Street	<b>T5</b> Neighborhood - Shallow Setback
<b>T3NE.WL</b>	<b>T3NE</b>	<b>T3N.DS</b>	<b>T3N.IS</b>	<b>T4N.IS*</b>	<b>T4N.SS*</b>	<b>T4MS*</b>	<b>T5N.</b>
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 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 Rowhouse: Medium

## T6 Zones

**T6 Urban**  
  
**T6U**  
  
 Building Height  
Up to 16 Stories  
  
 Building Types  
Main Street  
Mid-Rise  
High-Rise/Tower

**T6 Urban Core**  
  
**T6UC**  
  
 Building Height  
Unlimited Stories  
  
 Building Types  
Mid-Rise  
High-Rise/Tower

# transect zones STANDARDS

Standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces a walkable urban environment of desirable character.



# building TYPES

## Small House Form



Cottage House



Small House



Duplex:  
Front-and-back



Duplex:  
Stacked

## Medium House Form



Wide House



Long House



Duplex:  
Side-by-Side



Multiplex:  
Medium



## Missing Middle Housing

A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.



## Large House Form



Rowhouse:  
Medium



Multiplex:  
Large

## Multiple House Form



Cottage Court



Cottage Corner

## Accessory Building Form



Accessory  
Dwelling Unit  
(ADU)

## Block Form



Live/Work



Main Street



Courtyard  
Building



Rowhouse:  
Large



Low-Rise

## Large Block Form



Mid-Rise



High-Rise/  
Tower



## TRANSECT ZONES

## T3NE.WL

# Neighborhood Edge – Wide Lot

*To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone in combination with higher-intensity transect zones.*

Detached

Large Lot Widths

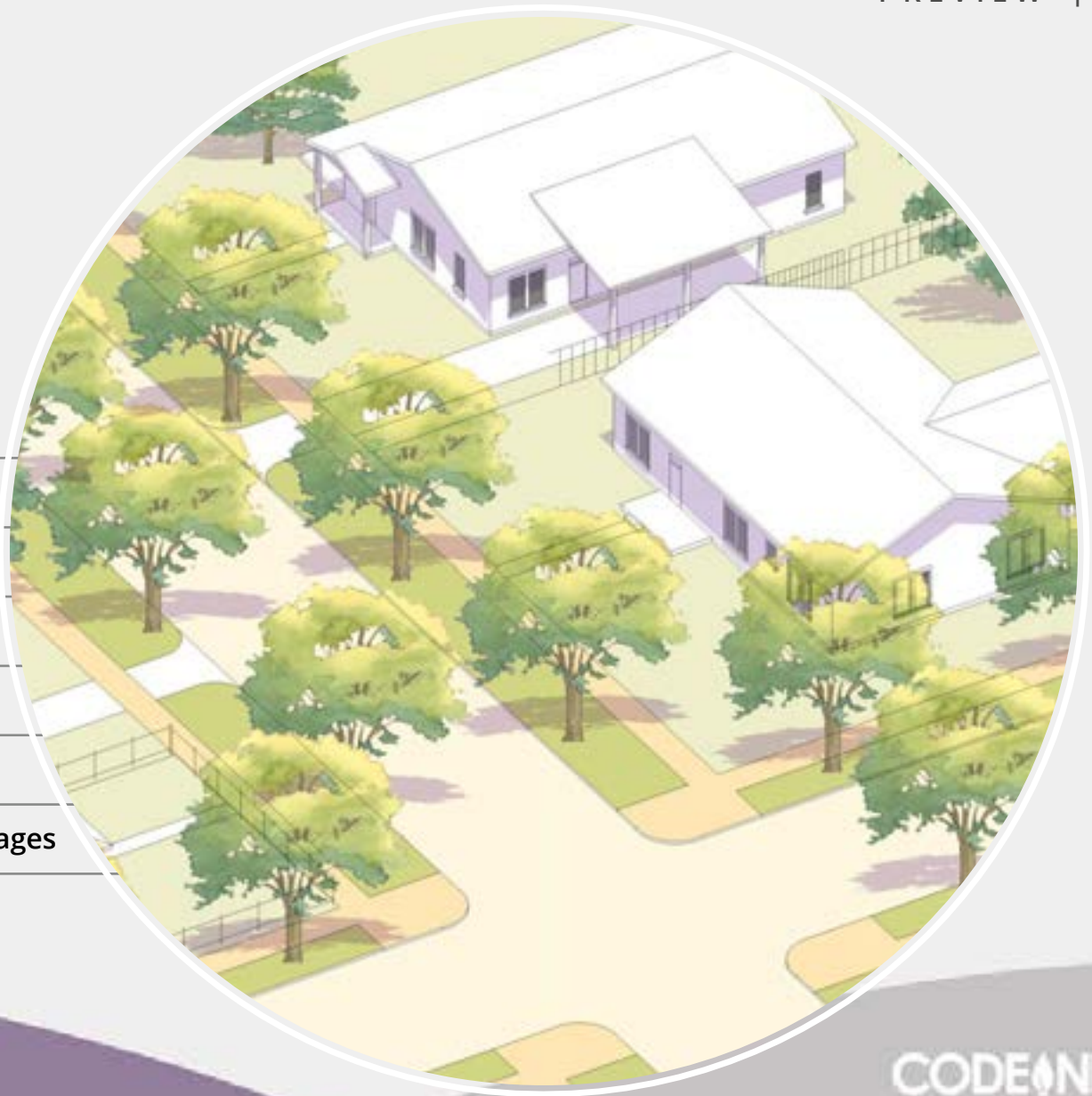
Medium House Form

Large Front Setbacks

Medium to Large Side Setbacks

Up to 2 Stories

Common Yard and Porch Frontages





# T3NE.WL

## Neighborhood Edge – Wide Lot

*To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood serving retail and service uses near this zone in combination with higher-intensity transect zones.*

Informed by Crestview,  
Allandale



## T3N.IS

## Neighborhood – Intermediate Setback

*To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.*

Detached or Semi-detached

Small to Medium Lot Widths

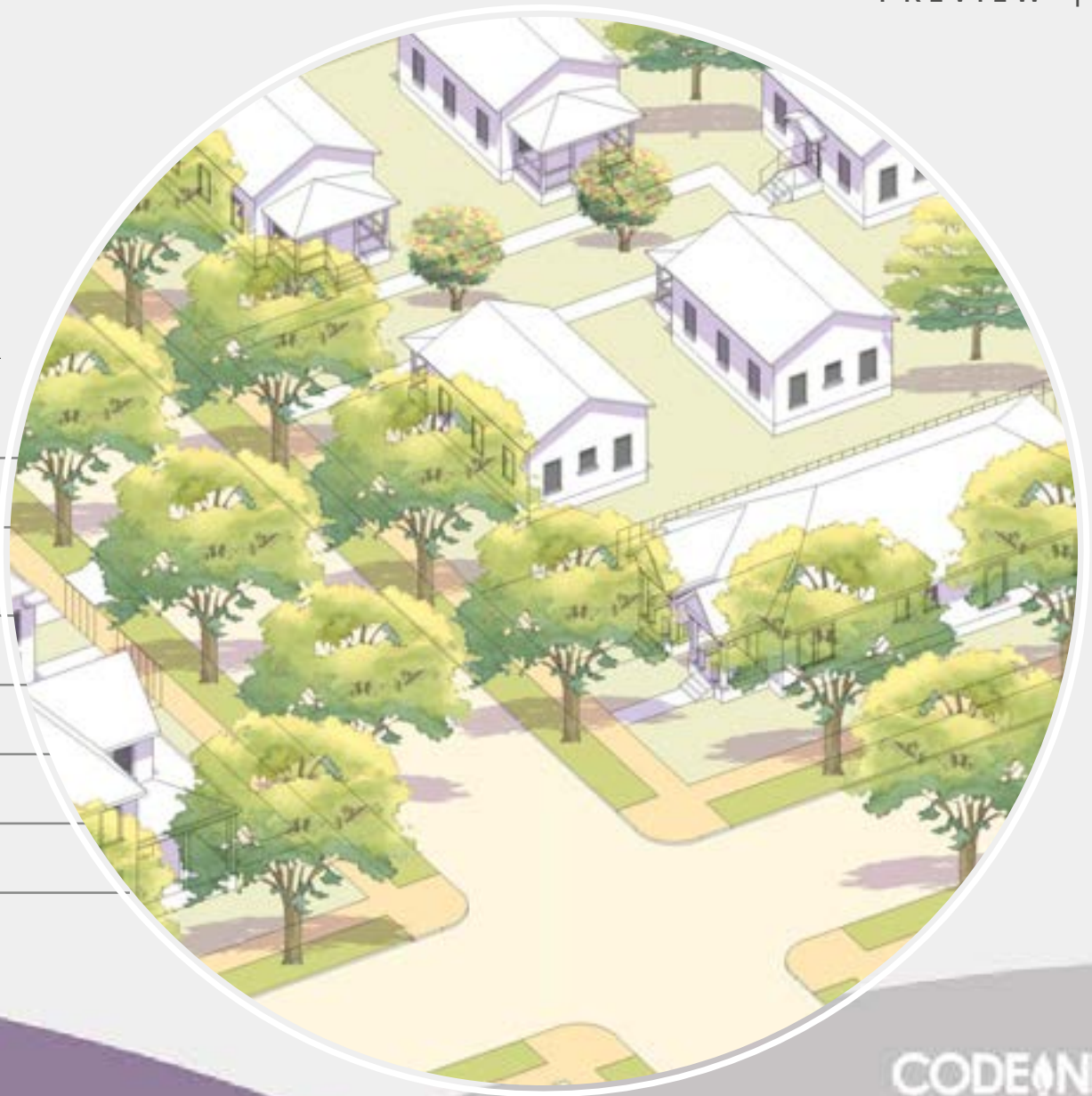
Small to Medium or  
Multiple House Forms

Intermediate Front Setbacks

Medium Side Setbacks

Up to 2 Stories

Stoop and Porch Frontages





# T3N.IS

## Neighborhood – Intermediate Setback

*To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.*

Informed by East Austin,  
Chestnut, Foster Heights



## TRANSECT ZONES

## T4N.IS\*

# Neighborhood – Intermediate Setback

*To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.*

Detached or Semi-detached

Small to Medium Lot Widths

Small to Medium or  
Multiple House Forms

Intermediate Front Setbacks

Medium Side Setbacks

Up to 2 Stories

Common Yard, Stoop,  
and Porch Frontages



\* Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.



# T4N.IS\*

## Neighborhood – Intermediate Setback

*To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.*

Informed by East Austin, Old West Austin, Hyde Park



\* Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.



## TRANSECT ZONES

# T4MS\*

## Main Street

*To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.*

Attached or Semi-detached

Small to Medium Lot Widths

Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 3 Stories

Gallery, Shopfront, Terrace, Lightwell, and Dooryard Frontages



\* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

## TRANSECT ZONES

## T4MS\*

**Main Street**

*To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.*

Informed by South Congress, Hyde Park



\* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.



## TRANSECT ZONES

# T5U\*

## Urban

*To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.*

Attached or Semi-detached

Small to Large Lot Widths

Block to Large Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 6 Stories

Terrace, Stoop, Lightwell, and  
Dooryard Frontages (Shopfront  
Frontages in Open Sub-Zone only)



\* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.

## TRANSECT ZONES

# T5U\*

## Urban

*To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.*

Informed by  
recent mixed-use  
projects.



\* Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.



## TRANSECT ZONES

# T6U

## Urban

*To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it support public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.*

**Attached**

---

**Small to Block Lot Widths**

---

**Block to Large Block Form**

---

**Small to No Front Setbacks**

---

**Small to No Side Setbacks**

---

**Up to 16 Stories**

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**Gallery, Terrace, and Shopfront Frontages**

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Applicable only in  
Imagine Austin Regional Centers



## TRANSECT ZONES

# T6U

## Urban

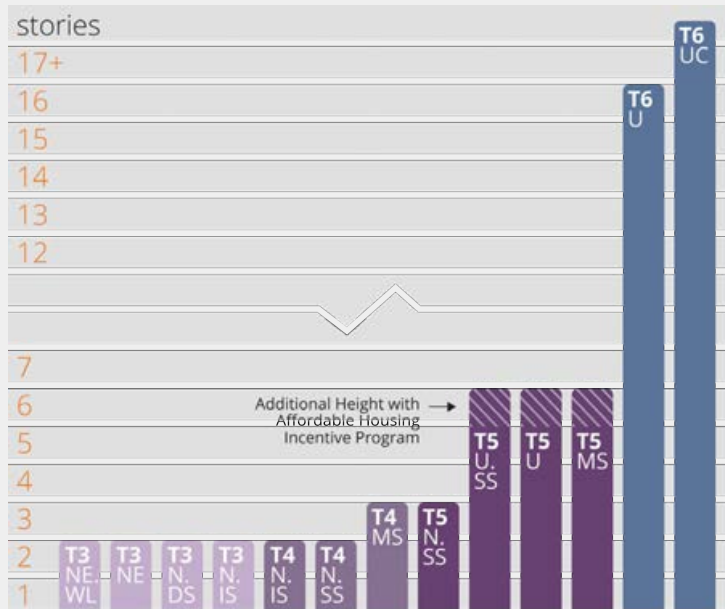
*To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it support public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.*

Informed by Downtown

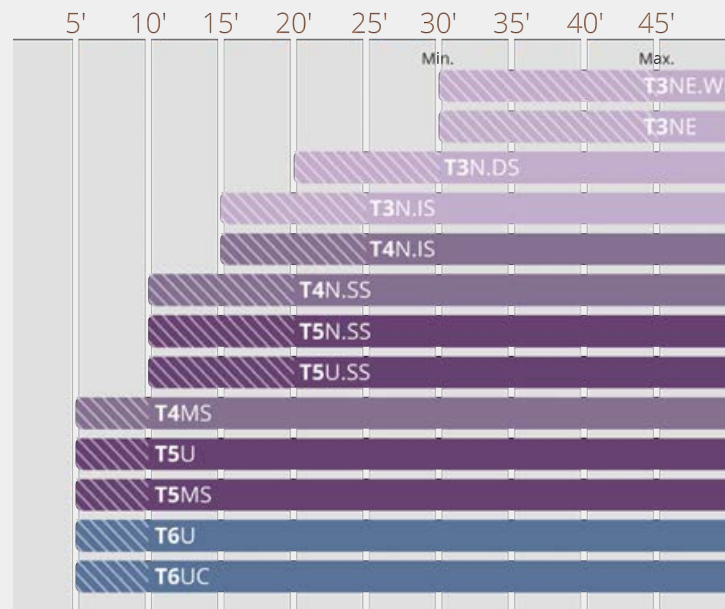


Applicable only in  
Imagine Austin Regional Centers

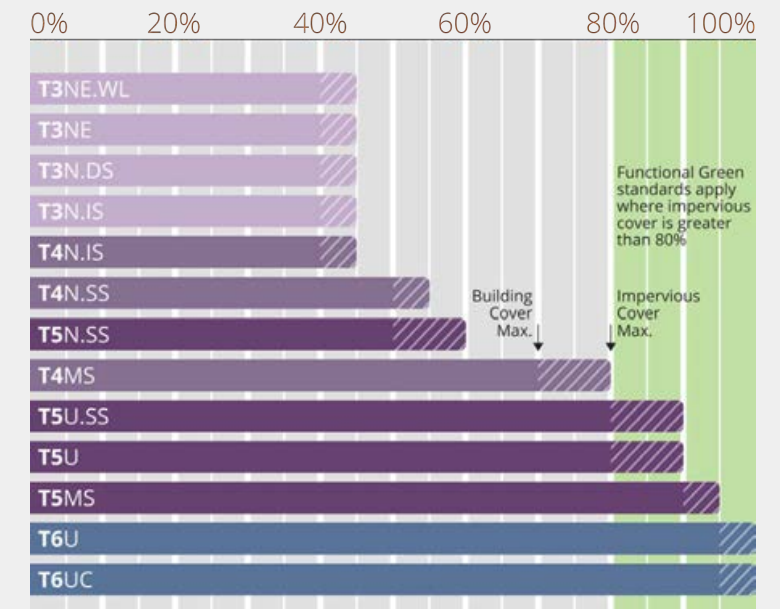
# transect zone COMPARISONS



**Building Height**



**Front Setback**

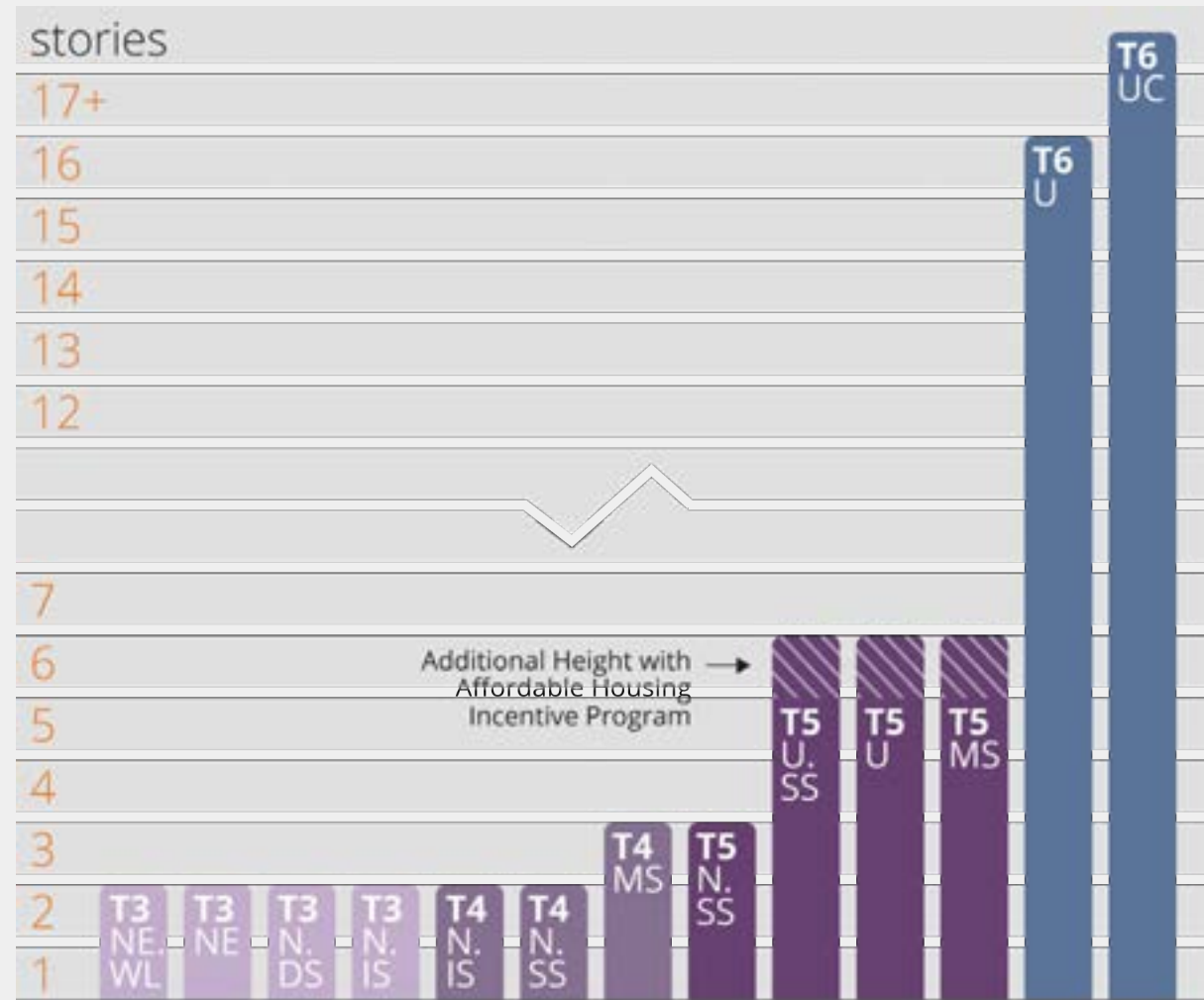


**Building Cover / Impervious Cover**

# transect zone COMPARISONS

## Building Height

Building height limits preserve community character and ensure smooth transitions between zones to protect neighborhoods and encourage walkability, while focusing high-density development in urban cores.

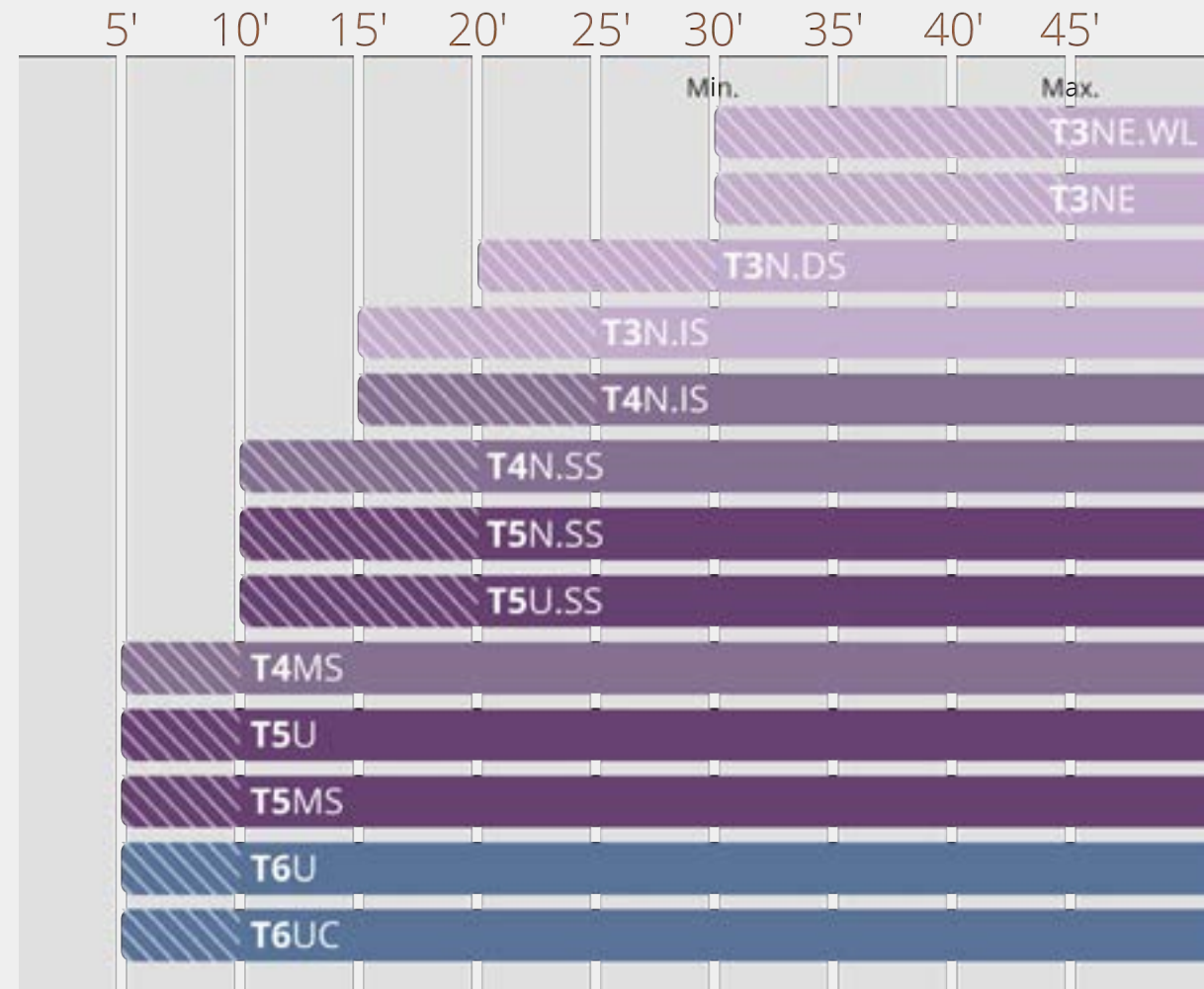




# transect zone COMPARISONS

## Front Setback

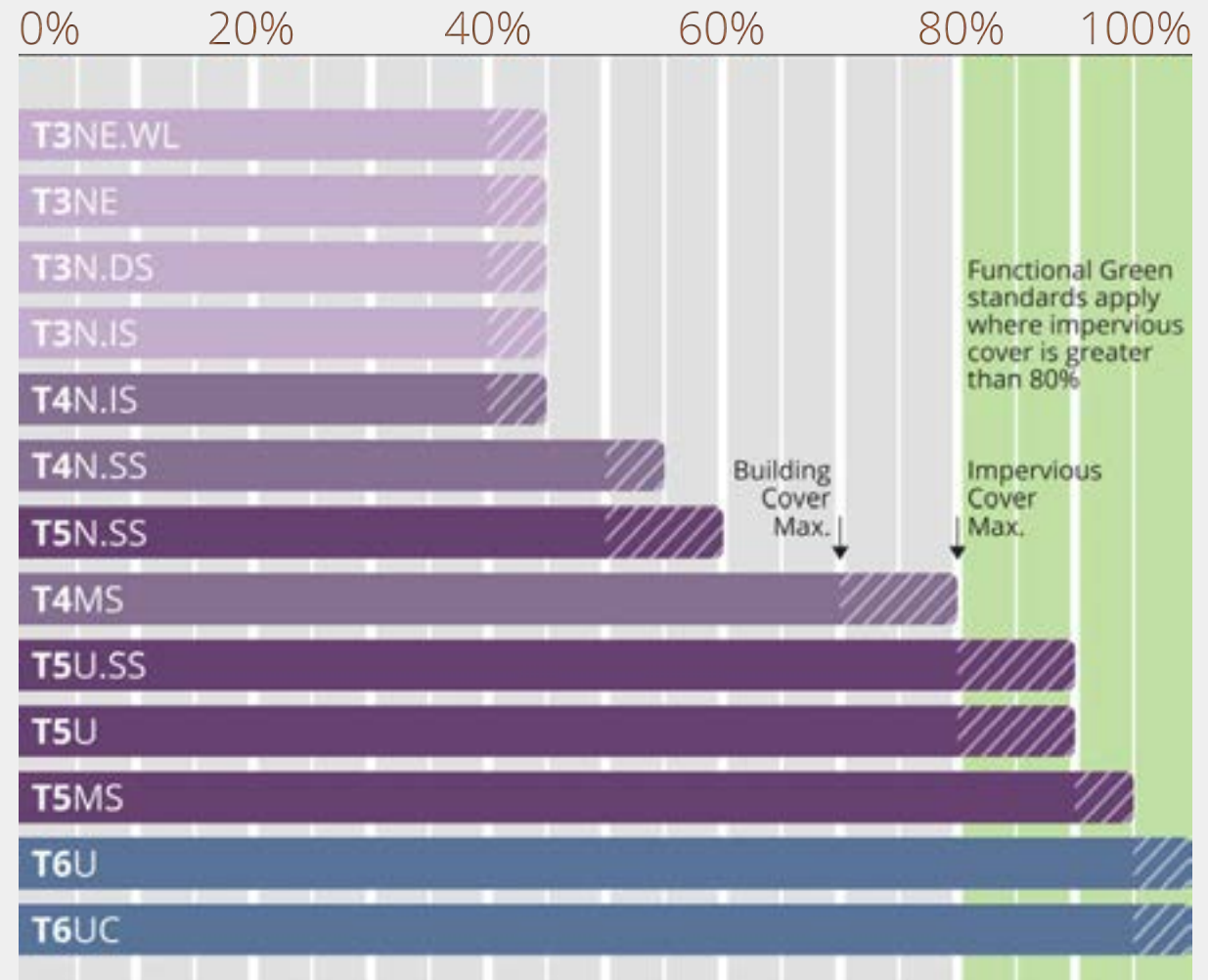
Setbacks are defined as the mandatory clear distance between a lot line and a building. In addition to side and rear setbacks detailed in the code, front setbacks shape the character of a street, neighborhood or district.



# transect zone COMPARISONS

## Building Cover / Impervious Cover

Building cover and impervious cover maximums protect watersheds and allow for trees and open space within neighborhoods. Impervious cover includes buildings, paving, driveways, walkways and other surfaces that prevent absorption of water into the ground.





# S. FIRST AT MARY ST.

## Aerial

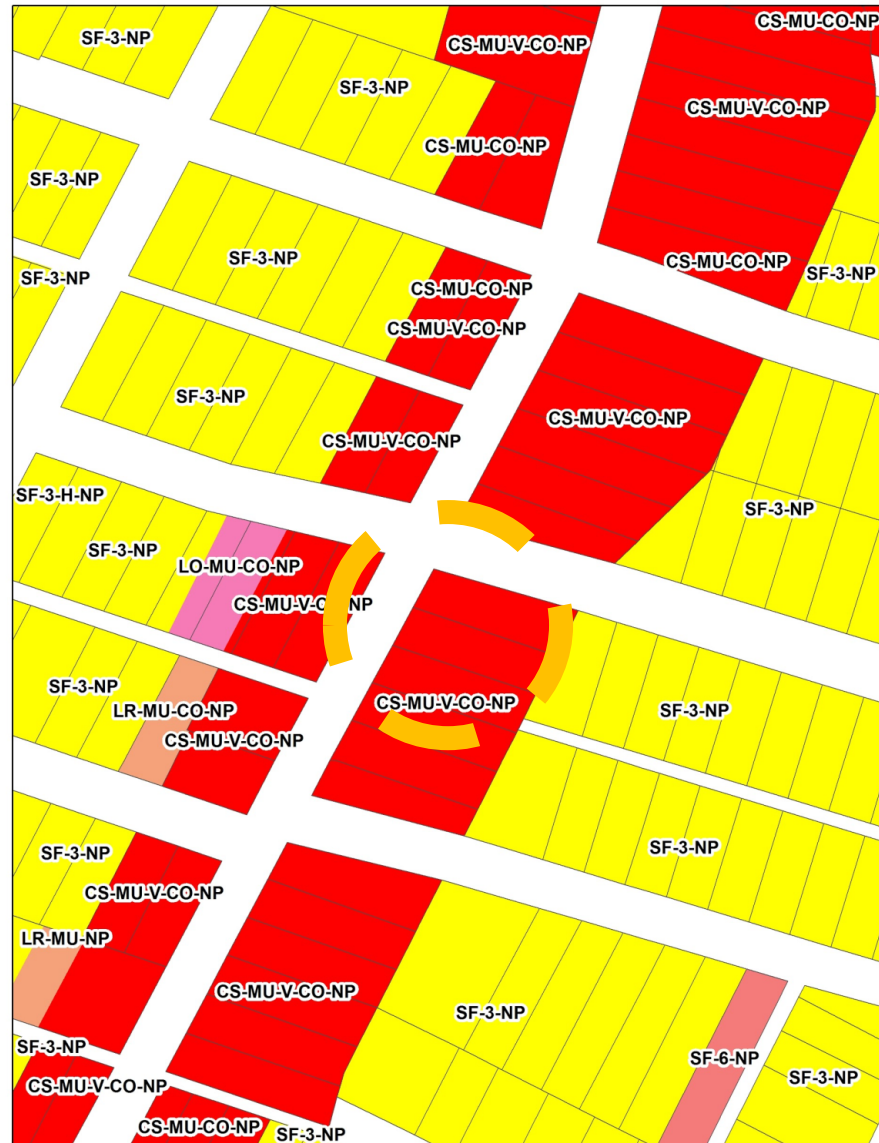
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S. FIRST AT MARY ST.

## Existing Zoning (Title 25)



## CS-MU-V-CO-NP





# T4 MAIN STREET (T4MS)



## E. Building Placement

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup> J	Side St. <sup>1</sup> K	Side L	Rear <sup>2</sup> M
---	-------------------------	----------------------------	-----------	------------------------

### Primary Building

Minimum	5'	5'	0'	30'
Maximum	10'	10'	—	—

### Accessory Building or Structure

Minimum	75'	5'	0'	5'
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# T4 MAIN STREET (T4MS)



## F. Height

Building Height	Stories (max.)	To Eave/ Parapet (max.) N	Overall (max.)
Primary Building	3	45'	55'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	—





# T4 NEIGHBORHOOD INTERMEDIATE SETBACK - OPEN (T4N.IS-O)



F. Height			
Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'





# T4 NEIGHBORHOOD INTERMEDIATE SETBACK - OPEN (T4N.IS-O)



F. Height			
Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'





# T3 NEIGHBORHOOD INTERMEDIATE SETBACK (T3N.IS) OR LOW-MEDIUM DENSITY RESIDENTIAL (LMDR)



## F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'



how the  
CODE WORKS

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# Non-Transsect Zones

# non-transect ZONES

Goal:

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

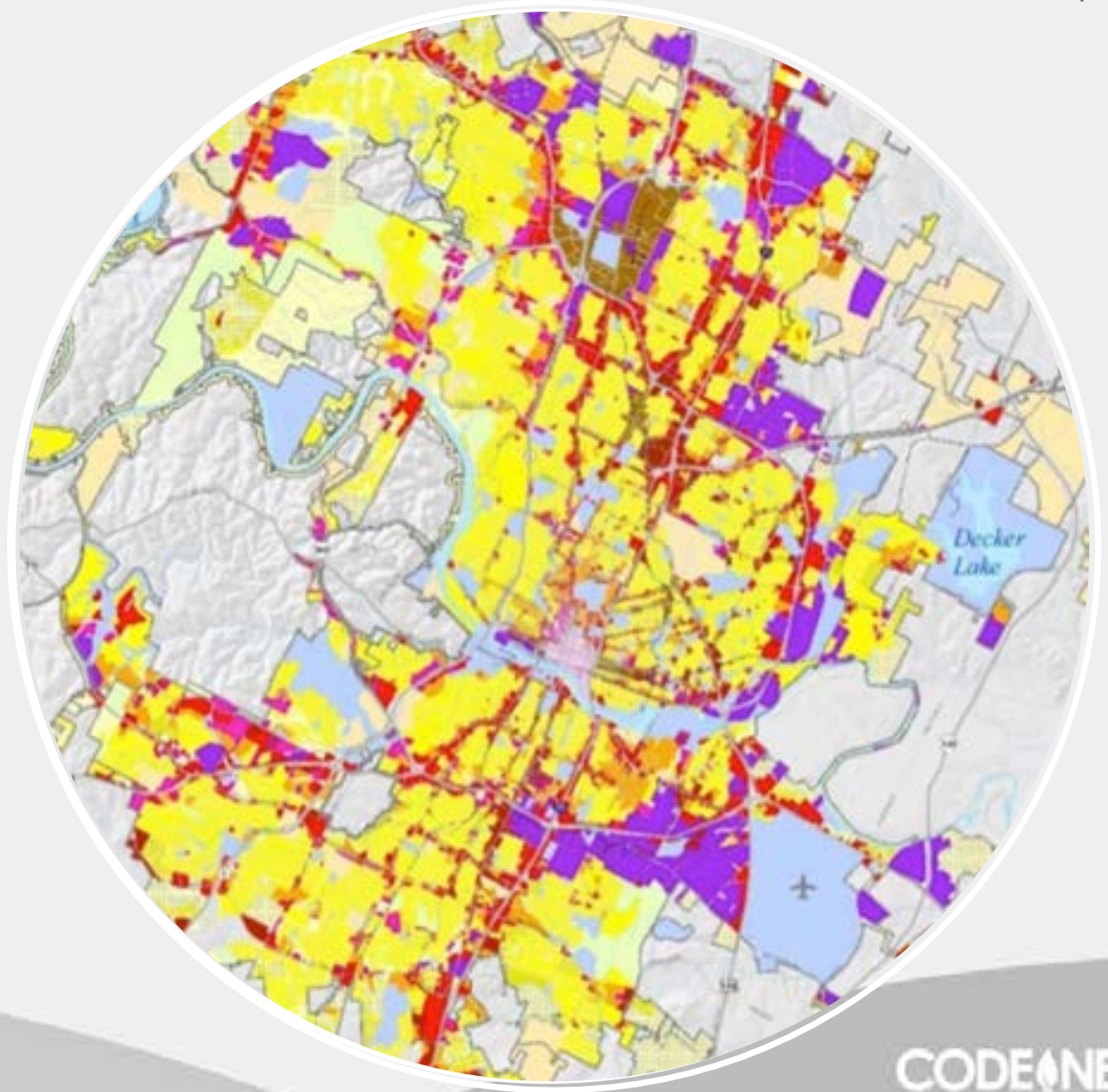
42

*Base Zoning  
Districts  
(Title 25)*



32

*Non-Transect  
Zones  
(Title 23)*





# non-transect ZONES

Approach:

Simplify the number of zones by combining zones with similar development standards and use regulations.

Example	NO	LO	LR	NC
			existing	Proposed
Intensity (FAR)	0.35	0.70	0.5	0.5
Lot Size (min) Area	5,750 sf	5,750 sf	5,750 sf	5,750 sf
Lot Size (min) Width	50 ft	50 ft	50 ft	n/a
Impervious Coverage (max)	60%	70%	80%	60%
Building Coverage (max)	35%	50%	50%	40%
Setbacks (min) front	25	25	25	20
Setbacks (min) side street	15	15	15	15
Setbacks (min) side interior	5	5	-	5
Setbacks (min) back	5	5	-	5
Height (max) feet	35	40	40	35

# non-transect ZONES

Approach:

Provide better tools to regulate by creating new base zones.

**Intensity** of the CS District **+** **Use Restrictions** of the GR District **=** **New RC Zone**

Commercial Non-Transect Zones

23-4D-4090 Regional Commercial Core (RC) Zone

**23-4D-4090 Regional Commercial Core (RC) Zone**

**(K) Development Standards**

Table 23-4D-4090 (K) below describes the development standards in the RC Zone.

Lot Requirements	Lot Requirements
Lot Size	5,750 sq. ft. min.
Impervious Coverage <sup>1</sup>	95% max.
Building Coverage	90% max.
See Section 23-4E-4080 (Functional Greens) for developments with impervious coverage greater than 75%.	
<sup>1</sup> The maximum impervious coverage may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.	
Setback, Easement	Setback, Easement
Setback Minimum (Setbacks from ROW / Lot Line)	Front Side R/L Side Rear
Minimum, except when:	10' 10' 5' 5'
Adjacent to Any Low to Medium Intensity Residential Zone and/or T3 Transect Zone	
Lots < 75' wide	15' 15' 10' 30'
Lots > 75' wide	15' 15' 20' 30'
Intensity	Intensity
Floor Area Ratio	2.0
Building Height	Building Height
Height	60' max.
Building Height Stepback	Building Height Stepback
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.	
Minimum Setback (Setback from Lot Line of Triggery Property)	Allowed Height
Within 50'	Less than or equal to 20'
50'-100'	Less than or equal to 40'
Greater than 100'	Set by Zone Standards
Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:	Perimeter Planting Area when adjacent to any Low to Medium Intensity Residential Zone:
Front or Side Street	None required
Lots < 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscaping).
Lots > 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscaping).
Side or Rear	Depth (min.)
Lots < 75' wide	First 10' of building setback
Lots > 75' wide	First 20' of building setback
Building and Parking Lot Landscaping	Building and Parking Lot Landscaping
For Lots > 75' wide: Foundation Planting Area for 75% of parking lot or parking area frontage	
One story structure	10' min.
Greater than one story	20' min.
Planting Requirements and Additional Standards	Planting Requirements and Additional Standards
See Division 23-3E-4 (Landscaping and Screening)	
Additional Requirements	Additional Requirements
Affordable Housing	See Article 23-3E
Outdoor Lighting	See Division 23-4E-3
Parking and Loading	See Division 23-4E-3
Signage	See Chapter 23-8

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# non-transect ZONES

Approach:

Improve transparency by incorporating multiple layers of regulations into the base zone.

*Process  
Example:*

Existing Zones

General Office (GO)

General Office (GO)

Overlay Zones

*n/a*

*Mixed-Use*

New Zones

LC (LC)

LC-Open (LC-O)



# non-transect ZONES

All information related to Non-Transect Zone purpose, description, allowed use, and development regulations in one Division

Subchapter A, Article 2- Districts

Subchapter B, Article 2- District Specific Procedures

Subchapter C, Article 2- Use and Development Regulations

Subchapter C, Article 3- Additional Standards

## Division 23-4D-4: Commercial Non-Transect Zones

Contents	
23-4D-4010	Intent
23-4D-4020	Applicability
23-4D-4030	Commercial Zones
23-4D-4040	Allowed Uses and Permits Requirements
23-4D-4050	General to All Commercial Non-Transect Zones
23-4D-4060	Neighborhood Commercial (NC) Zone
23-4D-4070	Local Commercial (LC) Zone
23-4D-4080	General Commercial (GC) Zone
23-4D-4090	Regional Commercial Core (RC) Zone
23-4D-4100	Commercial Core (CC) Zone
23-4D-4110	Downtown Core (DC) Zone
23-4D-4120	Warehouse Commercial (WC) Zone
23-4D-4130	Service Commercial (SC) Zone
23-4D-4140	Highway Commercial (HC) Zone
23-4D-4150	Commercial Reversion (CR) Zone

### 23-4D-4010 Intent

This Division provides regulatory standards governing land use and building form within the commercial non-transect zones, and is a reflection of the community vision for implementing the intent of the Comprehensive Plan. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties and produces an environment of desirable character consistent with the Comprehensive Plan and any applicable area plan.

### 23-4D-4020 Applicability






The standards of this Division apply to all proposed development within commercial non-transect zones and must be considered in combination with the standards for the applicable zone in Article 23-4E (Supplemental to Zones). If there is a conflict between any standards, the provisions of Article 23-4E (Supplemental to Zones) control over Article 23-4D (Specific to Zones). If there is a conflict with any other requirements of this Title, the provision which is more restrictive or imposes higher standards or requirements shall control, so that in all cases the most restrictive provision shall apply.

# 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 <b>Limited, Open</b>	NO, LO, LR
 Local Commercial Sub-Zone <b>Limited, Open</b>	GO




## Retail and Office Commercial

 General Commercial Sub-Zone <b>Limited, Open</b>	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 <b>Limited, Open</b>	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

# 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 <b>Limited, Open</b>	NO, LO, LR
 Local Commercial Sub-Zone <b>Limited, Open</b>	GO




## Retail and Office Commercial

 General Commercial Sub-Zone <b>Limited, Open</b>	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 <b>Limited, Open</b>	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

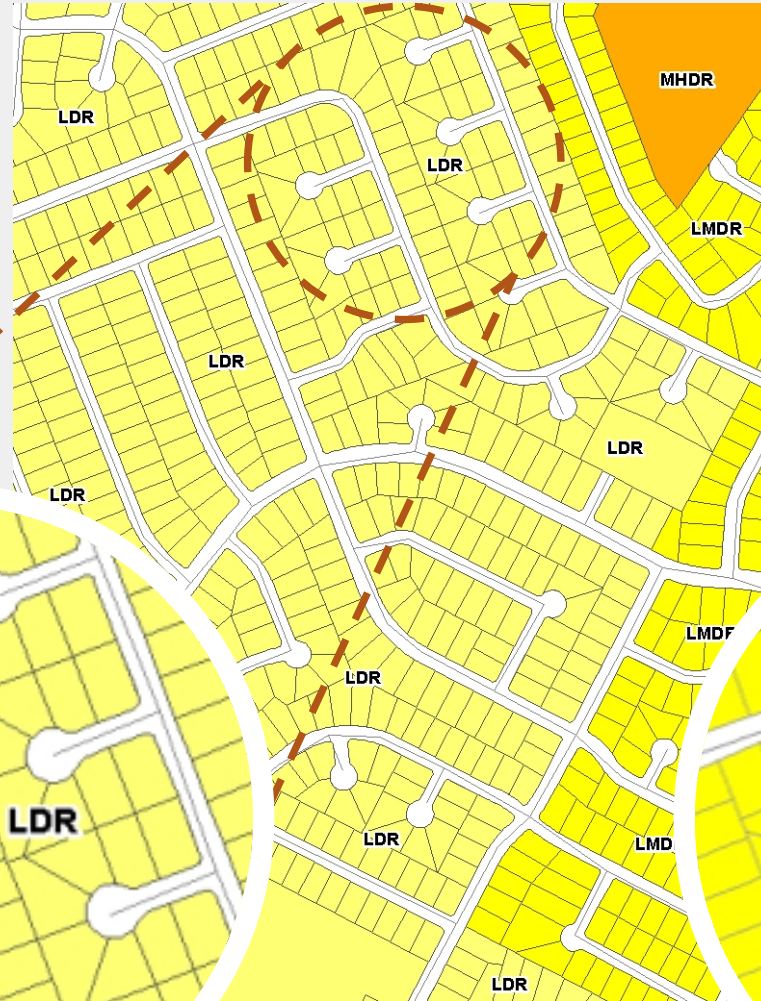
Zone
 Agricultural
 Aviation Services
 Development Reserve
 East Riverside Corridor
 North Burnet/Gateway
 Open Space
 Public
 Planned Unit Development



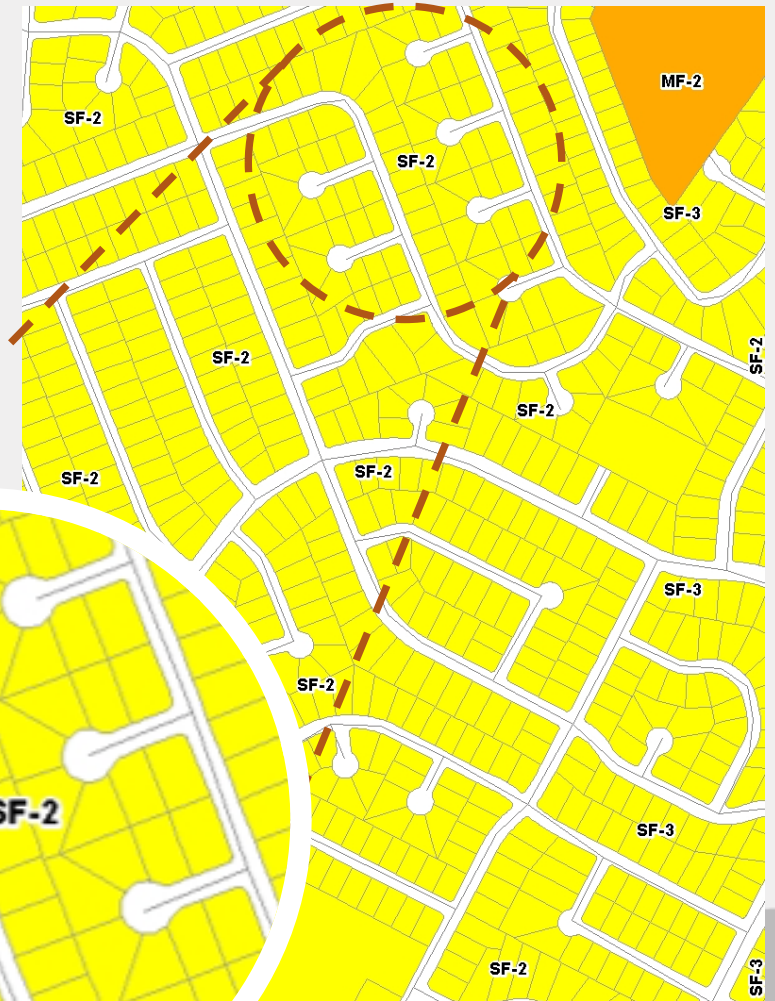
# non-transect ZONES

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

Possible New Zoning (LDR)



Existing Zoning (SF-2)



# non-transect zones NAMING CONVENTIONS

## RESIDENTIAL

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

L D R



### Non-Transect Zone Intensity

Very Low (VLD)

Low (LD)

Low-Medium (LMD)

Medium (MD)

Medium-High (MHD)

High (HD)

Very High (VHD)



### Zone Category

Residential (R)

# non-transect zones

## NAMING CONVENTIONS

### COMMERCIAL

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category with an optional Sub-zone that allows additional uses.

S C - O

#### Zone Character

Neighborhood (N)  
Local (L)  
General (G)  
Regional (R)  
Downtown (D)  
Service (S)  
Warehouse (W)  
Highway (H)

#### Zone Category

Commercial (C)

#### Sub-Zone

Open (O)  
allows  
additional  
land uses

# non-transect zones

## NAMING CONVENTIONS

### Industrial

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.

FI

**Non-Transect  
Zone Intensity**

Flex (F)

General (G)

Heavy (H)

**Zone Category**

Industrial (I)



# land USES

PREVIEW | 101

Goal:

Improve and simplify  
land uses.

155+ ▶ 123±

*Existing Land Uses*

*New Land Uses/sub-uses*

# land USES

Approach:  
Simplify land use tables.

After:

Table 23-4D-4040.A Commercial Zones Allowed Uses							
Use	Specific to use	Restricted Commercial		Retail and Office Commercial		Mixed Use Commercial	
		NC	LC	GC	RC	CC	DC
Residential							
Accessory Dwelling Unit	23-4E-6030	—	—	—	—	—	—
Bed and Breakfast	23-4E-6080	P	P	P	P	P	P
Cooperative Housing		—	—	—	—	P	P
Group Residential		—	—	—	—	P	P
Home Occupations	23-4E-6180	—	—	—	—	—	—
Live/Work	23-4E-6190	P	P	P	P	P	P
Manufactured Home Park		—	—	—	—	—	—
Multi-Family	23-4E-6240	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	—	P	P

**Land Use**  
Organized  
alphabetically by  
use category

**Reference**  
To additional  
standards by  
use

**Permit Requirements**  
Permit requirements  
by zone

Before:

# land USES

Approach:

Combine land uses with similar definitions, regulations, impact, and/or operation.

## Existing Commercial Zones

Existing Land Use	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business Support Services</i>	-	-	--	P	P	P	P	P	P	P	P	-
<i>Financial Services</i>	-	-	P	-	P	P	P	P	P	P	-	-
<i>Consumer Convenience Services</i>	-	-	P	-	P	P	P	P	P	P	-	C
<i>Communications Services</i>	-	P	-	P	P	P	P	P	P	P	P	-

# land USES

Approach:

Combine land uses with similar definitions, regulations, impact, and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business Support Services</i>	-	-	--	P	P	P	P	P	P	P	P	-
<i>Financial Services</i>	-	-	P	-	P	P	P	P	P	P	-	-
<i>Consumer Convenience Services</i>	-	-	P	-	P	P	P	P	P	P	-	C
<i>Communications Services</i>	-	P	-	P	P	P	P	P	P	P	P	-



# land USES

Approach:

Combine land uses  
with similar definitions,  
regulations, impact,  
and/or operation.

		Existing Commercial Zones											
		NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/O	CR
Existing Land Use													
Business and Professional Services		-	-	--	P	P	P	P	P	P	P	P	-
		-	-	P	-	P	P	P	P	P	P	-	-
		-	-	P	-	P	P	P	P	P	P	-	C
		-	P	-	P	P	P	P	P	P	P	P	-

# land USES

Approach:

Combine land uses with similar definitions, regulations, impact, and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
<i>Business and Professional Services</i>	-				P	P	P	P	P	P	-	
					P	P	P	P	P	P		
					P	P	P	P	P	P		
					P	P	P	P	P	P		

# land USES

Approach:

Combine land uses  
with similar definitions,  
regulations, impact,  
and/or operation.

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/O	CR
Business and Professional Services	-				P							-

# land USES

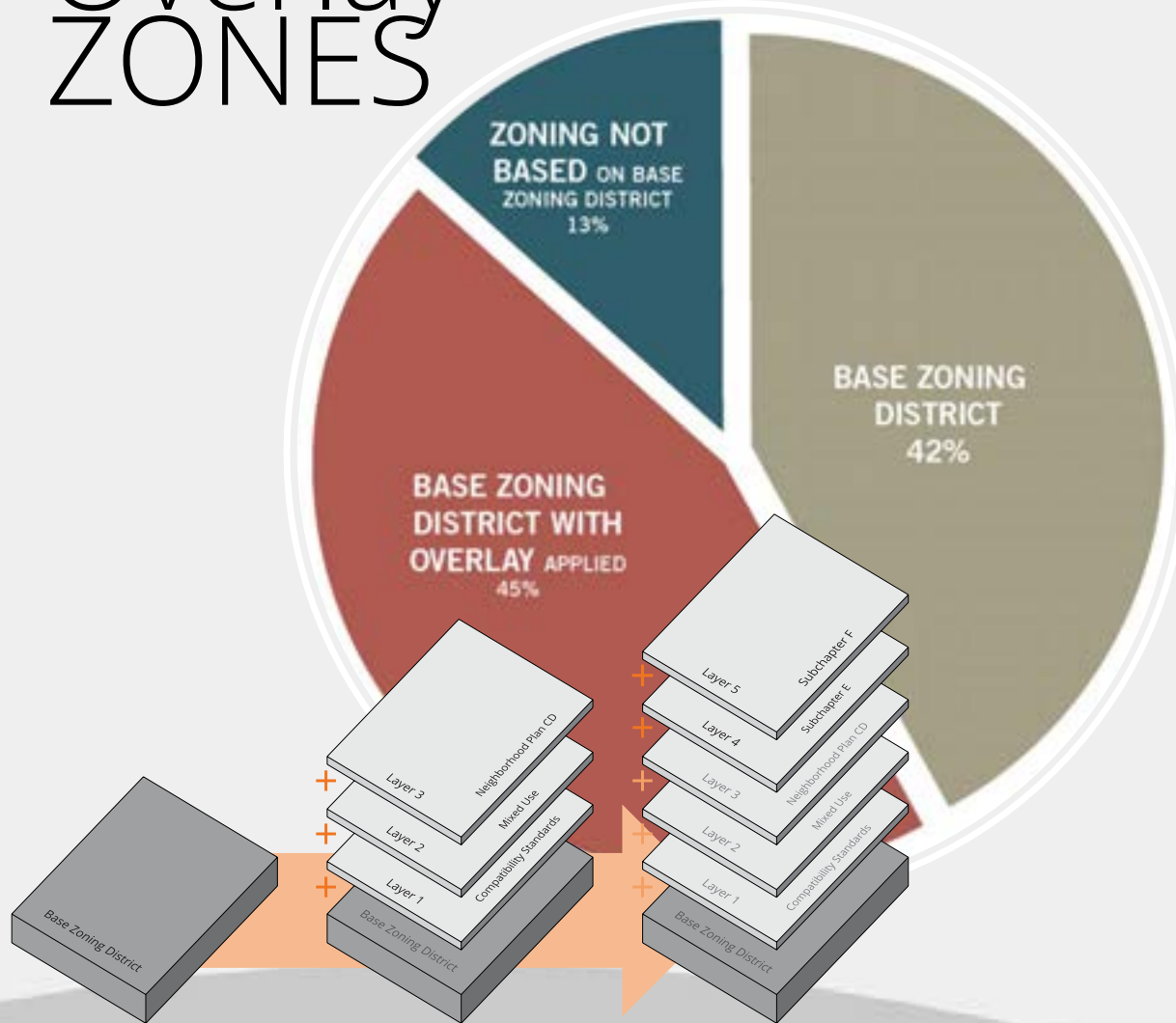
Approach:  
Provide better tools  
to regulate.

**Tailor  
Regulation  
by Impact  
and Zone**

Use	Specific to use	Restricted Commercial		Retail and Office Commercial		Mixed Use Commercial	
		NC	UC	GC	RC	UC	MC
General Retail:							
≤5,000 sq ft		P	P	P	P	P	P
>5,000 and ≤10,000 sq ft		MUP	MUP	P	P	P	P
>10,000 and ≤100,000 sq ft		—	—	P	P	P	P
>100,000 sq ft		—	—	CUP	CUP	CUP	CUP
w/ Onsite Production		—	CUP	P	P	P	P
w/ Outside Storage	23-4E-6160	—	—	CUP	CUP	—	—



# Overlay ZONES



Goal:  
**Simplify complex  
layers of regulations**

**Existing Title 25**  
Land Development Code

**New Title 23**  
Land Development Code

**21**

*Combining  
and Overlay  
Districts*



**11**

*Overlay Zones*

*Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.*

# Overlay ZONES

Approach:

Integrate where ever possible, Roll-Forward those that can not be Integrated.

## Integrate

*Build in regulations and restrictions into the base zones*

*E.g. Criminal Justice, Mixed-Use, Vertical Mixed-Use*

## Roll-Forward

*Carry forward and improve effective and/or legally required overlays*

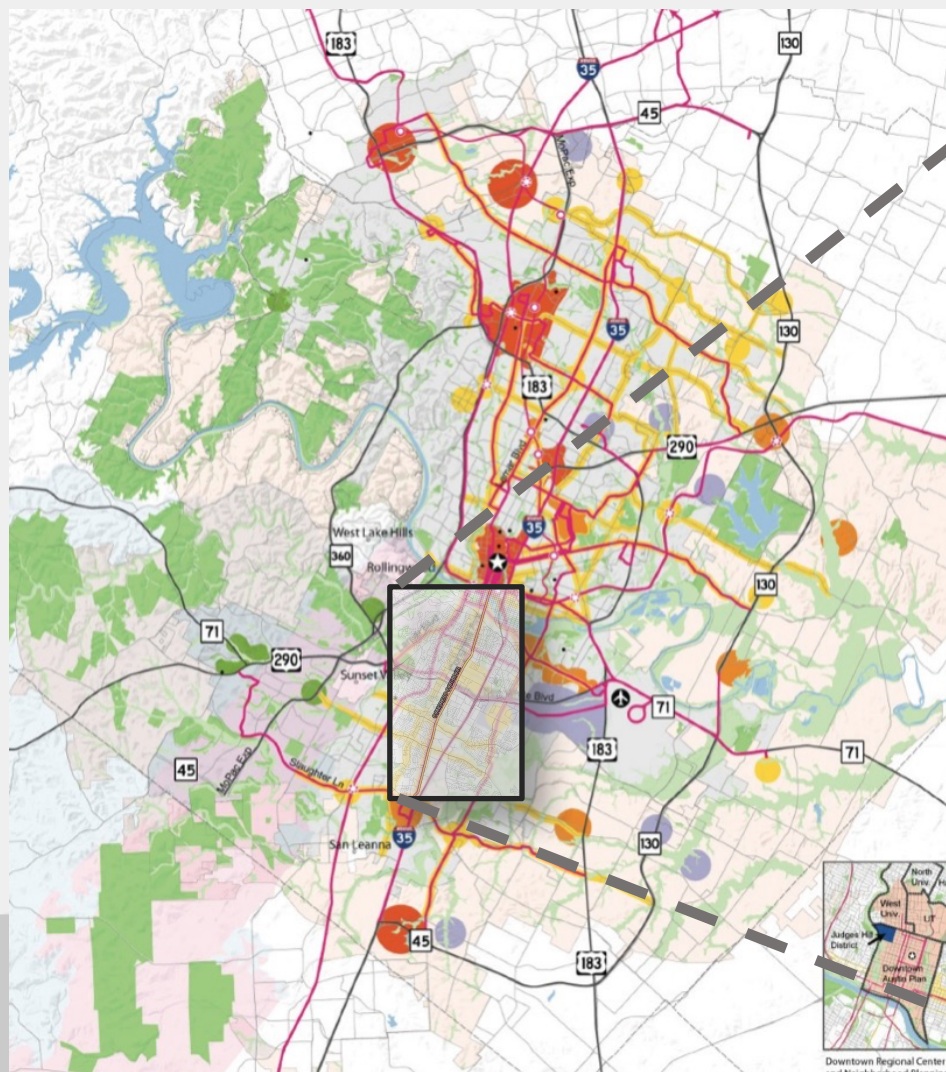
*E.g. Barton Springs, Historic Area, Historic Landmark*

# Overlay ZONES

Standards for overlay zones are intended to ensure that proposed development is compatible with existing and future development within unique parts of the city that have a particular character or open space considerations.

- ☐ Barton Springs
- ☐ Capitol View Corridor
- ☐ Downtown Civic Spaces
- ☐ Hill Country Roadway
- ☐ Historic Landmark
- ☐ Historic Area
- ☐ Lake Austin
- ☐ Neighborhood Plan
- ☐ Planned Development Area
- ☐ University Neighborhood Overlay
- ☐ Waterfront

# Different Tools for Different Contexts





## FAR SOUTH CONGRESS



## SOUTH CONGRESS



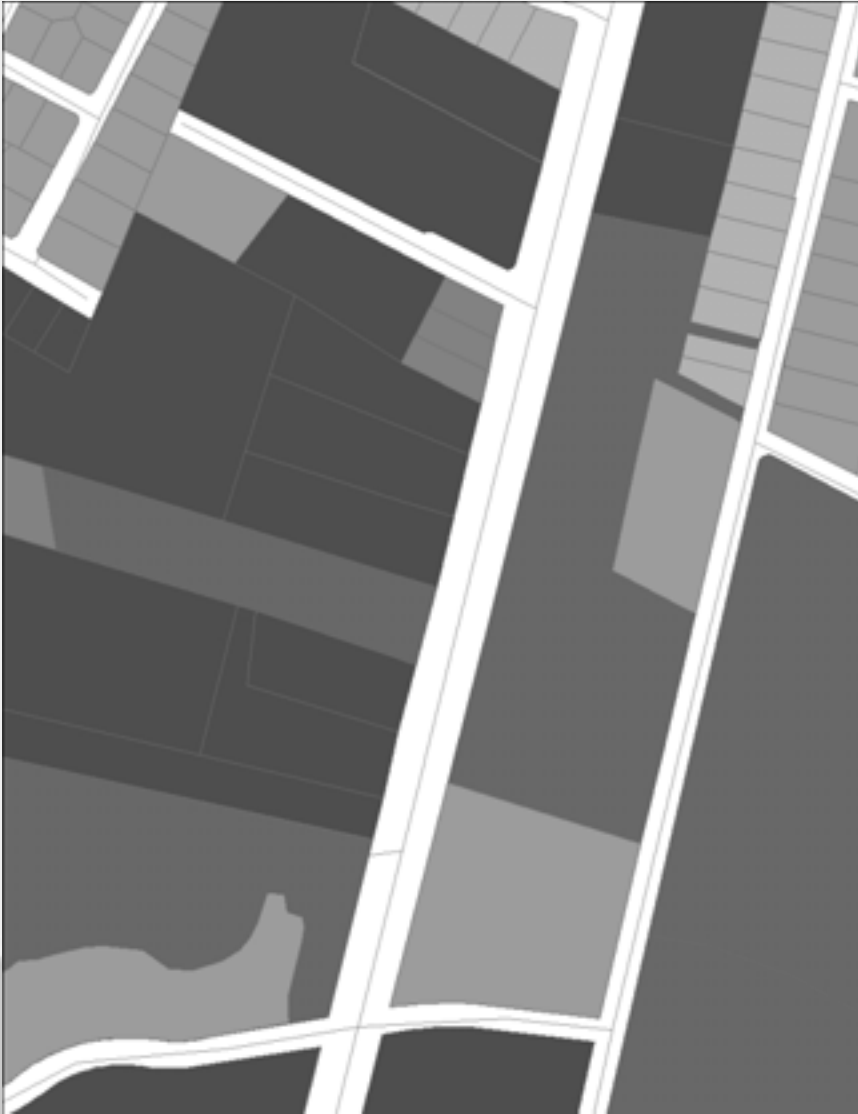
FAR SOUTH CONGRESS



SOUTH CONGRESS



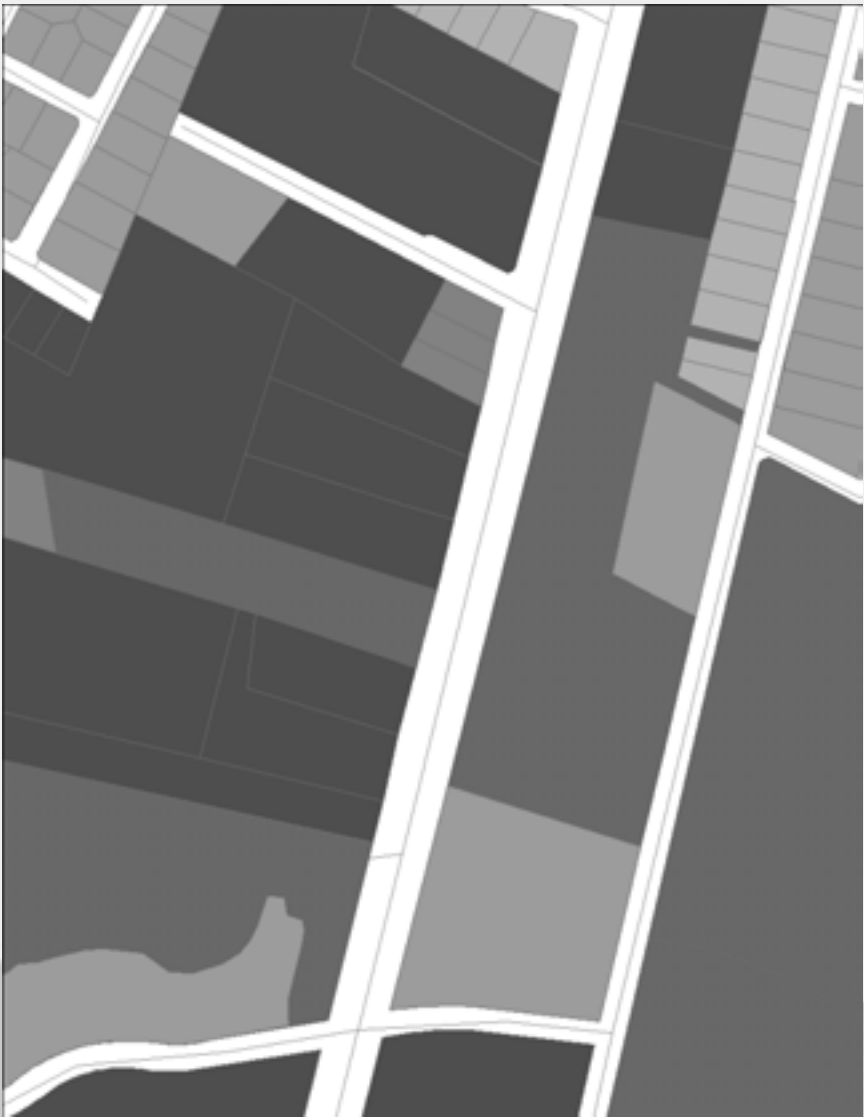
## FAR SOUTH CONGRESS



## SOUTH CONGRESS



FAR SOUTH CONGRESS



SOUTH CONGRESS



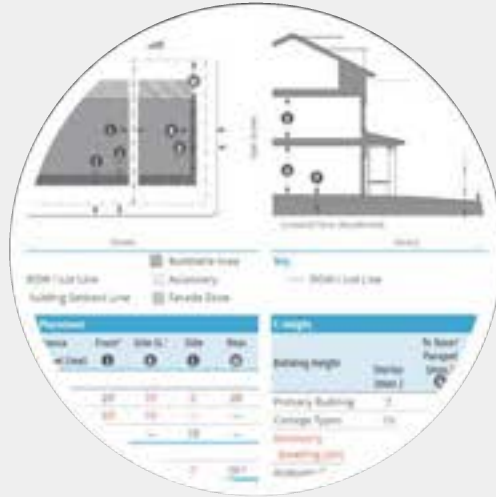
**Transect Zone**

**Main Street  
or  
Neighborhood  
Open**

**Neighborhood**



next  
steps



## Draft Code

Public Review Draft  
Released January 2017



## Mapping

Est. April 2017



## Adoption Process

September 2017 –  
April 2018

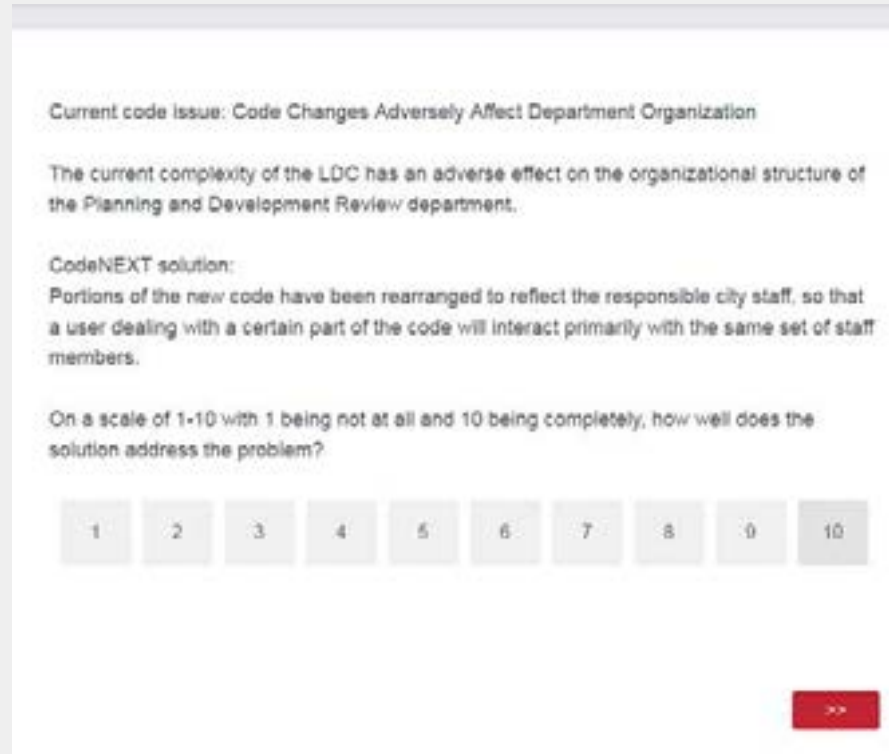
# Outreach Toolkit

This toolkit has slide decks, scripts, and handouts. 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.

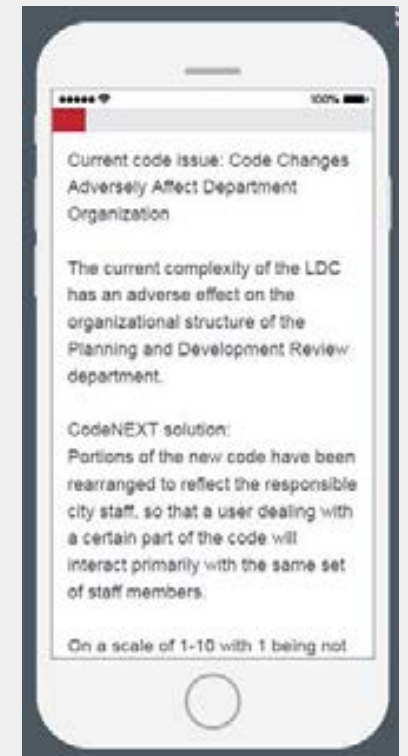
CodeNEXT solution:  
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

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

Next

Online and Print



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.

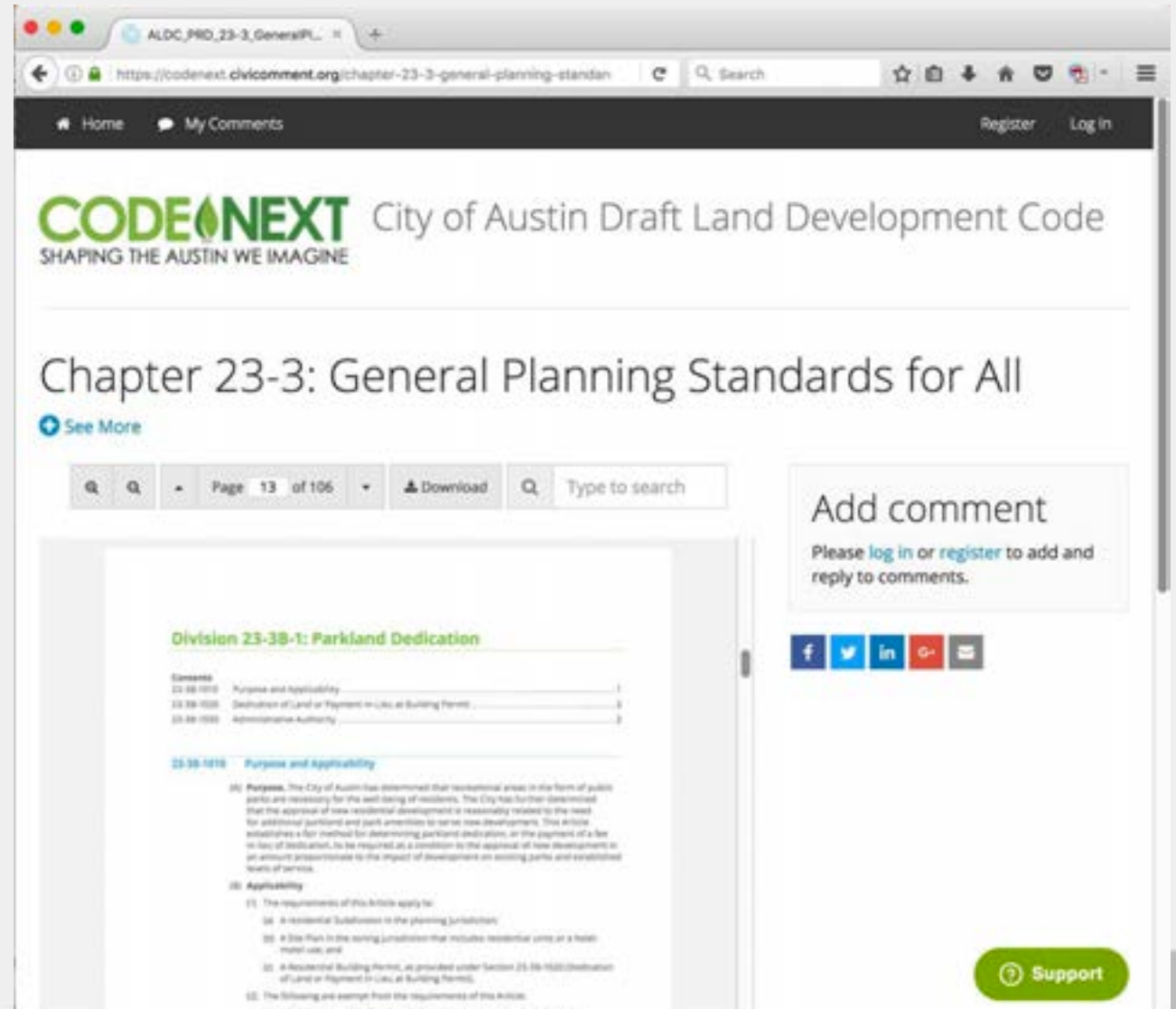
CodeNEXT solution:  
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

On a scale of 1-10 with 1 being not

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.



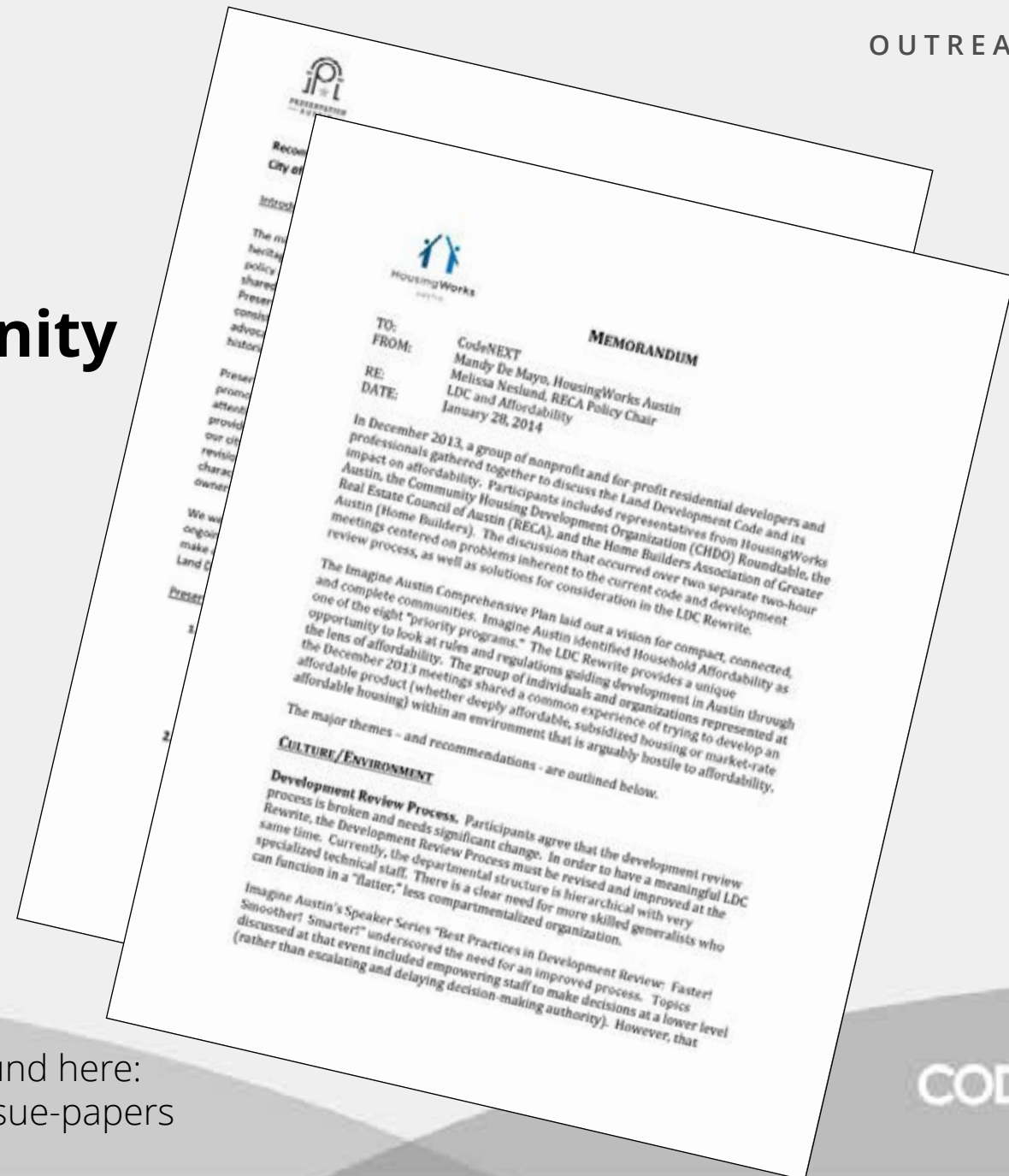
<https://codenext.civicomment.org/>



# 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>



# Open Houses Across Austin

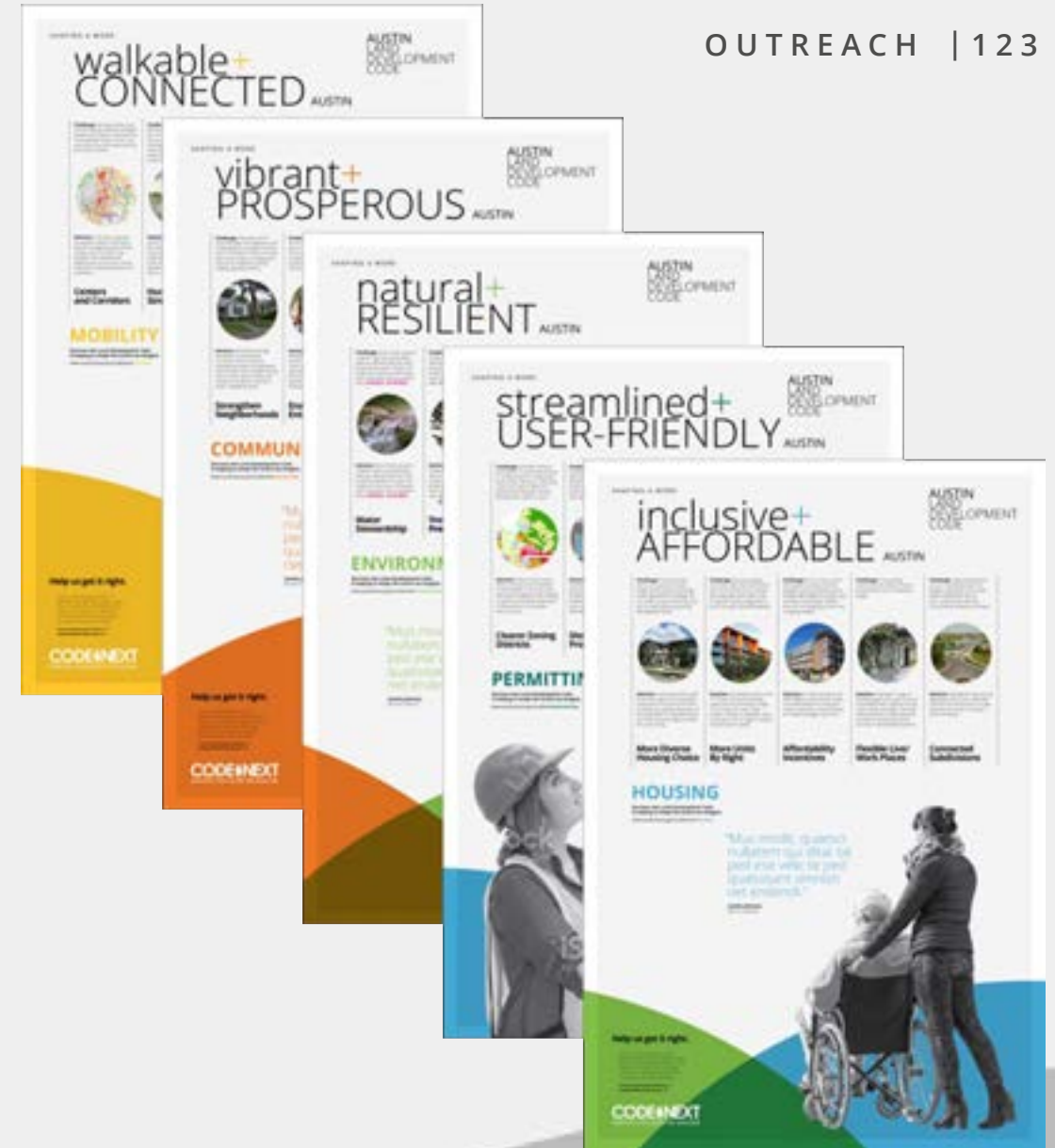
## Dates

- February 18<sup>th</sup>  
Crocket High School (confirmed)
- February 25<sup>th</sup>  
Lanier High School (confirmed)
- March 4<sup>th</sup>  
LBJ High School (confirmed)
- March 25<sup>th</sup>
- April 8<sup>th</sup>



# CodeNEXT Topic Talks

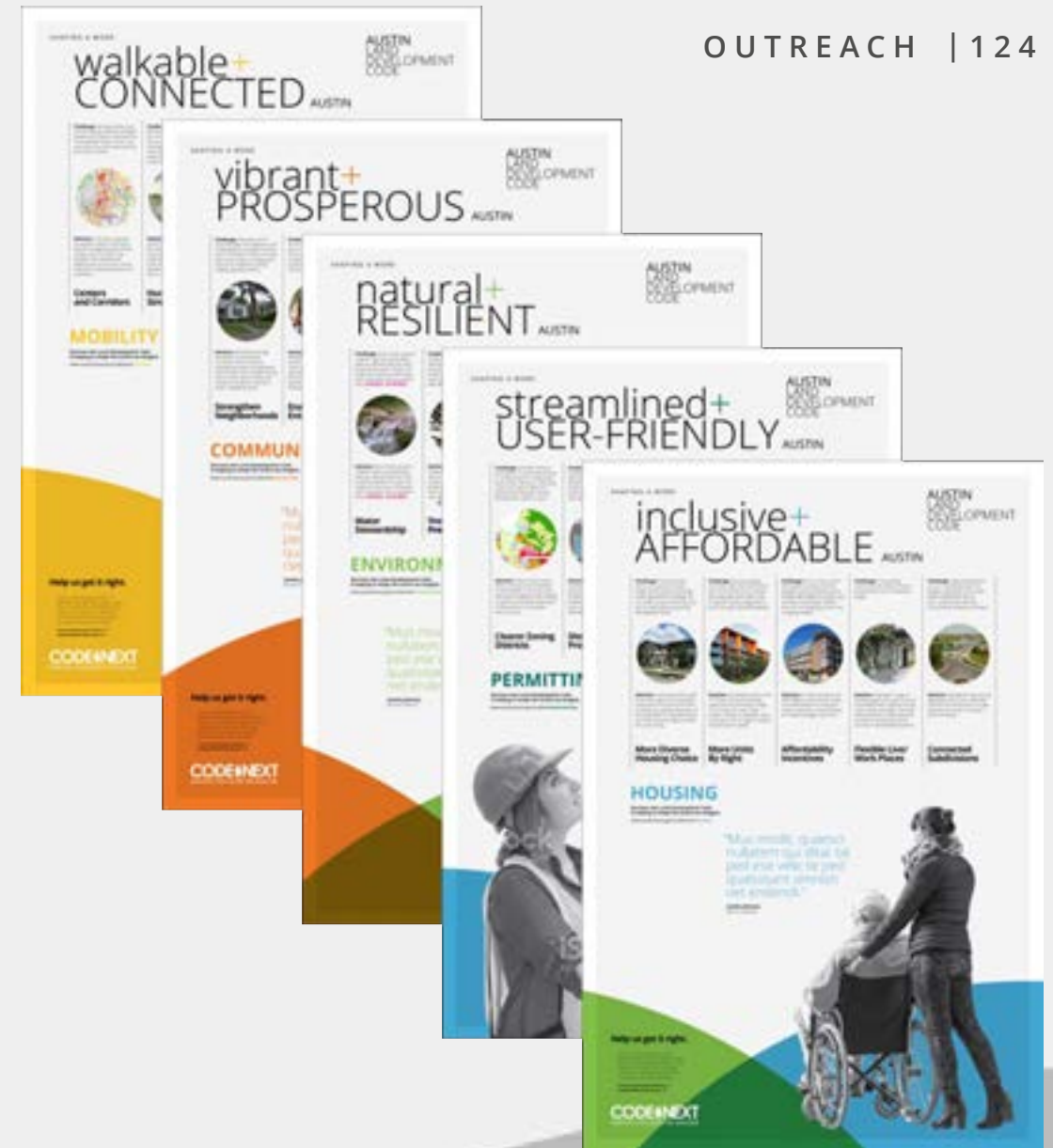
Allow for a more focused conversation on some of the major points of interest in the new code, and to answer the public's questions, both general and specific, on these topics.



# CodeNEXT Topic Talks

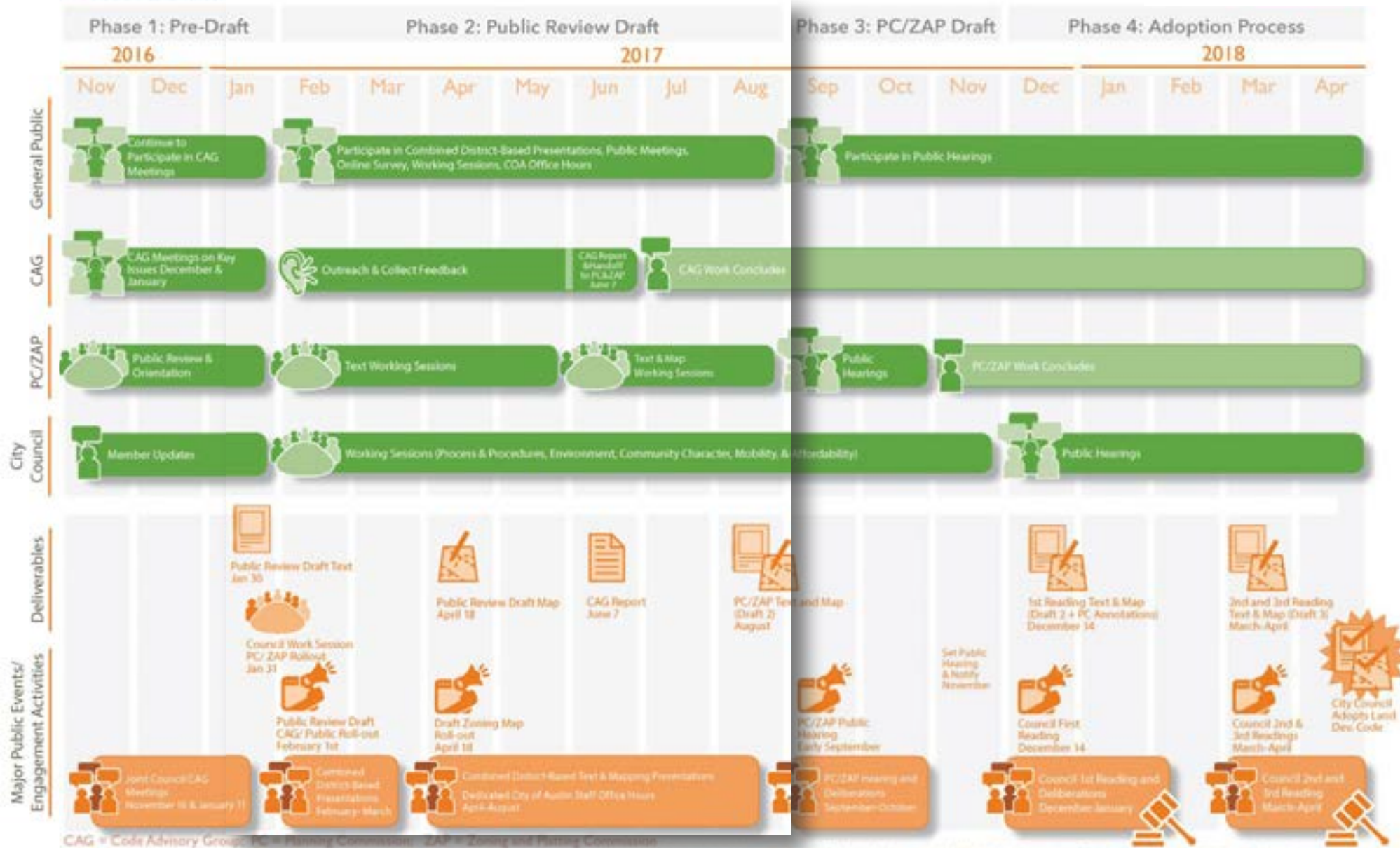
## Dates

- 5 Events
- Between Late February and Early May





# CodeNEXT: Land Development Code Timeline



CAG = Code Advisory Group; PC = Planning Commission; ZAP = Zoning and Planning Commission

\*Note: refers to the written standards of the Land Development Code; \*Map refers to the zoning map that implements where the written standards apply

# Constructive Conversations

- The first of multiple drafts that will improve with each iteration
- Openness to change that provides improvement
- Progress is a choice



# Constructive Conversations

- Better tools to implement Imagine Austin and provide more predictable development outcomes
- Better Code, Better Planning



# questions + ANSWERS





# 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](http://www.austintexas.gov/codenext)**  
**[codenext@austintexas.gov](mailto:codenext@austintexas.gov)**



**CODENEXT**

1 - FEB - 17