

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

PC/ZAP Work Session
Code Draft Preview
February 21, 2017



CODENEXT

23-FEB-17

1

PROCESS

Update on
outreach
efforts

5 minutes

2

Zoning
additional
details on
standards

25 minutes

3

Next Steps

What to expect
over the next
few months

5 minutes



PART 1

PROCESS



Code Roll Out February 1, 2017

District 1: 38	District 6: 6
District 2: 17	District 7: 36
District 3: 39	District 8: 26
District 4: 20	District 9: 82
District 5: 39	District 10: 35
Owner: 254	
Renter: 127	



500+
People

*Not all participants provided information on District or Owner vs Renter

Open House February 18, 2017

First of five public open houses to discuss the Code Text.



Future Open Houses Across Austin

- **February 25th 1-3pm**

Lanier High School

1201 Payton Gin Rd.

- **March 4th 1:30-3:30pm**

LBJ Early College High School

7309 Lazy Creek Dr.

- **March 25th Noon-2pm**

Stephen F. Austin High School

1715 Cesar Chavez St.

- **April 1th Noon-2pm**

Westwood High School,

12400 Mellow Meadow Dr.

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/>

The screenshot shows a web browser displaying a document titled "Chapter 23-3: General Planning Standards for..." on the CodeNext platform. The browser's address bar shows the URL "https://codenext.civicomment.org/chapter-23-3-general-planning-standa...". The page header includes the CodeNext logo and the text "City of Austin Draft Land Use Ordinance". The main content area displays the title "Chapter 23-3: General Planning Standards for..." and a "See More" link. Below the title is a navigation bar with search, page (13 of 106), and download options. The document content includes a section titled "Division 23-3B-1: Parkland Dedication" and a table of contents. A large orange number "328+" with a plus sign is overlaid on the right side of the screenshot, with the word "COMMENTS" written below it. A large purple number "184+" with a plus sign is overlaid on the top right of the screenshot, with the word "USERS" written below it. The CodeNext logo is visible in the bottom right corner of the screenshot.

Code Comment Tool

184 Users have been registered; and

328+ Comments have been made.

25% questions that will be addressed in the Frequently Asked Questions

67% recommendations that will be evaluated for the PC/ZAP Draft

8% responses to a comment or question.

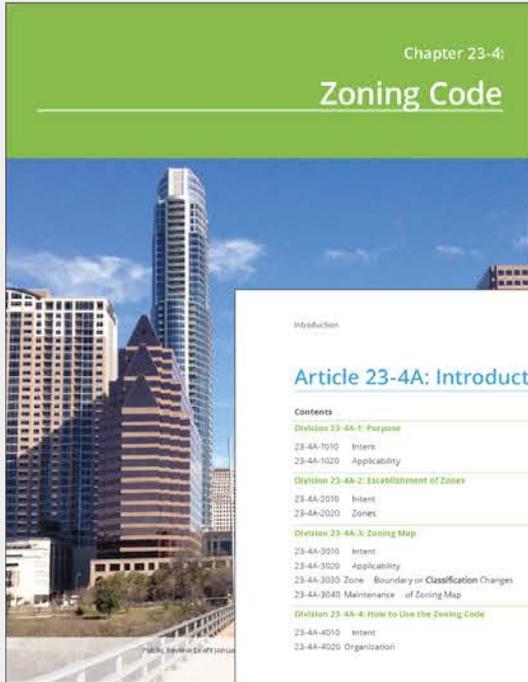
<https://codenext.civicomment.org/>

PART 2

23-4 ZONING



ARTICLE 23-4A



Introduction

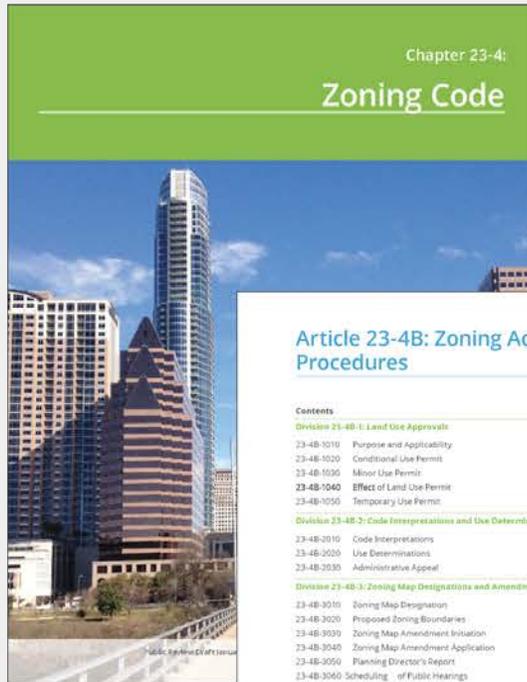
Establishment of Zones

Zoning Map

How to Use the Zoning Code

Zoning Administration + Procedures

Land Use Approvals
Determination and Interpretations
Map Designation and Amendment
Variances and Special Exceptions



Article 23-4B: Zoning Administration and Procedures

Contents

Division 23-4B-1: Land Use Approvals

- 23-4B-1010 Purpose and Applicability
- 23-4B-1020 Conditional Use Permit
- 23-4B-1030 Minor Use Permit
- 23-4B-1040 Effect of Land Use Permit**
- 23-4B-1050 Temporary Use Permit

Division 23-4B-2: Code Interpretations and Use Determinations

- 23-4B-2010 Code Interpretations
- 23-4B-2020 Use Determinations
- 23-4B-2030 Administrative Appeal

Division 23-4B-3: Zoning Map Designations and Amendments

- 23-4B-3010 Zoning Map Designation
- 23-4B-3020 Proposed Zoning Boundaries
- 23-4B-3030 Zoning Map Amendment Initiation
- 23-4B-3040 Zoning Map Amendment Application
- 23-4B-3050 Planning Director's Report
- 23-4B-3060 Scheduling of Public Hearings
- 23-4B-3070 Land Use Commission Hearing, Notice, and Recommendations
- 23-4B-3080 Council Hearing, Notice, and Decision
- 23-4B-3090 Requirement for Approval by Three-Fourths of Council

Division 23-4B-4: Criteria for Variances and Special Exceptions

- 23-4B-4010 Purpose and Applicability
- 23-4B-4020 Variances
- 23-4B-4030 Special Exception-Type 1
- 23-4B-4040 Special Exception-Type 2
- 23-4B-4050 Special Exception-Type 3

City of Austin Land Development Code | Public Review Draft January 2017 48 pg. 1

23-4B

Zoning Administration and Procedures

Consolidated Requirements

All zoning related permits and approvals in one Article.

Filled in missing application, review, and/or approval information.

Clear relationship to administration and approval requirements in Chapter 23-2.

Article 23-4B: Zoning Procedures

Contents

Division 23-4B-1: Land Use Approvals

23-4B-1010	Purpose and Applicability
23-4B-1020	Conditional Use Permit
23-4B-1030	Minor Use Permit
23-4B-1040	Effect of Land Use Permit
	Temporary Use Permit

23-4B

Zoning Administration and Procedures

Land Use Permits

Conditional Use Permit (new)

Minor Use Permit (new)

Temporary Use Permit

	Specific to use	Restricted Commercial		
		NC	LC1	GC
mitted Use; MUP = Minor Use Permit Required; CUP= Conditional Use Permit Required Under Certain Circumstance				
owed				
w/ Alcohol Sales	23-4E-6060	CUP	MUP	P
Drive Through	23-4E-6140	—	—	CUP
Late Night Operation	23-4E-6060, 23-4E-6270	—	—	CUP
Sales:	23-4E-6060			
and Wine only		—	—	MUP
		—	—	
		—	—	

23-4B

Zoning Administration and Procedures

Map Amendments

Findings

Clear Process

... will not endanger, damage, or destroy property or improvements in the area.

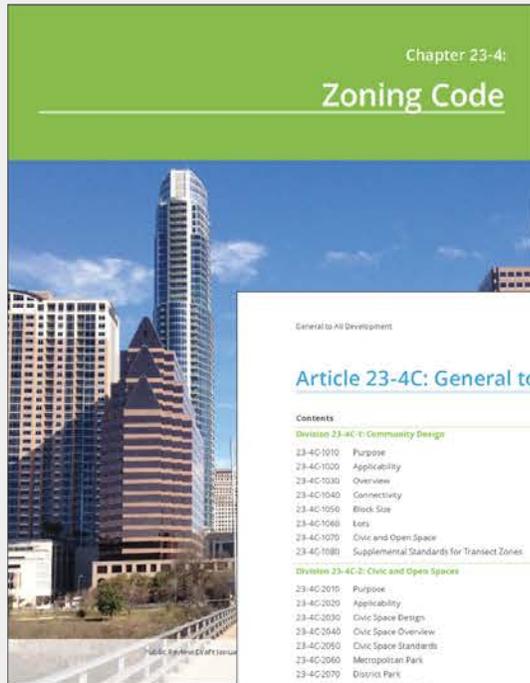
Planning Director's Report

- (A) The Planning Director shall prepare a report on each Zoning Map Amendment for the Land Use Commission and for the Council.
- (B) The Planning Director's report shall include a recommendation for or against the application, and a recommendation on the Zoning Map Amendment application.
- (C) The Planning Director's report shall be filed with the Land Use Commission no later than 28 days after the applicable deadline for submittal of a Zoning Map Amendment application.

Scheduling of Public Hearings

The Planning Director may not schedule a Zoning Map Amendment hearing with the Land Use Commission and Council in the same week, unless there is written support of the application from the staff, and the hearing is held before the Zoning Subcommittee of the Land Use Commission.

ARTICLE 23-4C



General to All Development

[Article 23-4C: General to All Development](#)

Contents

Division 23-4C-1: Community Design

- 23-4C-1010 Purpose
- 23-4C-1020 Applicability
- 23-4C-1030 Overview
- 23-4C-1040 Connectivity
- 23-4C-1050 Block Size
- 23-4C-1060 Lots
- 23-4C-1070 Civic and Open Space
- 23-4C-1080 Supplemental Standards for Transit Zones

Division 23-4C-2: Civic and Open Spaces

- 23-4C-2010 Purpose
- 23-4C-2020 Applicability
- 23-4C-2030 Civic Space Design
- 23-4C-2040 Civic Space Overview
- 23-4C-2050 Civic Space Standards
- 23-4C-2060 Metropolitan Park
- 23-4C-2070 District Park
- 23-4C-2080 Neighborhood Park
- 23-4C-2090 Riparian Park
- 23-4C-2100 Greenway
- 23-4C-2110 Green
- 23-4C-2120 Square
- 23-4C-2130 Plaza
- 23-4C-2140 Pocket Plaza
- 23-4C-2150 Pocket Park
- 23-4C-2160 Family-Friendly Play Area
- 23-4C-2170 Community Garden

City of Austin Land Development Code | Public Review Draft January 2017 4C pg. 1

General to All Development

Community Design

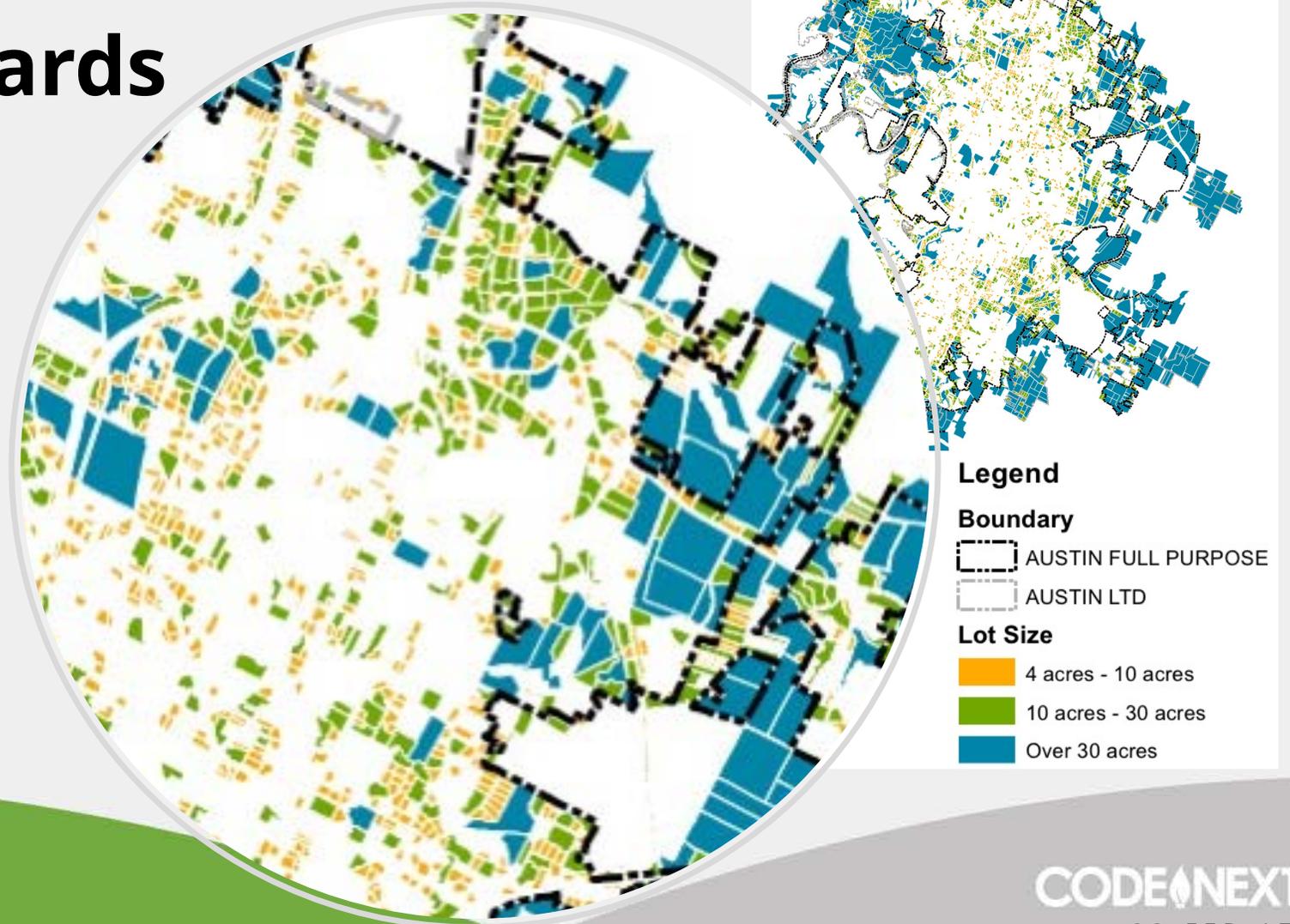
Civic and Open Spaces

23-4C-1

COMMUNITY DESIGN

Additional Standards for Large Sites

Connectivity have been made clearer.



23-4C-1

COMMUNITY DESIGN

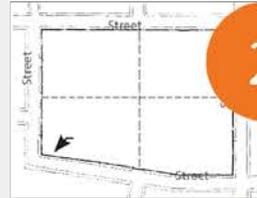
Connectivity

Connectivity have been made clearer.

1

Streets

Organize a network of streets in compliance with the standards in Section 23-4C-1040 (Connectivity) using the allowed thoroughfare types.



2

Blocks

Create a series of blocks in compliance with the standards in Section 23-4C-1050 (Block Size).



3

Civic Space

Create lots in compliance with the standards in Section 23-4C-1060 (Lots).



4

Alleys

Allocate civic spaces and civic buildings in compliance with the standards in 23-4C-1070 (Civic and Open Space) and Article 23-3B (Parkland Dedication).



5

Transect Zones

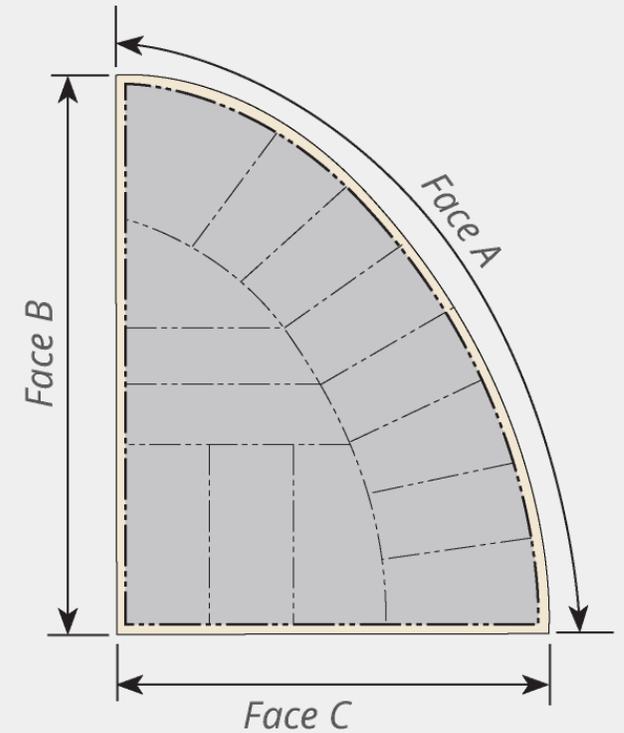
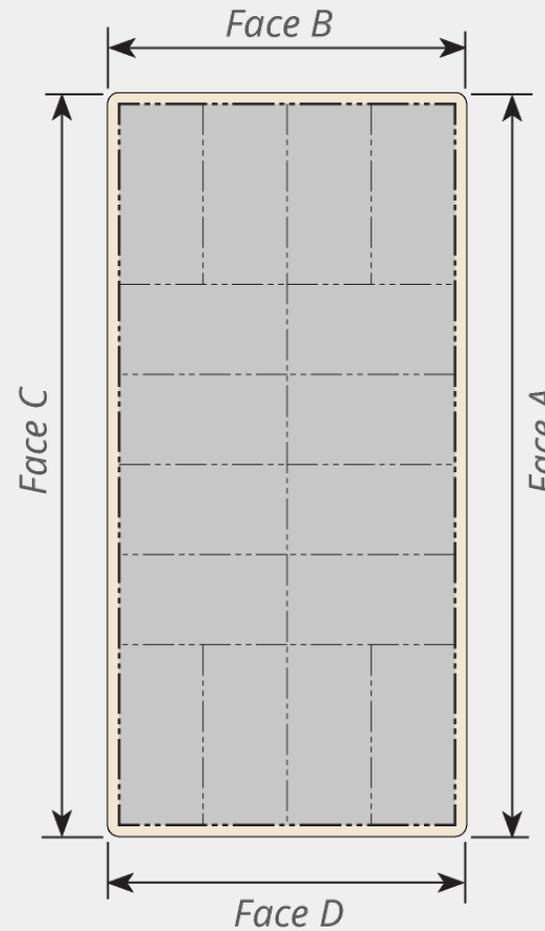
For developments in Transect Zones, allocate transect zones in compliance with the standards in 23-4C-1080 (Supplemental Standards for Transect Zones).

23-4C-1

COMMUNITY DESIGN

Block Size

New standards are calibrated for creating walkable and connected environment.



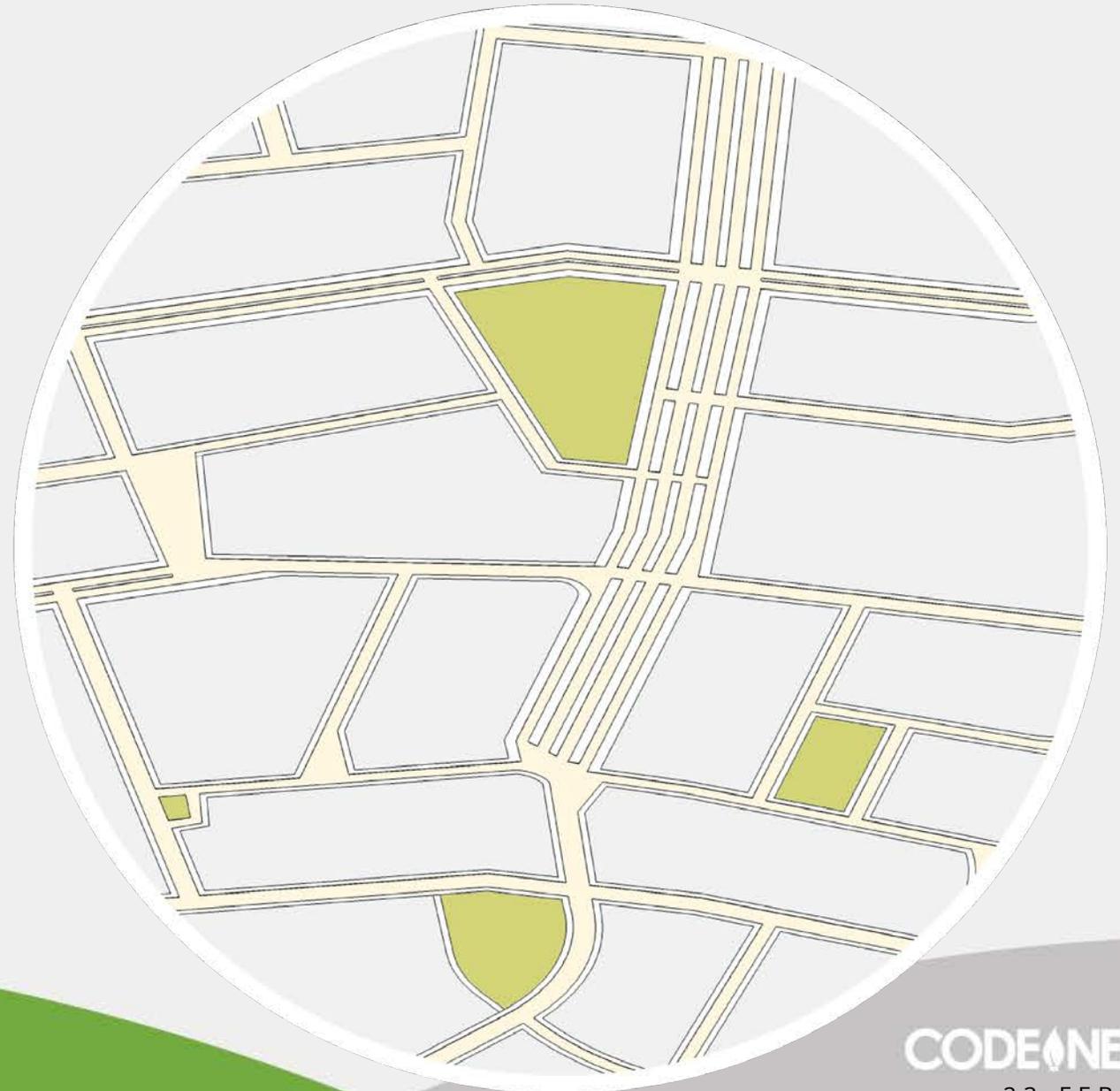
Lots

Provides standards for the lots.



Civic and Open Space

Distributed throughout neighborhoods.



23-4C-2

CIVIC AND OPEN SPACES

Civic and Open Space Types

Refined list of civic and open spaces.



Metropolitan Park



District Park



Neighborhood Park



Riparian Park



Greenway



Green



Square



Plaza



Pocket Plaza



Pocket Park



Family-Friendly Play Area



Community Garden

23-4C-2

CIVIC AND OPEN SPACES

Civic Space Overview

Civic space overview text.



Metropolitan Park



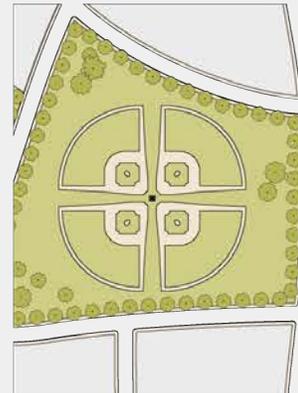
A city-wide destination generally centered on a natural resource.

PARD Designation:

Metropolitan Park



District Park



An open space that consolidates heavily programmed athletic fields and associated facilities.

PARD Designation:

District Park



Neighborhood Park



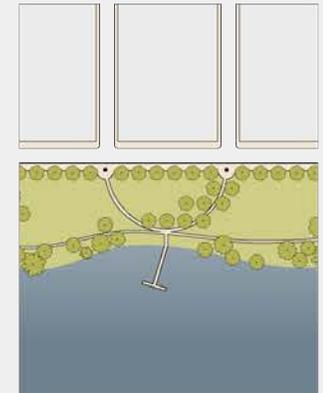
Medium-scale public urban open space that provides basic recreational opportunities close to home.

PARD Designation:

Neighborhood and School Park



Riparian Park



Natural corridor that often follows a river, creek, ridgeline, valley, or other linear public open space.

PARD Designation:

Special Park

23-4C-2

CIVIC AND OPEN SPACES

Civic Space Overview

Civic space overview text.



Greenway



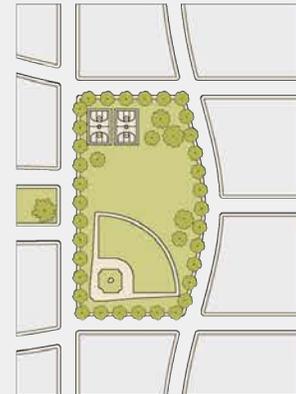
Linear space for community gathering and strolling for nearby residents and employees.

PARD Designation:

Neighborhood and School Park



Green



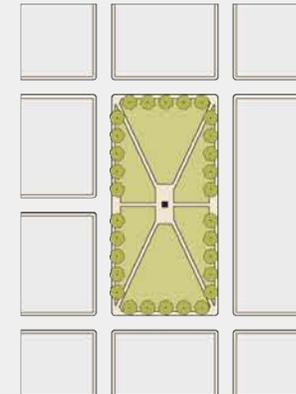
Public urban open space available for civic purposes, commercial activity, unstructured recreation, and other passive uses.

PARD Designation:

Neighborhood and School Park



Square



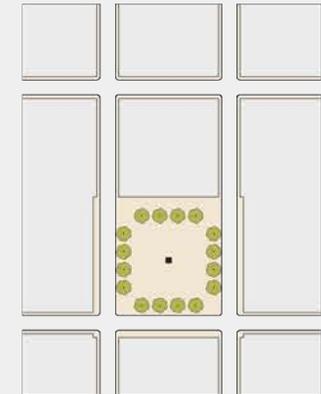
Public urban open space available for civic purposes, commercial activity, unstructured recreation, and other passive uses.

PARD Designation:

Neighborhood and School Park



Plaza



Public urban open space that offers abundant opportunities for civic gathering.

PARD Designation:

Neighborhood and School Park

23-4C-2

CIVIC AND OPEN SPACES

Civic Space Overview

Civic space overview text.



Pocket Plaza



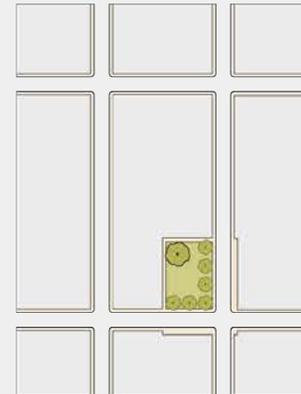
Small-scale public urban open space that serves as an impromptu gathering place for civic, social, and commercial purposes.

PARD Designation:

Neighborhood and Urban Pocket Park



Pocket Park



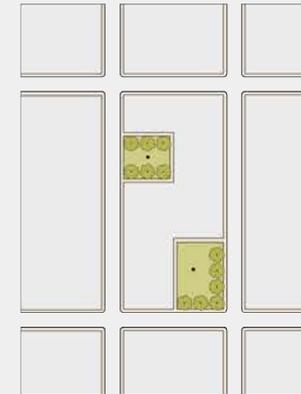
Small-scale public urban open space intended to provide recreational opportunities where (publicly accessible/park) space is limited.

PARD Designation:

Neighborhood and Urban Pocket Park



Family-Friendly Play Area



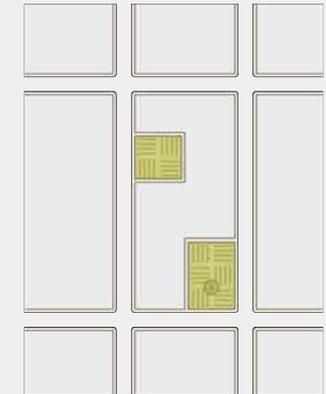
Area within urban open space that is conducive to the recreational needs of families with children. Range in style from urban pocket parks to playscapes within neighborhood parks.

PARD Designation:

Neighborhood and Urban Pocket Park



Community Garden



Small-scale open space designed as a grouping of garden plots available to nearby residents for small-scale cultivation.

PARD Designation:

Neighborhood and School Park

23-4C-2

CIVIC AND OPEN SPACES

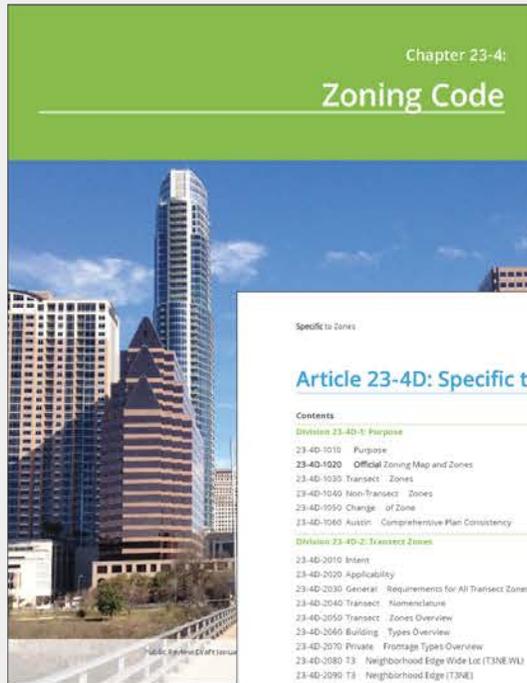
Applicability

Works with parkland dedication.



ARTICLE 23-4D

Specific to Zones



Specific to Zones

Article 23-4D: Specific to Zones

Contents

Division 23-4D-1: Purpose

- 23-4D-1010 Purpose
- 23-4D-1020 Official Zoning Map and Zones
- 23-4D-1030 Transect Zones
- 23-4D-1040 Non-Transect Zones
- 23-4D-1050 Change of Zone
- 23-4D-1060 Austin Comprehensive Plan Consistency

Division 23-4D-2: Transect Zones

- 23-4D-2010 Intent
- 23-4D-2020 Applicability
- 23-4D-2030 General Requirements for All Transect Zones
- 23-4D-2040 Transect Nomenclature
- 23-4D-2050 Transect Zones Overview
- 23-4D-2060 Building Types Overview
- 23-4D-2070 Private Frontage Types Overview
- 23-4D-2080 T3 Neighborhood Edge Wide Lot (T3NEWL)
- 23-4D-2090 T3 Neighborhood Edge (T3NE)
- 23-4D-2100 T3 Neighborhood Deep Setback (T3NDS)
- 23-4D-2110 T3 Neighborhood Intermediate Setback (T3NIS)
- 23-4D-2120 T4 Neighborhood Intermediate Setback (T4NIS)
- 23-4D-2130 T4 Neighborhood Shallow Setback (T4NS)
- 23-4D-2140 T4 Main Street (T4MS)
- 23-4D-2150 T5 Neighborhood Shallow Setback (T5NS)
- 23-4D-2160 T5 Urban Shallow Setback (T5US)
- 23-4D-2170 T5 Urban (T5U)
- 23-4D-2180 T5 Main Street (T5MS)
- 23-4D-2190 T6 Urban (T6U)
- 23-4D-2200 T6 Urban Core (T6UC)
- 23-4D-2210 Supplementary Courtyard Building Type Standards
- 23-4D-2220 Supplementary Cottage Court Building Type Standards

Division 23-4D-3: Residential Non-Transect Zones

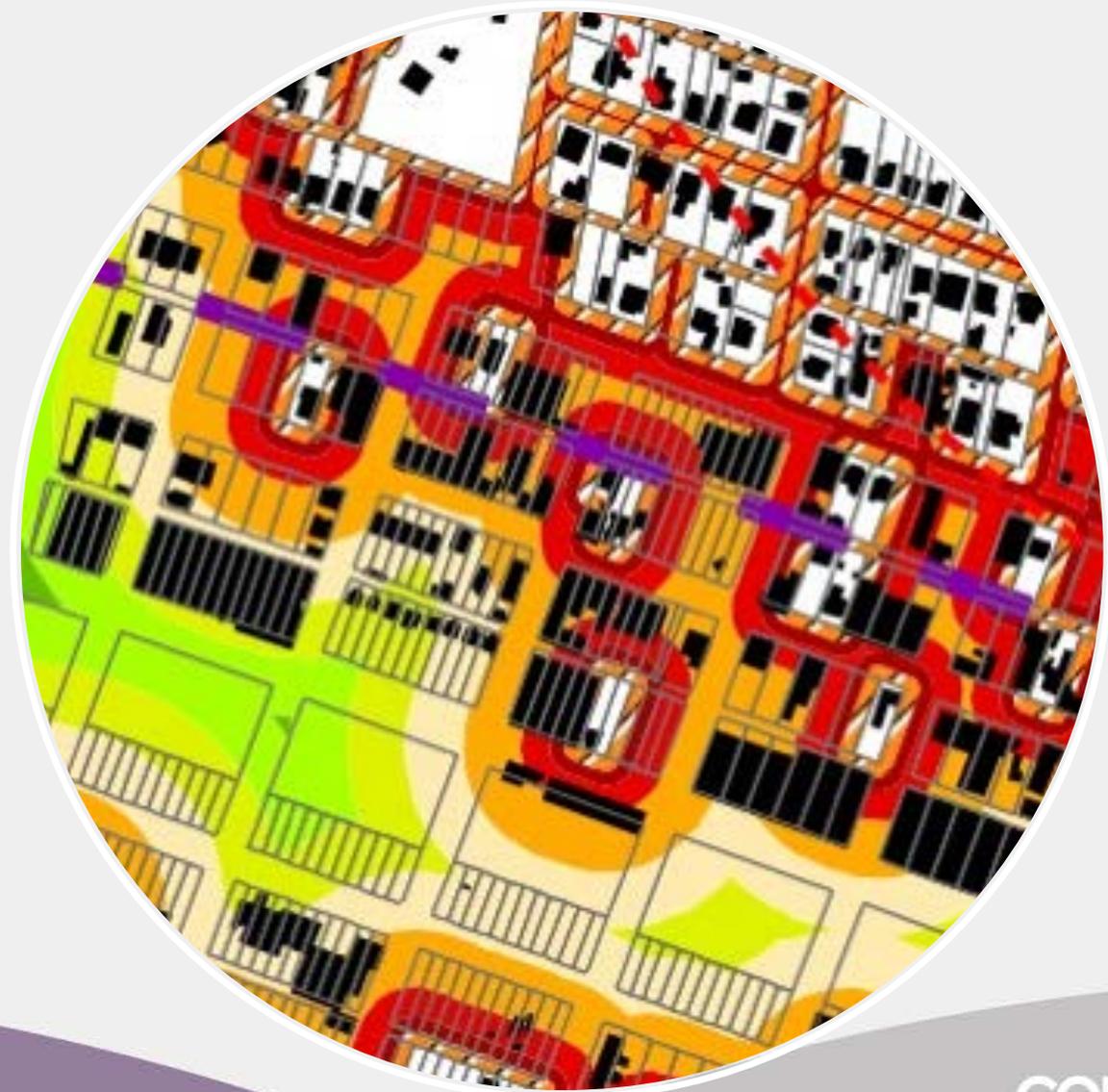
- 23-4D-3010 Intent
- 23-4D-3020 Applicability
- 23-4D-3030 Residential Zones

- Transect Zoning Districts
- Residential Non-Transect Zones
- Commercial Non-Transect Zones
- Industrial Non-Transect Zones
- Other Zones
- Overlay Zones

Article 10

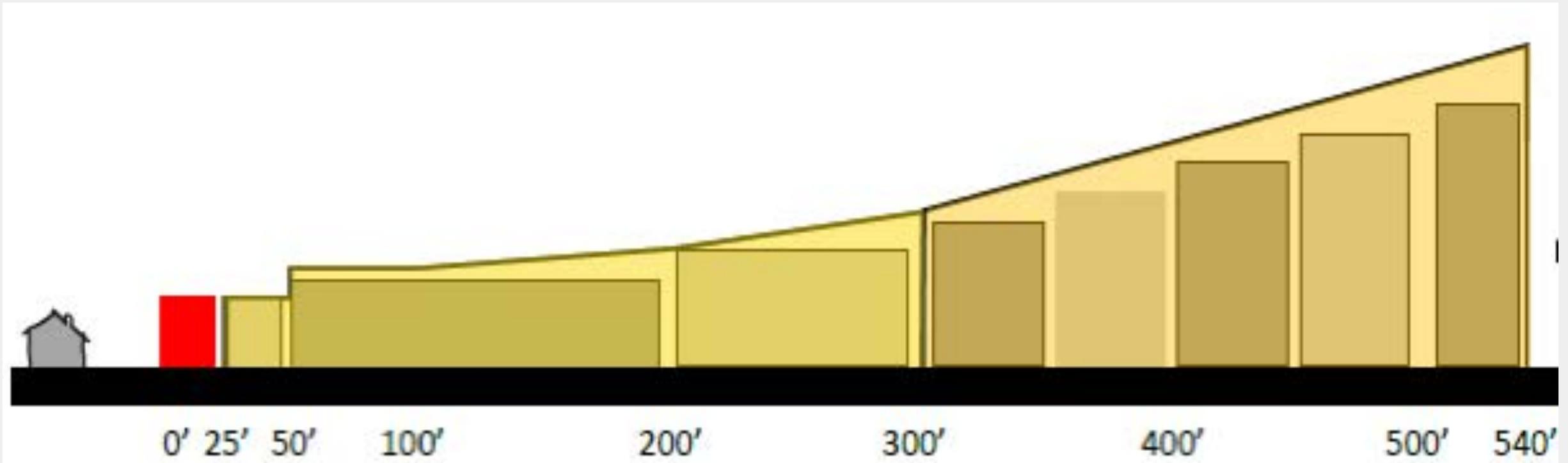
Compatibility

Height
Building Setbacks
Screening
Building Design
Scale & Clustering



Article 10

Existing Compatibility



Article 10 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'

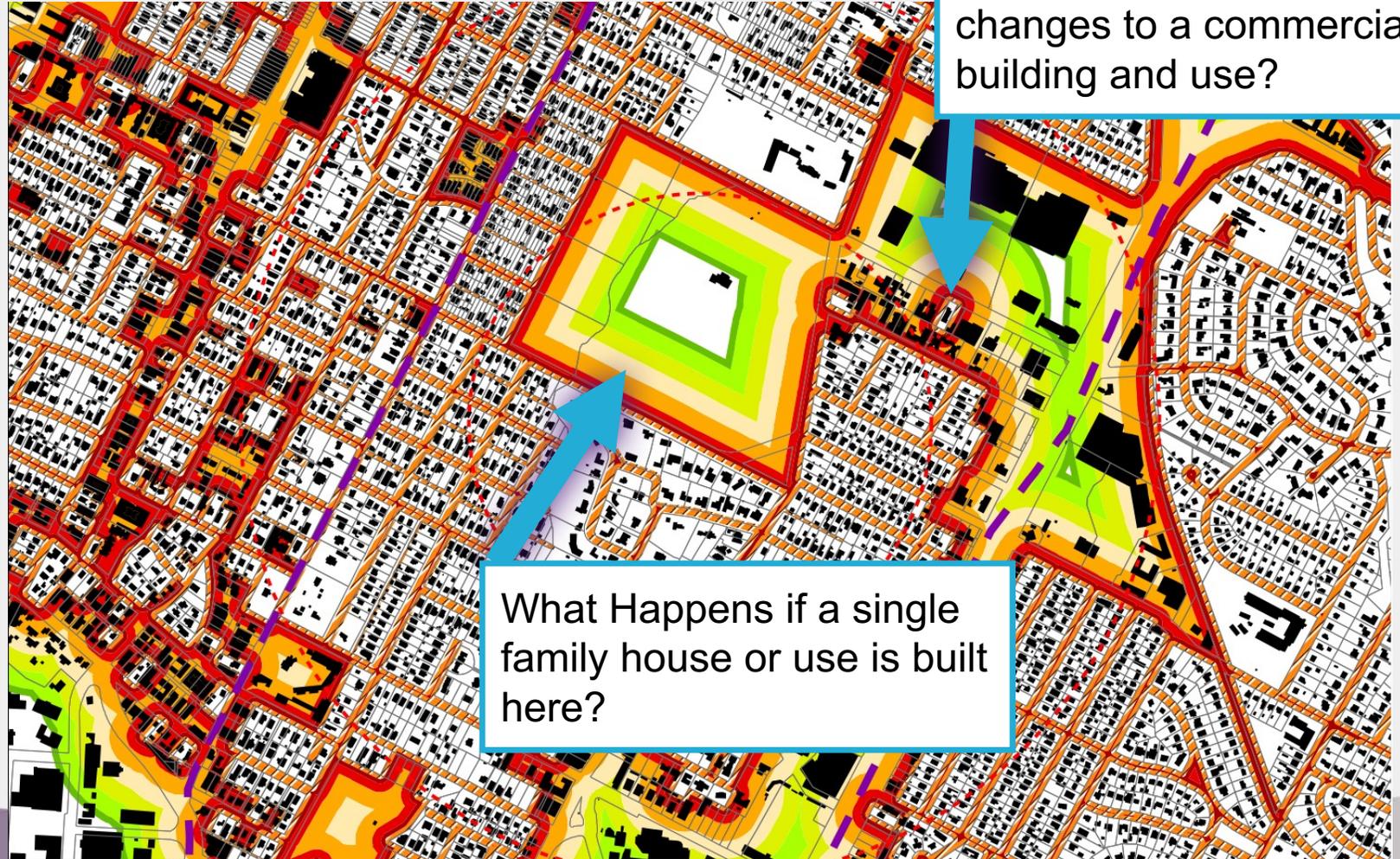


What Happens if this single family house changes to a commercial building and use?

Article 10 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'



23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility- Applicability

Medium to High Intensity Residential Zone or any Commercial Non-Transsect Zone located

directly adjacent to or across an alley from

a Low to Medium Intensity Residential Zone or T3 Transect Zone

Trigger Zones	Compatibility Required In
<ul style="list-style-type: none">• Rural Residential• Very Low Density• Low Density• Low Medium Density• Low Medium Density-Small Lot• T3	<ul style="list-style-type: none">• Medium Density• Medium High Density• High Density• Very High Density• Neighborhood Commercial• Local Commercial• General Commercial• Regional Commercial• Service Commercial• Highway Commercial• Commercial Core• Flex Industrial

23-4D-3&4

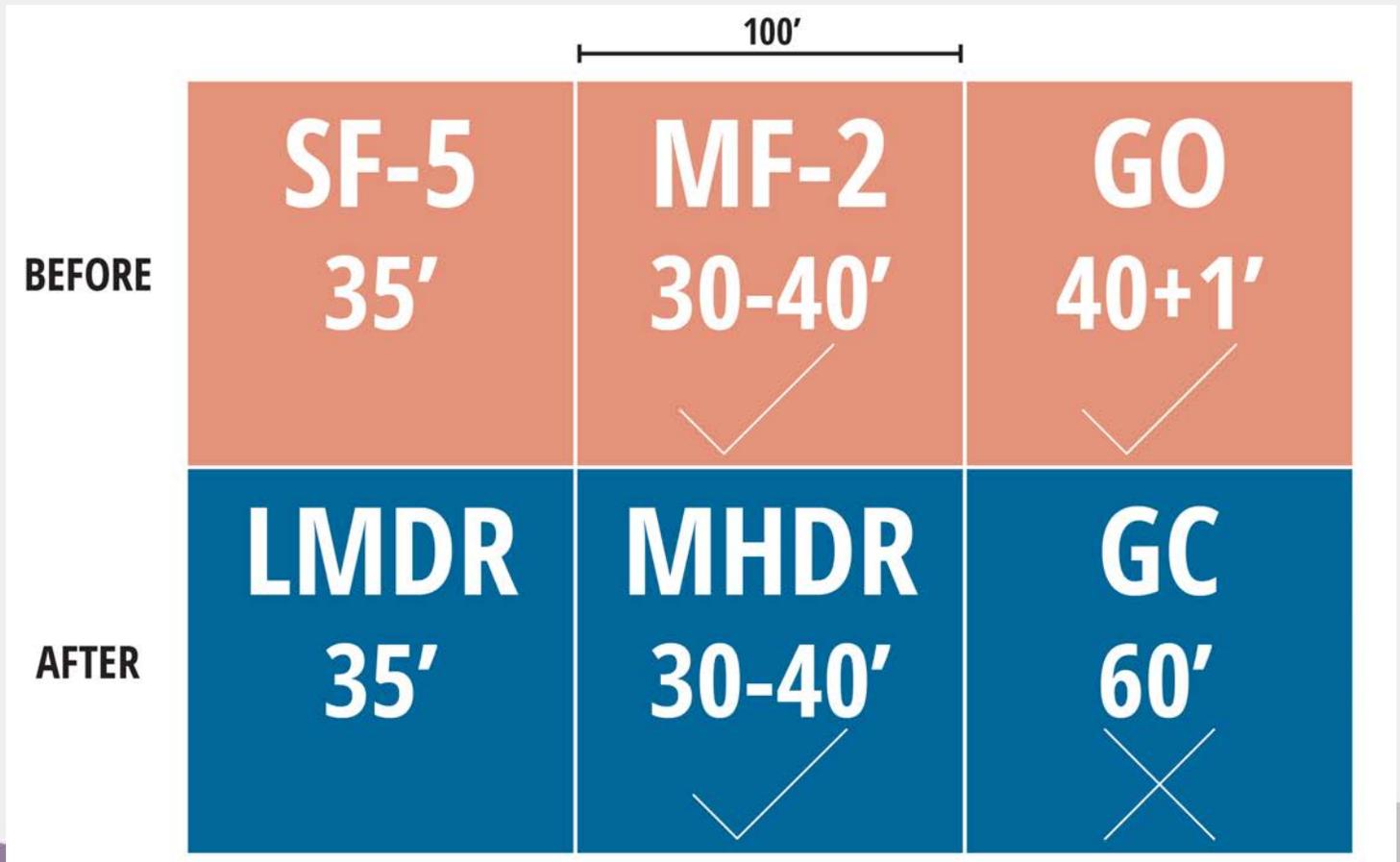
NON-TRANSECT ZONING DISTRICTS

Compatibility- Applicability

Protects low density areas.

Allows commercial areas to transition and accommodate growth.

Simplifies applicability, doesn't change.



23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility-Setbacks

Increase building setback.

Impervious Cover may not be
due to unique site characteristics, such as
driveways, and steep slopes. Where necessary,
the subject shall reduce the impervious cover to
comply with other requirements of this Title.

Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'

Density

Number of Dwelling Units per Acre	54
Ratio (max)	1.0

Affordable Units. Developments that qualify for a density bonus when the development meets the

Landscaping

Perimeter Planting Area

Front or Side Street

Quantity and location of street setback must meet Division 23-4E-4 (Landscaping)

Side or Rear

Any Residential Zone or Transect Zone

Commercial Zone

Building and Parking Lot

Foundation Planting parking aisle front of 1 story structure
Greater than

Planting P

See

CODENEXT
23-FEB-17

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility-Height

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the ...
 g FAR. Residential units are allowed ...
 n to maximum FAR.

Building Form	Stories (max.)	Overall (max.)
Building Height	3	40'

Building Height Stepback

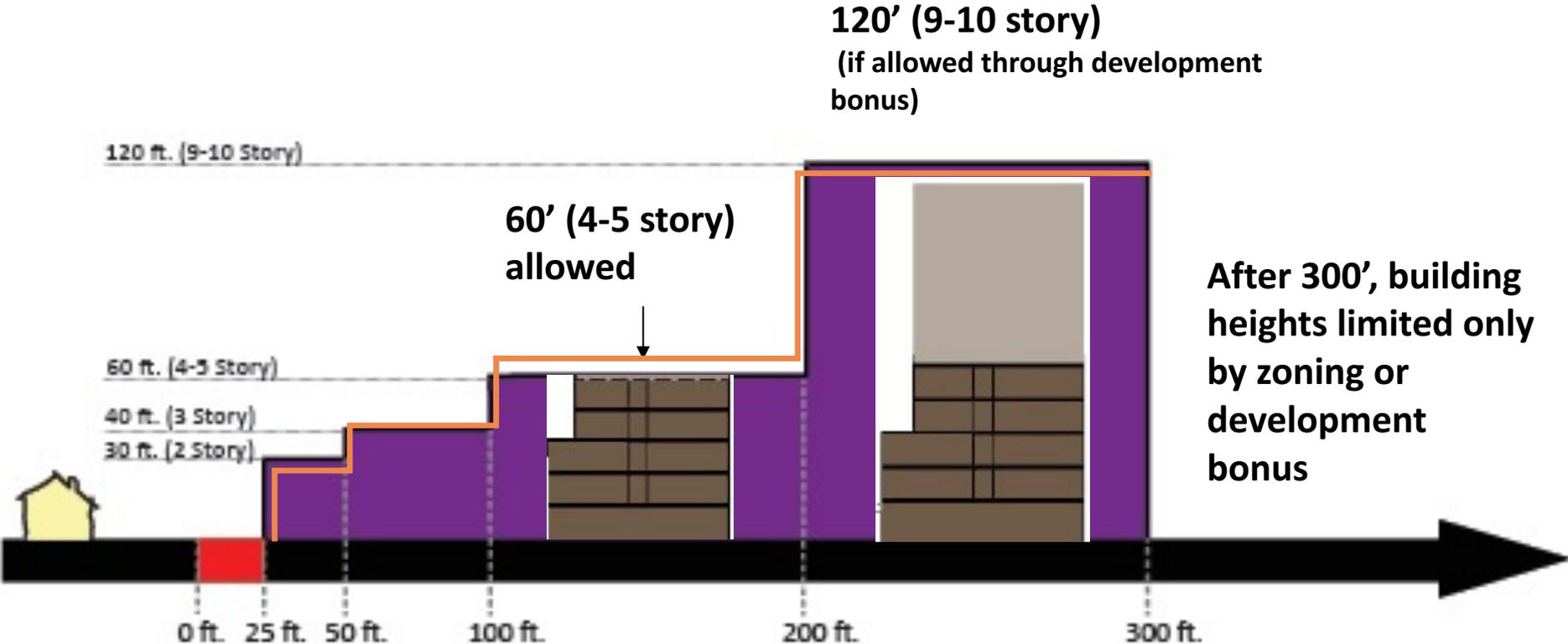
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
More than 100'	Set by Zone Standards

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

East Riverside Compatibility

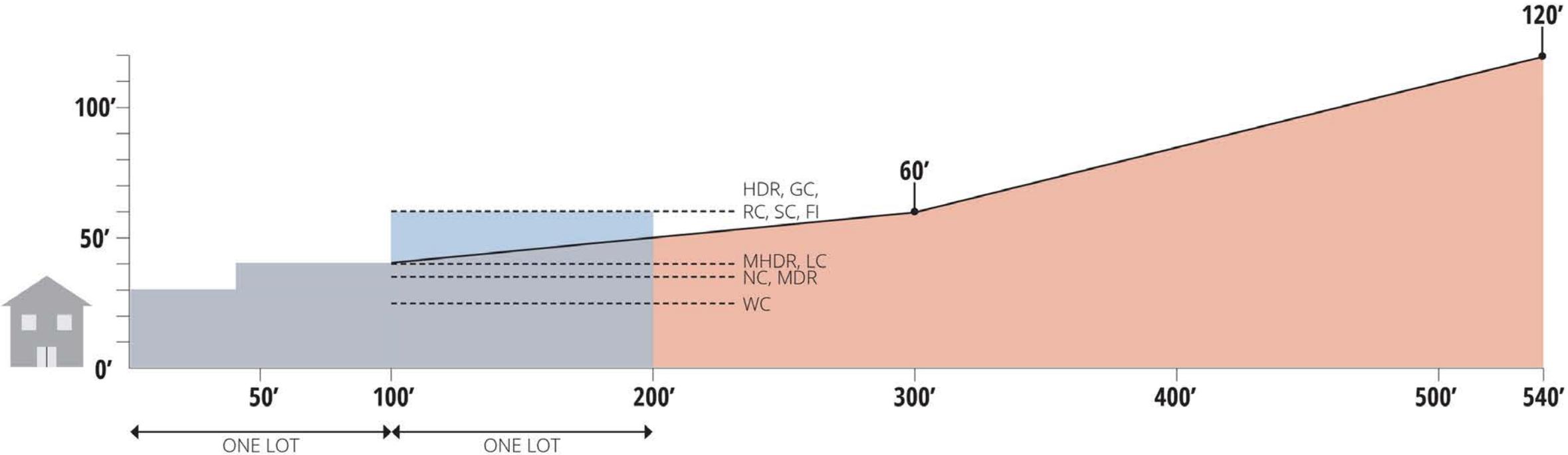


Note: No change in first 100' from current compatibility standards except increased design guidelines.

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

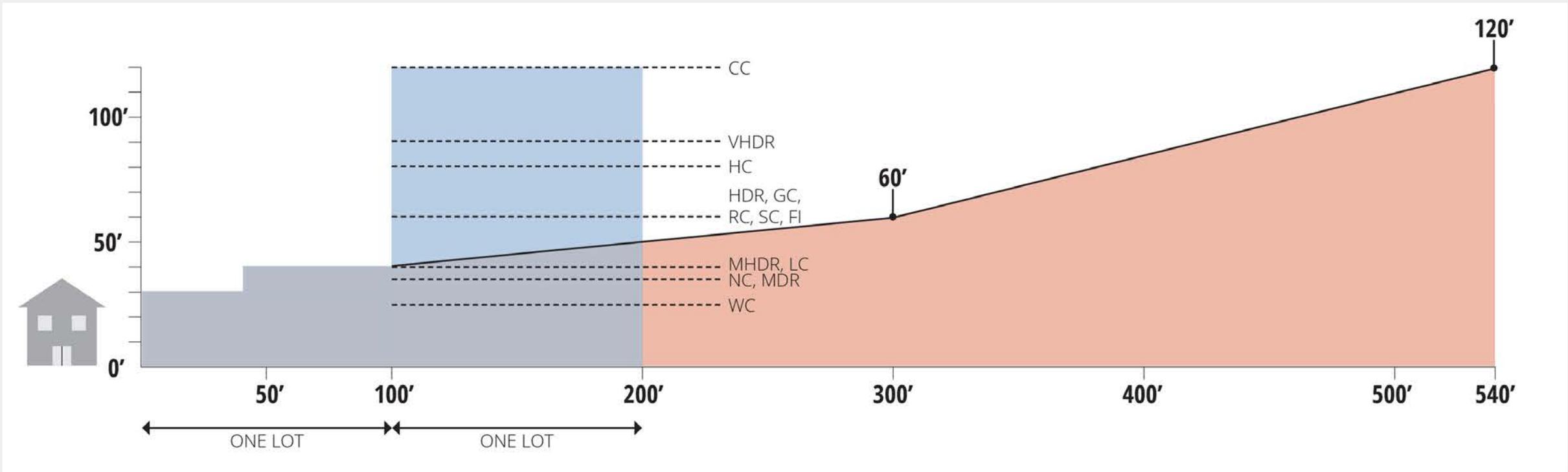
PROPOSED **EXISTING** **SAME STANDARD**



23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

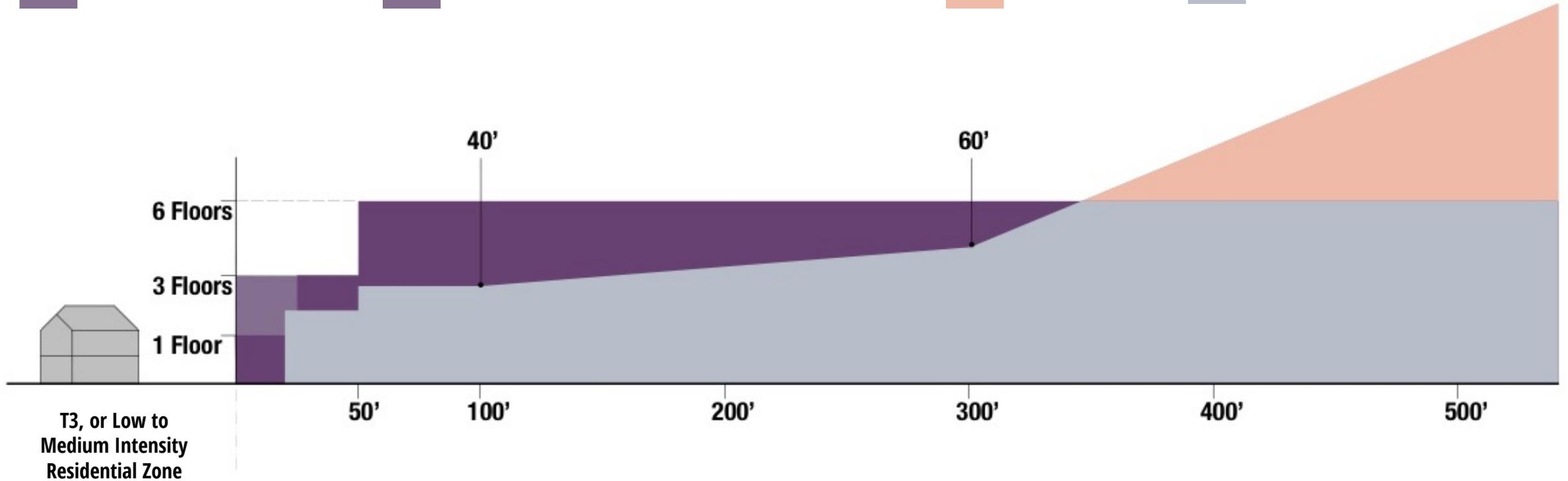
PROPOSED **EXISTING** **SAME STANDARD**



23-4D-2

TRANSECT ZONING DISTRICTS

T4 MAIN STREET **T5 MAIN STREET & T5 URBAN** **EXISTING** **SAME STANDARD**



Article 10

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'



Height limit can be accomplished in the mapping of an appropriate zone.

Article 10

Compatibility



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	—	—



Subchapter F

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

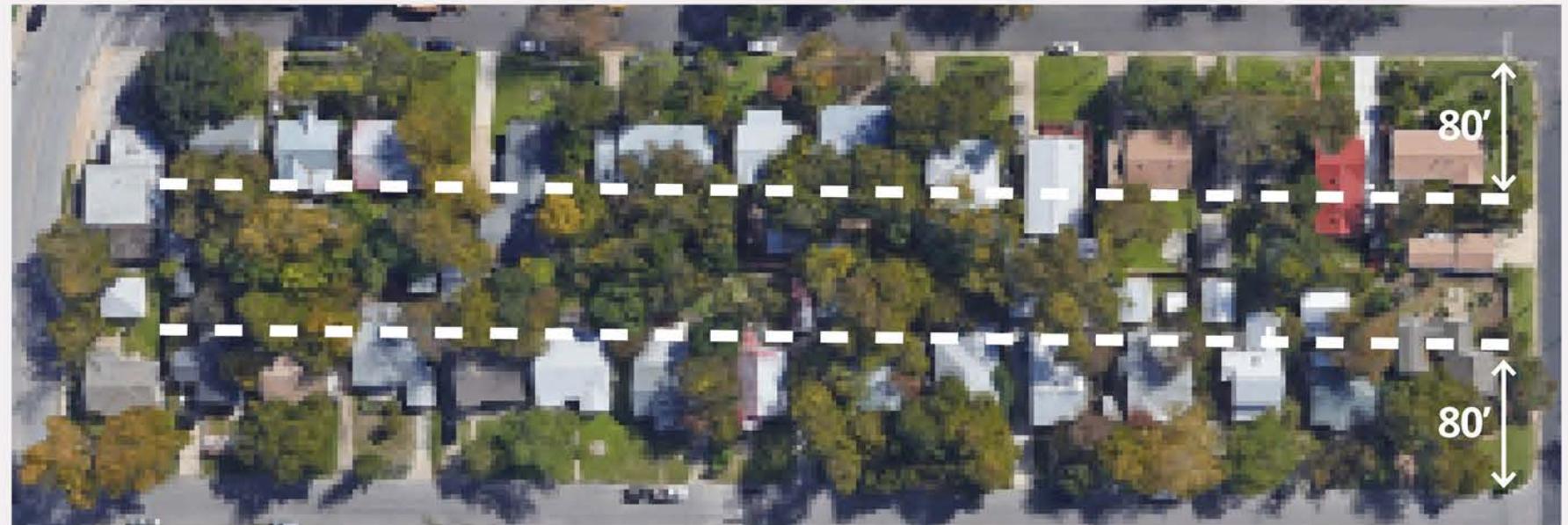
Setback Planes – standards for building mass that refine building height

Side Wall Articulation – standards for side wall length

backyard privacy

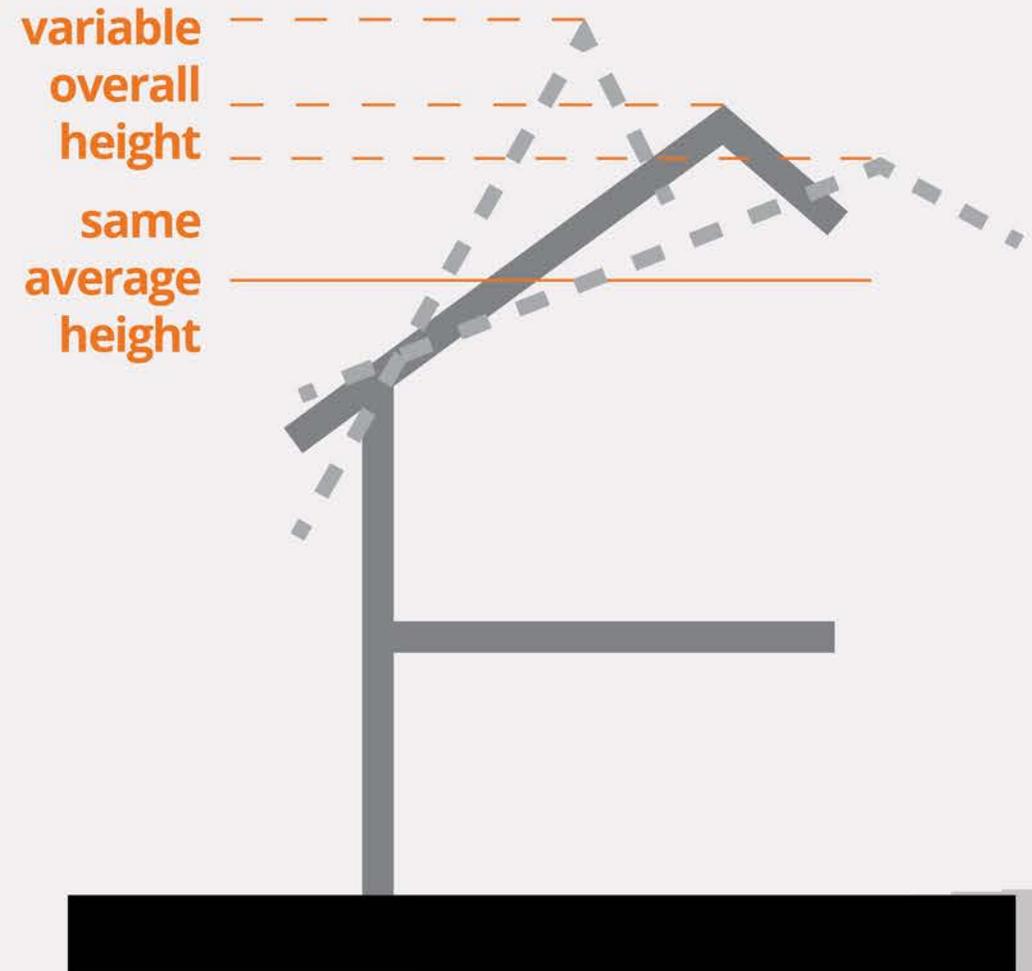
REAR UPPER STORY SETBACKS

Many homes in Central Austin neighborhoods are located within 80' of the front property line. Neighborhood Transect Zones and Low Density Residential Non-Transect Zones formalize this component of character in regulations that help preserve privacy in backyards by limiting height past 80' from the front property line.



height EXISTING STANDARDS ARE UNPREDICTABLE

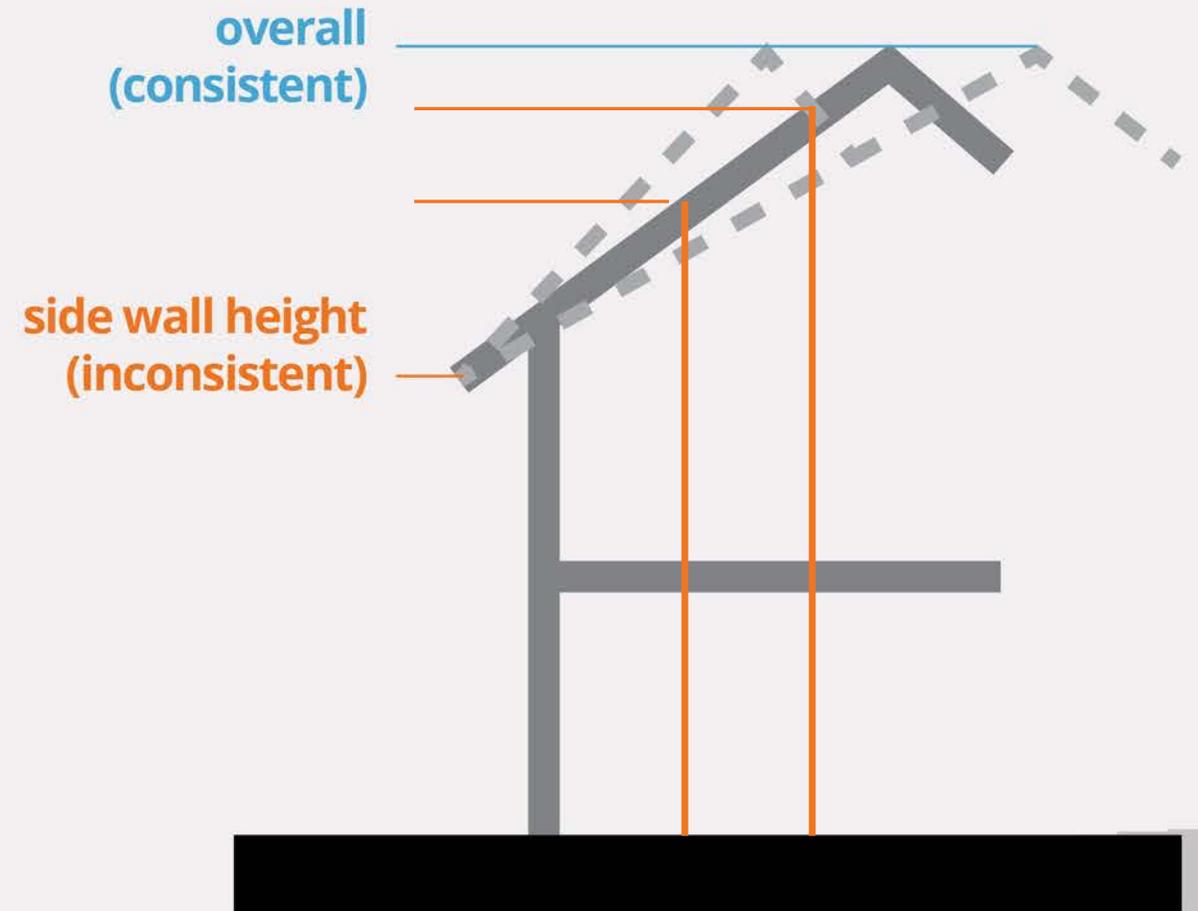
Building height is currently measured in many ways. One way is to the average height of a sloped roof. This methodology is no longer considered best practice as it does not provide a predictable results, can be complicated to measure and enforce.



height

EXISTING STANDARDS ARE UNPREDICTABLE

Building height is currently measured in many ways. One way is to the average height of a sloped roof. This methodology is no longer considered best practice as it does not provide a predictable results, can be complicated to measure and enforce.

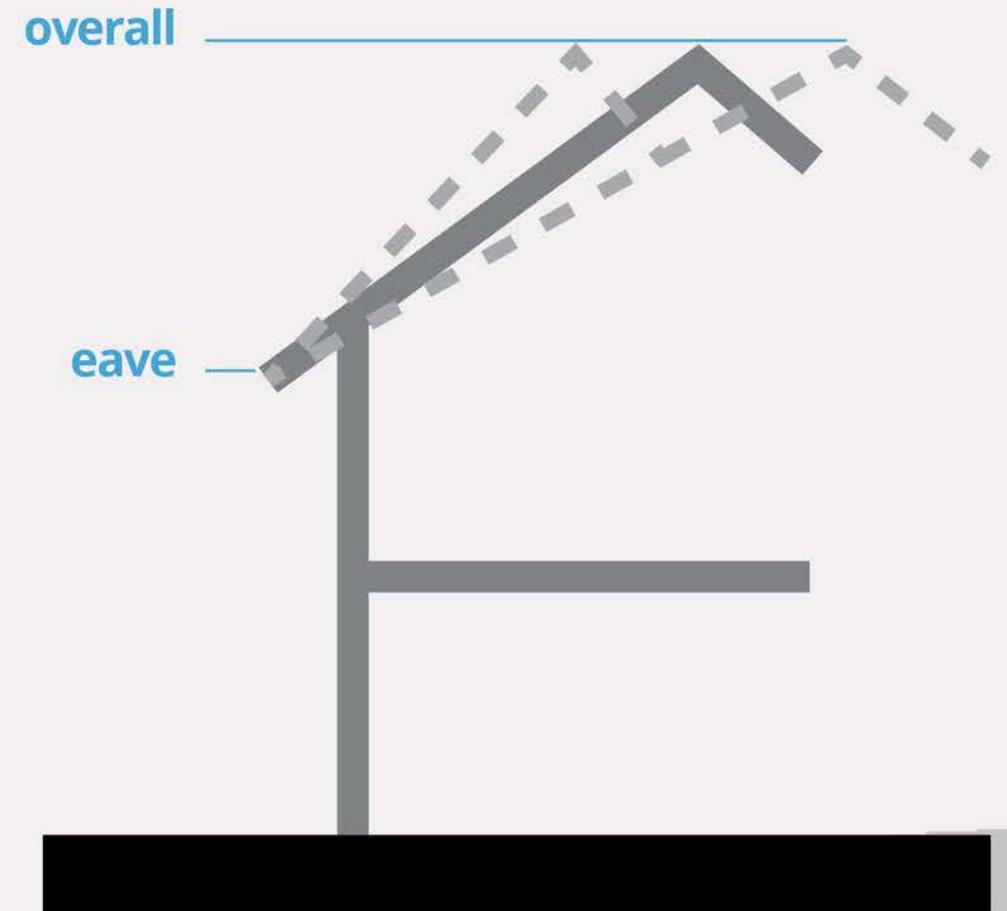


height

CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.

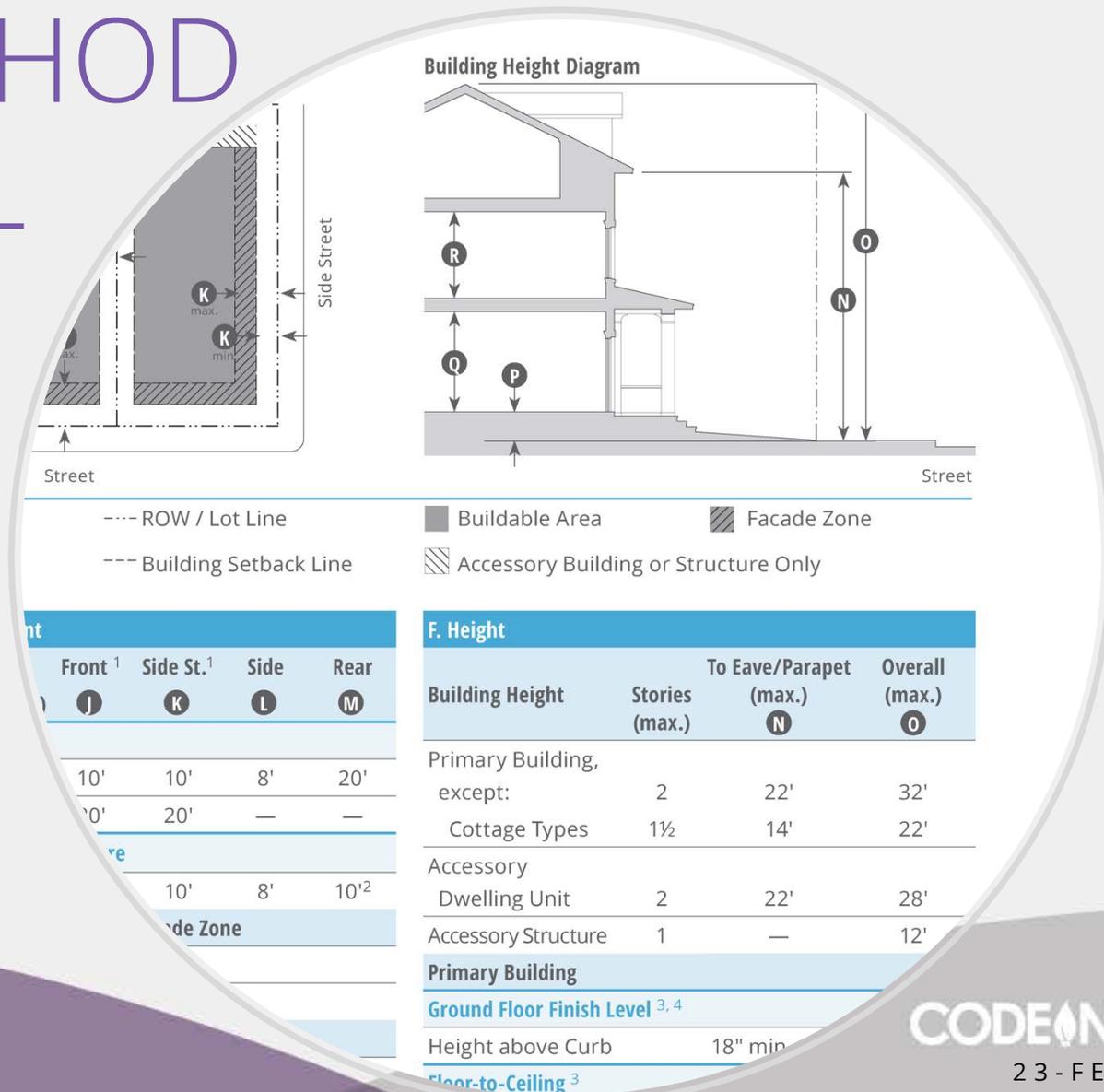
Gables and Dormers remain as an option for articulating roof forms.



height CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.

Gables and Dormers remain as an option for articulating roof forms.

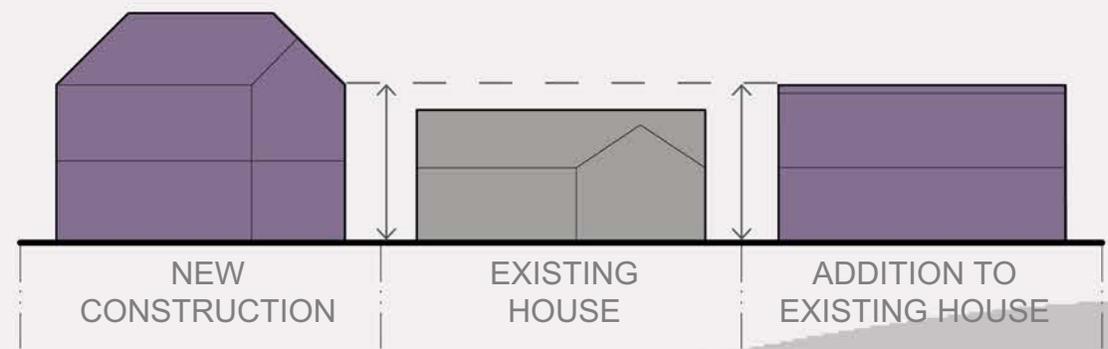
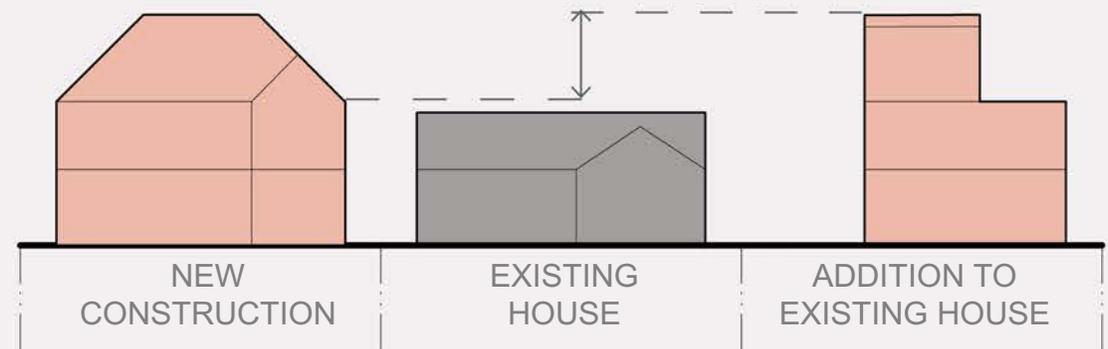


height PREDICTABLE SIDE WALL HEIGHTS

PERCEPTION OF HEIGHT

Measuring to the eave of a sloped roof or parapet of a flat roof and to the overall peak of the roof provides a predictable maximum side wall height for neighboring buildings.

The height of a side wall in proportion to neighboring buildings influences the building's perceived height overall.



- TRANSECT ZONE STANDARDS
- EXISTING STANDARDS

23-4D-3

RESIDENTIAL NON-TRANSECT ZONES

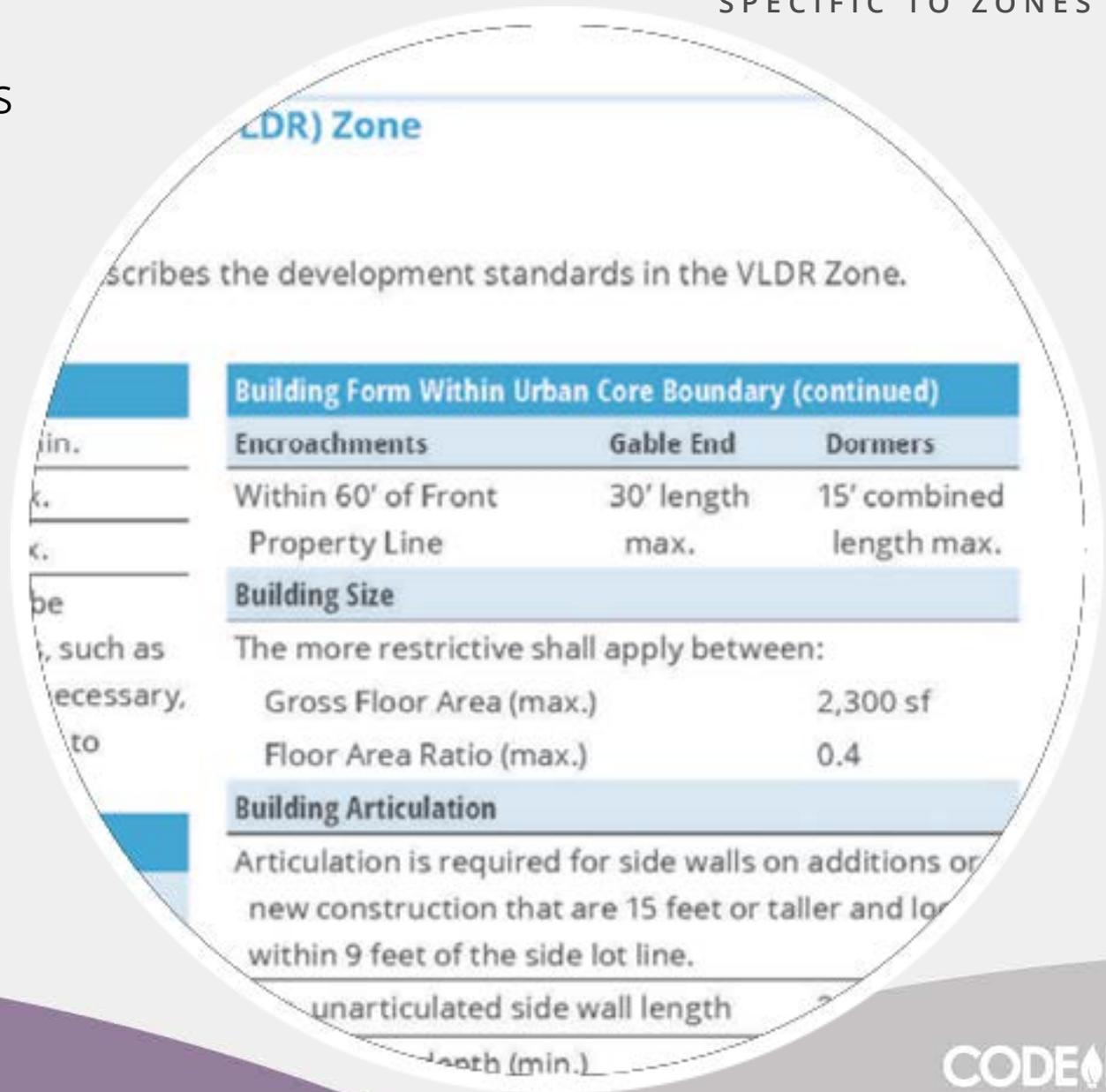
Residential Design Standards

Residential compatibility requirements added into base zone.

Adjusts building form and size within urban core.

Simplified setback and height standards.

Allows exceptions for architectural features



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*

23-4D-4

COMMERCIAL NON-TRANSECT ZONING DISTRICTS

Commercial Site Design

Building frontage

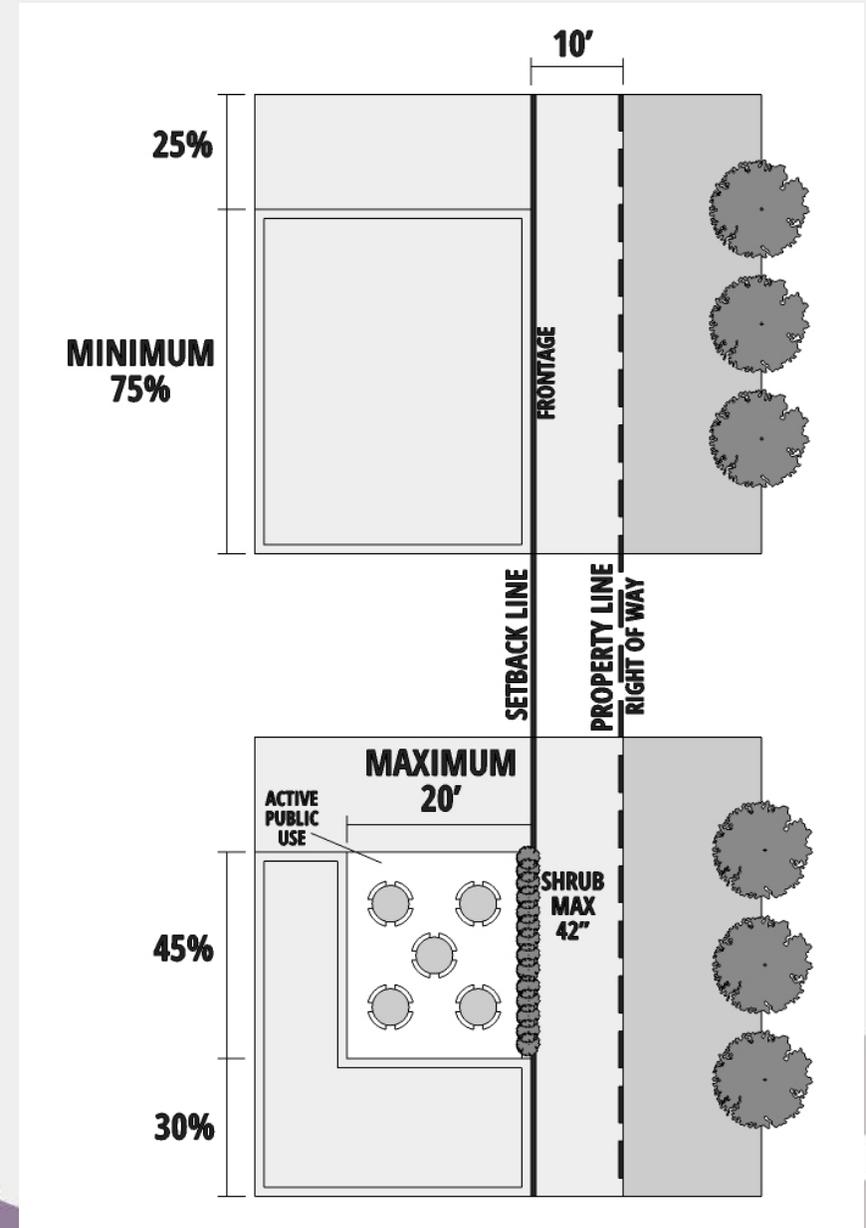
Building placement

Pedestrian entryways

Parking location

Internal and external connectivity

Private Open Space



23-4D-5

INDUSTRIAL NON-TRANSECT ZONING DISTRICTS

Flex Industrial

New industrial non-transect zone

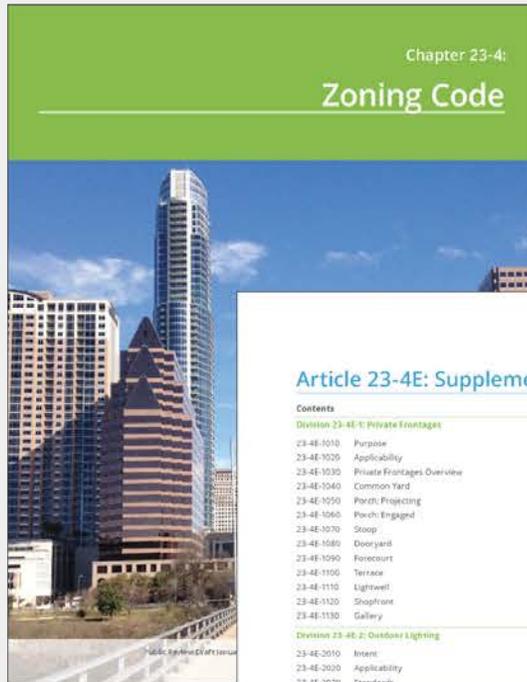
Maker-space, Work/live

Smaller scale, low intensity

Commercial compatibility and design

Types of Uses
Vertical farm, aquaponics
Butcher, Make food for sale
Jeweler, neon sign (new and refurbish), makerspace
Furniture reuse/upcycle
Integrated circuit design, semiconductor chip design for audio, PCs & power meters
Materials recovery facility
Food, beverage distributors

Supplemental to Zones



Article 23-4E: Supplemental to Zones

Contents

Division 23-4E-1: Private Frontages

- 23-4E-1010 Purpose
- 23-4E-1020 Applicability
- 23-4E-1030 Private Frontages Overview
- 23-4E-1040 Common Yard
- 23-4E-1050 Porch Projecting
- 23-4E-1060 Porch Engaged
- 23-4E-1070 Sloop
- 23-4E-1080 Courtyard
- 23-4E-1090 Forecourt
- 23-4E-1100 Terrace
- 23-4E-1110 Lightwell
- 23-4E-1120 Shopfront
- 23-4E-1130 Gallery

Division 23-4E-2: Outdoor Lighting

- 23-4E-2010 Intent
- 23-4E-2020 Applicability
- 23-4E-2030 Standards

Division 23-4E-3: Parking and Loading

- 23-4E-3010 Purpose
- 23-4E-3020 Applicability
- 23-4E-3030 Calculations
- 23-4E-3040 Parking Limitations
- 23-4E-3050 Parking for Persons with Disabilities
- 23-4E-3060 Off-Street Motor Vehicle Parking Adjustments
- 23-4E-3070 Loading
- 23-4E-3080 Bicycle Parking
- 23-4E-3090 Parking Lot Design

Division 23-4E-4: Landscape

- 23-4E-4010 Purpose and Intent
- 23-4E-4020 Applicability

Private Frontages

Outdoor Lighting

Parking and Loading

Landscape

Docks, Bulkheads, and Shoreline Access

Specific to Use

Additional Standards

23-4E-1

PRIVATE FRONTAGES

Private Frontages Topic

Integrated into the overall Land
Development Code.



Outdoor Lighting Topic

Integrated into the overall Land
Development Code.



23-4E-3

PARKING AND LOADING

Consolidating and Clarifying

Parking requirements are placed in the zone districts. General standards regarding parking and loading consolidated in one location.



23-4E-3

PARKING AND LOADING

Consolidating and Clarifying

Off-site parking adjustments consolidated in one location and clarified on applicability.

Type	Requirement	Reduction	
		Transect Zones	Non-Transect Zones
Developments Located in Proximity to:			
Transit Corridor	Located within 1/4 mile of a transit corridor	20%	20%
Transit Corridor	Located within 1/2 mile of a transit corridor	10%	no reduction
Developments Providing the Following Features:			
Preservation of On-Site Trees	Preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual.	All Zones 10%	
Car-Share	Car-sharing vehicle provided on-site in compliance with requirements prescribed by the Planning Director by administrative rule.	20 spaces per car-share vehicle	
Bicycle Parking			
On-site Bicycle Parking above requirements of Section 23-4E-3080.	For every 4 bicycle parking spaces, requirement may be reduced by 1 motor vehicle space	up to 5% max.	
Buildings Providing Shower and Changing Facilities for employees			
Up to 20,000 gsf	One unisex shower and changing facility min.	10%	
20,001 to 100,000 gsf	Two unisex shower and changing facility min.	10%	
Greater than 100,000 gsf	Four unisex shower and changing facility min.	10%	

23-4E-3

PARKING AND LOADING

Loading

Updated to best practice and consolidated.



23-4E-3

PARKING AND LOADING

Bicycle Parking

Integrated into the overall Land Development Code.



Consolidated Requirements

Consolidated landscape requirements text.

Medians protect parking bays on the portions of parking lots.

Accessibility

Landscape Medians apply to parking lots that have more than one parking bay of parking spaces.

Landscape Median	Shade Tree	Preserved Existing Tree
Width (min.)	10'	10' or ½ critical root zone, whichever is greater
Length (min.)	Entire length of parking row	

Configuration

Parking lot with 120 parking spaces or more, alternative configuration of one 15' wide median with a walkway of at least 5' along the entire length of the parking lot, or two standard 10' wide medians.

D. Beneficial

Parking lot islands shall be graded to receive stormwater. Environmental Credit treatment is required for parking areas as well as pre-treatment for traffic.

Comply with beneficial use requirements [23-3D-6030] by integrating infrastructure practices such as vegetative filter strips, rainwater harvesting, and rainwater landscaped areas.

Functional Green

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.



23-4E-6

Specific to Use

New & Improved Requirements

Adult Entertainment (improved)

Camping/RV Park (moved)

Convention center (moved)

Drive through (improved)

Live/work (new)

Restaurant, late night (new)

Use	Applicable Zones
Manufacturing and Storage	All Zones
Micro-Brewery/Micro-Distillery/ Winery	All Zones
Mobile Food Sales	All Zones
Mobile Retail Sales	All Zones
Multi-Family	Non-Transect Zo
Recycling Center	All Zones
Research and Development	All Zones
Restaurant, Late Night Operation	All Zones
Reverse Vending	All Zones
School	All Zones
Senior /Retirement Housing	All Zr
Short Term Rental	

questions
+ ANSWERS

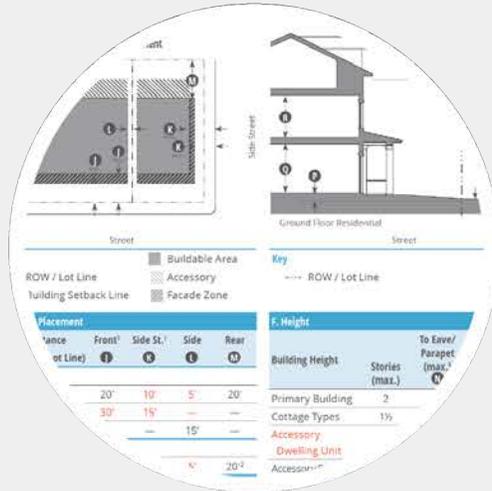
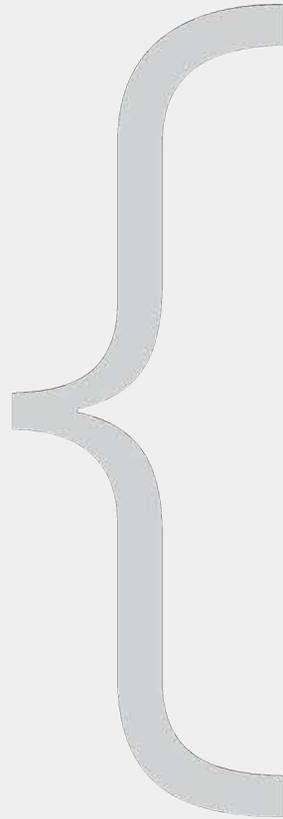


PART 3

NEXT STEPS



next
steps



Draft Code

Public Review Draft
Released January 2017



Mapping

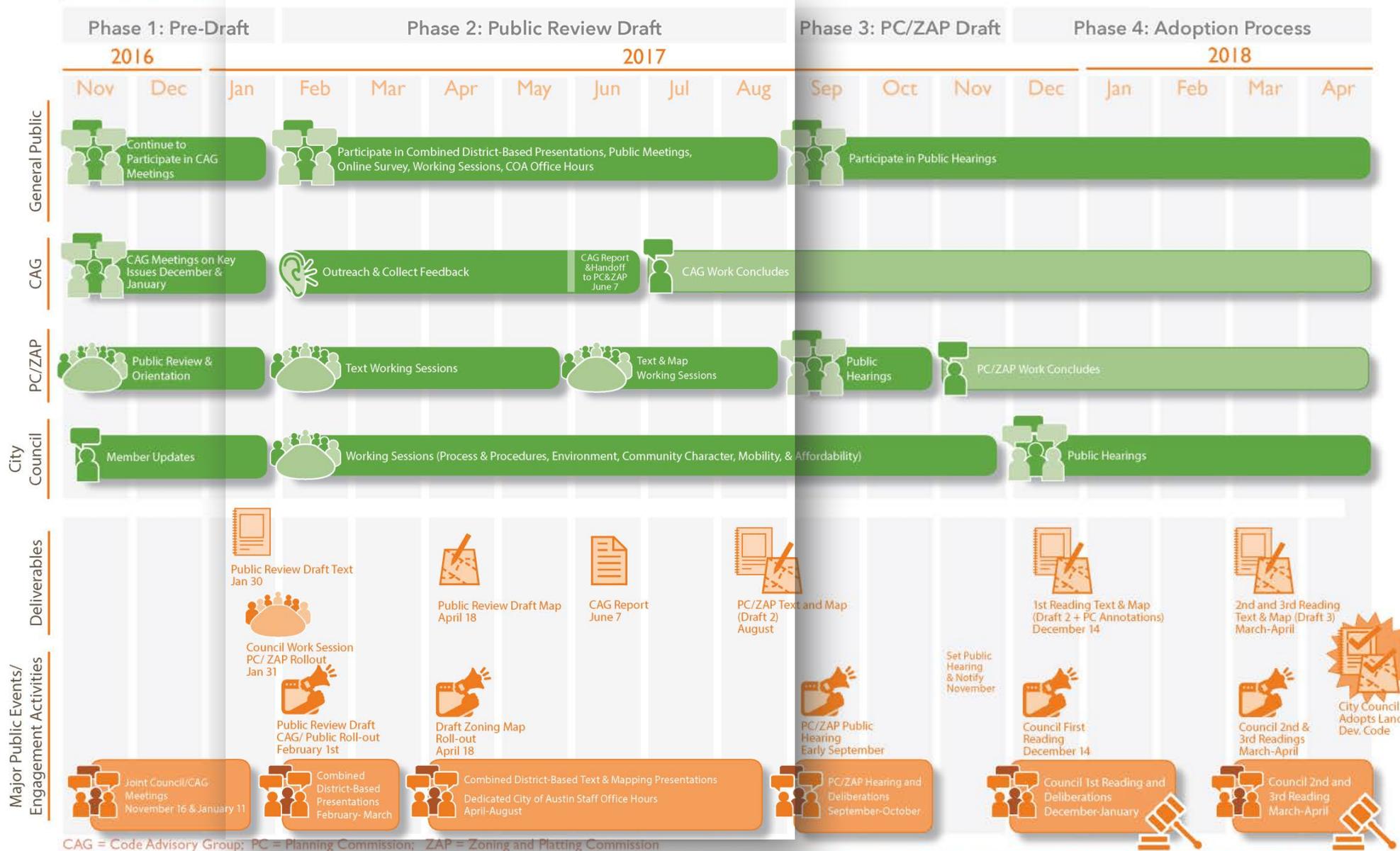
Est. April 2017



Adoption Process

September 2017 –
April 2018

CodeNEXT: Land Development Code Timeline



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

Text 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



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
codenext@austintexas.gov



CODENEXT

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