

# questions + ANSWERS

## What is the purpose of the map released on September 15th?

The draft map shows where and how new zones from the September draft text are applied across the city.

## What is zoning?

Zoning is a tool used by a local government that defines what you are allowed to build, and where. This can include designations such as commercial, residential, or industrial uses. Zoning also sets parameters on how properties can be developed and controls factors such as height, size, and placement of structures.

## What is rezoning?

Rezoning is the change from one zone to another. Typically, it is requested on a case-by-case basis. However, CodeNEXT is changing zoning for the entire city as part of the land development code update, which was called for in the Imagine Austin Comprehensive Plan.

## How did you apply the new zones?

When assigning a new zone to a parcel, a variety of factors were considered, including: existing entitlements, development patterns, corridor or center designation in Imagine Austin, neighborhood plans, and conditional overlays.

## How do the R2 and R3 Residential House-Scale Zones compare to current SF-3 zoning?

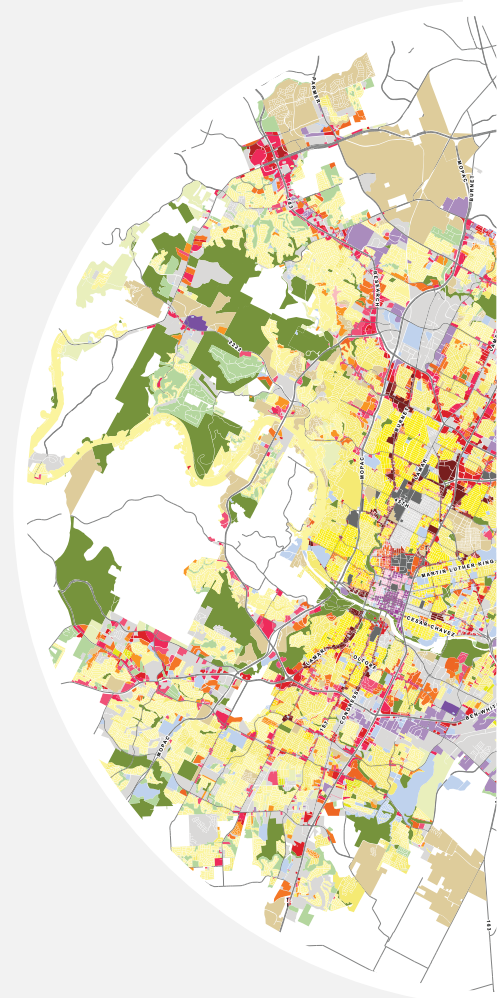
The R2 and R3 Residential House-Scale zones are similar in entitlements and regulations as the current Single Family Residence (SF-3) zoning. The R2 and R3 zones are similar in that they are residential zone which allow for single family homes, duplexes, and accessory dwelling units. For more information please refer to 23-4: Zoning Code.

## How do Main Street and Mixed Use Zones relate to current Commercial Zones?

Main Street and Mixed-Use Zones are similar to current commercial zones that have a Vertical Mixed Use (-VMU) or Mixed Use (-MU) combining district. These zone allow for a flexibility of uses including the option to do residential. Most Main Street zones require an active ground floor use to provide for a walkable pedestrian environment similar to the current VMU combining district. The expansion of residential entitlements to formerly exclusively commercial zoning has also expanded the city wide bonus program and increased the potential for affordable units in more places.

## What did you do with Conditional Overlays (COs)?

In many cases, new zones incorporated many of the conditions previously applied by conditional overlays. In this case, a property was assigned new zoning. However, other conditional overlays are very specific and cannot be integrated into a new draft zone; those are carried forward in the new map with zoning from the current code (labeled as F25).



## Help us get it right.

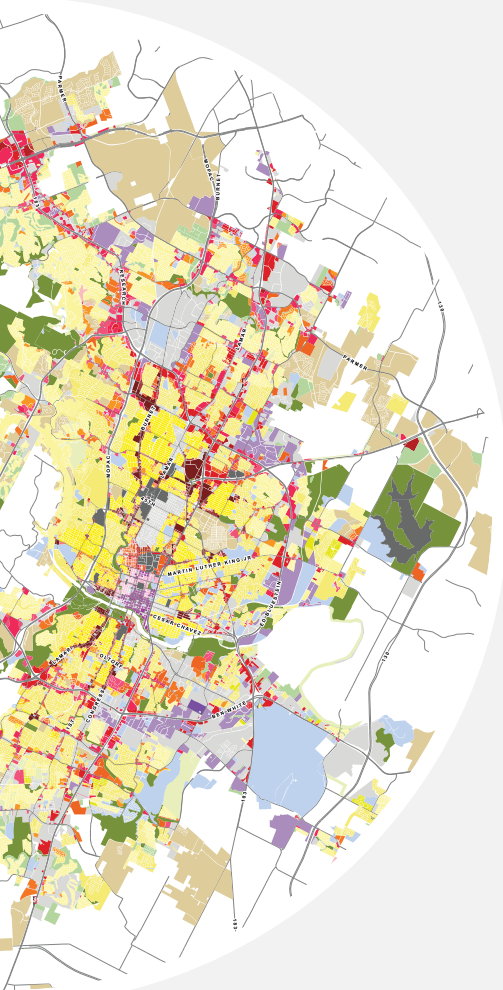
Austin's Land Development Code is getting its most significant update in thirty years. As we work toward adoption of the new code, we invite you to review and comment on the draft code document, ask questions, and stay connected.

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### How do I find out my proposed zone, and what is the difference from my current zoning?

CodeNEXT is making it easy to see your current zoning and compare to the new proposed zone for your area or anywhere in Austin! Visit [codenext.engagingplans.org](http://codenext.engagingplans.org) to learn more about the project, find what new zone is being proposed for a piece of property, and compare side-by-side with current zoning.

### How can I comment on the map?

By visiting [codenext.engagingplans.org](http://codenext.engagingplans.org) you are able to make comments on specific properties or on zoning districts generally.

### Who can I ask specific questions regarding the map or zones?

The CodeNEXT Team is offering a variety of opportunities to speak with staff and comment on the draft map and zones. Open Houses offer a broad overview the new code and how zoning was applied across the city. Staff are present at these meetings to answer questions. For detailed inquiries that relate to specific properties, City staff is hosting a series of one-on-one office hours across the city. An event schedule can be found here: [codenext.engagingplans.org/events](http://codenext.engagingplans.org/events); you can sign up for office hours here: [tiny.cc/codenextofficehours](http://tiny.cc/codenextofficehours).

### When will CodeNEXT be adopted, and do I have an opportunity to request a change before then?

Public hearings before the Planning Commission (PC) and the Zoning and Platting Commission (ZAP) are anticipated to begin in September 2017.

Before the draft map and text make their way to Planning Commission in September, the public is able to provide feedback and recommendations on the draft map and text. All comments received on the text and map before October 31, 2017, will be considered for incorporation into the final staff recommendation provided to PC and ZAP. The Commissions will make their own recommendations to City Council by the end of January 2017. City Council will then have the opportunity to consider the draft text and map commencing in February with the opportunity to complete public hearings by April 2018. Comments received after the October cutoff date will be provided directly to the PC, ZAP, and Council for their consideration in the final adoption draft.

### How will rezonings happen after CodeNEXT is adopted?

Rezonings will continue to occur with a similar process under the new land development code. To dig further into the process, check out *Section 23-4B-3: Zoning Map Designations and Amendments*.

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