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# LAND DEVELOPMENT CODE REVISION

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HOUSING AND PLANNING COMMITTEE  
OF AUSTIN CITY COUNCIL

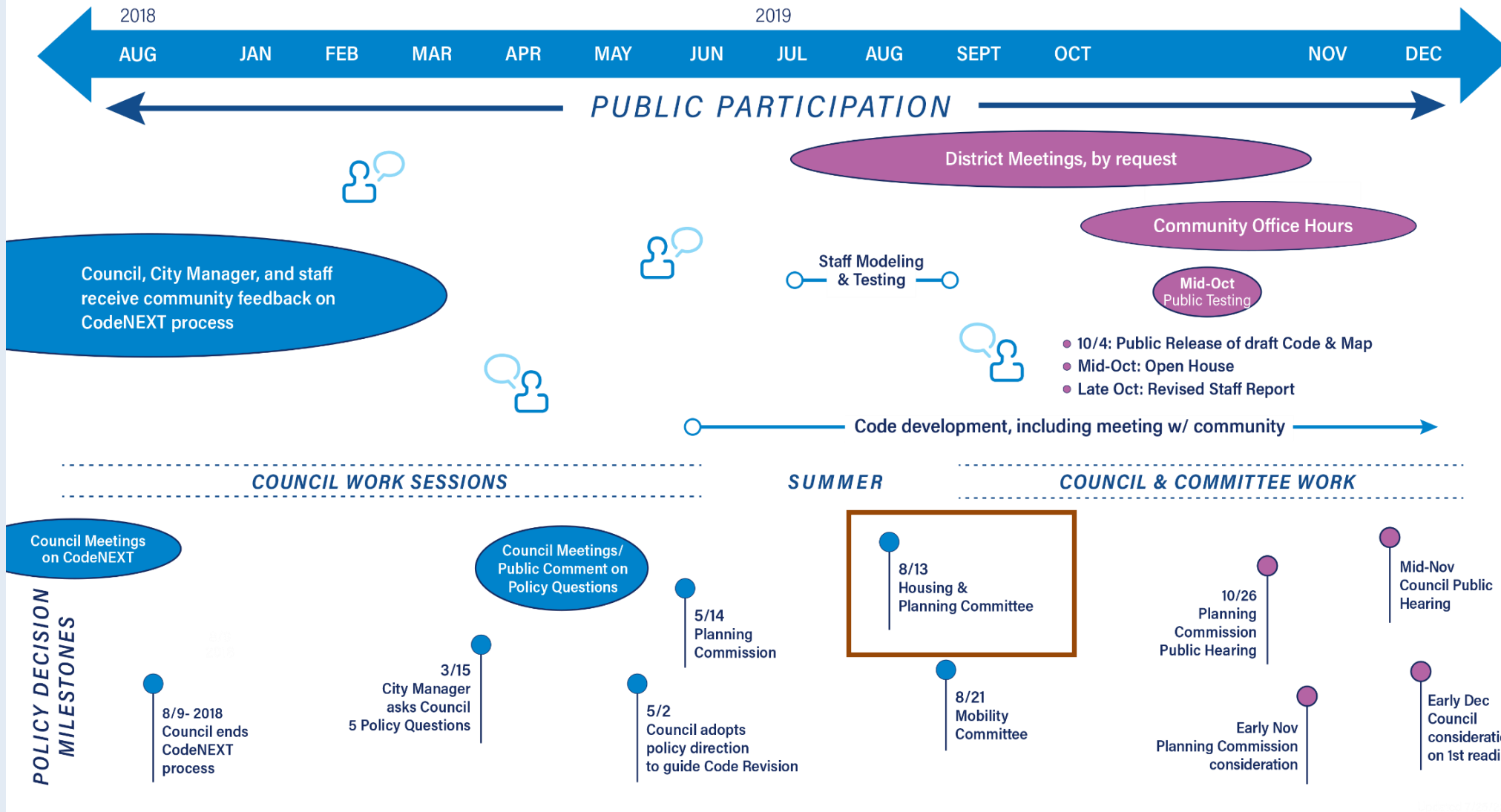
August 13, 2019

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# Land Development Code Revision: Proposed Timeline\*

\*Proposed dates, subject to change based on Council direction & outcome of public process



# CITY COUNCIL POLICY DIRECTION

- Housing Capacity
- Missing Middle
- Compatibility
- Parking

# AGENDA

- Zoning Categories
- Residential Uses along Corridors
- Preservation Incentive
- Accessory Dwelling Units/Duplexes
- Single Family in Multifamily zones
- Compliant Residential Use

# ZONE CATEGORIES

## *Council Direction*

*“The new LDC should focus on the size and scale of the built environment and regulate uses through context-sensitive policies that are clearly identified in the code and apply equitably throughout the City instead of through by-lot zoning regulations.”*

<b>Current Code</b>	<b>Draft 3</b>	<b>Potential Revisions</b>	<b>Effect of Change</b>
<ul style="list-style-type: none"><li>• Zone categories based on separating uses</li><li>• Overlays used to create mixed-use options</li></ul>	<ul style="list-style-type: none"><li>• Zone categories promote mixed-use and context sensitive development</li></ul>	<ul style="list-style-type: none"><li>• Carry forward Draft 3 zone categories</li><li>• Fewer zone districts within zone categories</li></ul>	<ul style="list-style-type: none"><li>• More intuitive, context sensitive, and consistent</li><li>• Less reliance on by-lot zoning regulations</li></ul>

# ZONE CATEGORIES

- Residential House-Scale
  - *Allows house scale buildings with varying amounts of residential units*
- Residential Multi-Unit
  - *Provides transition between residential and mixed-use zones*
- Mixed-Use
  - *Designed to provide range of uses: housing, office, employment*
- Main Street
  - *In centers served by transit, this use connects housing with jobs and amenities*
- Commercial & Industrial
- Other (Public, etc.)

# RESIDENTIAL USES ALONG CORRIDORS

## *Council Direction*

*“The new code should prioritize all types of homes for all kinds of people in all parts of town... and a development pattern that supports 50/50 Transportation Mode share by 2039...”*

*“Propose options for prohibiting uses along corridors that displace potential housing opportunities, such as self-storage facilities, or other uses that do not contribute to overall policy goals.”*

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> <li>• Many base zone districts do not allow residential on corridors</li> <li>• Commercial zones allow uses that impair housing and multi-modal goals</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning districts developed to restrict uses that were commonly prohibited through conditional overlays</li> </ul>	<ul style="list-style-type: none"> <li>• Prioritize uses that support complete communities and policy goals</li> </ul>	<ul style="list-style-type: none"> <li>• Promotes more residential on corridors</li> </ul>

# PRESERVATION INCENTIVE

## Council Direction

*“Preservation incentives should be expanded City-wide, so that an additional unit, beyond what would otherwise be allowed, is allowed with the preservation of an existing structure. ...If an existing affordable home is preserved, the balance of the lot’s entitlements can be used to add more dwelling units.”*

*“Identifying and implementing opportunities throughout the code to encourage preservation of existing housing, especially market affordable housing.”*

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>ADU does not count as FAR if house 10 years or older is preserved</li> </ul>	<ul style="list-style-type: none"> <li>Expanding incentive to more zones and multifamily development</li> <li>Can exceed FAR limit to achieve additional units</li> </ul>	<ul style="list-style-type: none"> <li>Expanded preservation incentive</li> <li>Preserve existing structures while providing more housing capacity and diversity</li> </ul>



# ACCESSORY DWELLING UNITS/DUPLEXES

## Council Direction

*“Allowing accessory dwelling units (ADUs), both external and internal/attached, to be permitted and more easily developed in all residential zones.”*

*“Measures to dis-incentivize the demolition and replacement of an existing housing unit(s) with a single, larger housing unit.”*

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> <li>• ADUs allowed in most residential zones but are difficult to construct with restrictions on use and location</li> <li>• Duplex and ADU narrowly defined</li> </ul>	<ul style="list-style-type: none"> <li>• Simplifies and clarifies ADU regulations</li> <li>• Increased flexibility for configuration of duplexes and ADUs</li> </ul>	<ul style="list-style-type: none"> <li>• Allow at least two dwelling units in every Residential House-Scale zone</li> <li>• Allow ADUs and duplexes in every Residential House-Scale zone</li> </ul>	<ul style="list-style-type: none"> <li>• Simplify regulations and increase flexibility</li> <li>• Allow more units in more places</li> </ul>

# SINGLE FAMILY IN MULTIFAMILY ZONES

## *Council Direction*

*“To the greatest extent possible, include code restrictions that provide properties zoned for multi-family to develop with multi-family and not single-family structures.”*

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> <li>Single family allowed in all residential zones</li> </ul>	<ul style="list-style-type: none"> <li>Single family restricted in some Residential Multi-unit &amp; Mixed-Use zones, and all Main Street &amp; Regional Center zones</li> </ul>	<ul style="list-style-type: none"> <li>Prohibit <b>new</b> single family in more zones</li> <li><b>Existing</b> single family uses will not become non-conforming</li> </ul>	<ul style="list-style-type: none"> <li>Support more units in zones that allow multifamily development</li> </ul>

# COMPLIANT RESIDENTIAL USE

## Council Direction

*“Remodeling or adding units should be very simple, so it is much easier to preserve an existing home than to tear down and replace it with another larger structure.”*

*“Make allowances for existing single-family structures that become non-conforming to be maintained, remodeled, and potentially expanded, so long as they are not demolished or substantially rebuilt.”*

Current Code	Draft 3	Potential Revisions	Effect of Change
<ul style="list-style-type: none"> <li>Non-conforming use can continue with limitations on expansion and remodeling</li> </ul>	<ul style="list-style-type: none"> <li>General changes to rules for non-conforming uses but no special category for single family</li> </ul>	<ul style="list-style-type: none"> <li>Use can continue</li> <li>Generous allowance for expansion/modification</li> <li>ADU can be added</li> </ul>	<ul style="list-style-type: none"> <li>Existing single family will not become non-conforming</li> </ul>

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# QUESTIONS

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