

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

Affordable Housing Code Talk  
May 8, 2017

Lisa Wise Consulting, Inc.



CODENEXT

8 - May - 17

# Creating a framework to help improve quality of life.



- M** MOBILITY
- C** COMMUNITY
- E** ENVIRONMENT
- H** HOUSING
- P** PERMITTING



# inclusive+ AFFORDABLE



“ People are really constricted in their housing choices—making a lot of sacrifices and barely getting by. ”



**Thomas Echolz**  
Musician and renter

# inclusive+ AFFORDABLE



**More Diverse  
Housing Choice**



**Streamlined  
Review**



**Affordability  
Incentives**

# More Diverse Housing Choice

Austinites will be able to find the type of housing that makes the most sense for them by allowing a greater diversity of housing types in neighborhoods and more diverse opportunities for places to live.



# diversity of units

## 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.

# diversity of units

## 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

# T3

LESS URBAN



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 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



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



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

## T3 Zones



T3 Neighborhood Edge - Wide Lot

T3 Neighborhood Edge

T3 Neighborhood - Deep Setback

T3 Neighborhood - Intermediate Setback

T3NE.WL

T3NE

T3N.DS

T3N.IS

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

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

## T6

MORE URBAN



T5 Urban

T5 Main Street

T6 Urban

T6 Urban Core

SS\*

T5U\*

T5MS\*

T6U

T6UC

Building Height  
Up to 6 Stories

Building Height  
Up to 6 Stories

Building Height  
Up to 6 Stories

Building Height  
Up to 16 Stories

Building Height  
Unlimited Stories

Building Types

Building Types

Building Types

Building Types

Building Types

Large

Rowhouse: Large  
Courtyard Building

Main Street  
Live/Work

Main Street  
Mid-Rise  
High-Rise/Tower

Mid-Rise  
High-Rise/Tower

Mid-Rise

Low-Rise  
Mid-Rise  
ADU

ADU

# transect zones AT-A-GLANCE

## T3

LESS URBAN ←

## T4

					
<b>T3 Neighborhood Edge - Wide Lot</b>	<b>T3 Neighborhood Edge</b>	<b>T3 Neighborhood - Deep Setback</b>	<b>T3 Neighborhood - Intermediate Setback</b>	<b>T4 Neighborhood - Intermediate Setback</b>	<b>T4 Neighborhood - Shallow Setback</b>
<b>T3NE.WL</b>	<b>T3NE</b>	<b>T3N.DS</b>	<b>T3N.IS</b>	<b>T4N.IS*</b>	<b>T4N.SS*</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 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: Side-by-side Multiplex: Medium Cottage Court ADU

## T4 Zones



<b>T4 Neighborhood - Intermediate Setback</b>	<b>T4 Neighborhood - Shallow Setback</b>	<b>T4 Main Street</b>
<b>T4N.IS*</b>	<b>T4N.SS*</b>	<b>T4MS*</b>
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories
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

## T6

→ MORE URBAN

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

\* "Open" sub-zone

# transect zones AT-A-GLANCE

## T3

LESS URBAN ←

## T4

					
<b>T3 Neighborhood Edge - Wide Lot</b>	<b>T3 Neighborhood Edge</b>	<b>T3 Neighborhood - Deep Setback</b>	<b>T3 Neighborhood - Intermediate Setback</b>	<b>T4 Neighborhood - Intermediate Setback</b>	<b>T4 Neighborhood - Intermediate Setback</b>
<b>T3NE.WL</b>	<b>T3NE</b>	<b>T3N.DS</b>	<b>T3N.IS</b>	<b>T4N.IS*</b>	<b>T4N.IS*</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 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 Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU

## T4 Zones



**T4 Neighborhood - Intermediate Setback**

**T4N.IS\***

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

**T4 Neighborhood - Shallow Setback**

**T4N.SS\***

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

**T4 Main Street**

**T4MS\***

Building Height  
Up to 3 Stories

Building Types

Rowhouse: Medium  
Live/Work  
Main Street  
ADU

\* "Open" sub-zone

## T6

→ MORE URBAN



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

# transect zones

## T3

LESS URBAN ←



T3 Neighborhood Edge - Wide Lot

T3NE.WL T3NE

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

## T5 Zones



T5 Neighborhood - Shallow Setback  
 T5 Urban - Shallow Setback  
 T5 Urban  
 T5 Main Street

T5N.SS\* T5U.SS\* T5U\* T5MS\*

Building Height Up to 3 Stories  
 Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU

Building Height Up to 6 Stories  
 Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU

Building Height Up to 6 Stories  
 Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU

Building Height Up to 6 Stories  
 Building Types Main Street Live/Work Mid-Rise

\* "Open" sub-zone

## T6

→ MORE URBAN



T5 Main Street  
 T6 Urban  
 T6 Urban Core

T5MS\* T6U T6UC

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

## T3

LESS URBAN ←



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 - Wide Lot

T3NE

Building Height  
Up to 2 Stories

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



T3 Neighborhood Edge - Wide Lot

## 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

## T6

→ MORE URBAN



T5 Main Street

T5MS\*

Building Height  
Up to 6 Stories

Building Types  
Main Street  
Live/Work  
Mid-Rise



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

\* "Open" sub-zone

# one size fits all model

## ALL THESE PROPERTIES ARE ZONED SF-3

### Today



# house scale MULTIPLE UNITS



**HOUSE FORM**  
Examples of multiple units in a house form zones MF-3



**HOUSE FORM**  
Examples of multiple units in a house form zones in Mueller

# affordability

## Streamlined Review

By incentivizing a range of unit sizes, the new code makes it easier to develop more housing to suit a range of space and economic needs while ensuring it is built in a context-sensitive manner to work within the character of the neighborhood.



# Article 23-6B

## affordable housing

### **Streamlined approval for < 10 units**

The Development Services Director may waive Site Plan Submittal requirements for residential applications of three to nine units in a Transect Zone in an Urban Watershed

*Section 23-6B-2010 (Residential Heavy Site Plan)*

# affordability

## Affordability Incentives

A new city-wide incentive framework that can be adjusted over time will help to stimulate the production of affordable homes.



# Article 23-3E

## affordable housing

### Article 23-3E: Affordable Housing

- Division 23-3E-1 Affordable Housing Density Bonus Program
- Division 23-3E-2 Downtown Density Bonus Program
- Division 23-3E-3 S.M.A.R.T. Housing
- Division 23-3E-4 Tenant Notification and Relocation

# Article 23-3E

## affordable housing

### Division 23-3E-1: Affordable Housing Density Bonus Program

- Purpose/Intent
- Applicability
- Application Requirements
- General Provisions
- Calculation of Density Bonuses
- Additional Developer Incentives
- Alternatives to On-site Production of Density Bonus Units
- Affordability Periods
- Application Procedures
- Compliance and Enforcement

# Article 23-3E

## affordable housing

Affordability Limits	
Tenure	Threshold
Rental Occupied Unit	60% MFI Households
Owner Occupied Unit	80% MFI Households

MFI – Median Family Income

# 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**

8 May 17