

# AUSTIN LAND DEVELOPMENT CODE

City Council  
Draft 2 Roll Out  
September 20, 2017

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

20-SEP-17

# Overview

- Introduction
- Draft 2 Improvements
- Zoning Code Capacity Analysis
- Points of Contact



# INTRODUCTION



# IMAGINE AUSTIN COMPREHENSIVE PLAN

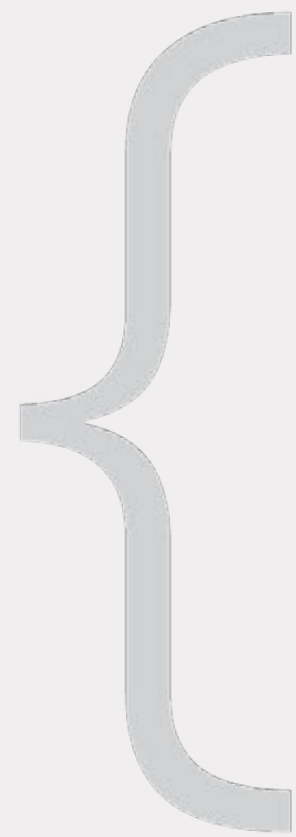


**The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012**

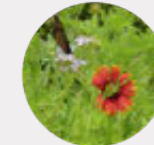
**Imagine Austin** lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.



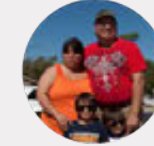
## Core Principles for Action



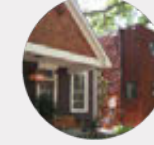
**Grow as a compact, connected city**



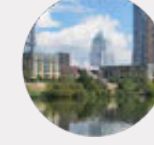
**Integrate nature into the city**



**Provide paths to prosperity for all**



**Develop as an affordable and healthy community**



**Sustainably manage water, energy and other environmental resources**



**Endorse innovation and creativity throughout the city**







In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 - 2014

Listening to the Community



2014

Code Diagnosis



2014 - 2015

Community Character Manual



2015

Alternative Approaches to the Code



2016

Code Prescriptions



2017

Draft Code

Past reports and documentation of the CodeNEXT process can be reviewed at [austintexas.gov/CodeNEXT](http://austintexas.gov/CodeNEXT)



# Top 10 Issues



**1** Ineffective Base Zoning Districts



**2** Competing Layers of Regulations



**3** Complicated "Opt-in, Opt-out" System



**4** Lack of Household Affordability and Choice



**5** Auto-Centric Code



**6** Not Always In Line with Imagine Austin



**7** Lack of Usability and Clarity



**8** Ineffective Digital Code



**9** Code Changes Adversely Affect Department Organization



**10** Incomplete and Complicated Administration and Procedures





# LIMITATIONS OF CONVENTIONAL ZONING

The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

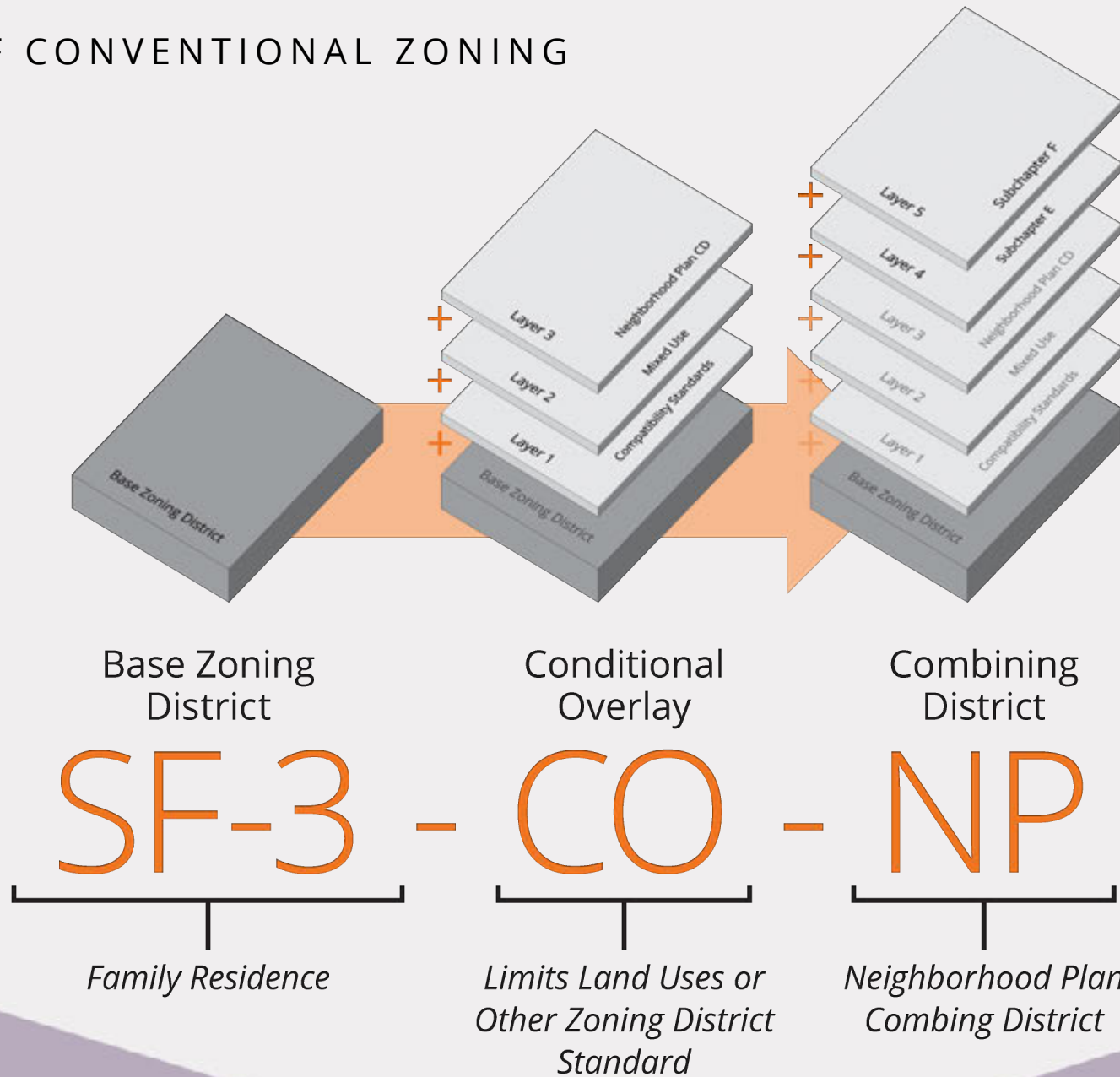


*These three parcels have "CS - Commercial Services" as their base zone.*



# LIMITATIONS OF CONVENTIONAL ZONING

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.



## Other SF-3 Combinations

- SF-3
- SF-3-CO
- SF-3-CO-H-NP
- SF-3-CO-NCCD-NP
- SF-3-H
- SF-3-H-CO-NP
- SF-3-H-HD-NCCD-NP
- SF-3-H-HD-NP
- SF-3-H-NCCD-NP
- SF-3-H-NP
- SF-3-HD
- SF-3-HD-NCCD-NP
- SF-3-HD-NP
- SF-3-NCCD-NP
- SF-3-NP





## Existing Base Zoning Districts

### RESIDENTIAL

- LA** Lake Austin Residence District
- RR** Rural Residence District
- SF-1** Single Family - Large Lot
- SF-2** Single Family - Regular Lot
- SF-3** Family Residence
- SF-4A** Single Family - Small Lot
- SF-4B** Single Family - Condominium
- SF-5** Urban Family Residence
- SF-6** Townhouse and Condominium
- MF-1** Multifamily - Limited Density
- MF-2** Multifamily - Low Density
- MF-3** Multifamily - Medium Density
- MF-4** Multifamily - Moderate Density
- MF-5** Multifamily - High Density
- MF-6** Multifamily - Highest Density
- MH** Mobile Home Residence

### COMMERCIAL

- NO** Neighborhood Office
- LO** Limited Office
- GO** General Office
- CR** Commercial Recreation
- LR** Neighborhood Commercial
- GR** Community Commercial
- L** Lake Commercial
- CBD** Central Business District
- DMU** Downtown Mixed Use
- W/LO** Warehouse/Limited Office
- CS** Commercial Services
- CS-1** Commercial - Liquor Sales
- CH** Commercial Highway

### INDUSTRIAL

- IP** Industrial Park
- LI** Limited Industrial Service
- MI** Major Industrial
- R&D** Research and Development

## Combining and Overlay Districts

- Central Urban Redevelopment (CURE)
- Conditional Overlay
- Historic Landmarks
- Historic Area
- Neighborhood Conservation
- Capitol Dominance
- Capitol View Corridor Overlay
- Congress Avenue
- East Sixth / Pecan Street
- Downtown Parks
- Downtown Creeks
- Convention Center
- Planned Development Area
- Criminal Justice Center Overlay
- Barton Springs Zoning District Overlay
- Waterfront Overlay
- University Neighborhood Overlay
- Neighborhood Plan
- Mixed Use
- Vertical Mixed Use

## Special Purpose Zoning Districts

- DR** Development Research
- AV** Aviation Services
- AG** Agricultural District
- P** Public
- PUD** Planned Unit Development
- TN** Traditional Neighborhood
- TOD** Transit Oriented Development
- NBG** North Burnet/Gateway
- ERC** East Riverside Corridor

400+

Combinations Found in the Existing Code



# COMMENTS ON PUBLIC REVIEW DRAFT (DRAFT 1)



# EVENTS AND MEETINGS:

5

CODETALK  
PANELS

HELD ON THEMES

100

OFFICE  
HOURS

HELD FOR ONE-ON-ONE MEETINGS

16

MEETINGS

ON CODE TEXT AND MAP

30

MEETINGS

STAKEHOLDER GROUPS





**OVER 4,100**

comments on the text from 3,410 users  
through the CiviComment portal

**OVER 75**

submitted position papers



What we heard during the  
Public Review Draft, a desire for:

“More Consistency”

“More Flexibility”

“Single Spectrum”



## Initial Recommendations:

- A. Relax building form dimensions that do not affect the public realm. Detailed diagrams depicting allowable side a rear “wings” do little for street life, but create unnecessary hardships for residents and designers.
- B. Eliminate minimum lot depths. This creates too many issues with Austin’s diversity of lot sizes, and does nothing to improve the public realm.

- AIA Austin CodeNEXT Charrette Key Findings





# Draft 2 Improvements from Existing LDC and Draft 1

## Approach, Mapping and Standards:

- More Consistent
- More Flexible



# Draft 2 Moves Austin Closer to Implementing Imagine Austin Goals



# DRAFT 2 IMPROVEMENTS





# MAPPING CHANGES

- South Austin Combined Neighborhood Plan Mapped
- Former low intensity office and commercial zones that Main Street zoning applied allowed more intense uses; Draft 2 new Main Street zones match current existing less intensive uses (office and light retail)



# MAPPING CHANGES

- Conservation Lands introduced on Balcones Canyonlands Conservation Program (BCCCP) lands and certain water quality protection properties.
- Park (PR) applied to City Parkland (work continues)
- Former Title 25 (F25) applied to properties that are bound to Title 25, such as NCCDs, specific COs, PDAs, TOD, NBG, and ERC



# MAPPING CHANGES

## SF-2

- Former SF-2 with T3 applied in Draft1; Draft 2 now has R2A applied.
- SF-3 in more suburban area R1 applied

## SF-3

- Former SF-3 with T4 applied in Draft1; Draft 2 now has R3 applied.
- SF-3 along Imagine Austin Corridors and within a connected grid R3 applied
- SF-3 in more suburban area R2 applied





# 2015 City Council Direction “Hybrid” Code



# 2015 City Council Direction “Hybrid” Code

## Transect Zones

**T3NE**

**T3N**

## Non-Transect Zones

**LDR**

**LMDR**



# Arrange Zones Along a Single Spectrum

Draft 1 Improved upon the Existing LDC by reorganizing standards and providing additional tools by creating two zoning tools in a hybrid code.

Concerns with Draft 1: Separating zones into distinct categories—Transect and Non-Transect—divided the City.

Draft 2 creates a single spectrum of zones that can respond to specific on-the-ground conditions found throughout Austin.



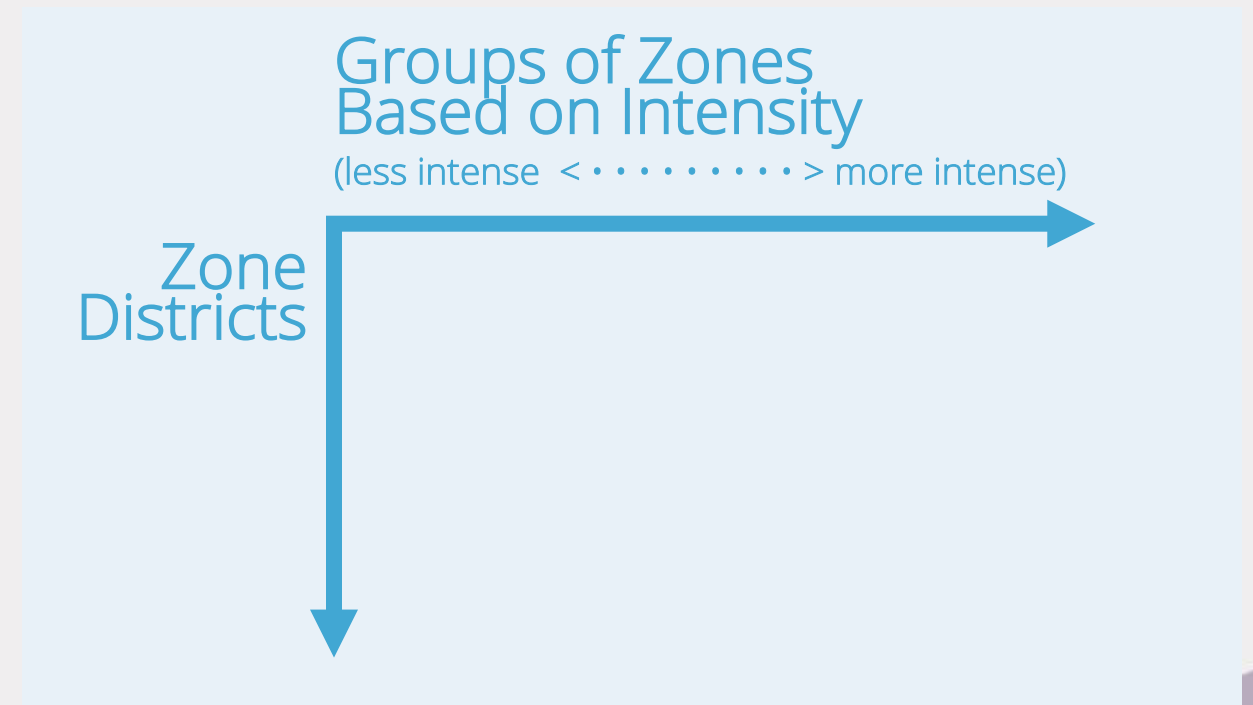
## STRUCTURE

**ZONE Districts** are organized into Categories and Groups

**CATEGORIES** are overall themes such as house-scaled residential or mixed-use

**GROUPS** are zones that share common intensities of development.

## Zones are organized into Theme Categories





Category:

Residential House-Scale

Groups:

Residential 1,  
Residential 2, Residential 3

Zones:

Residential 1A,  
Residential 1B,  
Residential 1C ...

# Residential House-Scale

Zone Group	R1	R2	R3
Zone Districts	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D



# NEW ORGANIZATION

## Categories:

Zone Districts are organized into theme categories

Residential House-Scale

Residential Multi-Unit

Mixed-Use

Main Street

Regional Center

Commercial & Industrial

Other



# RESIDENTIAL HOUSE-SCALE

One Spectrum of Zone Districts

Naming reflects “**Typical**” number of units

Standards use “**Consistent**” approach

- McMansion Tent / Height
- Lot Size Standards

Zones applicable citywide



# RESIDENTIAL HOUSE-SCALE

Zone Group	RR	LA	R1	R2	R3	R4
Zone Districts	RR	LA	R1A R1B R1C	R2A, R2B, R2C, R2D, R2E	R3A, R3B, R3C, R3D	R4A R4B R4C
Number of Units	One Unit Typical	One Unit Typical	One Unit Typical	Up to <b>Two</b> Units Typical	Up to <b>Three</b> Units Typical	Up to <b>Four</b> Units Typical
Height feet	<b>35</b>	<b>30</b>	<b>35</b> (22 R1C)	<b>35</b> (22 R2A / R2C)	<b>22</b>	<b>22</b>
Front Setback feet	<b>40</b>	<b>40</b>	<b>25</b>	<b>25</b> (15 for R2D / R2E)	<b>25</b> (15 for R3D)	<b>25</b> (15 for R4B / R4C)
Building Cover	<b>20%</b>	<b>varies</b>	<b>40%</b> (35% R1A)	<b>40%</b> (55% for R2D / R2E)	<b>40%</b>	<b>40%</b>
Impervious Cover	<b>25%</b>	<b>varies</b>	<b>45%</b> (40% R1A)	<b>45%</b> (65% for R2D / R2E)	<b>45%</b>	<b>45%</b>





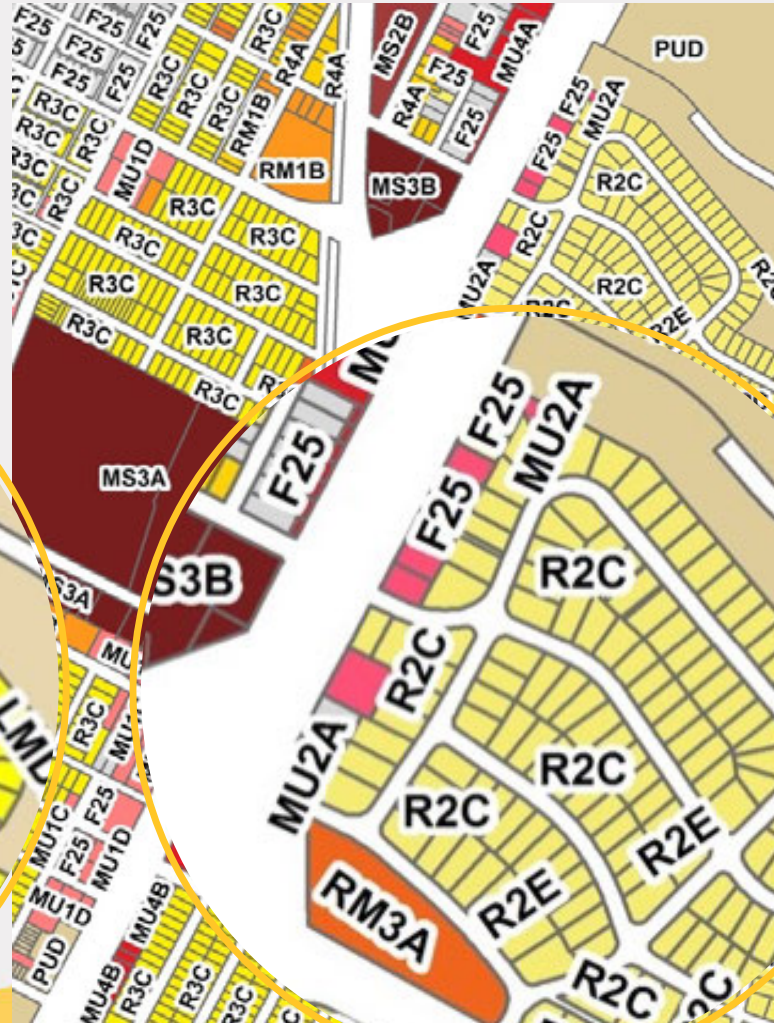


# ZONE NAMES AND MAP CHANGES

Existing Title 25

DRAFT 1

DRAFT 2

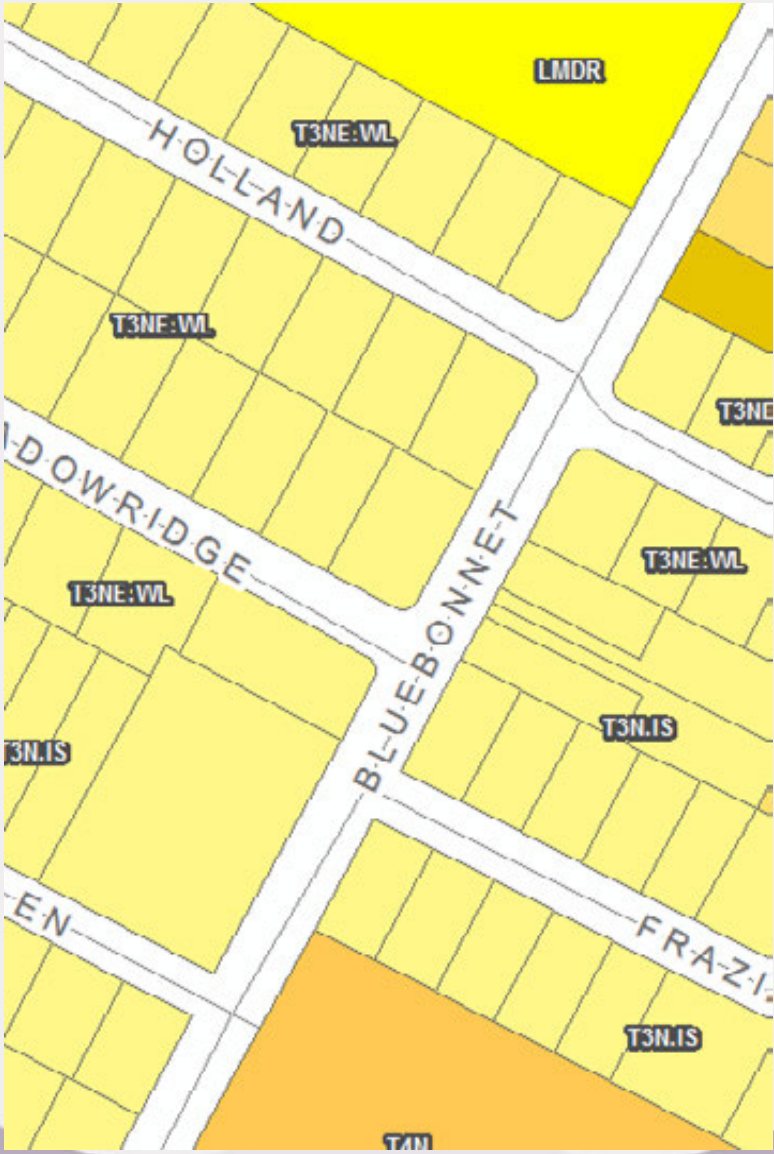




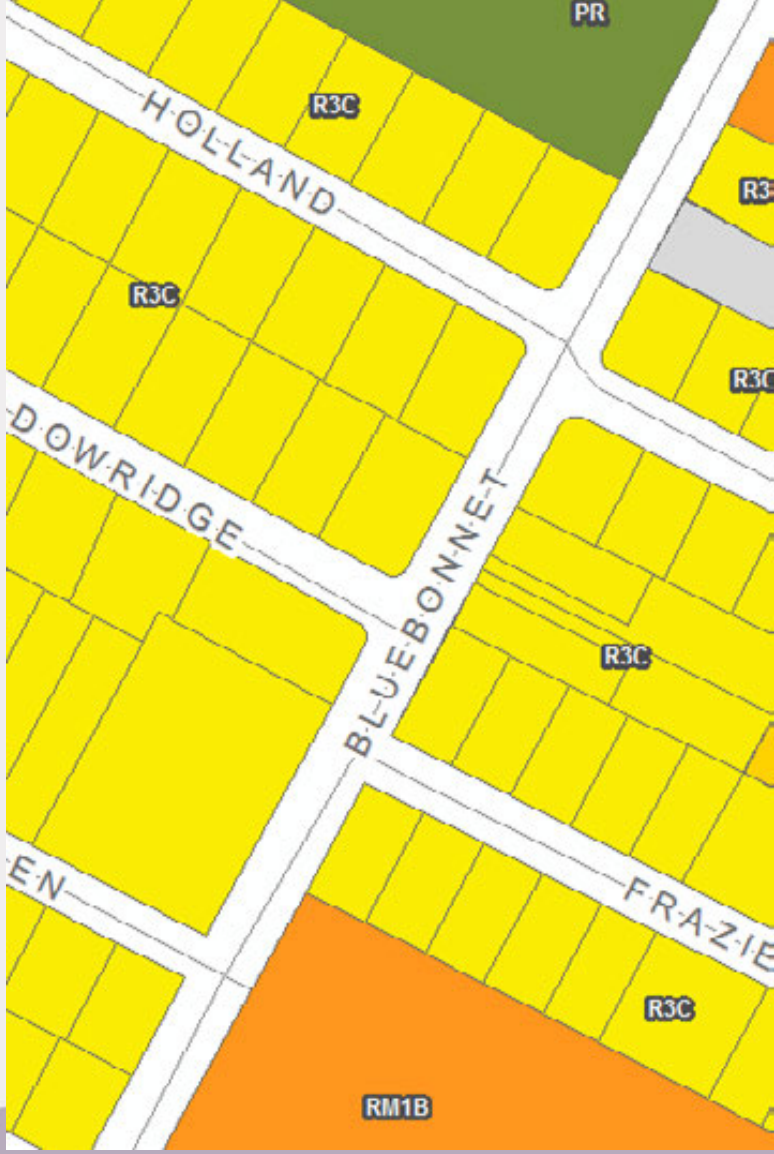
# Existing Title 25



# DRAFT 1

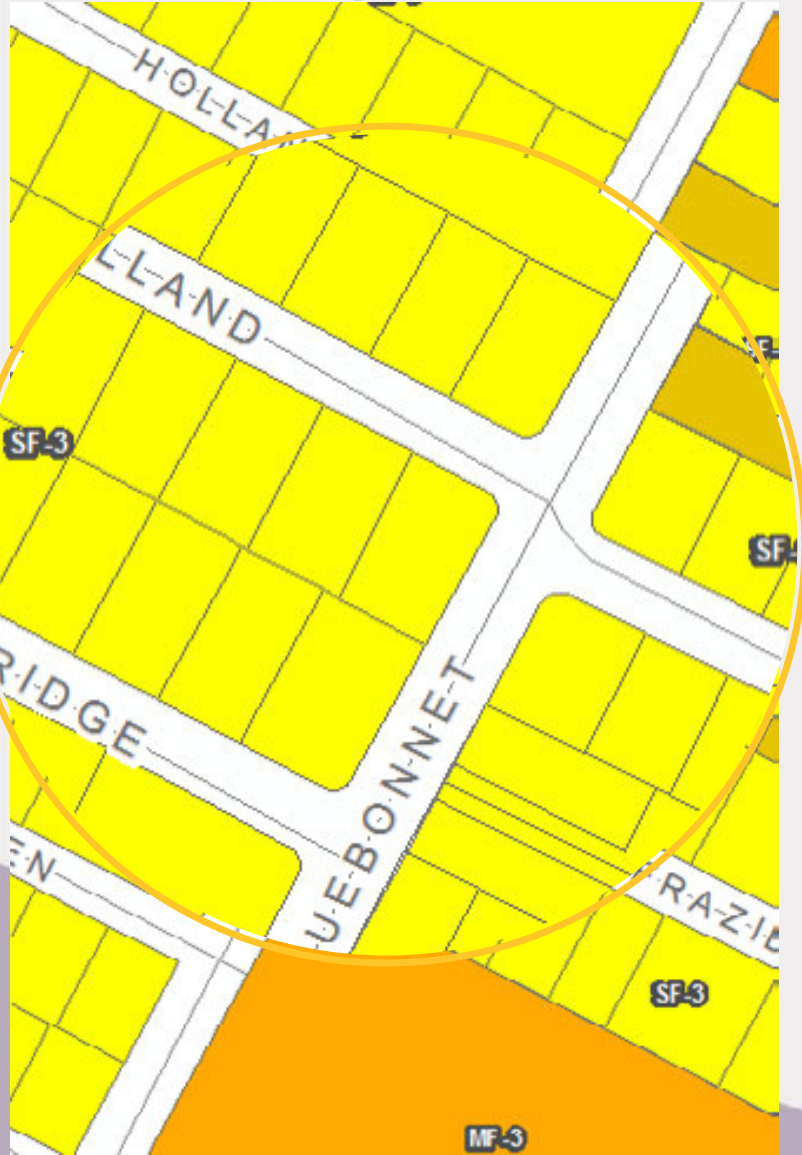


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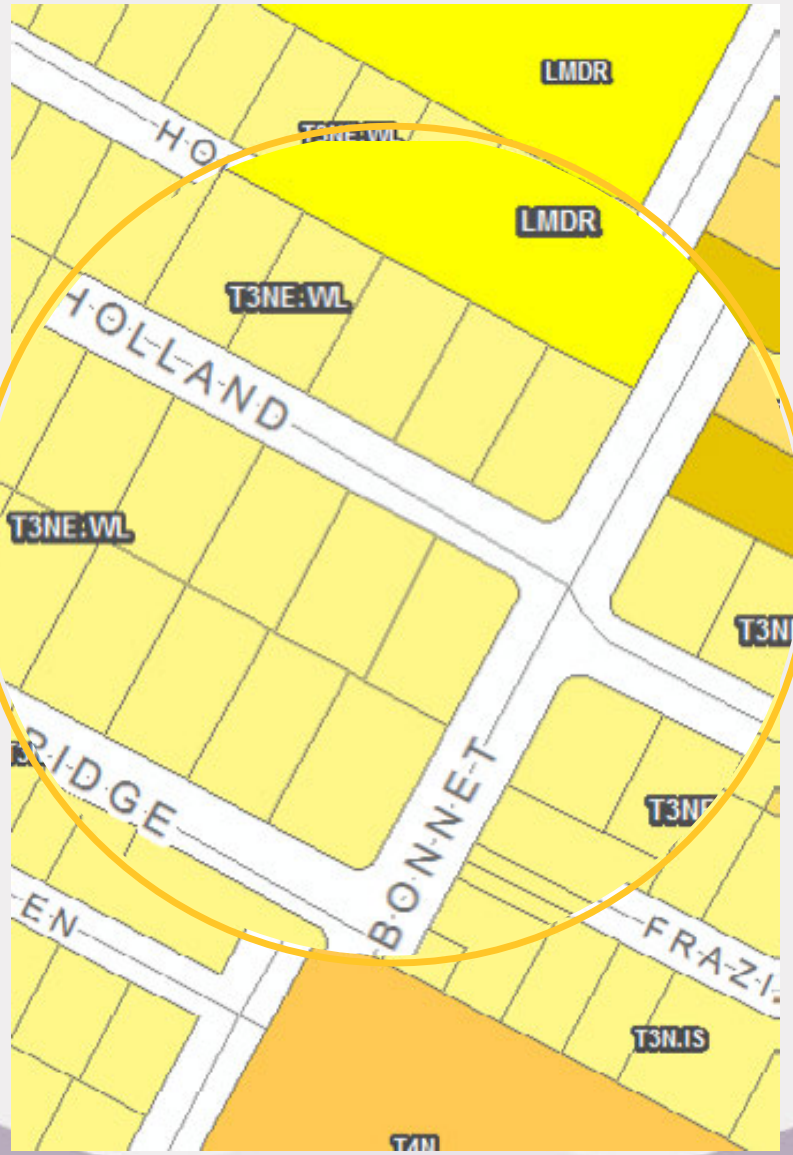




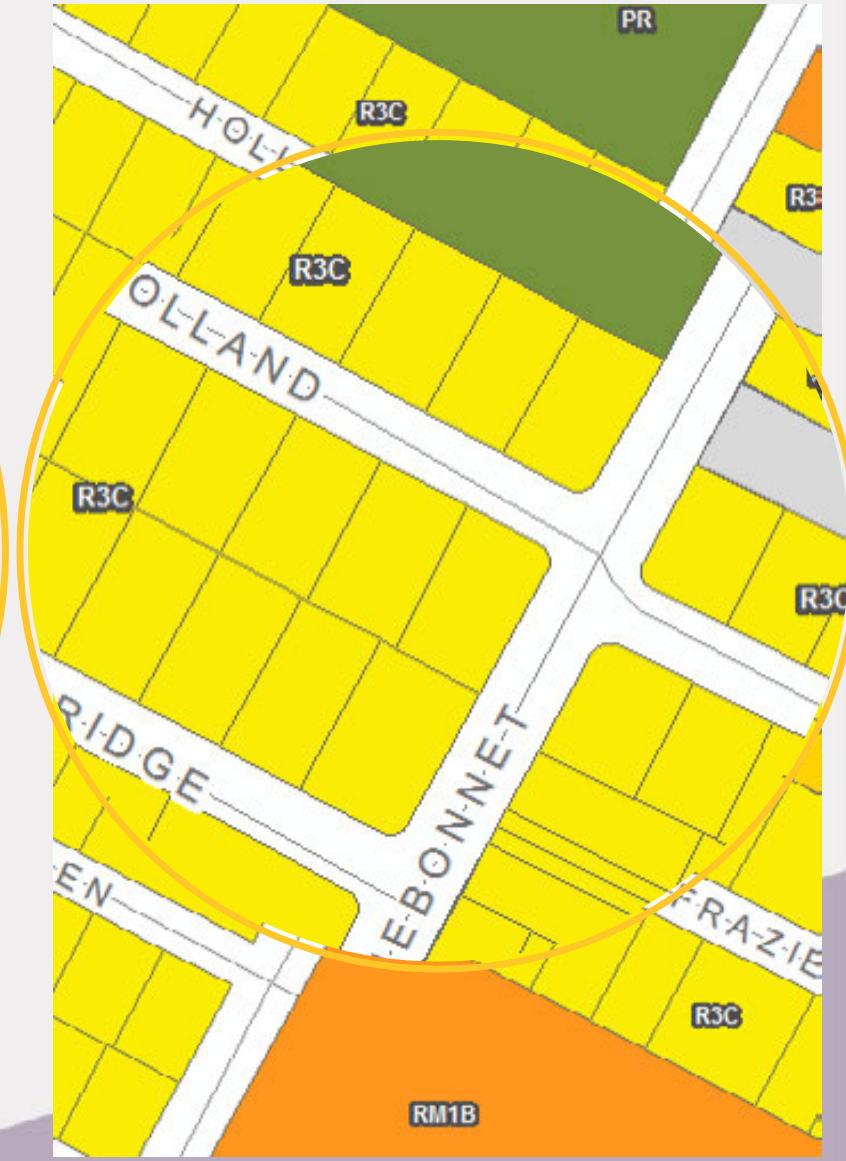
# Existing Title 25



# DRAFT 1

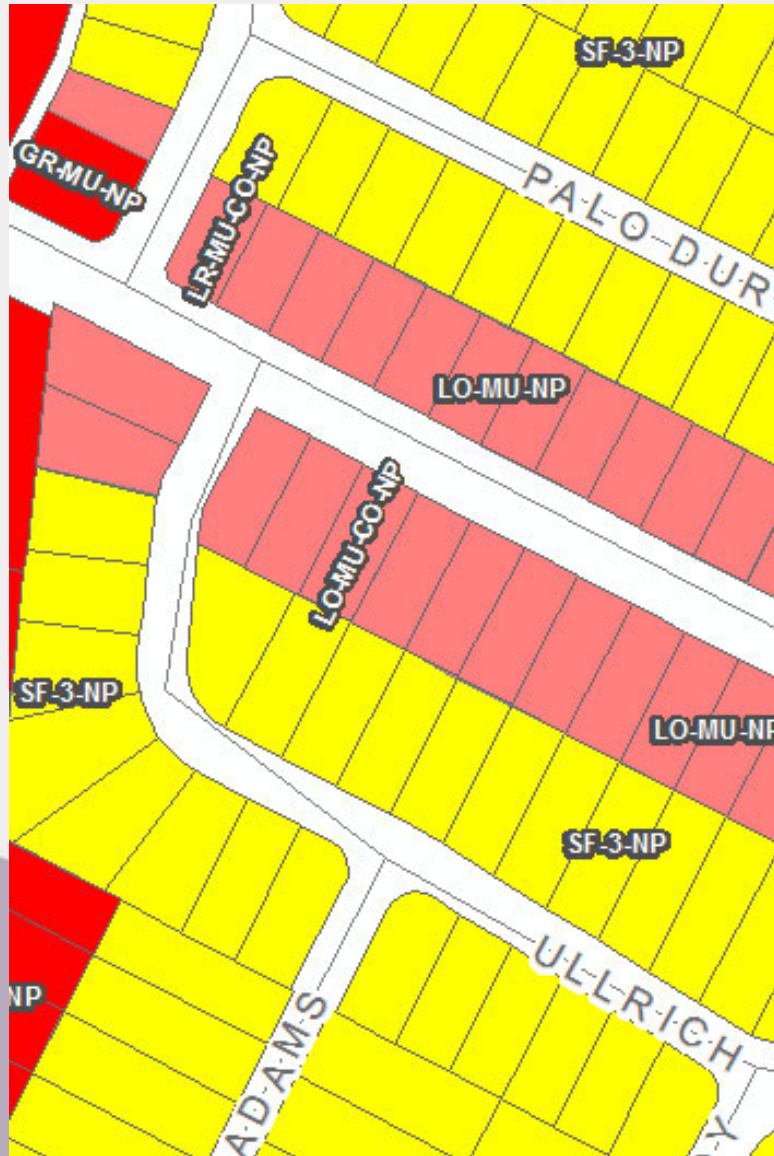


# DRAFT 2

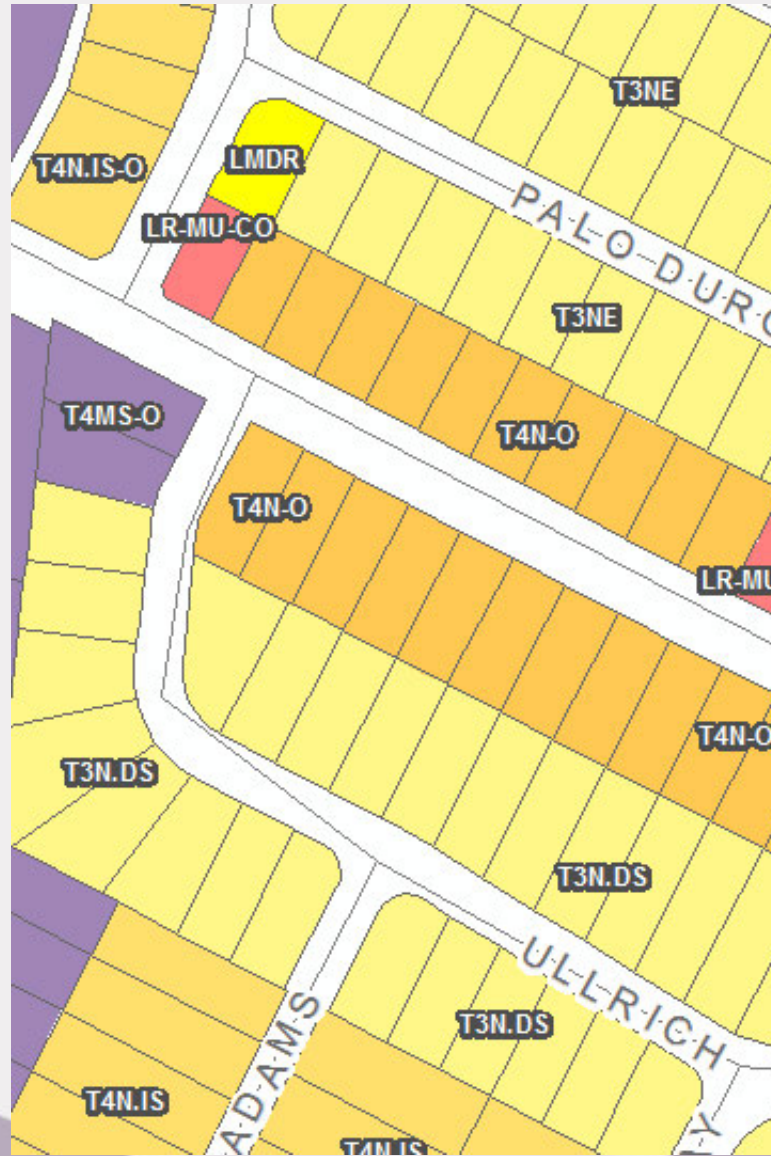




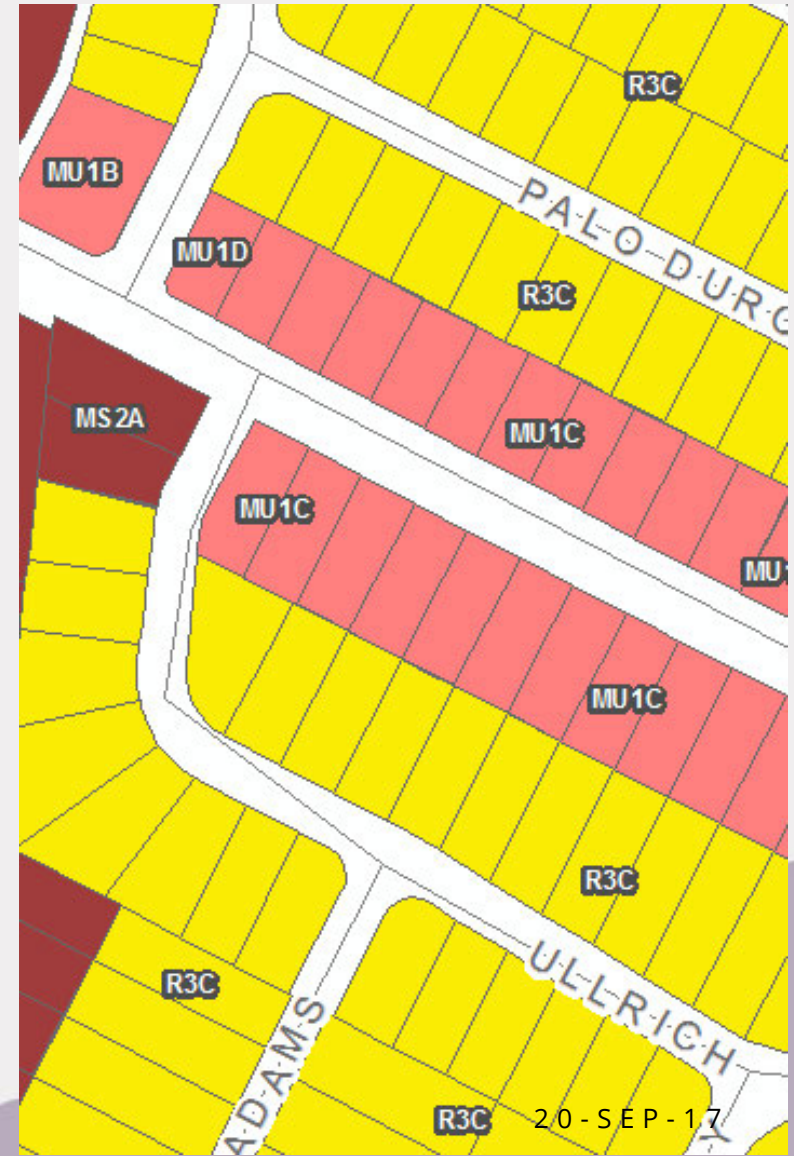
# Existing Title 25



# DRAFT 1

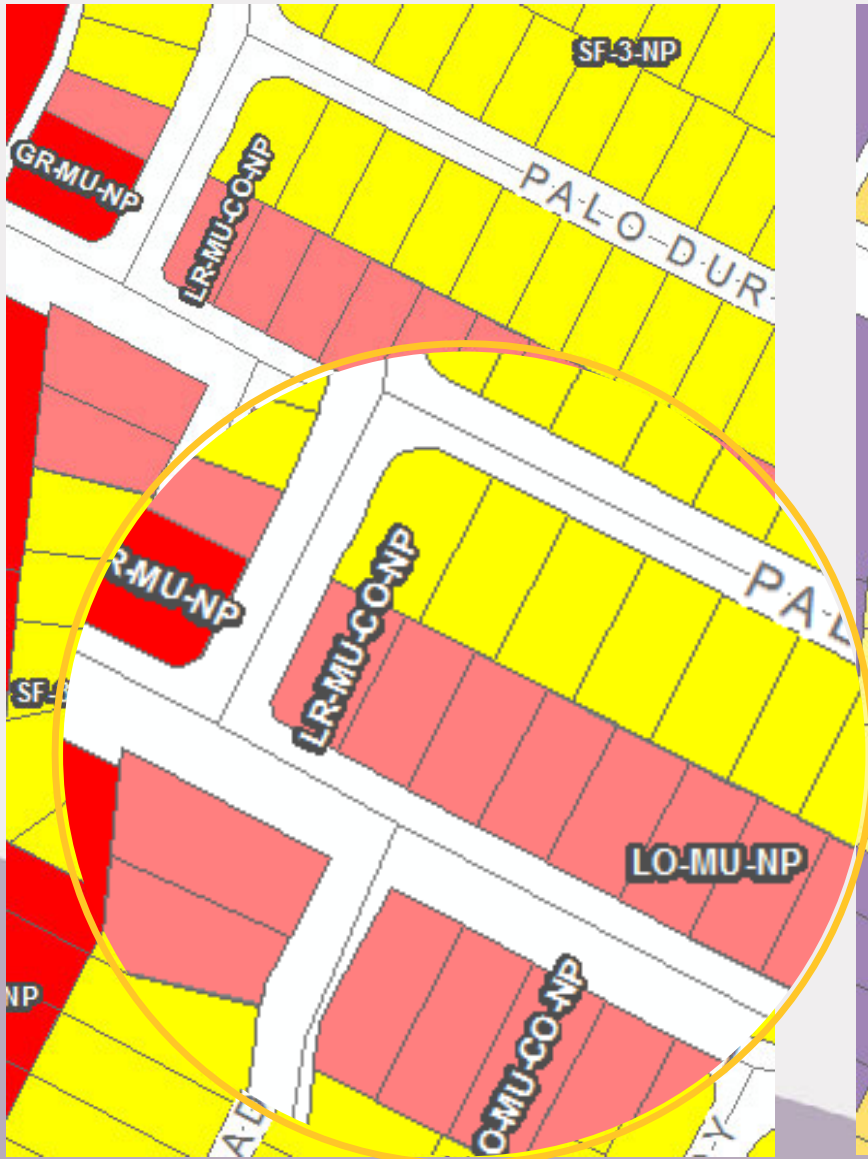


# DRAFT 2

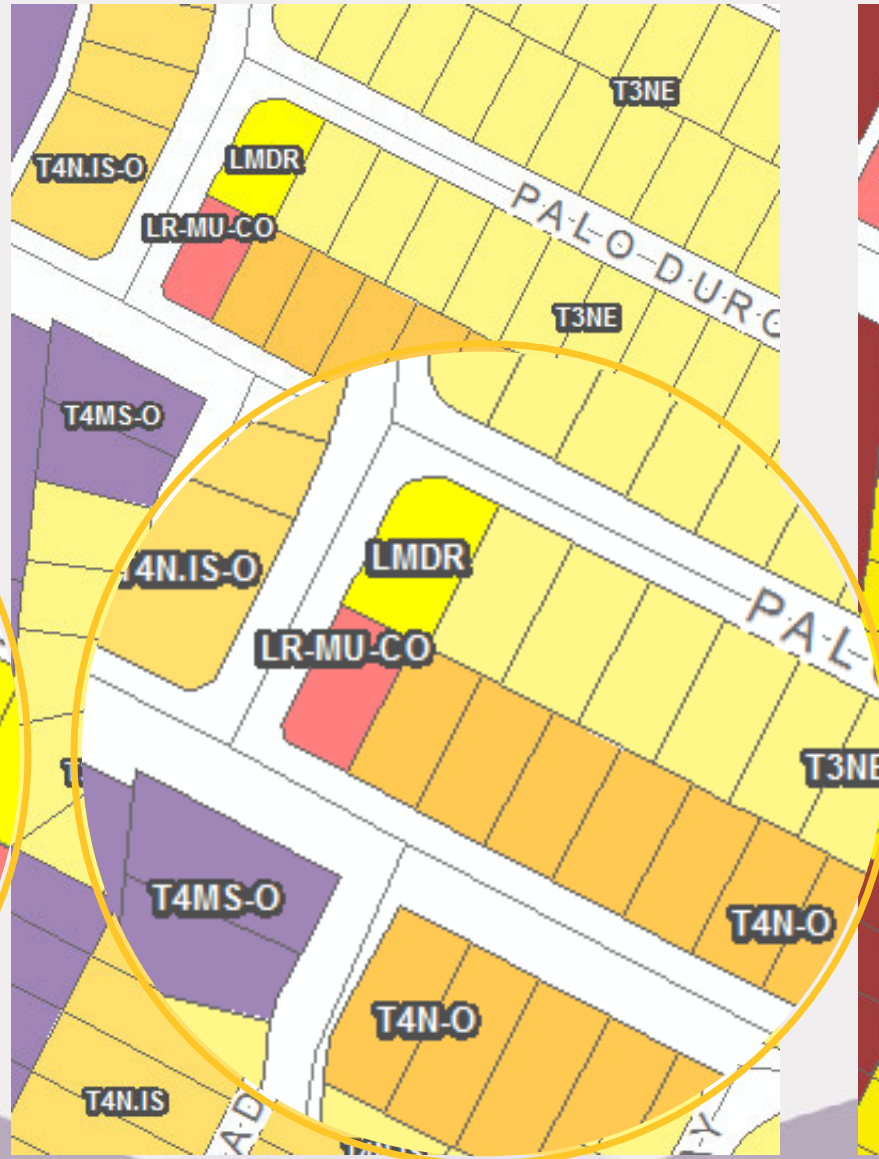




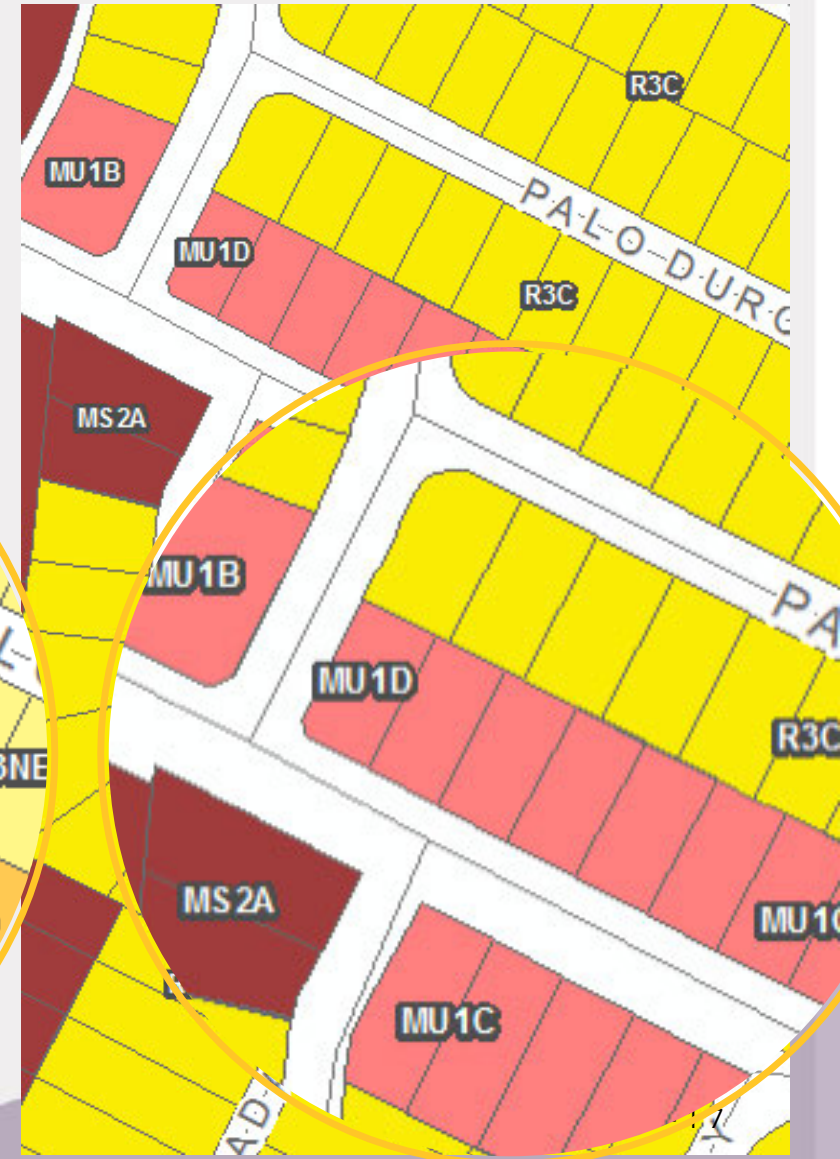
# Existing Title 25



# DRAFT 1



# DRAFT 2



# Impervious Cover and Building Cover

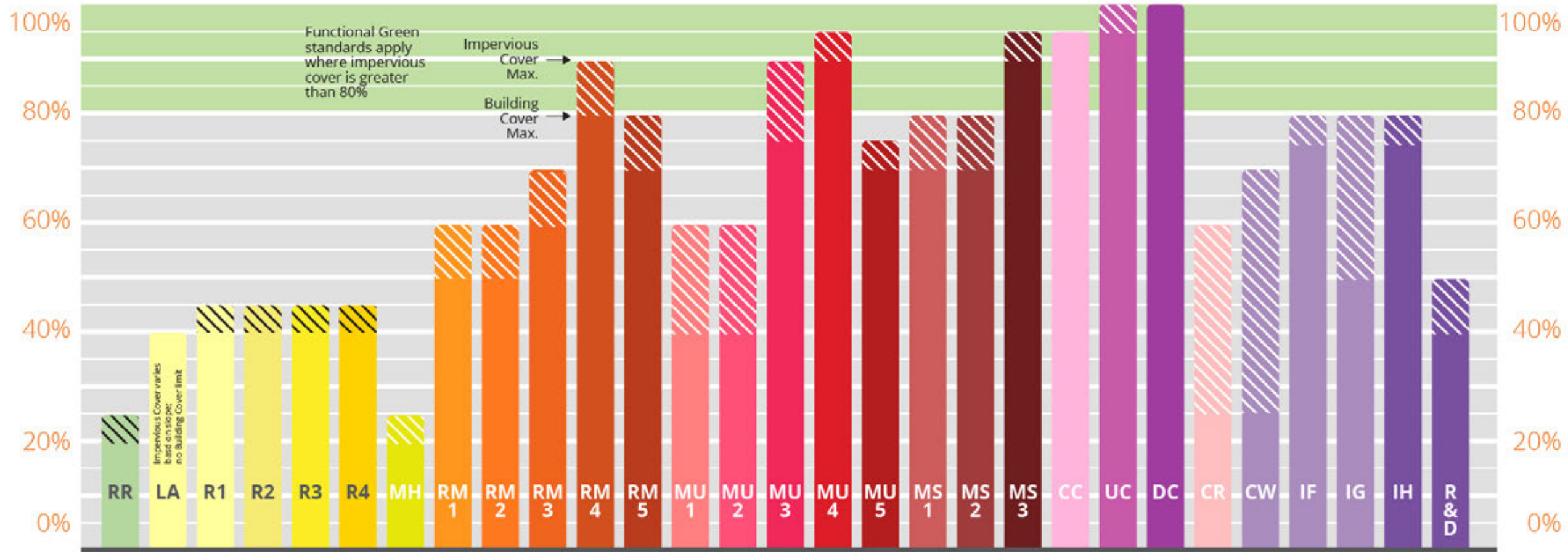
Draft 1 built upon the Existing LDC and strengthened water quality and flood mitigation regulations.

Concerns with Draft 1: Concern over how the former two zoning tools related and if the new districts increased impervious cover.

Draft 2 provides a single spectrum that allows for easier comparison of impervious cover and building cover limits.



# IMPERVIOUS COVER & BUILDING COVER





# IMPERVIOUS COVER & BUILDING COVER



# Height Standards

Draft 1 built upon the Existing LDC, then refined and crafted new tools for height measurements for different zone districts.

Concerns with Draft 1: Too many different ways of measuring height and nomenclature created confusion.

Draft 2 created a more consistent method of measuring height, but still maintained tools for different contexts.



# height

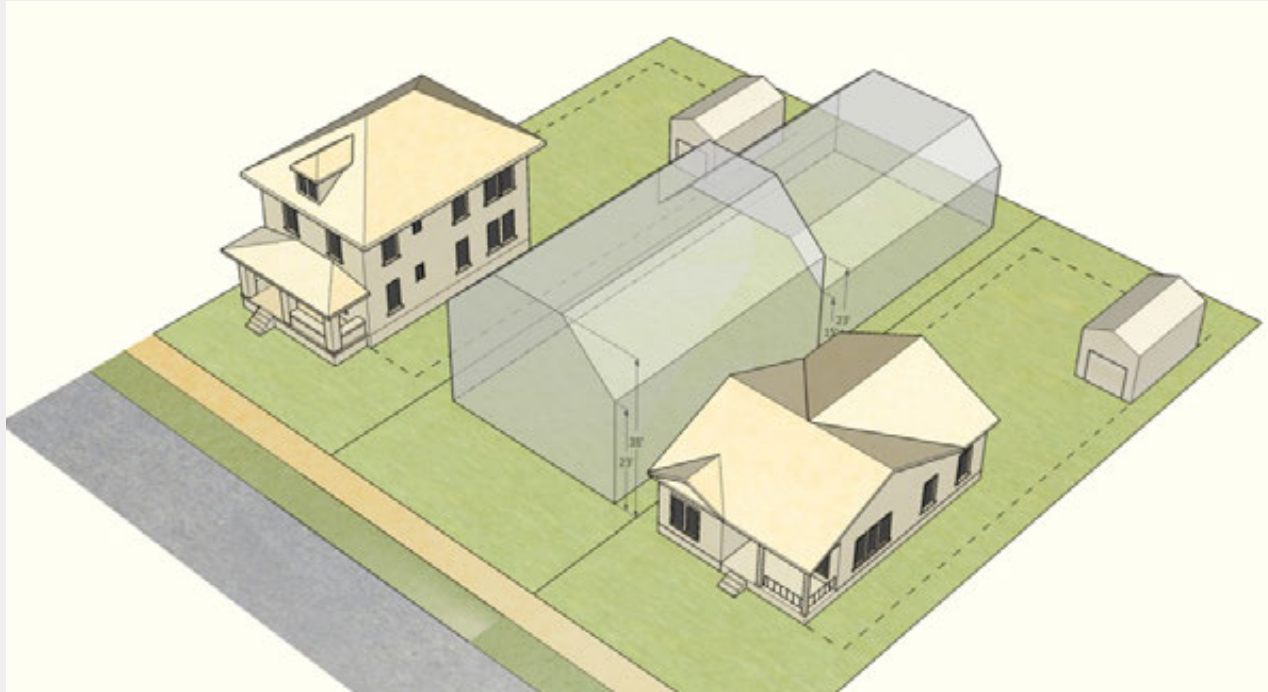
## CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

*Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.*

*Gables and Dormers remain as an option for articulating roof forms.*

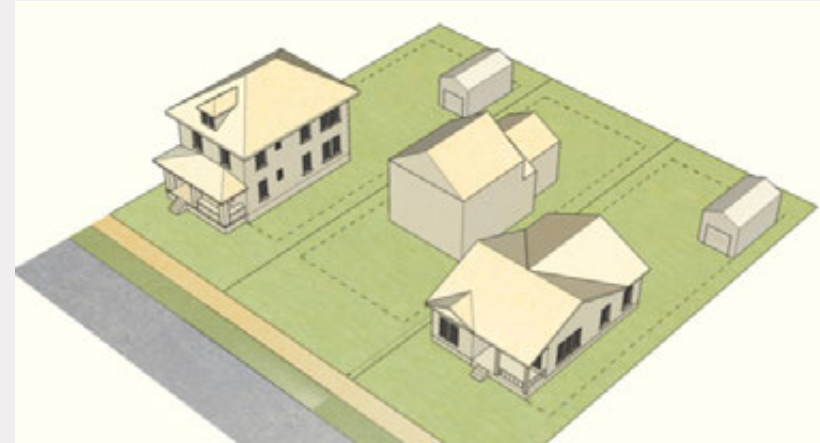
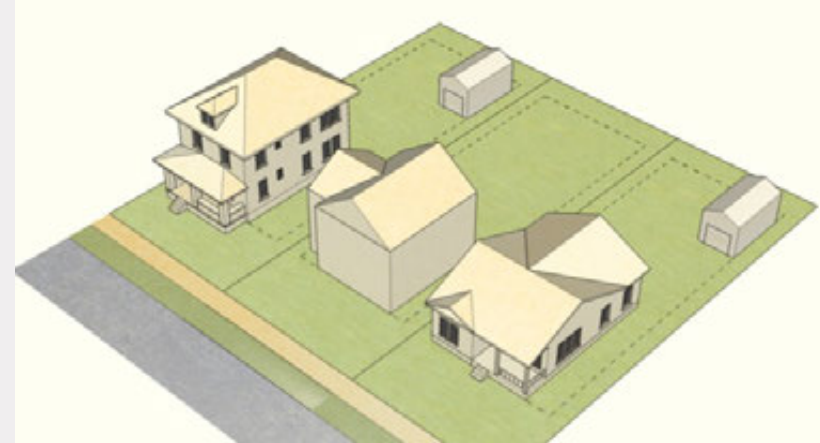


# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



Modified tent has lower height limit in rear yard.

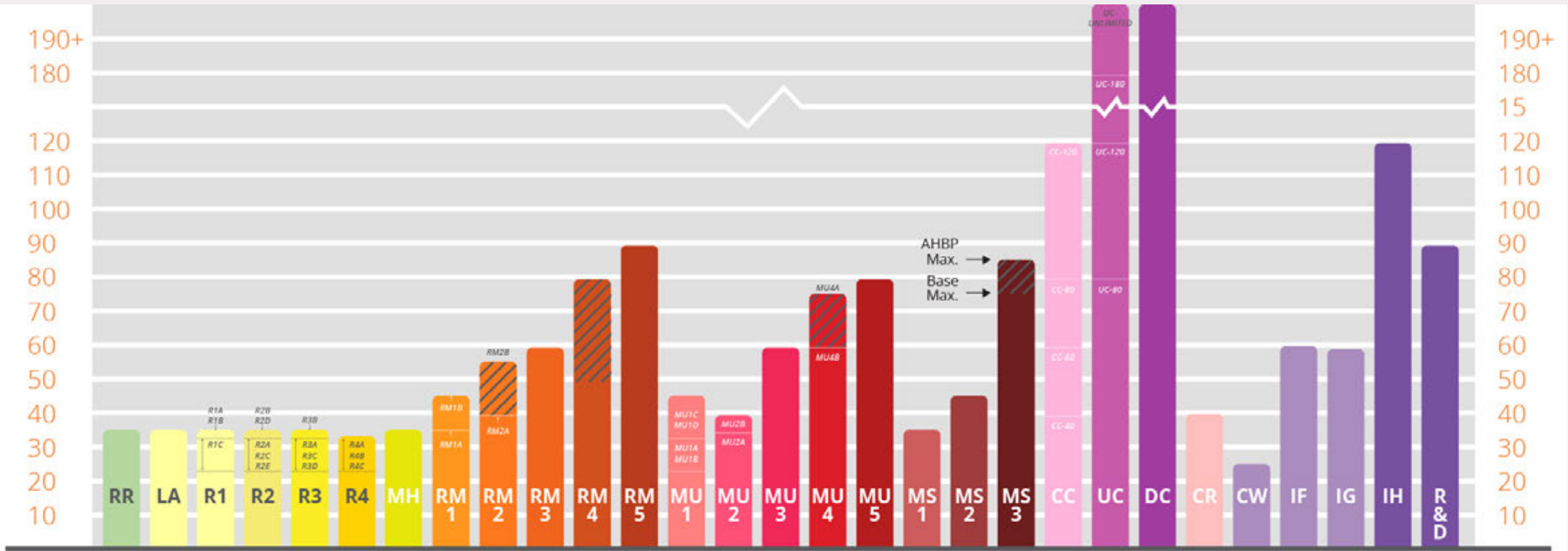
Preservation incentive allows taller ADUs and taller additions in rear yard when existing buildings are preserved.



As building is moved further back on the property additional height standards apply.

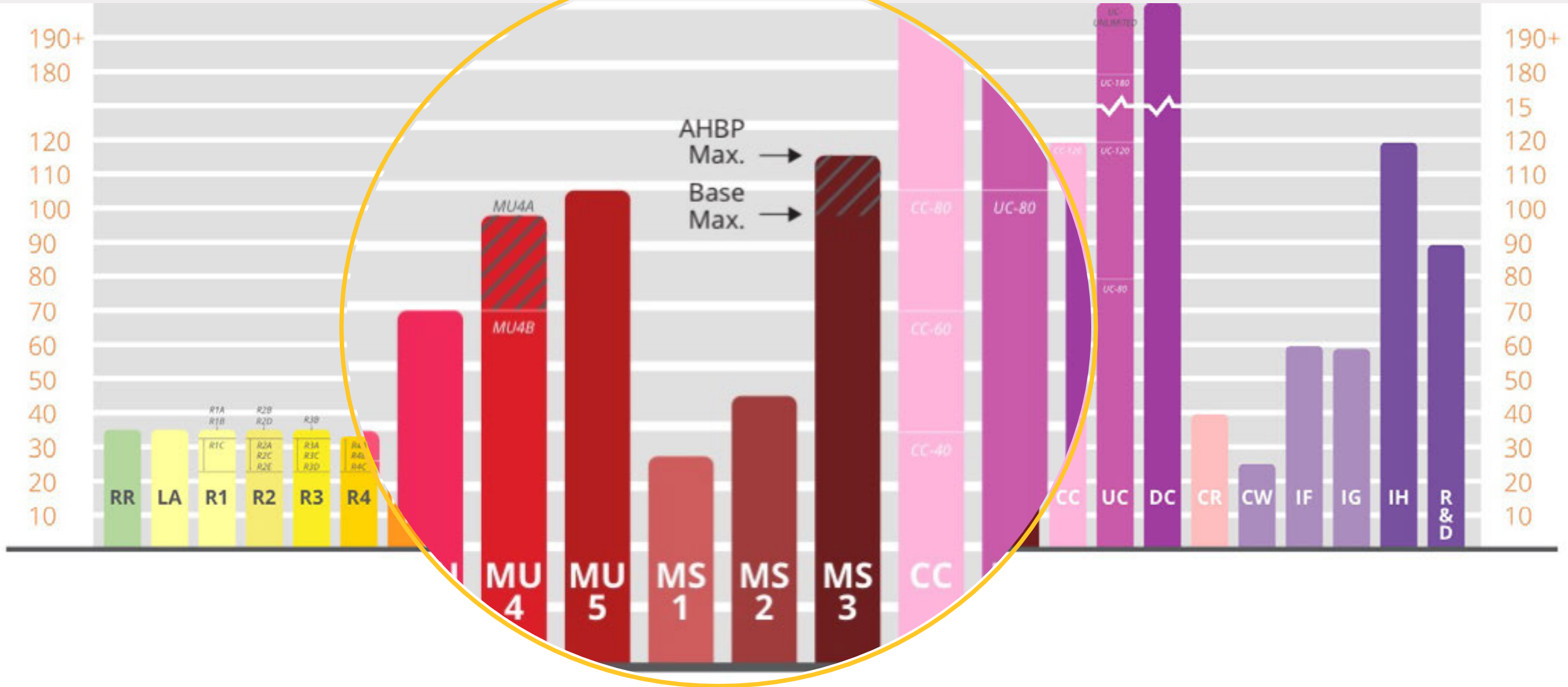


# BUILDING HEIGHT ACROSS ZONE DISTRICTS



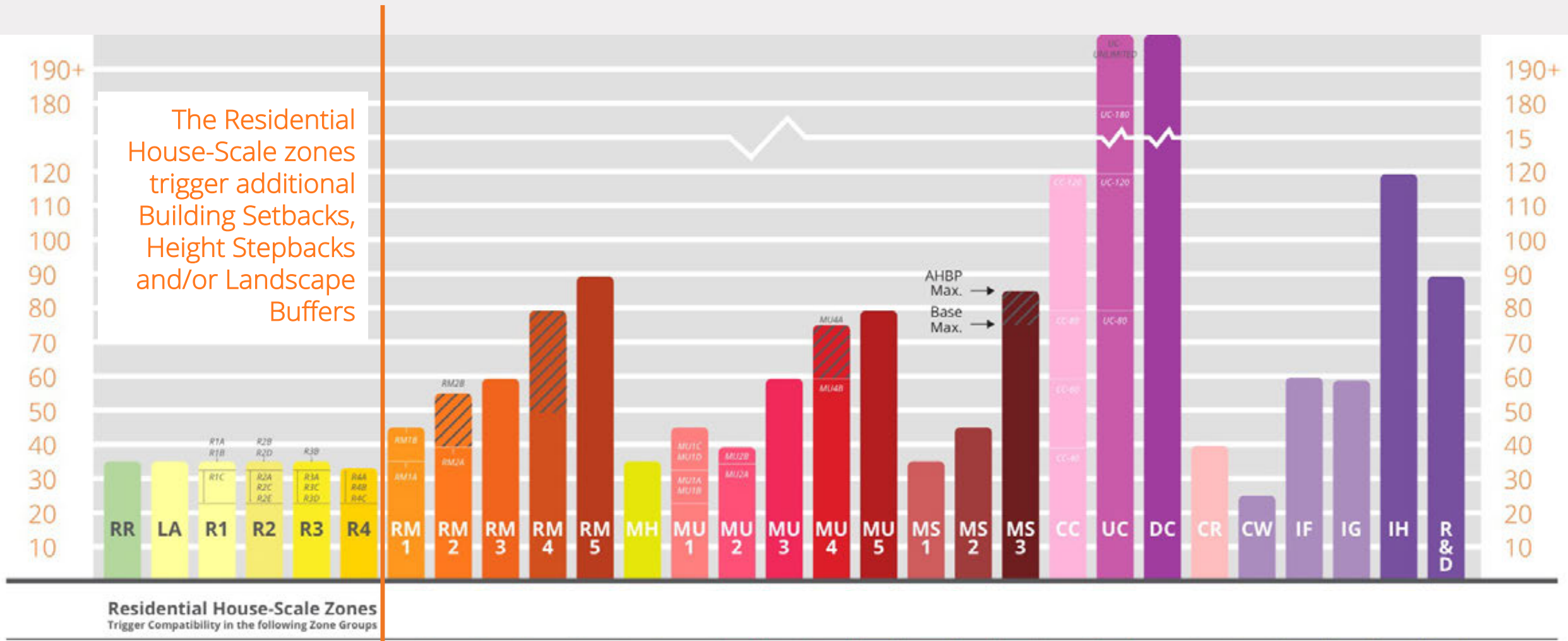


# BUILDING HEIGHT ACROSS ZONE DISTRICTS

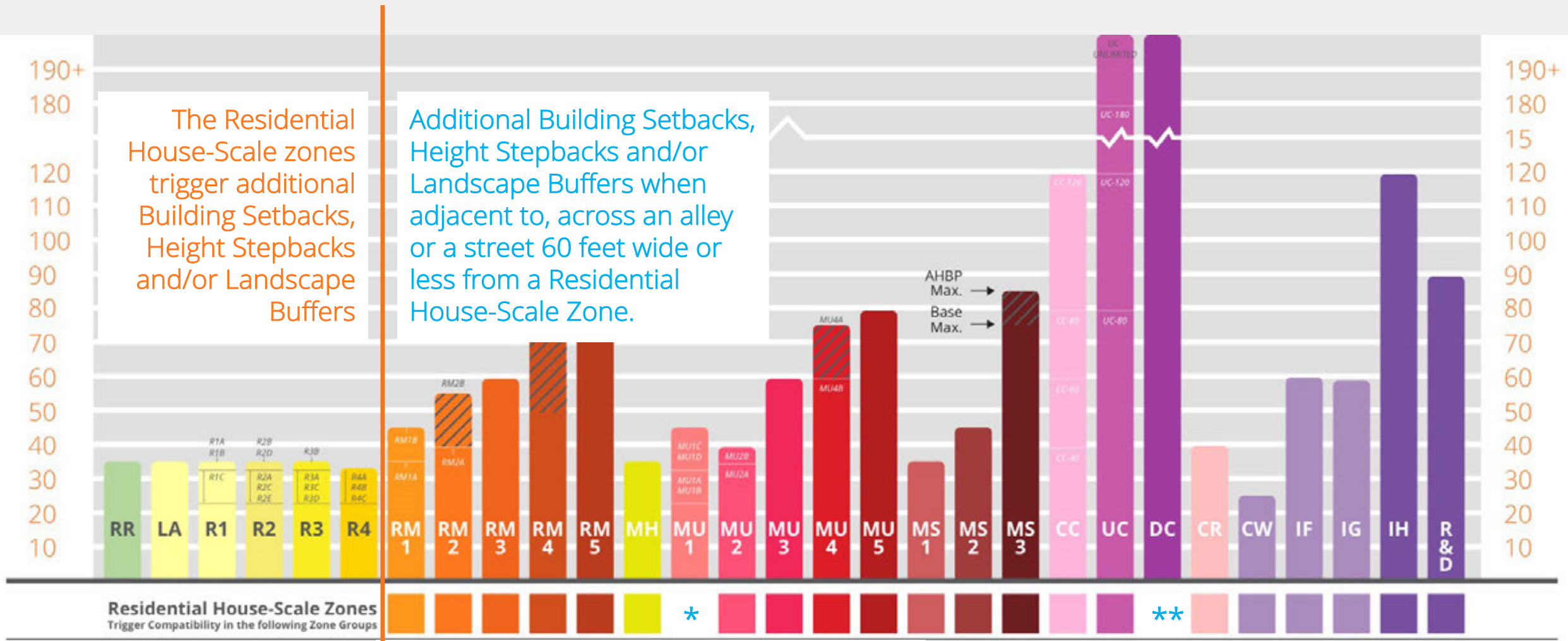




# COMPATIBILITY TRIGGERS



# COMPATIBILITY TRIGGERS

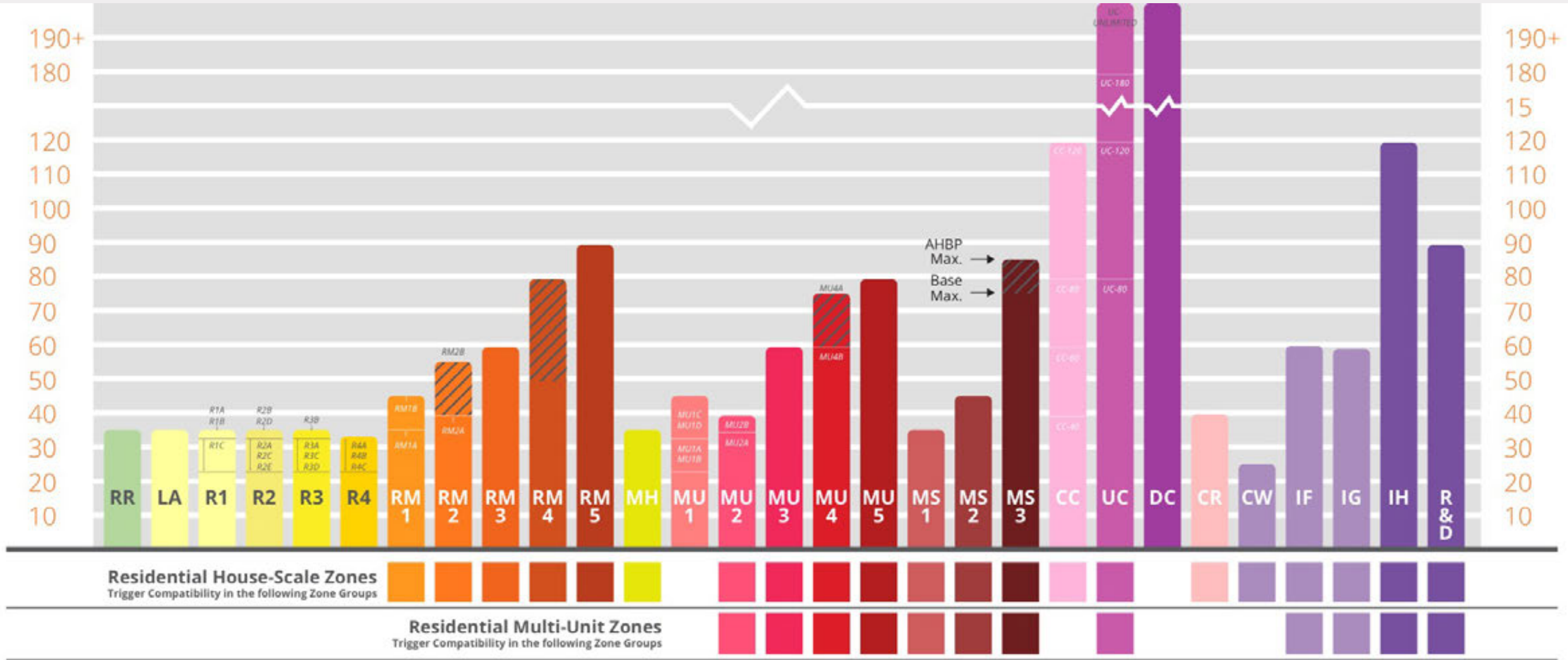


\*Residential House-Scale zones do not trigger additional standards in the MU1 zones, larger setbacks and lower heights in the rear yard already apply.

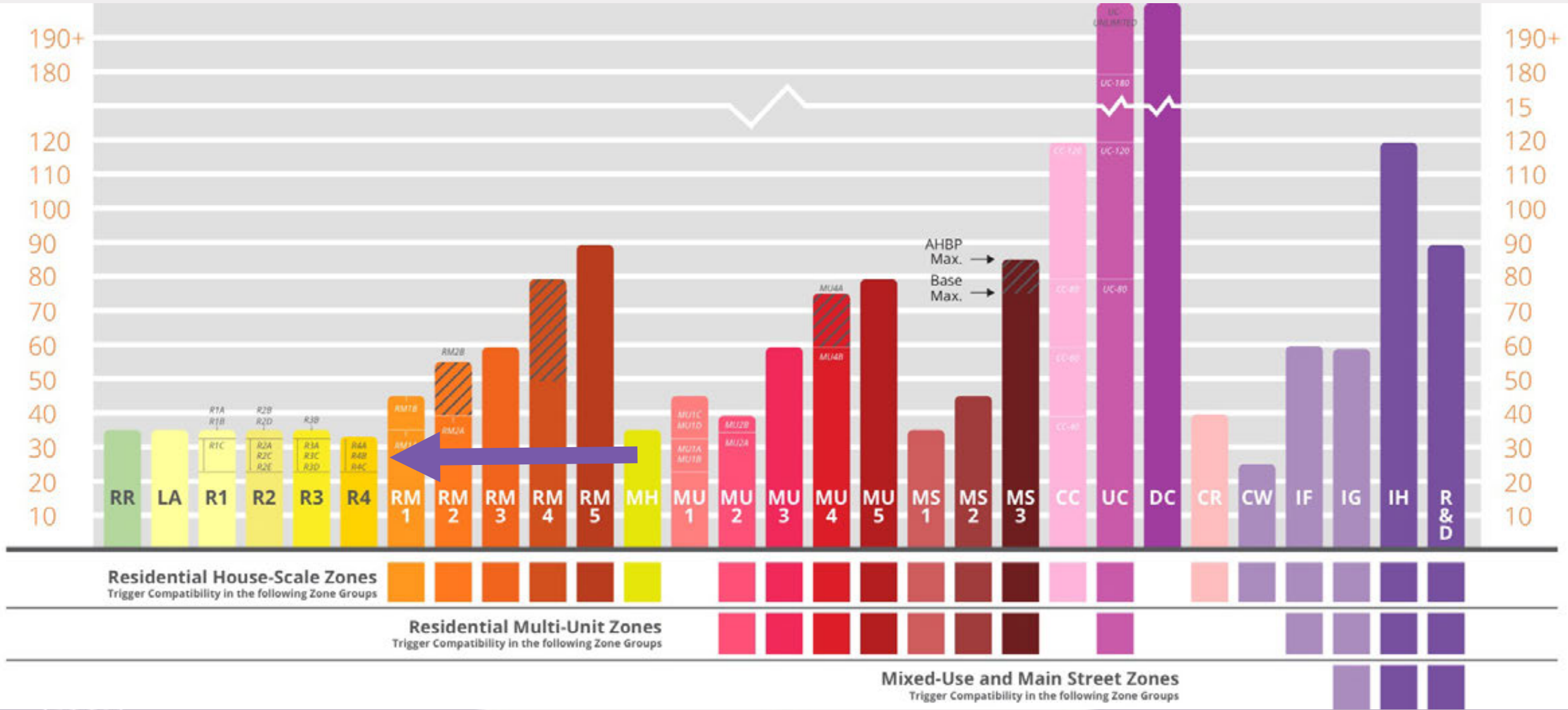
\*\* Additional standards do not apply in Downtown Core



# COMPATIBILITY TRIGGERS



# COMPATIBILITY TRIGGERS



# Provide Clearer, More Consistent Form Compatibility

Draft 1 Improved upon the Existing LDC by creating refined tools to help protect the physical character of a place and minimize impacts of adjacent uses and intensities.

Concerns with Draft 1: Multiple tools were used across zones, approach to standards varied and not applied consistently.

Draft 2 creates a more consistent approach across zones. Standards have been recalibrated to improve effectiveness.



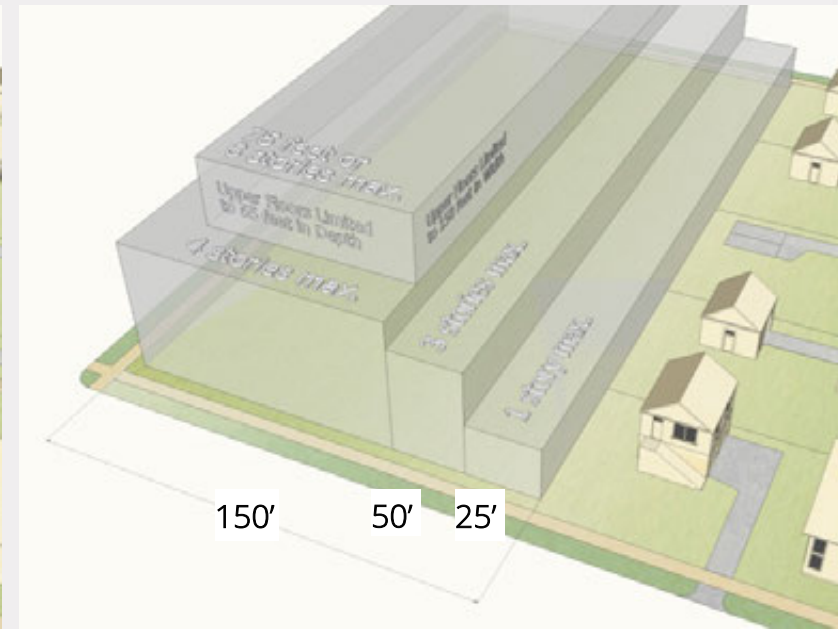
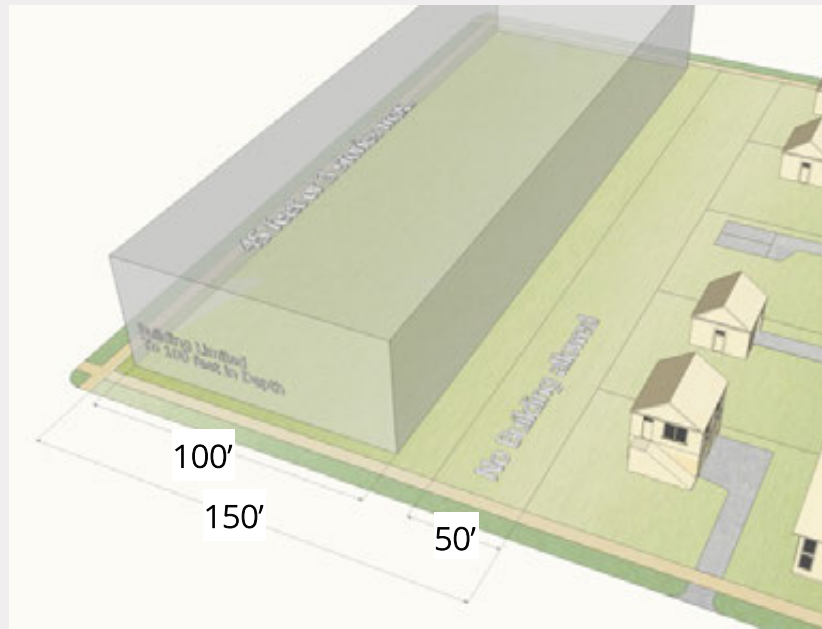
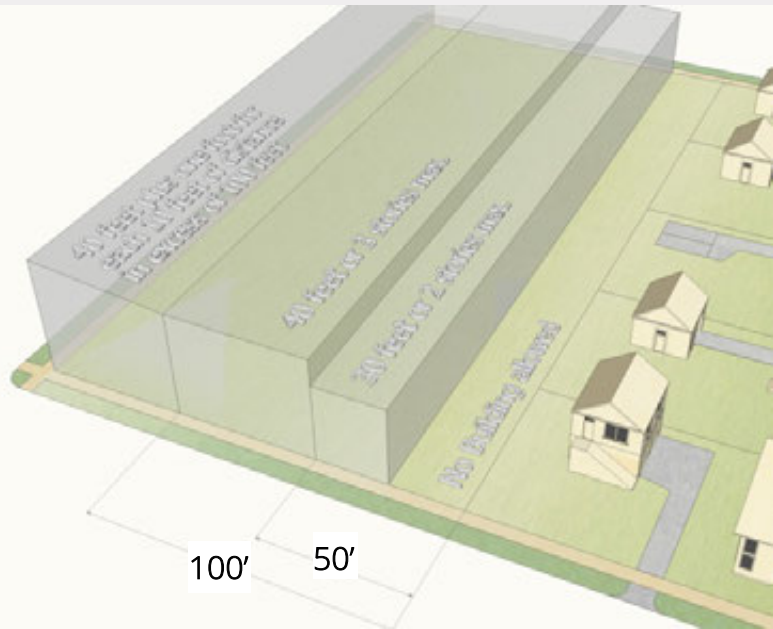


PROVIDE CLEARER, MORE CONSISTENT  
FORM COMPATIBILITY

## Existing Title 25

## DRAFT 1: T4MS

## DRAFT 1: T5MS



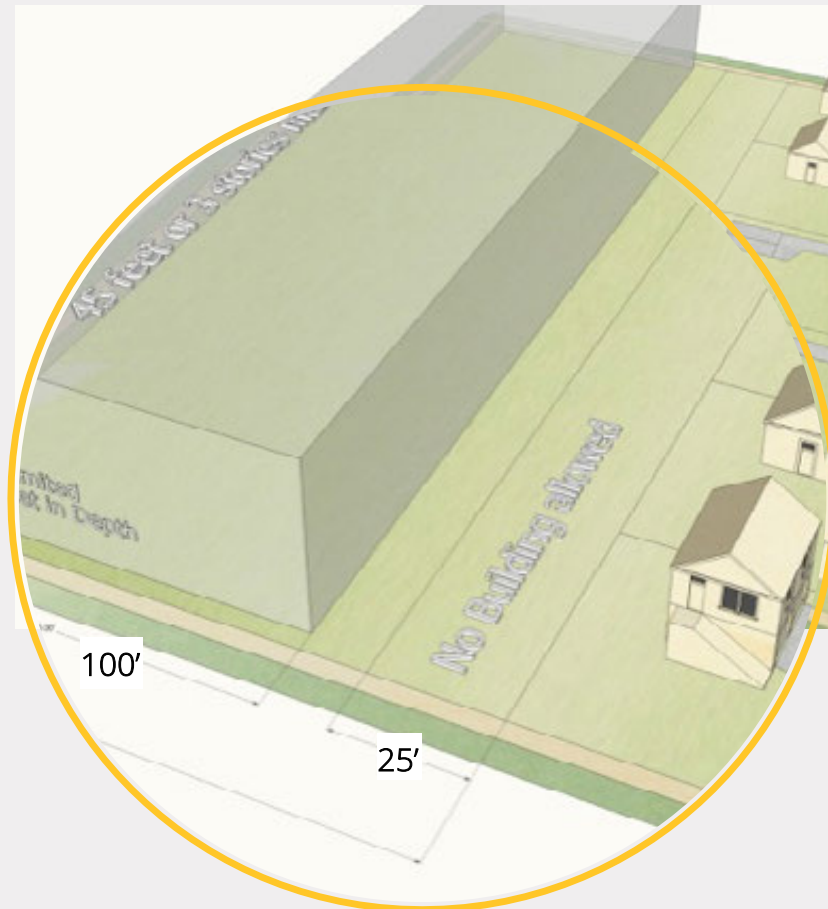


PROVIDE CLEARER, MORE CONSISTENT  
FORM COMPATIBILITY

## Existing Title 25

## DRAFT 1: T4MS

## DRAFT 1: T5MS

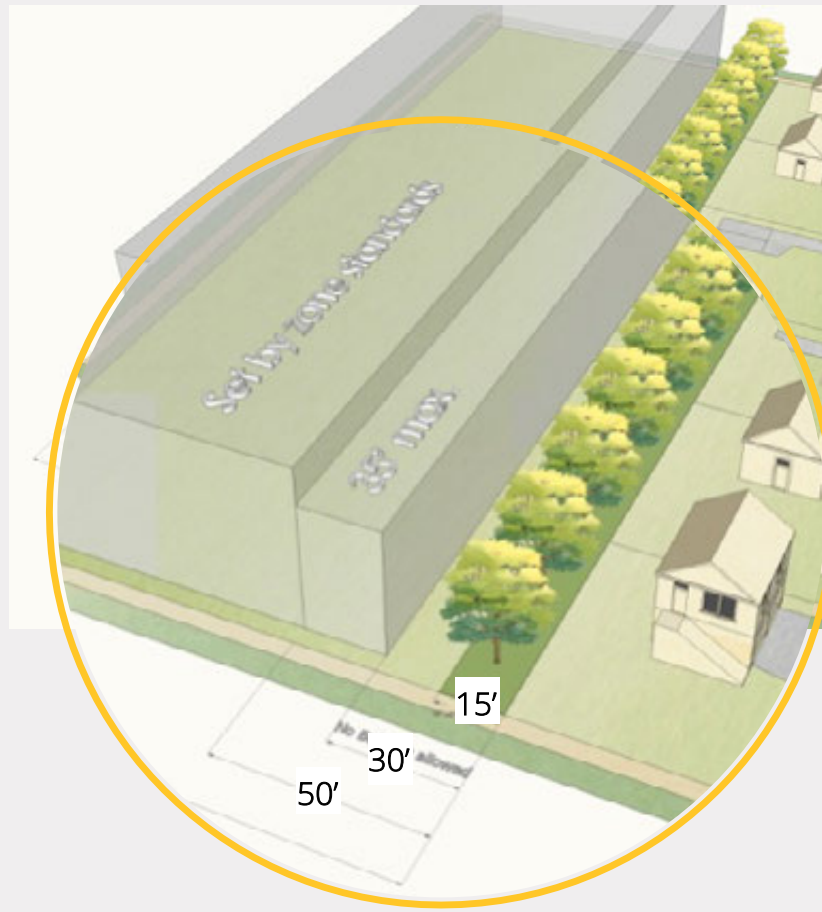
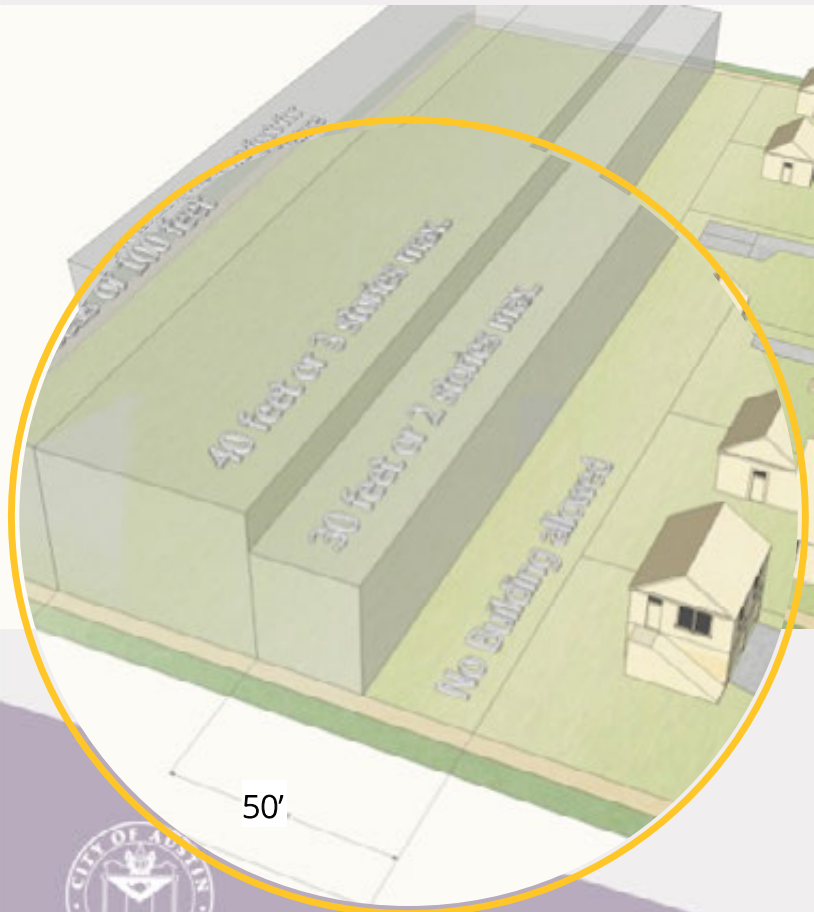


PROVIDE CLEARER, MORE CONSISTENT  
FORM COMPATIBILITY

# Existing Title 25

# DRAFT 2: MS2

# DRAFT 2: MS3



# Refine Uses to Improve Neighborhood Compatibility

Draft 1 introduced Main Street and Neighborhood-Open zones not found in the Existing LDC to provide mixed-use opportunities including additional form-controls while allowed a broad array of uses.

Comments from Draft 1: Form controls in mixed use districts are desirable but some uses are incompatible near residential neighborhoods.

Improvement in Draft 2: Use tables are revised. Additional mixed-use zones include form controls and more refined allowed uses, focusing on office and low-intensity commercial uses compatible with nearby residential neighborhoods.



# Clarified Accessory Dwelling Unit (ADU) Standards

Draft 1 brought all forms of accessory dwellings under one name and provided different standards for Transect zones and Non-transect zones.

Concerns with Draft 1: Confusion with renaming of accessory apartments and caretakers quarters to accessory dwelling units. Concern with size of ADUs both in Transect zones and Non-transect zones.

Draft 2 clarifies intent of ADUs where previously accessory apartments and caretakers quarters were allowed. All ADUs follow the same square footage regulations.

\*\*Continued discussion needed on the overall ADU size allowance.





# Provide More Opportunities for Housing in More Zones

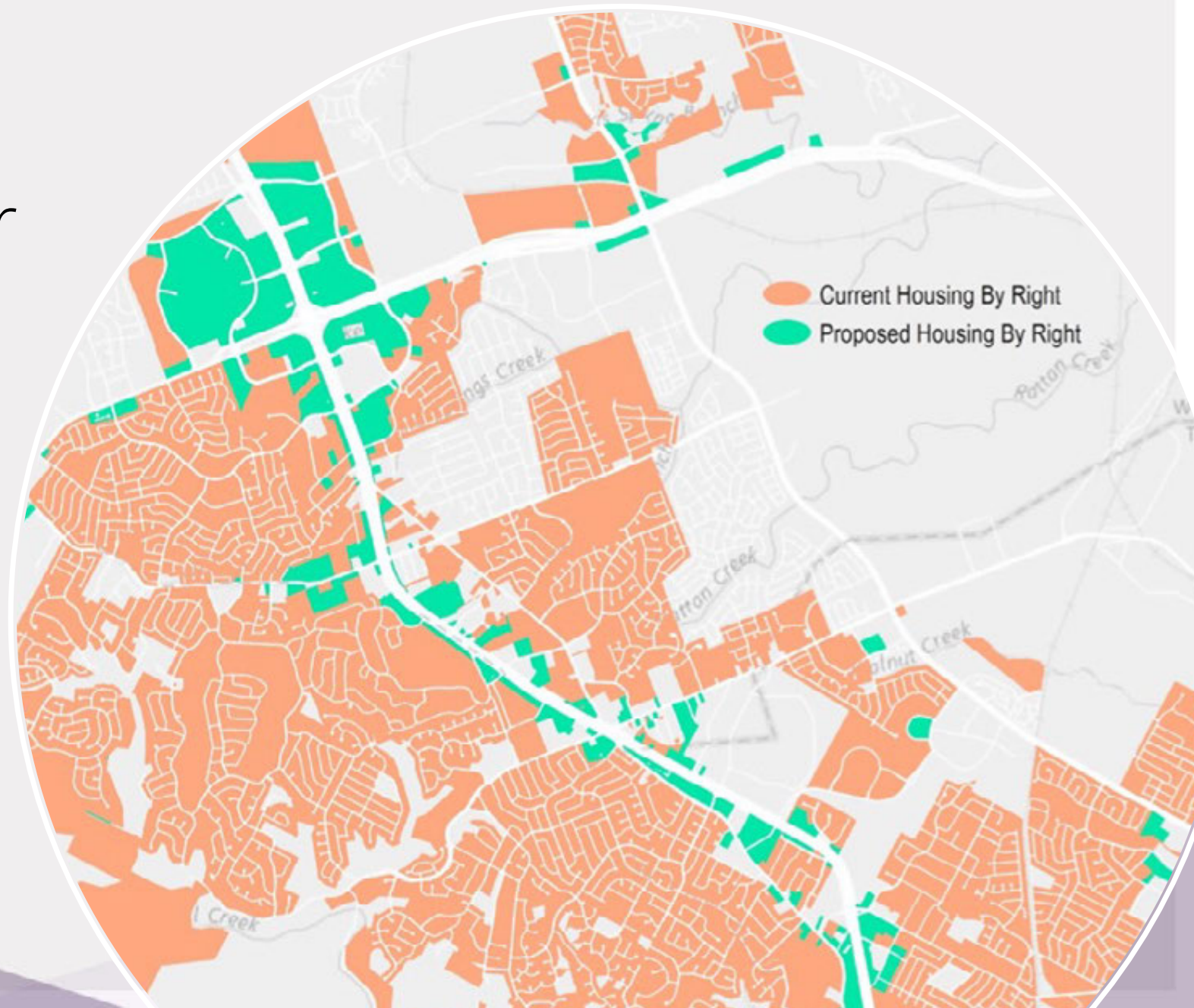
Draft 1 Improved upon the Existing LDC by providing additional types of housing and expanding where the affordable housing bonuses applied.

Concerns with Draft 1: While Draft 1 expanded the options portions of Imagine Austin Corridors and other existing commercial areas did not provide for housing opportunities.

Draft 2 allow residential development in more places by allowing residential in former commercial only districts. This approach allows more areas in Austin to accommodate growth and help meet the goals of Imagine Austin.



# Provide More Opportunities for Housing in More Zones





# Overview of Improvements

- D1 → D2 Clarified Bonus Calculations for the AHBP - clarifies the tables and adds graphics and examples to help illustrate the new calculations.
- D1 → D2 Requires better units to be built on-site with:
  - Construction phasing;
  - Unit dispersion;
  - Design standards;
  - Access to amenities; and
  - Incentives for multiple bedroom units

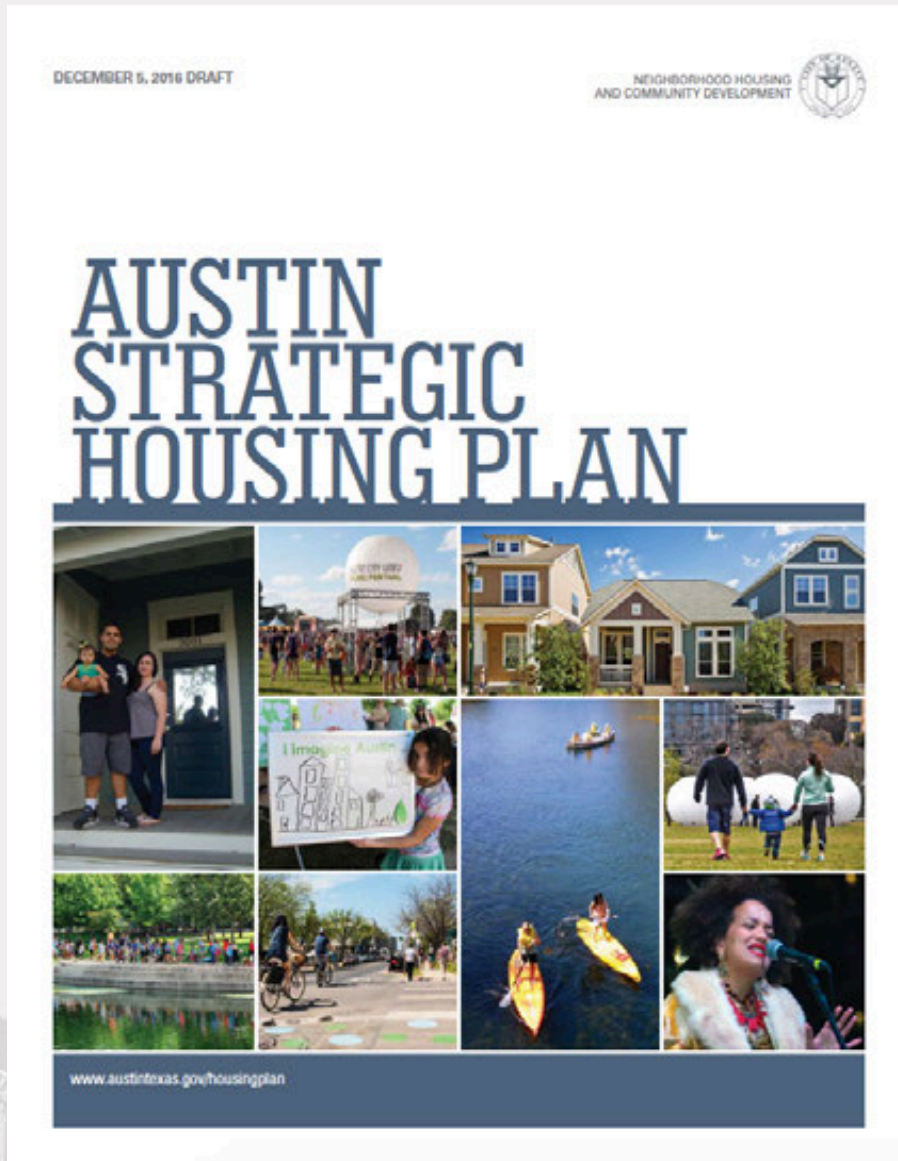


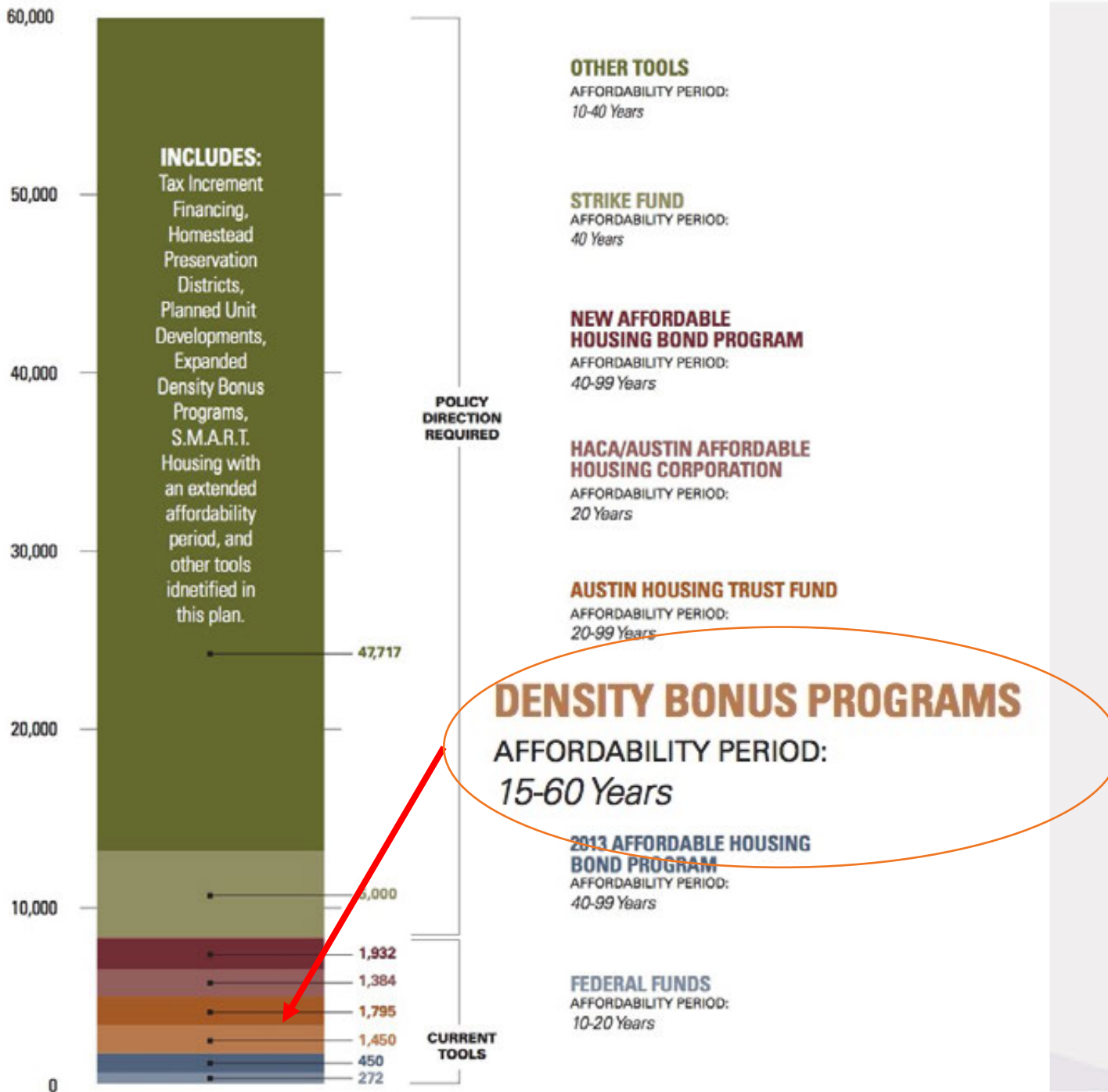
# THE CITYWIDE AFFORDABLE HOUSING BONUS PROGRAM DIRECTLY IMPLEMENTS

## 4 OF 65

### AFFORDABLE HOUSING TACTICS DEEMED NECESSARY IN THE CITY'S HOUSING BLUEPRINT

- Explore all possible mechanisms to incentivize the development of income-restricted housing
- Implement consistent density bonus programs for centers and corridors
- Revise SMART Housing program
- Implement density bonus program for missing middle housing



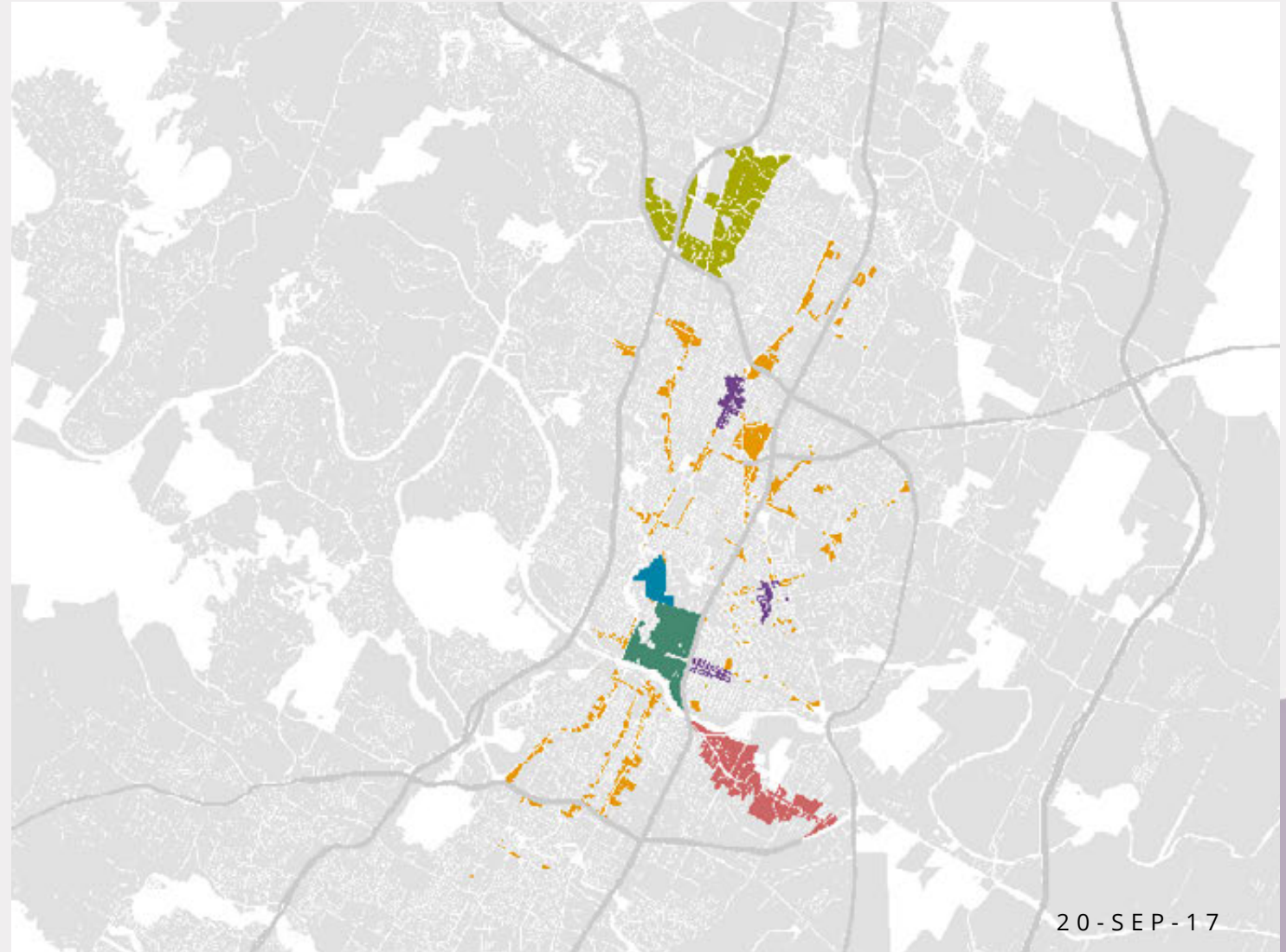
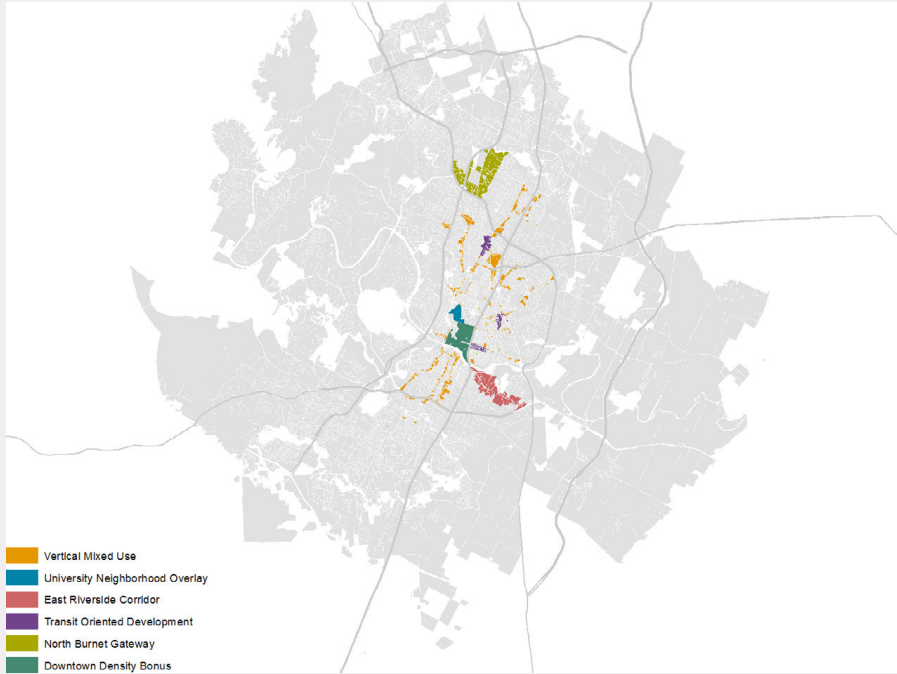


# Most existing density bonus programs will continue to exist:

- Downtown (included in CodeNEXT)
- UNO (included in CodeNEXT)
- ERC (remains F25)
- NBG (remains F25)
- TODS (remain F25)
- VMUs with COs (remain F25)



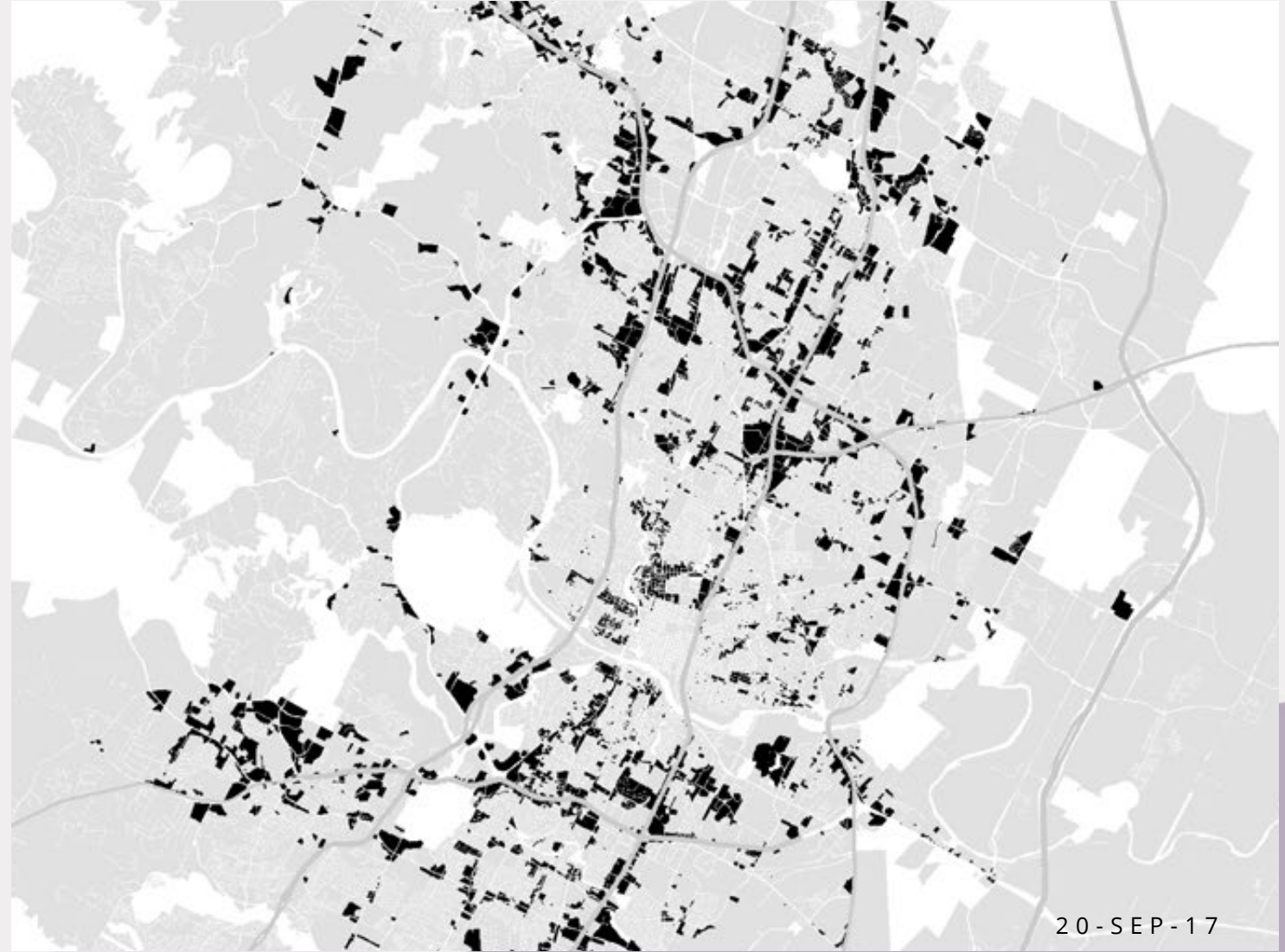
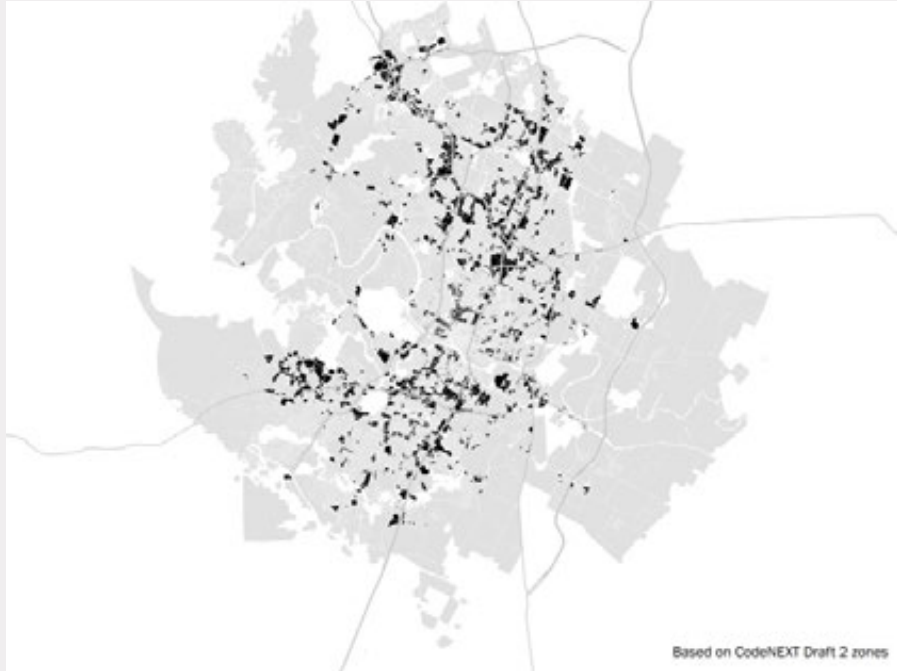
# EXISTING BONUS AREAS



Acres: ~6,200



# DRAFT 2: PROPOSED BONUS AREAS

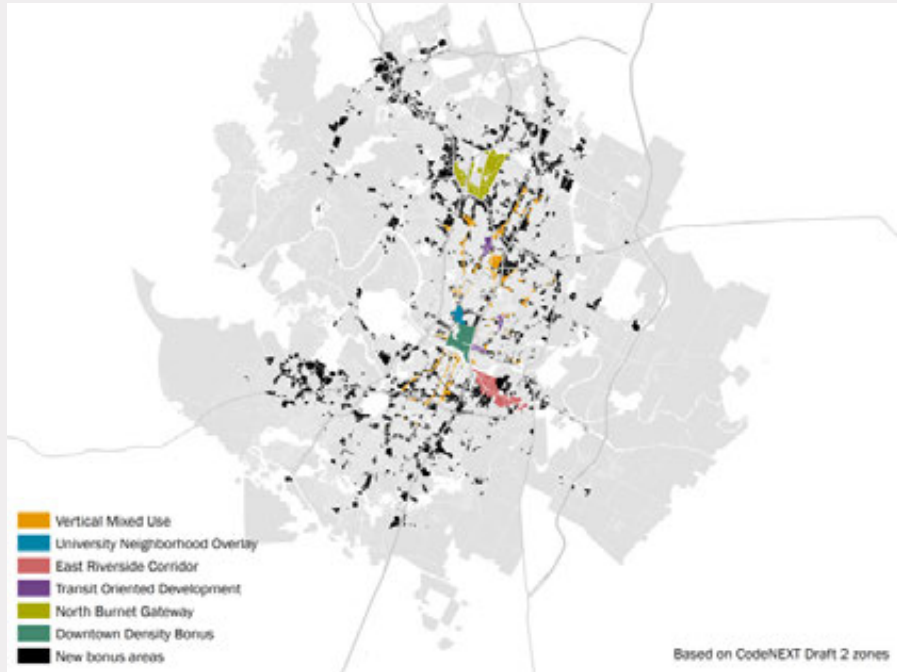


Acres: ~18,500





# DRAFT 2: TOTAL FUTURE BONUS AREAS



Acres: ~23,500

