



Special Use Infill Options and Design Tools Available Through the Neighborhood Plan Combining District (NPCD)

May 2017



Neighborhood Mixed-Use Building



Corner Store



Neighborhood Urban Center



Residential Infill

Urban Home



Cottage Lot



Secondary Apartment



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BACKGROUND

In 2000, the City Council approved the Infill Special Uses, a set of land use options for neighborhood planning areas, followed by adoption of the design tools in 2003. This booklet summarizes the requirements for each of the eight Infill Special Uses and three design tools. These Special Uses are intended to permit a greater diversity of housing types and to improve compatibility between existing neighborhoods and new development. Infill refers to “filling in” vacant or underutilized parcels of land in existing developed areas. By linking the Special Uses to the neighborhood planning process neighborhoods may select where and what type of infill and design may occur.

Many of the Special Uses and design tools are based on examples found in older Austin neighborhoods such as Clarksville, Hyde Park, Travis Heights, Bouldin, many parts of East Austin and the neighborhoods north of the University of Texas. Before about 1950, many neighborhoods included a mix of housing types with neighborhood commercial uses at important intersections or along major roadways. These older areas, sometimes referred to as “traditional neighborhoods,” provide benefits such as accessibility to services and amenities by means other than the auto and a diversity of housing for different ages, incomes and lifestyles.

INFILL AND SUSTAINABILITY

Over the last few years the concept of Sustainability has begun to change how we view the growth and development of cities. Sustainability is defined generally as ensuring a resource is not depleted or permanently damaged by current and future generations. A central component of sustainability, and the basis for encouraging infill development, is maintaining the long-term viability and health of a community's economy, social equity, and environment. Infill supports a strong economy by maintaining population, jobs and businesses within the city. Infill supports social equity by providing convenient access to basic services and jobs, reducing the cost of transportation by reducing dependence on the automobile, and minimizing taxes needed to support the spread of development on the city's edge. In addition, infill helps to provide a more diverse housing supply allowing more area residents to live in the central city. Finally, infill greatly benefits the environment by reducing air pollution produced from commuter auto traffic, preventing degradation of undeveloped areas and preserving open space. *By adopting the Infill Special Uses, a neighborhood is helping to ensure a more sustainable pattern of growth for Austin.* Design tools help a neighborhood maintain or change the character and feel of its housing stock.

PROCESS

During the neighborhood planning process, a neighborhood is presented with the full menu of infill options and design tools, and may recommend approval of one or more of them. Some of the options may be applied to the entire neighborhood planning area or portions of it (sub-districts), whereas others must be applied to specific properties. The chosen Special Uses will be incorporated into a single zoning overlay known as the “Neighborhood Plan Combining District.” This combining district requires approval from the City Council.

SMALL LOT AMNESTY

Applied Neighborhood-Wide Only

LDC Chapter 25-2-1406

DESCRIPTION

Small lot amnesty permits construction or major renovation of existing single-family homes on **EXISTING** legally-created lots that do not meet current minimum lot standards. To qualify, the lot must have a minimum area of 2,500 square feet and a minimum width of 25 feet. This special use applies to all zoning districts and overlays that permit single-family homes. Under existing regulations that apply city-wide, an existing, legally-created lot less than 5,750 square feet that does not comply with current zoning regulations cannot be legally developed or have substantial improvements made to existing buildings (unless it is a qualified substandard lot (LDC 25-2-943) with a minimum lot area of 4,000 square feet and platted before March 15, 1946). Many legally subdivided lots in older parts of the city that do not meet current standards or do not qualify as substandard lots are sitting vacant or the homes on those lots are deteriorating because major improvements are not allowed.

Development under small lot amnesty must meet the following:

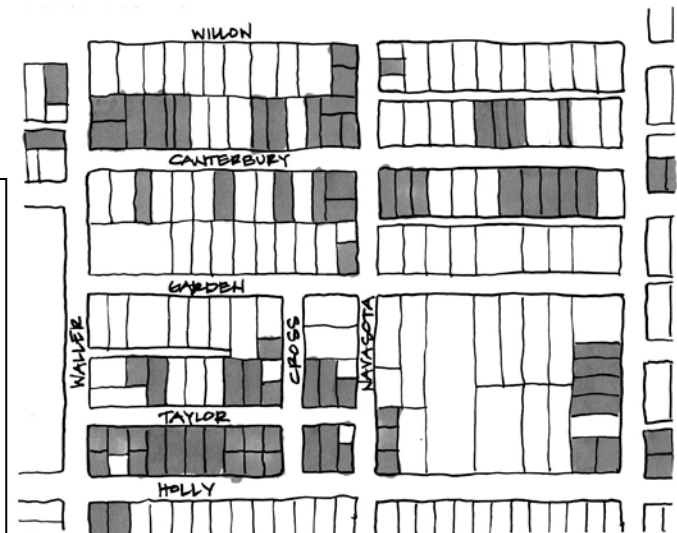
- Setbacks: Must comply with base zoning district.
- Parking: Must comply with parking requirements for single-family uses.
- Impervious Cover: Maximum impervious cover is 65% for lots 4,000 square feet or less, or 3,500 square feet for neighborhood plans adopted before May 5, 2003. For other lot sizes, maximum impervious cover determined by the base zoning district.
- Building Coverage: Must comply with base zoning district.
- New in 2016: Lots that are less than 5,750 square feet that have been aggregated (a structure has been built across one or more lot lines) cannot be disaggregated to allow separate structures on each lot.

OPTION (since May 5, 2003):

If small lot amnesty is selected, the neighborhood can also choose to permit the Secondary Apartment Special Use (see page 8) on lots that qualify for small lot amnesty.

Diagram of Existing Small Platted Lots in the East Cesar Chavez Neighborhood

■ Formerly non-complying small lots (East Cesar Chavez NP chose small lot amnesty).



COTTAGE

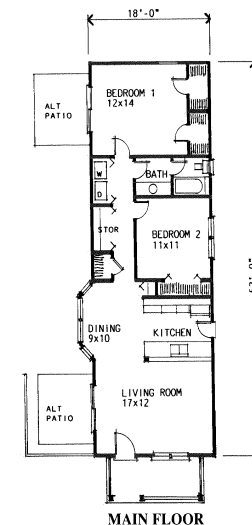
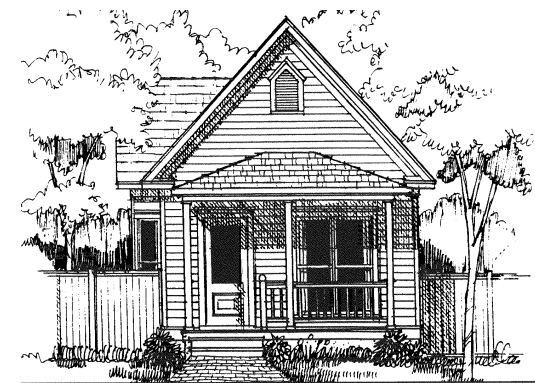
Applied Neighborhood-Wide or within Sub-Districts

LDC Chapter 25-2-1441 through 1444

DESCRIPTION

The Cottage special use permits detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet (see below for exceptions) If chosen, the Cottage is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district. In addition to the site development standards listed in the table on page 7, Cottage development is subject to the following regulations:

- A Cottage development project may not exceed two acres in total site area.
- For Cottage development on parcels with SF-3 zoning:
 - A Cottage must have a **minimum lot size of 3,500 square feet** if: 1) the lot abuts a SF-3 lot 5,750 square feet in area or greater, and developed with a single-family residence or 2) is a corner lot.
- Rear vehicular access must be through a public alley or dedicated public access easement. If vehicular access is from the front, a garage must be a minimum of 5 feet behind the building façade.
- The maximum driveway width in a front or street side yard is 12 feet, or 18 feet for a one-way joint access driveway or 24 feet for a two-way joint access driveway.
- The main entrance of a Cottage home shall face the front property line, except on a flag lot.
- Cottage homes shall provide an entry-level covered porch with a minimum depth of 5 feet along at least 50% of the front building façade, except on a flag lot.
- Two hundred (200) square feet of private open space is required for each Cottage lot. For a Cottage special use development of more than eight lots, 250 square feet of community open space is required for each lot. The community open space requirement is in addition to the subdivision parkland dedication requirement.
- Parking: 2 spaces required. Parking, other than in a driveway, is not permitted in a front yard.



Example of Cottage development. Required front porch is shown.

The requirements above are more restrictive than those required for other single-family development to ensure the infill special use is designed well and is compatible with surrounding neighborhoods.

URBAN HOME

Applied Neighborhood-Wide or within Sub-Districts

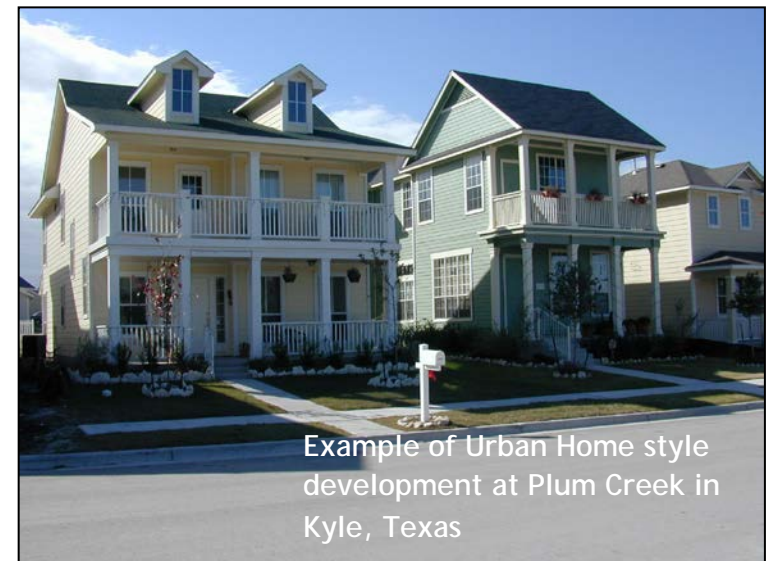
LDC Chapter 25-2-1421 through 1424

DESCRIPTION

The Urban Home special use permits detached single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 35 feet. If chosen, the Urban Home is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district. In addition to the site development standards listed in the table on page 5, Urban Home development is subject to the following additional regulations.

- If Urban Home uses are proposed for the entire length of a block face, the minimum front yard setback may be reduced to 15 feet.
- For Urban Home lots adjacent to a legally developed lot with a front setback less than 25 feet, the minimum front yard setback is equal to the average of the front yard setbacks applicable to adjoining lots.
- For an Urban Home with a front driveway:
 - The garage must be at least five feet behind the front façade of principal structure, and,
 - For a garage within 20 feet of the front façade, the width of the garage may not exceed 50 percent of the width of the building façade.
- The main entrance of an Urban Home shall face the property line treated as the front, except on a flag lot.
- Urban Homes shall provide an entry-level covered porch with a minimum depth of 5 feet along at least 50% of the front building façade, except on a flag lot.
- The maximum driveway width in a front or street side yard is 12 feet, or 18 feet for a one-way joint access driveway or 24 feet for a two-way joint access driveway.
- Parking: 2 spaces required. Parking, other than in a driveway not permitted in a front yard.

The requirements above are more restrictive than those required for other single-family development to ensure the infill special use is designed well and is compatible with surrounding neighborhoods.



Example of Urban Home style development at Plum Creek in Kyle, Texas

(Continued) **COTTAGE & URBAN HOME**
 Applied Neighborhood-Wide or within Sub-Districts

COMPARISON OF SITE DEVELOPMENT REGULATIONS FOR SINGLE-FAMILY RESIDENTIAL

	Minimum Lot Size	Minimum Lot Width	Maximum Height	Minimum Setbacks (in feet)				Maximum	
				Front	Street Side	Interior Side	Rear	Building Coverage	Impervious Cover
Cottage Lot	2,500 square feet*	30 feet	35 feet	15	10	5	5	55%	65% for lots with an area 4,000 sf or less
Urban Home	3,500	35	35	20**	10	5	5	55%	65% for lots with an area 4,000 sf or less
SF-3 ¹	5,750	50	35	25	15	5	10	40%	45%
SF-4A	3,600***	40***	35	15	10	Varies	Varies	55%	65%

- 1 SF-3 most common residential zoning district in total city neighborhood planning area.
- * Minimum lot size 3,500sf adjacent to SF-3 use and zoning or for corner lot.
- ** Or average neighborhood setback, or 15 feet if urban home uses proposed for the entire length of a block face.
- *** Minimum corner lot size 4,500sf and minimum corner lot width 50 feet.

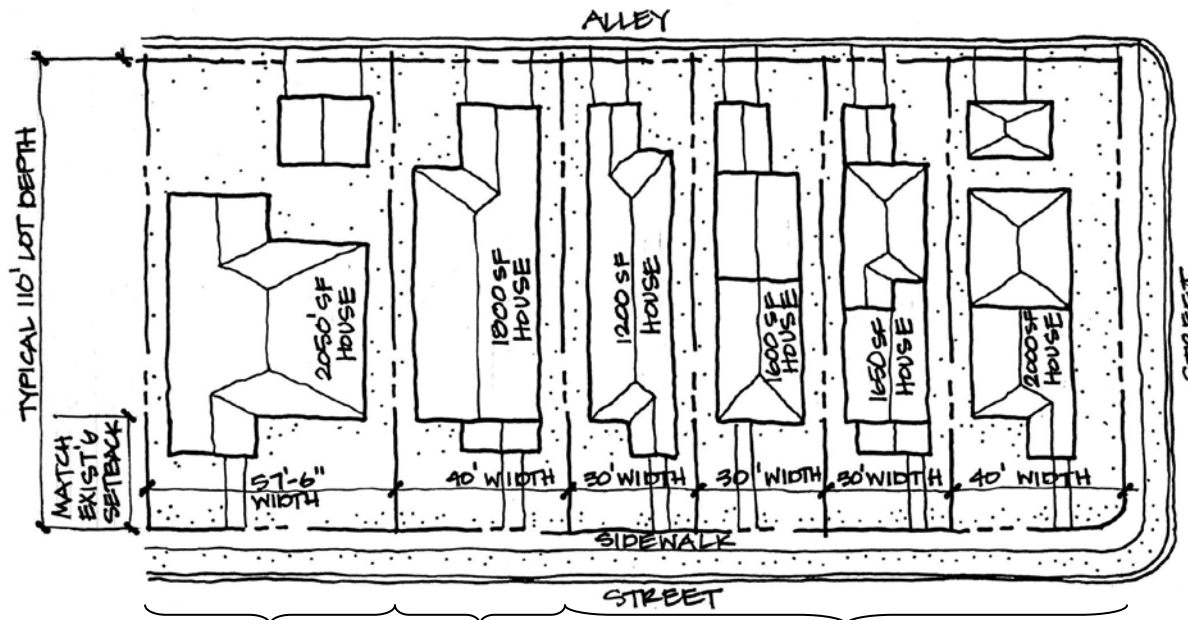


Diagram of a Small Lot Layout on a Block

SF-3 Lot

New Urban Home Lot

4 New Cottage Lots (Corner Lot must be at least 3500sf)

SECONDARY APARTMENT

Applied Neighborhood-Wide or within Sub-Districts

LDC Chapter 25-2-1461 through 1463

DESCRIPTION

The Secondary Apartment special use permits a second dwelling unit of up to 1,100 square feet or 0.15 FAR, whichever is less, on a standard lot (currently a minimum area of 5,750 square feet under today's code). A maximum of 550 square feet is allowed on the second story. If chosen, this secondary unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts, and in the mixed use (MU) combining district. Currently, a two-family residential use is permitted city-wide on lots at least 5,750 square feet in the SF-3, SF-5 through MF-6 zoning districts; choosing the Secondary Apartment special use opens up the opportunity for homeowners with SF-1 and SF-2 zoning districts to build a second unit.

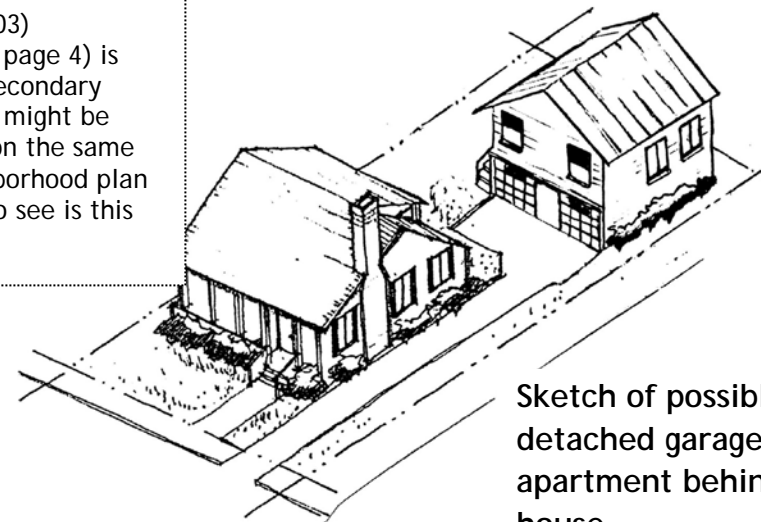
The Secondary Apartment may be located above a detached garage, or at least 10 feet away from the principal single-family house. Regulations for the secondary apartment supersede base district regulations:

- **Parking:** One space required for the secondary apartment if the property is greater than 0.25 miles from an activity corridor that is served by transit. If the property is within 0.25 miles of an activity corridor served by transit, no parking is required for the secondary apartment.



Example of Secondary Apartment in Plum Creek, Kyle, Texas

OPTION (since May 5, 2003)
If small lot amnesty (see page 4) is selected in addition to Secondary Apartment, both options might be allowed in combination on the same lot. See individual neighborhood plan (NP) zoning ordinances to see if this applies to a given lot.



Sketch of possible detached garage apartment behind main house.

Additional Site Development Regulations *:

- May be connected to the principal structure by a covered walkway
- May not exceed a height of 30 feet, and is limited to two stories.
- May not exceed a gross floor area of 1,100 total square feet or 0.15 FAR (whichever is less), including 550 square feet maximum on the second story, if any.
- Impervious cover for the site may not exceed 45%.
- Building cover for the site may not exceed 40%.
- May not be used as a short term rental for more than 30 days in a calendar year if the secondary apartment was constructed after October 1, 2015.

Occupancy Limit*

- Not more than four unrelated persons 18 years of age or older may reside in the principal structure, and not more than two unrelated persons 18 years of age or older may reside in the second dwelling unit. (*Sec. 25-2-511 Dwelling Unit Occupancy Limit*)

*Site Development Regulations are the same for the secondary apartment (or “two-family use”) allowed city-wide on lots 5,750 square feet or greater.

CORNER STORE

Applied Neighborhood-Wide or within Sub-Districts

LDC Chapter 25-2-1481 through 1485

DESCRIPTION

The Corner Store special use permits a small retail use on a property with residential zoning. If chosen, the Corner Store is permitted at intersections in the SF-3 through SF-6 and MF-1 through MF-6 zoning districts. Only one residential unit is permitted in a Corner Store structure and only the following uses are permitted in the Corner Store:

Example of
corner store in
Austin, TX.



- Consumer Convenience Services (*i.e., automated banking machines*)
- Consumer Repair Services (*i.e., watch, jewelry, musical instrument*)
- Food Sales (*i.e., grocery stores, bakeries, candy shops, delicatessens*)
- General Retail Sales-Convenience (*i.e., apparel, fabrics, arts, antiques*)
- Personal Services (*i.e., beauty/barber shops, seamstress*)
- Restaurant-General (*can include the sale and on-premise consumption of alcoholic beverages as an accessory use*)
- Restaurant-Limited (*cannot include the sale and on-premise consumption of alcoholic beverages as an accessory use*)

All other uses are prohibited, including drive-in services, fast food restaurants and all auto-oriented uses. If the neighborhood wants a similar pedestrian-oriented designed building, but does not want some of the permitted Corner Store uses or does not want to permit the Corner Store on properties with residential zoning, the neighborhood can select the Neighborhood Mixed-Use Building (see page 17).

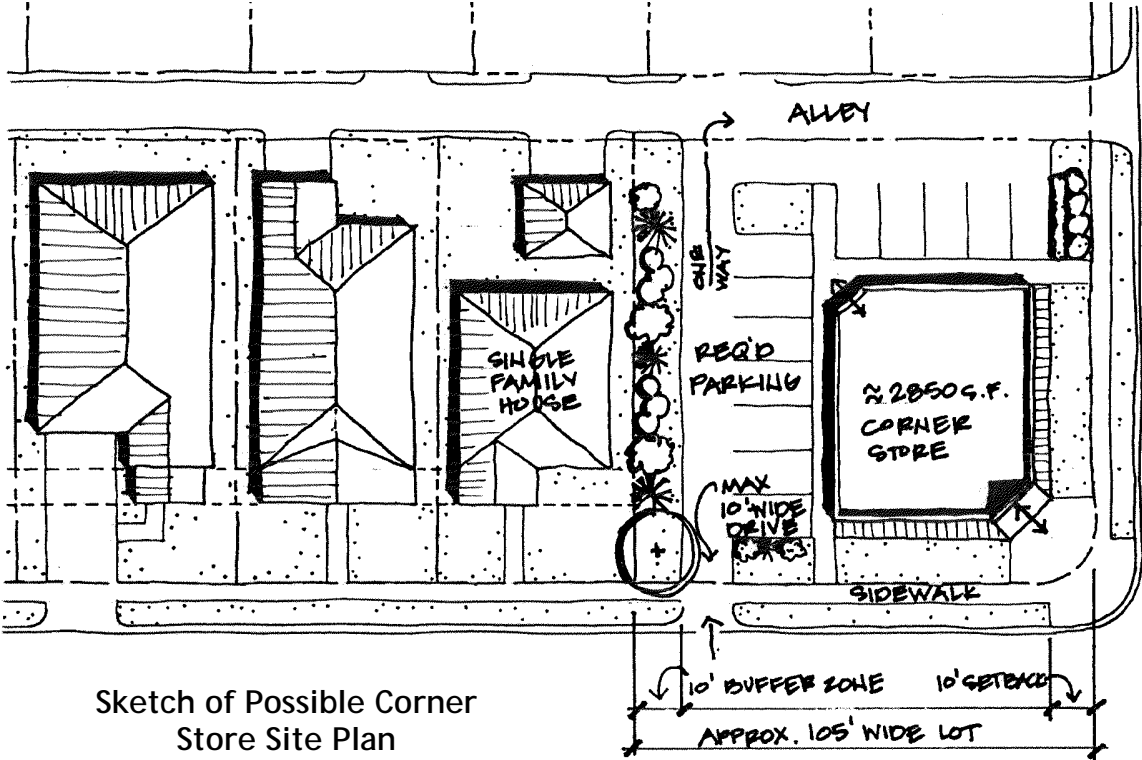
Due to the proximity to residential development, the corner store must meet the following requirements that are more restrictive than required in commercial zoning districts:

- Building Area: Corner Store may not exceed 3,000 square feet.
- Spacing: A Corner Store may not be approved within 600 feet of another Corner Store.
- Operating Hours: limited to 6am to 11pm.
- Lighting: All exterior lighting must be hooded or shielded so that the light source is not directly visible across the source property line. At the property line, the lighting may not exceed 0.4 footcandles (*for reference, a light from a full moon is 0.2 footcandles*).
- Building Façade: May not extend horizontally in an unbroken line for more than 30 feet, must include windows, balconies, porches, stoops, or similar architectural features, must have awnings along at least 50 percent of the length of the ground floor façade and at least 50 percent of the wall area must consist of doors or clear or lightly-tinted windows.
- Landscaping: Required, unless streetyard is less than 1,000 square feet in area. Landscaped islands, peninsulas, or medians are not required for parking lots with less than 12 spaces.

- Parking must be located to the rear and the side, with not more than 50% located on the side. No parking is permitted in the front yard.

CORNER STORE SITE DEVELOPMENT REGULATIONS

	Minimum	Maximum
Lot Area	5,750sf	---
Lot Width	50 ft	---
Building Height	---	35 ft
Front Yard	5 ft	15 ft
Street Side Yard	10 ft	---
Interior Side Yard	5 ft	---
Rear Yard	10 ft	---
Building Coverage	---	Lesser of 55% or 3,000sf
Impervious Cover	---	65%



Sketch of Possible Corner Store Site Plan

RESIDENTIAL INFILL

Applied to Specific Properties

LDC Chapter 25-2-1521 through 1539 and 1561 through 1569

DESCRIPTION

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least one acre but not more than 40 acres in the SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts.

For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission. The following residential uses are permitted: single-family (including Urban Home and Cottage), duplex, townhouse, condominium, multi-family, and Secondary Apartments. However each plan must show compliance with the following land use mix requirements:

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>
Single-Family*	40% of total units	80% of total units
Duplex	None	10% of total units
Townhouses & Multi-Family townhouses)	10% of total units	20% of total units (excluding condominiums and
Neighborhood Commercial**	None	1,000sf of building area per acre of site area
Community Open Space	10% for 2-5 acre Infill parcels 20% for Infill parcels > 5 acres	---

* Cottage lots may not be more than 20% of total single-family units.

** The permitted Commercial uses are the same uses as permitted for the Corner Store.

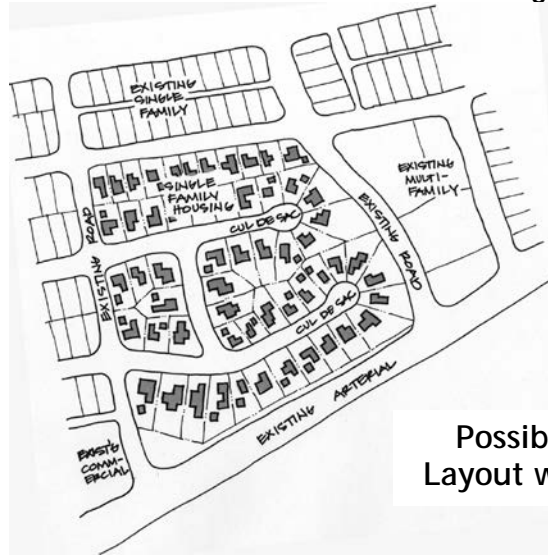
Additional Regulations:

- There are separate site development regulations for each use within the Residential Infill special use.
- Single-family development is required adjacent to SF-3 zoning or uses.
- Not more than 50% of the required community open space may be plazas or squares.

(Continued) **RESIDENTIAL INFILL**
Applied to Specific Properties

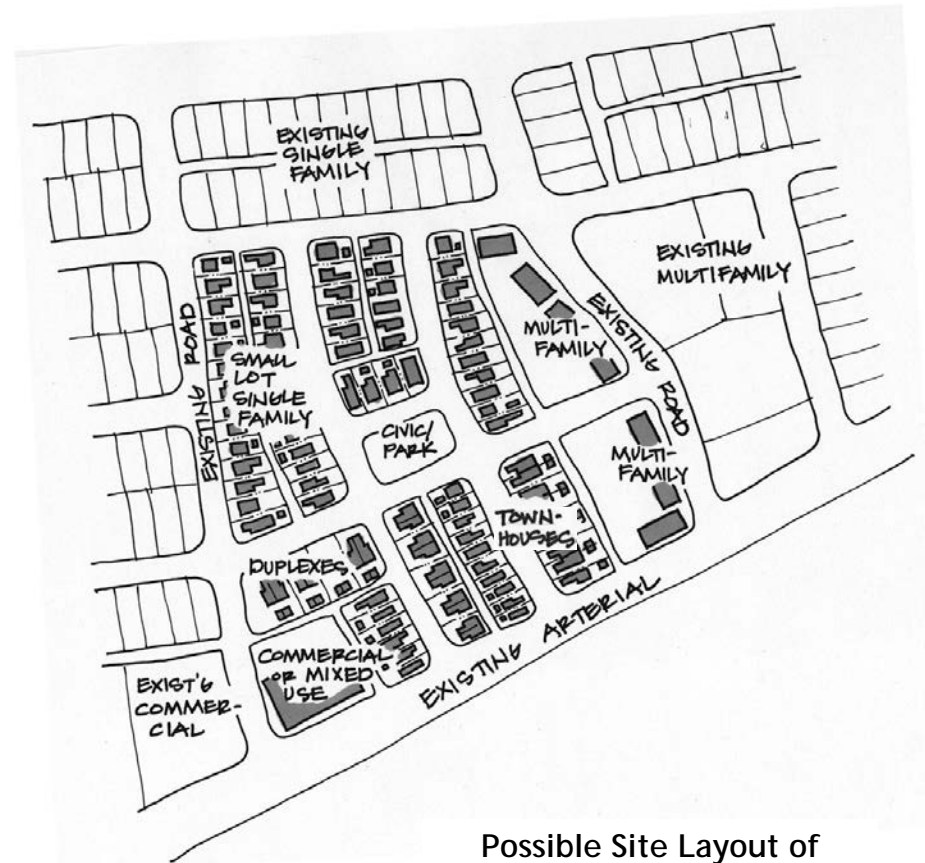
COMPARISON OF DEVELOPMENTS UNDER STANDARD ZONING AND RESIDENTIAL INFILL

Standard Zoning

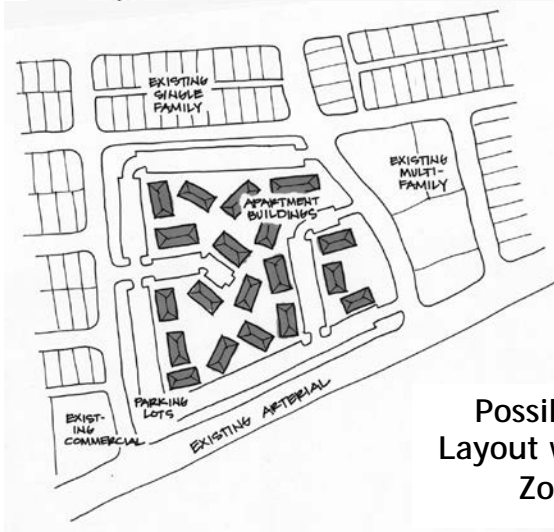


Possible Site Layout with SF-3

Residential Infill



Possible Site Layout of Same Tract with Residential Infill Option



Possible Site Layout with MF-3 Zoning

NEIGHBORHOOD URBAN CENTER

Applied to Specific Properties

LDC Chapter 25-2-1521 through 1524 and 1551 through 1569

DESCRIPTION

The Neighborhood Urban Center special use permits the redevelopment of an existing commercial center, or development of a vacant site, into a mixed-use, pedestrian and transit-oriented center. If chosen, this special use is applied to specific properties of at least one acre but not more than 40 acres in the LO, GO, LR, GR, CS, CS-1 and LI zoning districts.

For a proposed Neighborhood Urban Center development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission. The following residential uses are permitted: townhouse, condominium and multi-family. However each plan must show compliance with the following land use mix requirements:

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>
Commercial	10% of gross floor area	---
Residential*	25% of gross floor area	---
Community Open Space	10% for 1-5 acre Urban Center 20% for Urban Center > 5 acres	---

* At least 20% of the residential units must be townhouses or condominiums.

Additional Regulations:

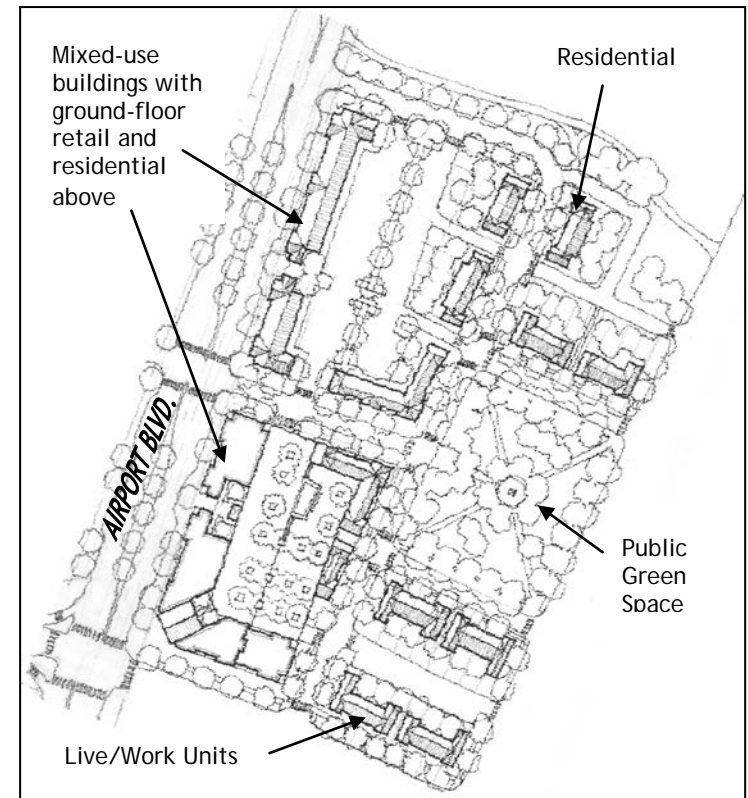
- There are separate site development regulations for each use within the Neighborhood Urban Center special use.
- Permitted Commercial and Civic Uses are those permitted in the base-zoning district.
- Service stations, if permitted in the base-zoning district, are conditional in the Neighborhood Urban Center.
- Drive-through facilities are prohibited.
- The multi-family development must provide one parking space for the first bedroom of a dwelling unit and 0.5 parking spaces for each additional bedroom. One parking space is required for an efficiency dwelling unit.

(Continued) **NEIGHBORHOOD URBAN CENTER**
Applied to Specific Properties

CONCEPTUAL EXAMPLE OF NEIGHBORHOOD URBAN CENTER IN AUSTIN



Existing Development in North Loop Neighborhood Plan Area



Conceptual Site Layout of Neighborhood Urban Center on Same Tract

NEIGHBORHOOD MIXED-USE BUILDING

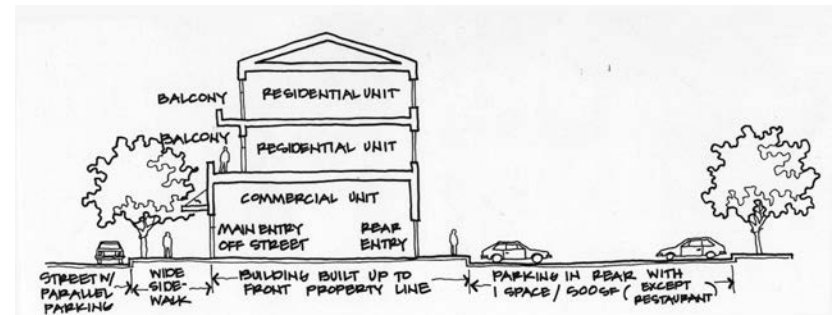
Applied to Specific Properties

DESCRIPTION

The Neighborhood Mixed-Use Building special use permits a mix of uses, including residential, within a single building on a site measuring one acre or less. If chosen, this special use is applied to specific properties in the LO, GO, LR, GR, CS, CS-1, CH and LI zoning districts. This special use **should not be confused with** the Mixed-Use (MU) Zoning Overlay. The Neighborhood Mixed-Use Building is an option available only to designated properties in Neighborhood Planning Areas. Conversely, properties in any area of the city can apply for a rezoning to add the Mixed-Use Zoning Overlay. Another critical distinction is that the Neighborhood Mixed-Use Building prescribes a mix of commercial **and** residential in **one building structure** that has pedestrian-oriented design standards. The Mixed-Use Zoning Overlay, on the other hand, allows the construction of commercial or residential or a mix of both on a particular site.

In addition to the site development regulations given in the table on page 15, the Neighborhood Mixed Use Building must meet the following requirements:

- Residential units must be above the ground floor and in not more than 50% of the gross floor area of the ground floor; however residential units are not required.
- Drive-through facilities are prohibited.
- Hours of Operation: A neighborhood planning area may choose to limit commercial/office business hours of operation.
- Parking Requirements:
 - For commercial uses, must provide at least one vehicle space for each 500 square feet of gross floor area
 - For residential uses, must meet parking requirements stated in Chapter 25-6, Appendix A, Schedule A.
 - Parking must be located to the rear and the side, with not more than 50% located on the side. No parking is permitted in the front yard.
- Lighting: All exterior lighting must be hooded or shielded so that the light source is not directly visible across the source property line. At the property line, the lighting may not exceed 0.4 footcandles (*for reference, a full moon is 0.2*).
- Building Façade: May not extend horizontally in an unbroken line for more than 30 feet, must include windows, balconies, porches, stoops, or similar architectural features, must have awnings along at least 50 percent of the length of the ground floor façade and at least 50 percent of the wall area must consist of doors or clear or lightly-tinted windows.
- Landscaping: Required, unless streetyard is less than 1,000 square feet in area. Landscaped islands, peninsulas, or medians are not required for parking lots with less than 12 spaces.



Section sketch of residential units above a commercial structure

(Continued) NEIGHBORHOOD MIXED-USE BUILDING

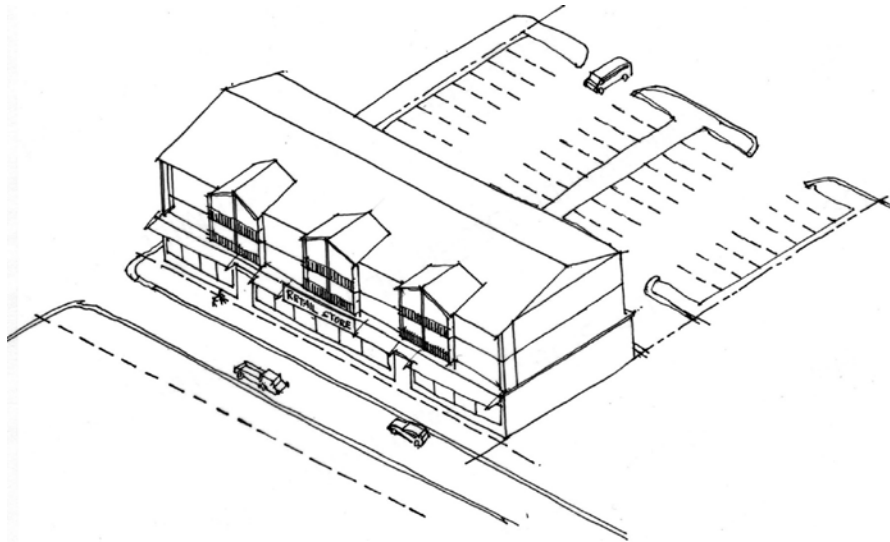
Applied to Specific Properties

LDC Chapter 25-2-1501 through 1504

*SITE DEVELOPMENT REGULATIONS:

	<u>Minimum</u>	<u>Maximum</u>
Lot Area	5,750 square feet	One acre
Lot width	50 feet	---
Street Side Setback	10 feet	---
Front Yard Setback	5 feet 10 feet (in LO and LR districts)	10 feet 15 feet (in LO and LR districts)
Building Height	---	For building adjacent to 2 lane roadway, maximum is 40 feet. For buildings adjacent to roadways with more than 2 lanes, refer to base zoning district.

* Refer to base zoning district for all other site development regulations not shown in this table.



A Neighborhood Mixed-Use Building requires pedestrian-oriented features, including windows along the front façade and overhead pedestrian cover extending from the building over the sidewalk.



Example of a Mixed-Use Building in Dallas, TX.

SUMMARY OF SPECIAL USES IN ADOPTED NEIGHBORHOOD PLANS

SPECIAL USES CHOSEN IN ADOPTED NEIGHBORHOOD PLANS

Neighborhood Plan/Planning Area	Neighborhood-Wide					Property Specific		
	Small Lot Amnesty	Cottage Lot	Urban Home	Secondary Apartments	Corner Store	Neighborhood Urban Center	Residential Infill	Mixed-Use Building
Bouldin Creek NP								Yes
Brentwood/Highland Combined NP								
Brentwood	Yes		Subdistrict	Yes		Yes		
Highland	Yes	Subdistrict		Yes		Yes		Yes
Central Austin Combined NP								
Hancock	Yes					Yes		Yes
North University				**See NCCD				**See NCCD
West University	Yes							Yes
Central East Austin NP	Yes		Subdistrict	Subdistrict		Yes		Yes
Central West Austin Combined NP								
WANG	Yes							
Windsor Road	Yes							
Chestnut NP	Yes	Yes	Yes	Yes		Yes		Yes
Crestview/Wooten Combined NPA								
Crestview	Yes					Yes	Yes	Yes
Wooten	Yes	Subdistrict	Subdistrict	Subdistrict		Yes		Yes
Dawson NP		***	***	Yes				Yes
East César Chávez NP	Yes			Yes				Yes
East MLK Combined NP								
MLK	Yes	Subdistrict	Subdistrict			Yes	Yes	Yes
MLK-183	Yes	Subdistrict	Subdistrict	Subdistrict		Yes	Yes	Yes
Pecan Springs/ Springdale	Yes	Subdistrict	Subdistrict	Subdistrict		Yes	Yes	Yes

SPECIAL USES CHOSEN IN ADOPTED NEIGHBORHOOD PLANS

Neighborhood Plan/Planning Area	Neighborhood-Wide					Property Specific		
	Small Lot Amnesty	Cottage Lot	Urban Home	Secondary Apartments	Corner Store	Neighborhood Urban Center	Residential Infill	Mixed-Use Building
East Riverside/Oltorf Combined NP								
Parker Lane (See Note 1)	Yes							
Pleasant Valley (See Note 1)	Yes							
Riverside (See Note 1)	Yes					Yes		Yes
Govalle/Johnston Terrace Combined NP								
Govalle	Yes					Yes		
Johnston Terrace	Yes							Yes
Greater South River City Combined NP								
South River City						Yes		Yes
St Edwards						Yes		Yes
Heritage Hills/Windsor Hills Combined NP								
Heritage Hills	Yes					Yes	Yes	
Windsor Hills	Yes	Subdistrict	Subdistrict				Yes	
Holly NP	Yes			Yes				Yes
Hyde Park NP	*See NCCD	*	*	*	*	*	*	*
Montopolis NP	Yes	Yes	Yes	Yes				Yes
North Austin Civic Association NP							Yes	Yes
North Burnet/Gateway NP								
North Lamar Combined NP								
Georgian Acres								
North Lamar			Yes				Yes	

SPECIAL USES CHOSEN IN ADOPTED NEIGHBORHOOD PLANS

Neighborhood Plan/Planning Area	Neighborhood-Wide					Property Specific		
	Small Lot Amnesty	Cottage Lot	Urban Home	Secondary Apartments	Corner Store	Neighborhood Urban Center	Residential Infill	Mixed-Use Building
North Loop NP	Yes			Yes	Yes	Yes		Yes
Oak Hill Combined NP								
East Oak Hill								
West Oak Hill								
Old West Austin NP	Yes			Yes				Yes
Rosewood NP	Yes			Yes		Yes		Yes
South Austin Combined NP								
Garrison Park	Yes			Subdistrict				
South Manchaca				Subdistrict	Subdistrict			
Westgate								
South Congress Combined NP								
East Congress	Yes					Yes		Yes
Sweetbriar	Yes	Subdistrict	Subdistrict	Subdistrict	Subdistrict	Yes	Subdistrict	Yes
West Congress	Yes			Subdistrict		Yes		Yes
Southeast Combined NP								
Franklin Park	Yes							Yes
McKinney	Yes					Yes		Yes
Southeast	Yes							
St. John/Coronado Hills NP								
St. John	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Coronado Hills	Yes	Subdistrict	Subdistrict			Yes	Yes	
University Hills/Windsor Park NP								
University Hills						Yes	TBD	
Windsor Park	Yes			Yes		Yes		
Upper Boggy Creek NP	Yes			Subdistrict		Yes		Yes

Subdistrict = chosen, but only for a part of the neighborhood planning area

TBD: To be determined

* The Hyde Park Planning Area has adopted two Neighborhood Conservation Combining District (NCCD) ordinances that may regulate design standards similar to impervious cover and parking placement, garage placement, etc. (see NCCD Ordinance # 020131-20 and # 20050818-064).

** The North University Planning Area adopted a Neighborhood Conservation Combining District (NCCD) that specifies its own regulations for garage placement and front porch setback. They are somewhat different than the Neighborhood Planning garage placement and front porch setback design tools (see NCCD Ordinance #040826-58).

*** The plan recommended these options, but the final zoning did not include these options.

NOTE 1: As of March 22, 2007, the majority of the East Riverside/Oltoft Combined Planning Area (Parker Lane, Pleasant Valley and Riverside) was adopted by City Council. There are some parcels that were withdrawn from the planning area to allow time for further discussion. These areas, designated as "white" on the approved Future Land Use Map are not subject to design tools or infill options.

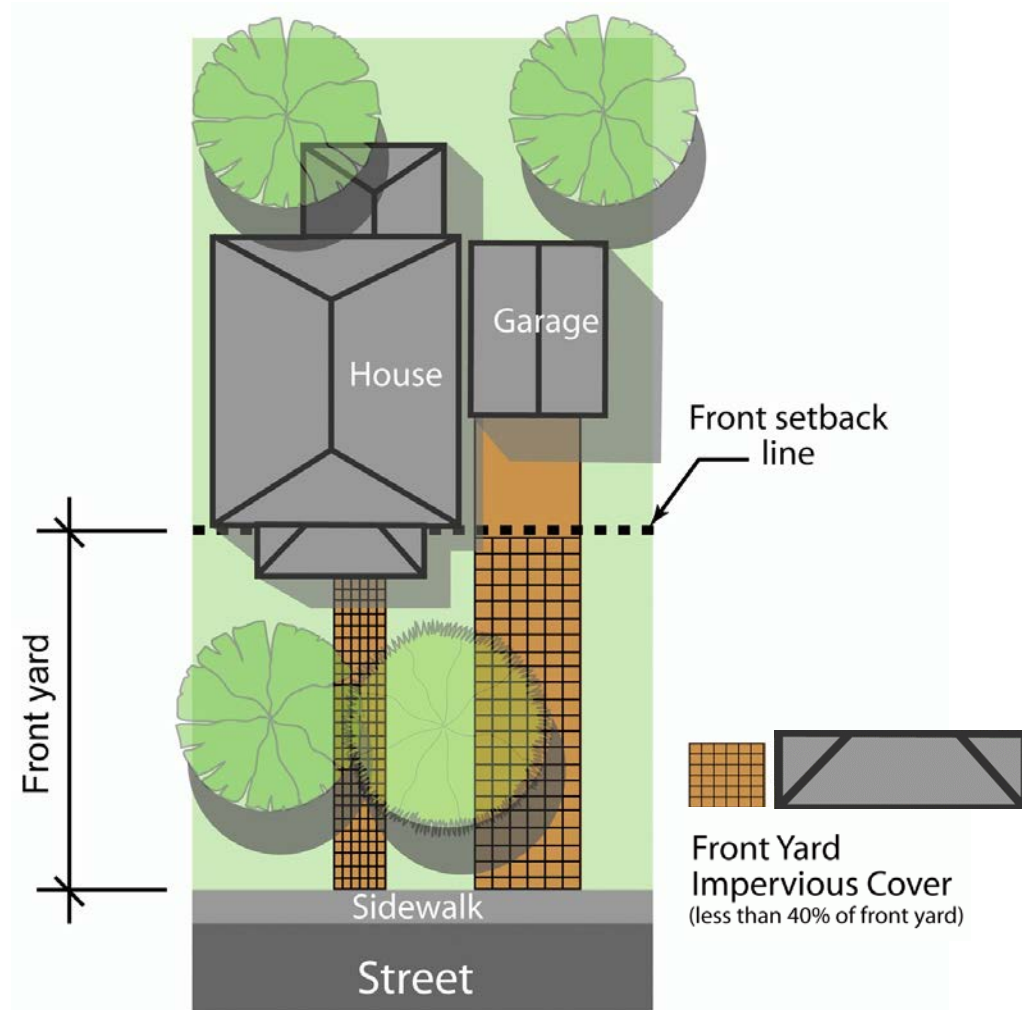
Parking Placement for New Single-Family Construction

LDC 25-2-1603

No more than forty percent (40%) of the required front yard may be impervious cover—sidewalks and driveways.

Interior lots may have no more than four parking spaces in the front yard. Corner lots may have no more than four parking spaces in the front and side yards combined.

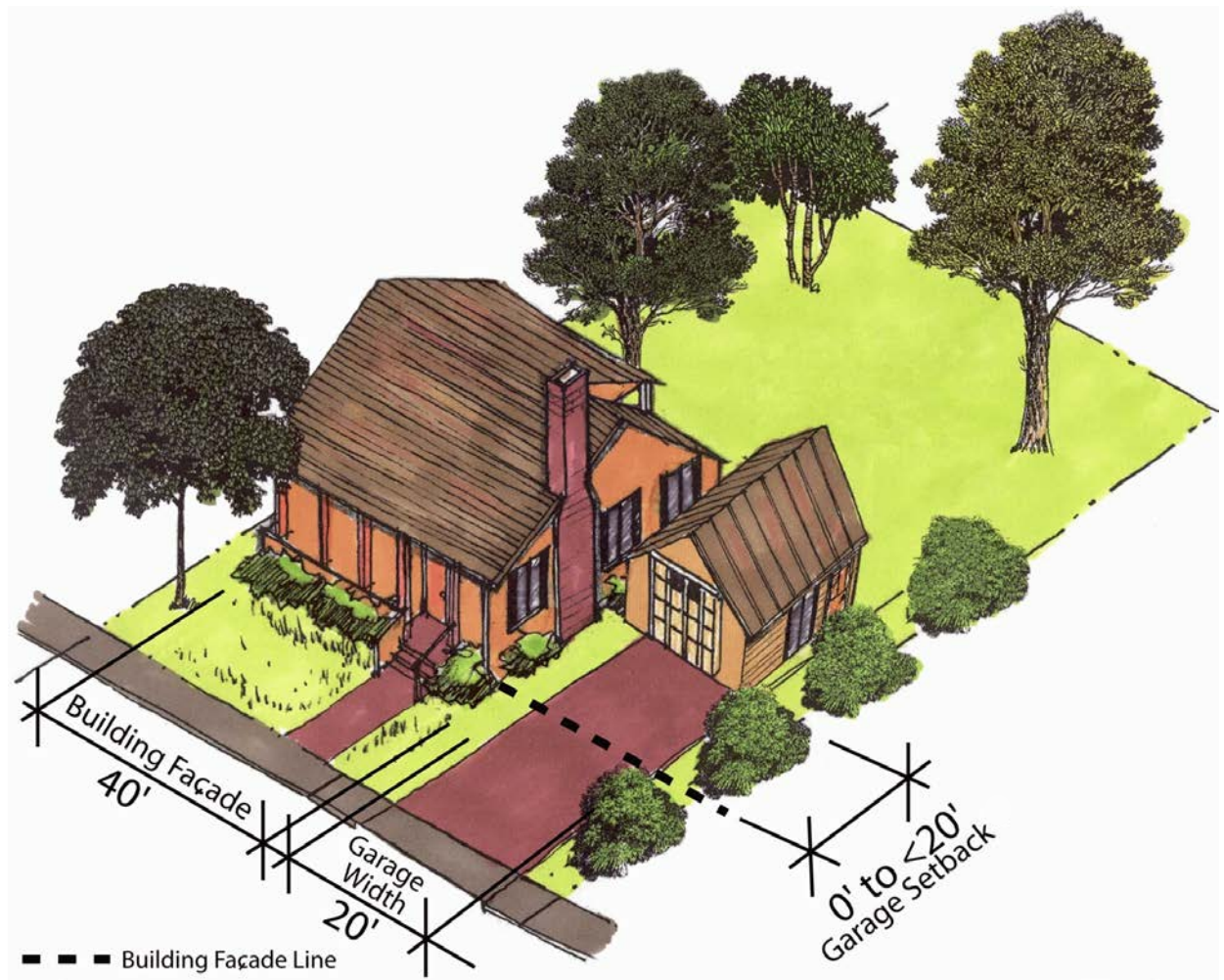
The Director may grant a waiver to this requirement if he/she determines that a circular driveway or turnaround is necessary to address traffic safety issues associated with vehicles backing onto the adjacent street or roadway.



Garage Placement for Single-Family, Duplex, and Two-Family Residential Use LDC 25-2-1604

Attached or detached garages and/or carports with entrances that face a front yard that abuts public ROW must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15').

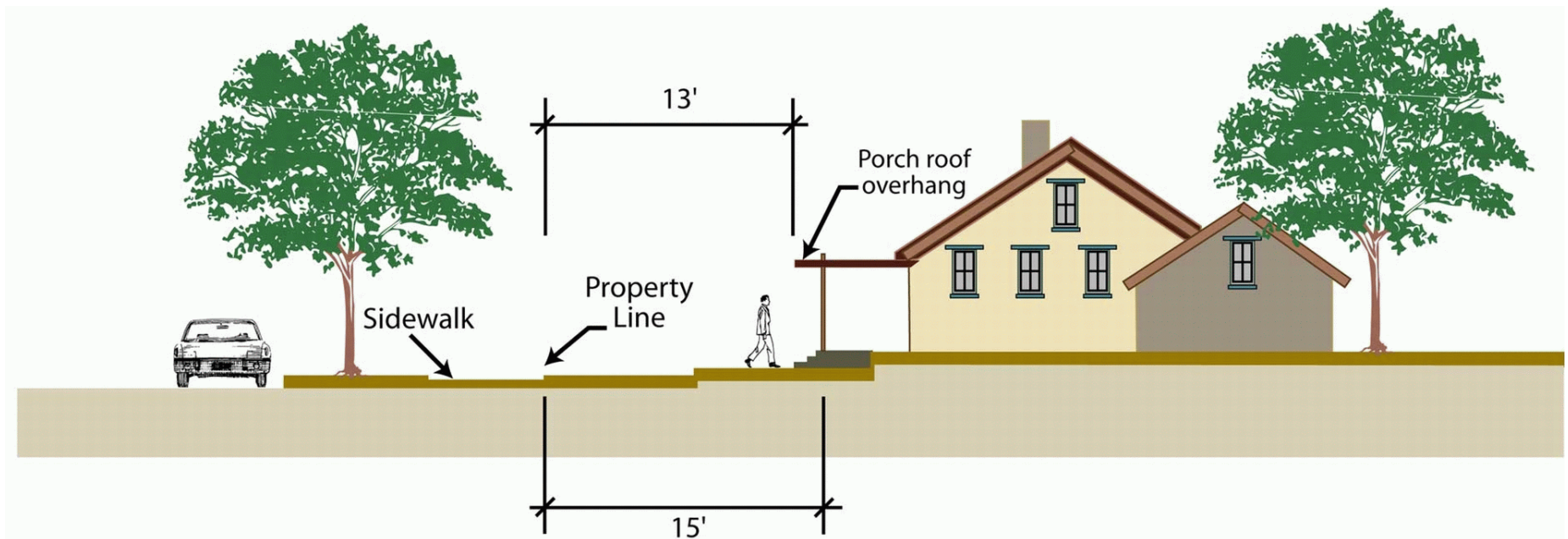
There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.



Front Porches Extending into the Front Setback for New and Existing Single-Family Houses LDC 25-2-1602

Covered and uncovered front porches shall be allowed to extend within 15 feet (15') of the front property line.

Porch roof overhangs may extend no more than two feet (24") into the setback.
Support columns—but not walls—are allowed within the footprint of the porch.



SUMMARY OF DESIGN TOOLS IN ADOPTED NEIGHBORHOOD PLANS

DESIGN TOOLS CHOSEN IN ADOPTED NEIGHBORHOOD PLANS (see NOTES on page 27 and 28)

Neighborhood Plan/Planning Area	Impervious Cover & Parking Placement	Garage Placement	Front Porch Setback
Bouldin Creek NP			
Brentwood/Highland Combined NP			
Brentwood	Yes	Yes	Yes
Highland	Subdistrict	Yes	Yes
Central Austin Combined NP			
Hancock	Yes	Yes	
North University	** (See NCCD)	** (See NCCD)	** (See NCCD)
West University	Subdistrict	Subdistrict	Subdistrict
Central East Austin NP			
Central West Combined NP			
WANG	Yes	Yes	
Windsor Road	Yes	Yes	
Chestnut NP			
Crestview/Wooten Combined NP			
Crestview	Yes	Yes	Yes
Wooten	Yes		Yes
Dawson NP			
East César Chávez NP			
East MLK Combined NP			
MLK			
MLK-183			
Pecan Springs/ Springdale			

Subdistrict = chosen, but only for a part of the neighborhood planning area

Neighborhood Plan/Planning Area	Impervious Cover & Parking Placement	Garage Placement	Front Porch Setback
East Riverside/Oltorf Combined NP			
Park Lane (see Note 1)	Yes	Yes	
Pleasant Valley (See Note 1)	Yes	Yes	
Riverside (See Note 1)	Yes	Yes	
Govalle/Johnston Terrace Combined NP			
Govalle			
Johnston Terrace			
Greater South River City Combined NP			
South River City	Yes	Yes	
St Edwards	Yes	Yes	Yes
Heritage Hills/Windsor Hills Combined NP			
Heritage Hills	Yes	Yes	Yes
Windsor Hills	Yes	Yes	Yes
Holly NP			
Hyde Park NP	*(See NCCD)	*(See NCCD)	*(See NCCD)
Montopolis NP			
North Austin Civic Association (NACA) NP			
North Burnet/Gateway NP			
Gateway			
North Burnet			
North Lamar Combined NP			
Georgian Acres	Yes	Yes	Yes
North Lamar	Yes	Yes	Yes
North Loop NP	Yes	Yes	Yes
Oak Hills Combined NP			
East Oak Hill			
West Oak Hill			

Subdistrict = chosen, but only for a part of the neighborhood planning area

Neighborhood Plan/Planning Area	Impervious Cover & Parking Placement	Garage Placement	Front Porch Setback
Old West Austin NP			
Rosewood NP			
South Austin Combined NP			
Garrison Park	Yes	Yes	Yes
South Manchaca	Yes	Yes	Yes
Westgate	Yes	Yes	Yes
South Congress Combined NP			
East Congress	Yes		
Sweetbriar	Subdistrict		Subdistrict
West Congress	Yes	Subdistrict	Subdistrict
Southeast Combined NP			
Franklin Park			
McKinney			
Southeast			
St. John/Coronado Hills NP			
St. John			Yes
Coronado Hills	Yes	Yes	Yes
University Hills/Windsor Park NP			
University Hills	Yes	Yes	
Windsor Park	Yes		Yes
Upper Boggy Creek	Subdistrict	Subdistrict	Subdistrict

Subdistrict = chosen, but only for a part of the neighborhood planning area

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NOTE 1: As of March 22, 2007, the majority of the East Riverside/Oltorf Combined Planning Area (Parker Lane, Pleasant Valley and Riverside) was adopted by City Council. There are some parcels that were withdrawn from the planning area to allow time for further discussion. These areas, designated as “white” on the approved Future Land Use Map are not subject to design tools or infill options.

NOTE 2: The neighborhood plan contact team can submit a plan amendment application to amend the text in the plan document that refers to the infill and design tools. However, to amend the neighborhood planning area zoning ordinance to change the Infill and Design Tools would require the neighborhood plan contact team to ask the Planning Commission or City Council to initiate a zoning case.