

# Detailed Annotated Outline

## Preferred TOC Annotated Outline

**Chapter 20-1 Title, Purpose and Jurisdiction**

*This chapter would be the legal framework for regulating development.*

**Chapter 20-2 Zoning Code**

*This chapter would include standards for development regarding: Where development may or may not occur, What may or may not be developed and How Much can be developed.*

**Article 2A Introduction**

*Contains legal requirements of establishing zones, incorporating the zoning map by reference and provides a overview of how to use the Zoning Code.*

**Article 2B General to All Development**

*Contains standards that apply across the city regardless of zoning district such as Endangered Species, Tree Protection, and Water Quality Protection.*

**Article 2C Specific to Zones**

*Contains standards that apply to an individual lot such as building form and allowed uses.*

**Article 2D Supplemental to Zones**

*Contains standards that supplement the building form and land use standards of the zoning districts. These standards would not necessarily apply across all zoning districts. Standards would include supplemental form standards such as Frontage Type Standards, as well as additional general standards such as parking, signage, landscape, fencing, and screening standards.*

**Article 2E Specific to Large Sites**

*Contains design standards that are applied to larger scale developments.*

**Article 2F Supplemental to Large Sites**

*Contains standards would include such items as civic space and thoroughfare design.*

**Article 2G Administration and Procedures**

*Contains the Administration and Procedures related to Zoning Districts.*

**Article 2H Definitions**

*Contains Definitions of terms and land uses.*

**Chapter 20-3 Subdivision**

*This chapter would include the technical and legal requirements for subdividing property and site plans. Design based subdivision and site plan standards are located in Chapter 20-5*

**Chapter 20-4 Infrastructure**

*This chapter would include the technical requirements, administration and procedures for infrastructure related items such as Transportation, Water and Wastewater and Drainage.*

**Chapter 20-5 Technical Codes**

*This chapter would include the Austin specific modifications to National and International codes that regulate How development is built.*

**Chapter 20-6 Miscellaneous Administration and Procedures**

*This chapter would include various administration and procedures that do not cleanly fall into one of the previous Chapters.*

These outlines are provided as examples and are subject to change as code content is revised.

# TOC: One Title using Chapter/Article/Division

## TITLE 20 LAND DEVELOPMENT CODE

### Preamble

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#### Chapter 20-1 Title, Purpose and Jurisdiction

##### Article 20-1A Title

##### Article 20-1B Legislative Intent and Purpose

##### Article 20-1C Authority

##### Article 20-1D Disclaimer of Liability and Severability

##### Article 20-1E Effective Date

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#### Chapter 20-2 Zoning Code

##### Article 20-2A Introduction

Division 20-2A-1 Purpose

Division 20-2A-2 Establishment of Zones

Division 20-2A-3 Zoning Map

Division 20-2A-4 How to Use Zoning Code

##### Article 20-2B General to All Development

Division 20-2B-1 Purpose

Division 20-2B-2 Affordable Housing

Division 20-2B-3 Tree And Natural Area Protection

Division 20-2B-4 Endangered Species

Division 20-2B-5 Water Quality

##### Article 20-2C Specific to Zones (Lot Scale)

Division 20-2C-1 Purpose

Division 20-2C-2 Establishment And Designation Of Zoning Districts

Division 20-2C-3 Transect Zoning Districts

Division 20-2C-4 Non-Transect Zoning Districts

Division 20-2C-5 Overlay Districts (includes Airport Hazard And Compatible Land Use Regulations)

##### Article 20-2D Supplemental to Zones (Lot Scale)

Division 20-2D-1 Private Frontages

Division 20-2D-2 Signage

Division 20-2D-3 Landscaping

Division 20-2D-4 Outdoor Lighting

Division 20-2D-5 Parking and Loading

Division 20-2D-6 Specific to Use

Division 20-2D-7 Additional General Standards

##### Article 20-2E Specific to Large Sites (Community Scale)

Division 20-2E-1 Purpose and Applicability

Division 20-2E-2 General to Community Design

Division 20-2E-3 Walkable Urban Community Design

Division 20-2E-4 Drivable Suburban Community Design

##### Article 20-2F Supplemental to Large Sites (Community Scale)

Division 20-2F-1 Civic and Open Spaces

Division 20-2F-2 Thoroughfare Types

##### Article 20-2G Administration and Procedures

Division 20-2G-1 Purpose

Division 20-2G-2 Common Procedures

Division 20-2G-3 Permits and Approvals

Division 20-2G-4 Amendments

Division 20-2G-5 Non-conforming Provisions

Division 20-2G-6 Variances, Special Exceptions and Adjustments

Division 20-2G-7 Appeals

Division 20-2G-8 Enforcement

##### Article 20-2H Definitions

Division 20-2H-1 Terms

Division 20-2H-2 Land Uses

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These outlines are provided as examples and are subject to change as code content is revised.

# TOC: One Title using Chapter/Article/Division (continued)

## TITLE 20 LAND DEVELOPMENT CODE

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### Chapter 20-3 Subdivision

#### Article 20-3A Introduction

#### Article 20-3B Subdivision Procedures

Division 20-3B-1 Subdivision Compliance

Division 20-3B-2 Subdivision Procedures

Division 20-3B-3 Platting Requirements

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### Chapter 20-4 Infrastructure (if Articles only contain administration and procedures they can move to Chapter 20-6)

#### Article 20-4A Introduction

#### Article 20-4B Transportation

Division 20-4B-1 General Provisions

Division 20-4B-2 Reservation And Dedication Of  
Right-Of-Way

Division 20-4B-3 Traffic Impact Analysis

Division 20-4B-4 Road Utility Districts

#### Article 20-4C Water and Waste Water

Division 20-4C-1 Utility Service

Division 20-4C-2 Water Districts

Division 20-4C-3 Water And Wastewater Capital  
Recovery Fees

Division 20-4C-4 Reclaimed Water

#### Article 20-4D Drainage

Division 20-4D-1 General Provisions

Division 20-4D-2 Drainage Studies; Floodplain And  
Floodway Delineation

Division 20-4D-3 Requirements For Approval

Division 20-4D-4 Special Requirements In Zoning  
Jurisdiction

Division 20-4D-5 Design And Construction  
Standards

Division 20-4D-6 Responsibilities Of Owner Or  
Developer

### Chapter 20-5 Technical Codes

#### Article 20-5A Introduction

#### Article 20-5B Technical Codes

Division 20-5B-1 Building Code

Division 20-5B-2 Food Establishments

Division 20-5B-3 Reserved

Division 20-5B-4 Electrical Code

Division 20-5B-5 Mechanical Code

Division 20-5B-6 Plumbing Code

Division 20-5B-7 Fire Code

Division 20-5B-8 Solar Energy Code

Division 20-5B-9 Property Maintenance Code

Division 20-5B-10 Reserved

Division 20-5B-11 Residential Code

Division 20-5B-12 Energy Code

#### Article 20-5C Administration Of Technical Codes

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### Chapter 20-6 Miscellaneous Administration And Procedures (Content within this Chapter will be refined with staff)

#### Article 20-6A TBD

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