

LAND DEVELOPMENT CODE REVISION: ZONE CONVERSION

The Zone Conversion Table in Section 1, below, delineates how each zone established under Title 25 is converted into one or more Title 23 zones on a citywide basis. The official zoning map prepared under Section 23-3A-3010 (*Adoption of Zoning Map*) shall implement the Zone Conversion Table, unless and until such time as the City Council subsequently adopts changes to the boundaries of one or more zones as authorized under Division 23-3B-3 (*Zoning Map Designations and Amendments*).

Rules cited in the Zone Conversion Table are contained in Section 2 (*Zone Conversion Rules*), which specifies conditions applicable to particular zone conversions and general rules for interpreting and applying the table. Words and phrases and measurements applicable to zone conversions are defined in Section 3 (*Definitions*).

§ 1. Zone Conversion Table

Title 25 Zone	Conversion Rules	Title 23 Zone
— Residential		
RR	Comparable Equivalency →	RR
LA	Comparable Equivalency →	LA
SF-1 SF-2 SF-3	Comparable Equivalency →	R2A
	Missing Middle Zones Rule B.1.a, 2.a, 3.a, and 4.a →	RM1
	Rule B.1.b, 2.b, 3.b, and 4.b →	R4
	Rule B.1.c →	R3
	If direct frontage is within ½ mile from a Corridor or TPN →	R2B
	Property area is 2500 - 3500 sq. ft. →	R1
	Property area is 3501 - 5000 sq. ft. →	R2C
SF-4A SF-4B	Comparable Equivalency →	R2C
SF-5	Comparable Equivalency →	R4
SF-6	Comparable Equivalency Property area < 21K sq. ft.	RM1
	Property area ≥ 21K sq. ft.	RM2
MF-1 MF-2	Comparable Equivalency →	RM2

Title 25 Zone	Conversion Rules	Title 23 Zone
— Residential (cont'd)		
MF-3	Comparable Equivalency →	RM3
MF-4	Comparable Equivalency →	RM4
MF-5 MF-6	Comparable Equivalency →	RM5
	Missing Middle Zones Rule B 1.a, 2.a, 3.a, and 4.a →	RM1
	Rule B 1.b, 2.b, 3.b, and 4.b →	R4
MH	Comparable Equivalency →	MH
— Commercial		
NO LO LR	Comparable Equivalency →	MU3
	Mixed Use & Main Street Zones Rule C.2.b →	MS2
	Rule C.1.a →	MU1
GO	Comparable Equivalency →	MU4
	Mixed Use & Main Street Zones Rule C.2.a →	MS3
	Rule C.1.b →	MU2
GR CS CS-1	Comparable Equivalency →	MU5B
	Mixed Use & Main Street Zones Rule C.1.a →	MU5A
	Rule C.2.a →	MS3
	Rule C.2.b →	MS2
	Rule D (Regional Center Zones) →	UC60
DMU	Comparable Equivalency →	CC Subzone
L	Comparable Equivalency →	UC80
CBD	Comparable Equivalency →	DC
CR	Comparable Equivalency →	CR
W/LO	Comparable Equivalency →	IF
CH	Comparable Equivalency →	MU5B
	Rule D (Regional Center Zones) →	UC60

Title 25 Zone	Conversion Rules	Title 23 Zone
– Industrial		
IP	Comparable Equivalency →	IG
MI	Comparable Equivalency →	IH
LI	Comparable Equivalency →	IF
R&D	Comparable Equivalency →	R&D
– Special Purpose		
TND	Comparable Equivalency →	RM1
AV	Comparable Equivalency →	AV
AG	Comparable Equivalency →	AG
DR	Comparable Equivalency →	F25
ERC	Comparable Equivalency →	ERC
P	Comparable Equivalency →	P
NBG	Comparable Equivalency →	NBG
TOD	Comparable Equivalency →	TOD
PUD	Comparable Equivalency →	PUD
UNZ	Comparable Equivalency →	UNZ
– Combing Districts & Misc. Classifications:		
– H	Comparable Equivalency →	– H
– HD	Comparable Equivalency →	– HD
– CO	Comparable Equivalency →	Comparable Equivalency per Title 25 Base Zone
	Rule A.2.f (General Provisions) →	F25
– NCCD	Comparable Equivalency →	F25
	Missing Middle Zones Rule B.1.a, 2.a, 3.a, and 4.a →	RM1
	Rule B.1.b, 2.b, 3.b, and 4.b →	R4
	Rule C.2.a (Mixed Use & Main Street Zones) →	MS3
– PDA	Comparable Equivalency →	F25
– CURE	Comparable Equivalency →	F25

Title 25 Zone	Conversion Rules	Title 23 Zone
– Combing Districts & Misc. Classifications:		
– V	Comparable Equivalency →	– V
I –	Comparable Equivalency →	I –

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§ 2. Zone Conversion Rules

The rules established in this section guide the application of Section 1 (*Zone Conversion Table*) to particular zone conversions. Words and phrases used throughout these rules are defined in Section 3 (*Definitions*).

RULE A. GENERAL PROVISIONS

1. Conflicts

- a. Except as provided in Paragraph 1.b, if the Zone Conversion Table and the Zoning Map prepared under Section 23-3A-3010 (*Adoption of Zoning Map*) conflict, the Zone Conversion Table controls.
- b. Notwithstanding Paragraph 1.a., if the City Council amends the zoning classification applicable to a property under Division 23-3B-3 (*Zoning Map Designations and Amendments*) following the effective date of this Title, the classification shown for the property on the Zoning Map shall control.
- c. The Planning Director shall determine whether the Zoning Map is consistent with the Zone Conversion Table if a conflict is alleged with respect to how particular property is zoned. A decision by the Planning Director under this paragraph is appealable to the Board of Adjustment under Article 23-2I (*Appeals*) in the manner provided for use determinations.

2. Universal Conversion Rules. This subsection describes general conversion rules applicable to multiple Title 25 base zones.

a. Comparable Equivalency.

i. **Purpose.**

- For each zone established under Title 25, the Zone Conversion Table specifies one or more comparably equivalent zones that apply to all property within that zone unless otherwise specified. Because certain density limitations under Title 23 are affected by lot area, comparably equivalent zoning for some Title 25 zones varies based on property size.
- In general, a comparably equivalent zone is similar to its predecessor Title 25 zone in terms of the nature and intensity of development permitted. However, most comparable equivalent Title 23 zones include enhancements intended to further the goals of the Comprehensive Plan and Council-directed policy priorities, including:
 - Increased housing capacity
 - Increased availability of “missing middle” housing options

- Wider use of affordable housing density bonuses
 - Reductions in minimum parking requirements
- ii. **General Rule of Priority.** A Title 25 zone is converted to its comparable equivalent Title 23 zone, as specified in the Zone Conversion Table, unless all applicable requirements for conversion to a different zone are satisfied.
- iii. **Special Rules of Priority.** A Title 25 zone located within one or more of the following zoning classifications is converted to the comparable equivalent zone specified under the Zone Conversion Table, even if all applicable requirements for conversion to a different zone are satisfied:
- The University Neighborhood Overlay (UNO) established under Chapter 25-2, Appendix C (*University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, Height Limits, and Additional Height and Affordability*);
 - A Neighborhood Conservation Combining District (NCCD), unless the NCCD is specifically listed in Paragraph (B)(3)(a)(i)-(iv) of Section 23-3C-9090 (*Former Title 25 (F25) Zone*).
- b. **Parkland.** Public parkland in the City of Austin exists under a wide variety of zoning classifications, even though its use is generally limited by law to recreation and other park-related uses. To ensure that the Zoning Map accurately reflects the status of public parkland, city parkland within any Title 25 zoning district is converted to the Parkland (PR) Zone established under Section 23-3C-9120 (*Park Zone*).
- c. **Preserve Land.** To reflect its character and use, preserve land included within any Title 25 zoning district is converted to Section 23-3C-9070 (*Conservation Land (CL) Zone*).
- d. **Public Zoning.** This rule specifies the circumstances in which land not included in the Public (P) Zone under former Title 25 is converted to P zoning under Section 23-3C-9110 (*Public (P) Zone*).
1. **Municipal Property.** Consistent with its governmental purpose and use, all municipal property is converted to P.
 2. **Educational Uses.** Consistent with its governmental purpose and use, all public primary and secondary educational facilities are converted to P zoning except to the extent of a conflict with an adopted future land use map.
- e. **“-Q” Zone Designation.** Consistent with Section 23-3C-5050(E)(2) (*General to Mixed Use (MU) Zones*) and Section 23-3C-6050 (*General to Main Street (MS) Zones*), the -Q Zone Designation is applied to all land converted to MU or MS zoning under the Zone Conversion Table, except for property that is:

1. Converted to comparable equivalent zoning under Paragraph 2.a.3;
 2. Subject to the “-V” zone designation under Paragraph 2.e; or
 3. Located within the MU combining district or VMU overlay established under Section 25-2-172 (*Mixed Use (MU) Combining District and Vertical Mixed Use (VMU) Overlay*).
- f. Former Title 25 (F25) Zone.
- I. ***In General.*** As specified in Section 23-3C-9090 (*Former Title 25 Zone*), the F25 Zone applies to certain unique zoning classifications for which no comparable equivalent zone exists under Title 23. As reflected in the Zone Conversion Table, this includes the Neighborhood Conservation Combining District (NCCD), the Central Urban Revitalization (CURE) Combining District, the Planned Development Agreement (PDA) zoning district, and the Development Reserve (DR) zoning district.
 - II. ***As Applied to Conditional Overlays (COs).***
 - Properties subject to the categories of Title 25 COs listed below are converted to F25, but in all other cases properties subject to a CO are converted to the comparably equivalent Title 23 zone as provided in the Zone Conversion Table. The categories of COs listed below regulate aspects of development not addressed by the comparably equivalent Title 23 zone.
 - Properties subject to a CO are converted to F25 if the CO:
 - Imposes compatibility standards adjacent to a Title 25 MH zoning district
 - Restricts or prohibits hazardous, toxic, reactive, and flammable materials
 - Establishes requirements for participation in an affordable housing density bonus program
 - Restricts all development except for landscaping, drainage, utilities, pervious cover, and other similar uses
 - Establishes a setback distance from a waterway centerline
 - Requires a specified number of residential units in general
 - Limits uses above the first floor to residential
 - Modifies site development standards based on a site area threshold of property subject to the CO
 - Modifies water quality and detention requirements to satisfy a requirement to preserve a natural area

- Prohibits residential units within a specified distance of hazardous material
- Adjusts impervious cover requirements to implement a transfer under Section 25-8-425 (Transfer of Development Intensity)
- Imposes a setback requirement for a ROW detention pond
- Requires a percentage of the applicable peak flow rate to be reduced based on impervious cover
- Imposes shoreline setback requirements
- Requires a residential use to comply with noise level decibel requirements set in Section 25-13-44 (*Airport Overlay Land Use Table*)
- Establishes a maximum number of boat slips
- Relates directly to a settlement agreement approved by the City Council

RULE B. MISSING MIDDLE ZONES

— Purpose:

This rule specifies the conditions in which predominantly single-family residential zones established under Title 25 are converted to the Residential Multi-Unit 1 (RM1), Residential 4 (R4), and Residential 3 (R3) zones established in Article 23-3C (*Zones*). Application of these zones allows house-scale multi-unit residential development consistent with the Comprehensive Plan’s goals of providing increased housing opportunities in a manner compatible with established neighborhoods, conducive to transit-supportive densities, and in close proximity to designated corridors and centers.

1. **Transition Areas.** This section establishes criteria for the application missing middle zones to create a step-down transition in development intensity from corridor-fronting commercial properties adjacent to single-family neighborhoods.
 - a. Application of RM1 Zoning. Except as provided in Rule A or Paragraphs 1.c-d of this subsection, land within the SF-1, SF-2, SF-3, and –NCCD zoning districts established under Title 25 is converted to RM1 if located within 300 feet of a Corridor/TPN and meets one or more of the Transition Area Factors, as defined in Section 2.A (*Missing Middle Definitions*).
 - b. Application of R4 Zoning. Except as provided in Rule A or Paragraphs 1.c-d of this subsection, land within the SF-1, SF-2, SF-3, and –NCCD zoning districts established under Title 25 is converted to R4 if it:
 - i. Is located within 750 feet of a Corridor/TPN and meets three Transition Area Factors;

- ii. Is located within 600 feet of a Corridor/TPN and meets two Transition Area Factors; or
 - iii. Is located within 450 feet of a Corridor/TPN and meets one Transition Area Factor.
- c. Application of R3 Zoning. Land within the SF-1, SF-2, SF-3, and –NCCD zoning districts established under Title 25 is converted to R3 if located:
- i. Within 450 feet of a Corridor/TPN and meets one or more Transition Area Factors; and
 - ii. Within a Type-B neighborhood typology.
- d. Zone Reductions.
- i. *Based on Corridor Concentration.*
 - Application of the R4 zone under Paragraph 1.b is reduced to 450 feet within any area in which:
 - The Corridor/TPN that triggers conversion to R4 zoning runs generally parallel to another Corridor/TPN; and
 - The two Corridor/TPNs are within 1800 feet
 - Application of the R4 to land that meets the above requirements is reduced to 350 feet if located within a Type-D neighborhood typology.
 - ii. *Based on Characteristics of Corridor.*
 - Application of R4 zoning under Paragraph 1.b is reduced by 150 feet for transition areas along a Residential Corridor/TPN.
 - Land located along a Residential Corridor/TPN that does not have fixed-route service, and is not designated as an Imagine Austin Corridor, is converted to comparable equivalent zoning even if the requirements for conversion to RM1 or R4 zoning under Paragraphs 1.a-b are met.
 - iii. *Based on Neighborhood Typology.*
 - Land within a Type-A neighborhood typology is converted to comparable equivalent zoning, even if the requirements for conversion to RM1 or R4 zoning under Paragraphs 1.a-b are met.
 - If land within a Type-C neighborhood typology meets the criteria for conversion to RM1 zoning under Paragraph 1.b, it is instead converted to R4 zoning if it is within 450 feet of a Corridor/TPN and meets one or more Transition Area factors.

- Land that meets the criteria for RM1 zoning under Paragraph 1.b is instead converted to R4 zoning if located within a Type-D neighborhood typology.
- iv. *Based on Flood Risk.* Land within a flood-prone area is converted to comparable equivalent zoning, even if the requirements for conversion to RM1 or R4 zoning under Paragraphs 1.a-b are met.
 - e. Transition Area Measurements. Distances from a Corridor/TPN are measured from the edge of the right-of-way line.

2. Designated Centers

- a. Application of R4 Zoning. Except as provided in Paragraph 2.b, land within the SF-1, SF-2, and SF-3 zoning districts established under Title 25 is converted to R4 zoning if it is:
 - i. Located within a one-eighth ($\frac{1}{8}$) mile buffer of an intersection that:
 - Is located within a center designated by the Comprehensive Plan; or
 - Converges with the boundary of a designated center; and
 - ii. Not within an area that meets the criteria for conversion to RM1, R4, or R3 zoning under Subsection 1.
- b. Zone Reductions.
 - i. *Based on Neighborhood Typology.* Land within a Type-A, Type-B, or Type-C neighborhood typology is converted to comparable equivalent zoning, even if it otherwise meets the requirements for conversion to R4 zoning under Paragraph 2.a.
 - ii. *Based on Flood Risk.* Land within a flood-prone area is converted to comparable equivalent zoning, even if it meets the criteria for conversion to R4 zoning under Paragraph 2.a.

3. Mobility Bond Corridors

- a. Application of R4 Zoning. Except as provided in Paragraph 3.b., land within the SF-1, SF-2, and SF-3 zones established under Title 25 is converted to R4 zoning if it:
 - i. Is located within a one-sixteenth ($\frac{1}{16}$) mile buffer of a mobility bond corridor; and
 - ii. Does not meet the criteria for application of RM1, R4, or R3 zoning under Subsection 1.

b. Zone Reductions.

- i. *Based on Neighborhood Typology.* Land within a Type-A, Type-B, or Type-C neighborhood typology is excluded from application of R4 zoning under Paragraph 3.a.
- ii. *Based on Flood Risk.* Land within a flood-prone area is excluded from the application of R4 zoning under Paragraph 3.a.

4. Local Bus Routes

a. Application of R4 Zoning. Except as provided in Paragraph 4.b., land within the SF-1, SF-2, and SF-3 zoning districts established under Title 25 is converted to R4 zoning if it:

- i. Is located within a high opportunity area;
- ii. Contains at least one property line fronting a roadway with an established local transit route; and
- iii. Does not meet the criteria for application of RM1, R4, or R3 zoning under Subsection 1.

b. Zone Reductions.

- i. *Based on Flood Risk.* Land within a flood-prone area is excluded from the application of R4 zoning under Paragraph 4.a.

RULE C. MIXED USE AND MAIN STREET ZONES

— Purpose:

Title 23's Mixed-Use (MU) and Main Street (MS) zones allow for greater colocation of commercial, residential, and office uses than Title 25, which generally limited mixed-use development to special zoning classifications and overlays. This rule delineates the circumstances in which, based on proximity to certain corridor types and location within or near an urban center, a Title 25 commercial or mixed-use zone is converted into an MU or MS zone of greater intensity than the comparable equivalent zone specified in the Zone Conversion Table.

— Zone Criteria:

1. Mixed-Use Zones

a. Application of MU5A Zoning. Property within the GR, CS, or CS-1 zoning district established under Title 25 is converted to MU5A if it:

- i. Does not meet the criteria for conversion to MS zoning under Section 2;
- ii. Does not front, or partially front, an interstate or highway; and

- iii. Meets one or more of the following criteria:
 - Is located in a Center;
 - Is located within a site fronting a Corridor/TPN; or
 - Is subject to a Title 25 conditional overlay (CO) that restricts land use, but does not restrict site development
- b. Application of MU2 Zoning. Property within the GR, CS, or CS-1 zoning district established under Title 25 is converted to MU2 if it:
 - i. Fronts a Level 1 or Level 2 Street;
 - ii. Does not front, or partially front, a Level 3, Level 4, or Level 5 Street; and
 - iii. The zoned area that falls within an one-eighth (1/8) mile buffer around it is at minimum 75% Residential House-Scale and/or Missing Middle zones (RR, R1, R2A, R2B, R2C, R2, R4, RM1) or Parkland (PR).
- c. Application of MU1 Zoning. Property within the LO, NO, or LR zoning district established under Title 25 is converted to MU5A if it meets the requirements of Paragraph 1.b.i-iii:

2. Main Street Zones

- a. Application of MS3 Zoning. Property within the GR, CS, CS-1, or GO zoning district established under Title 25 is converted to MS3 zoning if its entire frontage is:
 - i. Within one-quarter (¼) mile of an intersection in which both roadways are a Corridor/TPN; or
 - ii. Is located on a block fronting a Corridor/TPN that:
 - Is no more than 600 feet long; or
 - Contains no property over 35,000 square feet in area.
- b. Application of MS2 Zoning.
 - i. Property within the NO, LO, and LR zoning districts established under Title 25 is converted to MS2 zoning if the criteria in Rule C.2.a are met.
 - ii. Property within the GR, CS, CS-1, and GO zoning districts established under Title 25 is converted to MS2 zoning if:
 - The criteria in Rule C.2.a are met; and
 - The property is subject to a conditional overlay (CO) limiting height.

RULE D. REGIONAL CENTER ZONES

— Purpose:

This rule defines the circumstances in which property is converted to a Regional Center zone instead of the comparable equivalent zone, as specified in Section 1 (*Zone Conversion Table*).

— Zone Criteria:

1. **Application of UC Zoning.** Property within the MF-5, MF-6, GO, GR, CS, CS-1, and CH zones established under Title 25 is converted to UC zoning if it:
 - a. Is located within a Regional Center;
 - b. Does not meet the criteria for conversion to PUD, NBG, or TOD zoning under Section 1 (*Zone Conversion Table*);
 - c. Is not included in the South Central Waterfront Initiative Implementation; and
 - d. Does not front a highway or interstate.

§ 3. Definitions

The following definitions apply to words and phrases used in this section and in Sections 1 (*Zone Conversion Table*) and 2 (*Zone Conversion Rules*).

— Definitions Specific to Rule B (*Missing Middle Zones*)

CORRIDOR; CORRIDOR/TPN. A “Transit Priority Network” or “Activity Corridor” designated by the “Growth Concept Map and Transit Priority Network” in Appendix C, at page A17, of the Austin Strategic Mobility Plan adopted by Ordinance No. 20190411-033 and set forth in Section 23-3A-5020 (*Growth Concept Map*) for reference.

FLOOD-PRONE AREA. Land within the 500-year floodplain or within a local flood problem area designated in accordance with the Watershed Protection Master Plan, as determined based on the stormwater flowpath relative to topography and drainage infrastructure.

HIGH OPPORTUNITY AREA. Areas depicted as high opportunity by the Austin Strategic Housing Blueprint Implementation Plan (November 19, 2018) and the Enterprise Community Partners Opportunity360 “Opportunity Index” (March 18, 2018).

NEIGHBORHOOD TYPOLOGY. An area within a typology defined by *Uprooted: Residential Displacement in Austin’s Gentrifying Neighborhood and What Can be Done About It*, a 2018 report issued by the University of Texas on commission by the City of Austin. For purposes of this definition, an area identified by the report as “Susceptible” or “Early Type 1” typology is Type-A, an area identified as “Dynamic” is Type-B, an area identified as “Late” is Type-C, and an area identified as “Continued Loss” is Type-D.

RESIDENTIAL CORRIDOR. A portion of a Corridor/TPN, which must be at least a half-mile, that meets at least two of the following factors:

- 60% or more of the property frontage is within a residential zone
- 60% of the corridor-fronting properties are residential
- 60% of the corridor-fronting property acreage is residential

MISSING MIDDLE ZONES. The Residential Multiunit-1 (RM1) and Residential-4 (R4) zones.

MOBILITY BOND CORRIDOR. A major roadway, including its intersection, or a key corridor included in the 2016 Regional and Corridor Mobility Bond Programs.

TRANSITION AREA FACTORS. (1) Location within the urban core; (2) location within a high opportunity area; and (3) location within a quarter ($\frac{1}{4}$) mile of established transit service.

— General Definitions

CENTER. A “Regional Center,” “Town Center,” “Neighborhood Center,” or “Activity Center for Redevelopment in Environmentally Sensitive Areas” designated by the “Growth Concept Map and Transit Priority Network” in Appendix C, at page A17, of the Austin Strategic Mobility Plan adopted by Ordinance No. 20190411-033 and set forth in Section 23-3A-5020 (Growth Concept Map) for reference.

LEVELS 1, 2, 3, AND 4 STREETS. A street designated as Level 1, 2, 3, and 4 streets by the Austin Strategic Mobility Plan (ASMP), an element of the Imagine Austin Comprehensive Plan. For reference, the ASMP organizes streets within the jurisdictional boundaries of the City based on their function within the overall roadway system as follows:

Level 1 streets = local streets

Level 2 streets = collectors

Level 3 streets = minor arterials

Level 4 streets = major arterials

MUNICIPAL PROPERTY. Land owned in fee simple by the City of Austin and used for governmental purposes.

PARKLAND. Land dedicated to the City of Austin as parkland and owned in fee simple ownership, solely by the City.

PRESERVE LAND. Land included in the Balcones Canyonlands Conservation Plan (BCCP).

URBAN CORE. The boundaries for application of former Title 25, Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*), as established by Section 1.2 (*Applicability*) of that subchapter.

ZONE CONVERSION TABLE. The table included in Section 1.