



"Austin has a true sense of place and culture. To be from Austin means something to people, conjuring images of Barton Springs, music, food, outdoor recreation...open-mindedness. It's a little grungy, a little hippie, and a little country all rolled into one."

Imagine Austin Community Forum Series #1 participant

COMPACT AND

What sort of city do we want Austin to be?

Imagine Austin Core Principles for Action



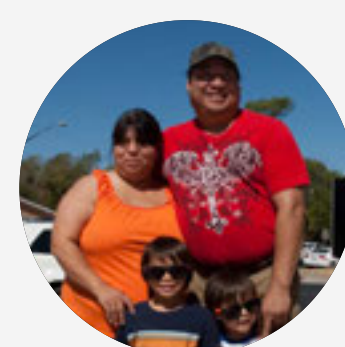
Grow as a compact, connected city

Austin's long-term sustainability requires a fresh focus on redevelopment and infill within the city's developed areas. Creating a more compact and efficient city is critical to our ability to connect people of all ages, backgrounds, and abilities to homes, jobs, schools, arts and cultural amenities, and other destinations with a more complete transportation system that is affordable to build, operate, and maintain.



Integrate nature into the city

A beautiful system of outdoor places for recreation and environmental protection will define Austin as a world-class city. By strengthening our "green infrastructure"—parks, the urban forest, urban trails, greenways, rivers, creeks, lakes, gardens, urban agriculture, open spaces, and wildlife habitat and the relationships between them and the rest of the city—Austin can protect the natural environment and enhance recreational opportunities.



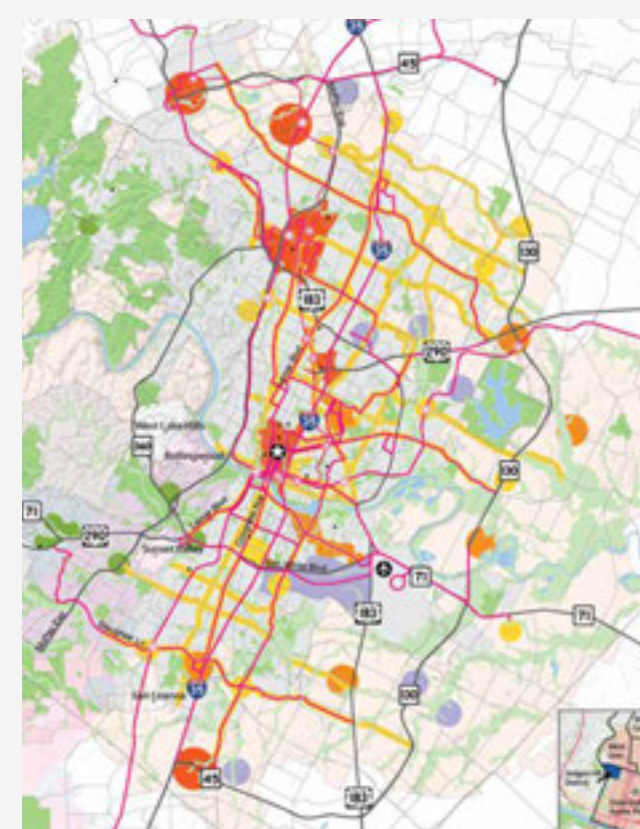
Provide paths to prosperity for all

Austin can harness its strong economy to expand opportunity and social equity for all residents. To ensure our economic strength, it is critical to preserve Austin's mix of large and small businesses, local entrepreneurs, major employers, clean industries, educational institutions, and government jobs. Growing our economic base should provide jobs and career paths for workers of all education and skill levels.

In 2009, Austinites began a big-picture conversation about how to best tackle our toughest challenges, and to set a vision that would help guide our future. This multi-year process led to the successful adoption of a new citywide comprehensive plan called the Imagine Austin Comprehensive Plan, which was adopted by Austin City Council in June of 2012.



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



The Imagine Austin Growth Concept Map assembles compact and walkable activity centers and corridors, as well as job centers, and coordinates them with future transportation improvements.

Through the process of comprehensive planning and the preparation, adoption and implementation of a comprehensive plan, the city intends to preserve, promote, protect and improve the public health, safety, comfort, order, appearance, convenience and general welfare; prevent the overcrowding of land and avoid undue concentration or diffusion of population or land uses; facilitate the adequate and efficient provision of transportation, water, wastewater, schools, parks, recreational facilities, housing and other facilities and services; and conserve, develop, utilize and protect natural resources.

— Article X. Planning; Charter of the City of Austin, Texas

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



VISION STATEMENT

A Vision for Austin's Future

As it approaches its 200th anniversary, Austin is a beacon of sustainability, social equity, and economic opportunity; where diversity and creativity are celebrated; where community needs and values are recognized; where leadership comes from its citizens, and where the necessities of life are affordable and accessible to all.

Austin's greatest asset is its people: passionate about our city, committed to its improvement, and determined to see this vision become a reality.



Develop as an affordable and healthy community

We must provide high public value with tax dollars to deliver quality, affordable amenities that all Austinites can enjoy. An affordable community can only exist if we make sure that the people who work in Austin — at all income levels — can afford to live here. Healthy communities depend on easy, safe access to walking, biking, and recreation, healthy and nutritious food, quality healthcare, schools, police, and other community services.



Sustainably manage water, energy and other environmental resources

Sustainability is about considering the needs of present and future generations. As a city, we need to respect our natural constraints, mitigate and adapt to climate change, and conserve water, energy, land, and other natural resources. The City will enact public policies and make choices on the basis of long-term costs and consequences. We will also need to develop relationships with our Central Texas neighbors to address these issues on a regional basis.



Think creatively and work together

The challenges of a growing population, finite natural and fiscal resources, and a changing climate will require Austinites and their local government to become ever more resilient. Resilience — the ability to adapt to challenges and change — will be a hallmark of successful communities in the 21st century. Sustaining our culture of creativity and harnessing the collective energy of our people are essential to realizing the future envisioned by Imagine Austin.

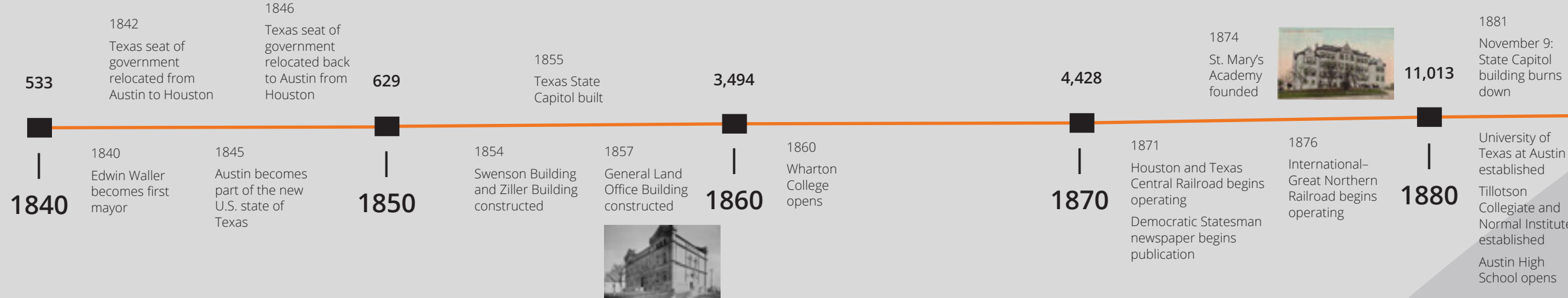


The Plan of the City of Austin, 1839 was created by Judge Edwin Waller. The plan consisted of a grid system where the north/south streets were named after the rivers of Texas while the east/west streets were named after native trees. The plan also identified a location for the Capitol for the Republic of Texas, parkland, and established Congress Avenue as the ceremonial main street for the new capital city. This pattern remains largely intact.

City of Austin Population

Source: US Census Bureau and the City of Austin.

1839 Austin designated capital of the Republic of Texas December 27: Austin incorporated



How is CodeNext related to Imagine Austin?

The Imagine Austin plan lays out our vision for a compact, connected, and complete community. To achieve this vision, we must update Austin's land development code, which determines how land can be used throughout our city, including **WHAT** can be built, **WHERE** it can be built, and **HOW MUCH** can be built.

"I would like to see self-sufficient neighborhood sustainability: mixed-use throughout neighborhoods (walk to food/produce, daily needs, parks, everywhere)."

Imagine Austin Community Forum Series #1 participant

"Build new neighborhoods where grocery stores, shopping and dining options, and community services (such as post offices, libraries, healthcare, government offices) are easily accessed from nearby neighborhoods via bicycle and pedestrian traffic. Limit 'sprawl' and commutes all over town to access these types of services"

Imagine Austin Community Forum Series #1 participant

MOBILITY



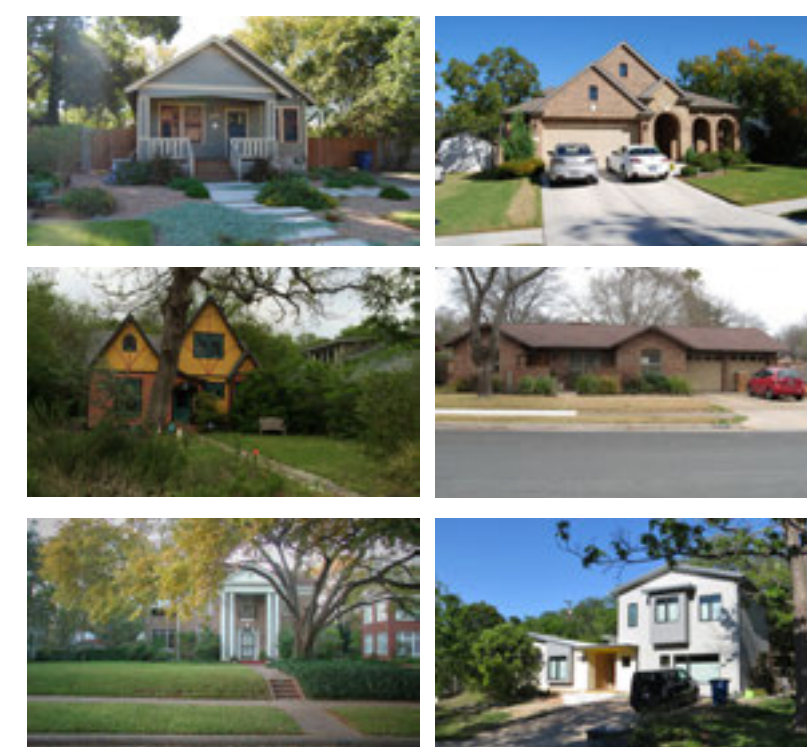
We Will Become a City of Complete Communities
Each level of our complete communities... will be livable, safe, and affordable; promote physical activity, community engagement, and inclusion; ensure that amenities and services are easily accessible to all; and contribute to Austin's unique community spirit.



Compatible
A development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings — in terms of its uses, scale, height, massing and location on its site.



Incompatible Building Types and Uses
Existing base zoning district standards and regulations perpetuate a car dependent environment and do not always consider what is next door. In this example, a parking structure obscures one story single-family houses.



Causes of Incompatibility: Ineffective Base Zones
The SF-3 Zoning District is applied broadly across Austin. It applies to parts of the city that have narrow lots with small garages setback from the street, and it applies to portions of the city that have wide lots with garages facing the street. This broad application can lead to issues when infill development or redevelopment occurs within a neighborhood.

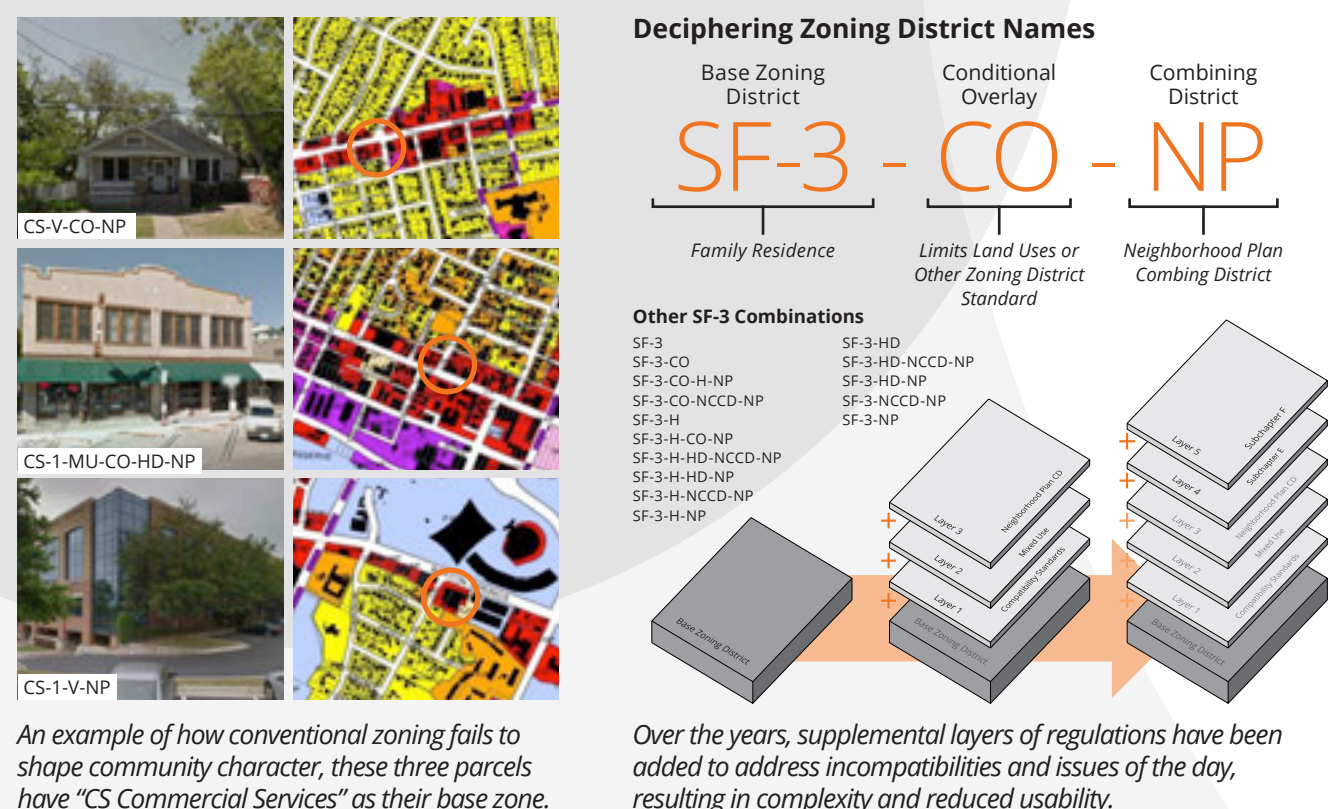
Why Compatibility is Important
Creating the compact and connected city envisioned by Imagine Austin requires establishing harmonious transitions between different types of land uses, such as retail and residential areas or buildings of different heights and scales.

To realize this vision, the City's Land Development Code (LDC)—the rules and processes that regulate where and what type of development may occur—must be updated to help achieve the goals articulated in Imagine Austin.

Our existing code, written nearly 30 years ago, has been amended hundreds of times over the years, is complex, and needs changes to help us create the city we want.

Limitations of Conventional Zoning

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

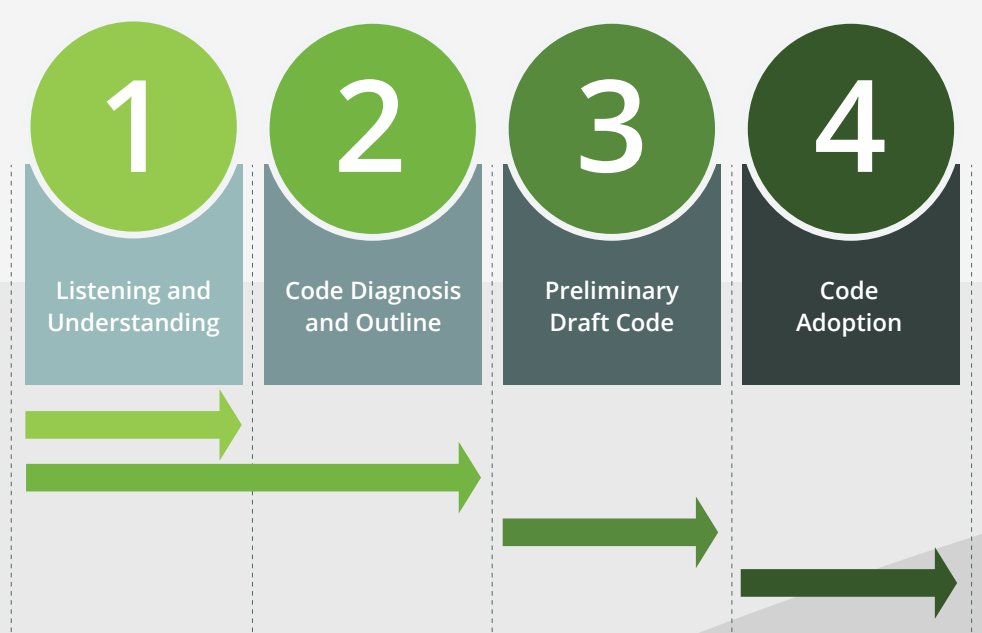


Existing Base Zoning Districts		Combining and Overlay Districts	
RESIDENTIAL	COMMERCIAL	COMMERCIAL	Combining and Overlay Districts
LA Lake Austin Residence District	NO Neighborhood Office	CR Commercial Recreation	Central Urban Redevelopment (CURE)
RR Rural Residence District	LO Limited Office	LR Neighborhood Commercial	Conditional Overlay
SF-1 Single Family - Large Lot	GO General Office	CR Commercial Recreation	Historic Landmarks
SF-2 Single Family - Regular Lot	CR Commercial Recreation	LR Neighborhood Commercial	Neighborhood Conservation
SF-3 Family Residence	LR Neighborhood Commercial	CR Commercial Recreation	Capital Dominance
SF-4A Single Family - Small Lot	CR Commercial Recreation	LR Neighborhood Commercial	Capital View Corridor Overlay
SF-4B Single Family - Condominium	CR Commercial Recreation	CR Commercial Recreation	Congress Avenue
SF-5 Urban Family Residence	CR Commercial Recreation	CR Commercial Recreation	East Sixth/Pecan Street
SF-6 Townhouse and Condominium	CR Commercial Recreation	CR Commercial Recreation	Downtown Parks
MF-1 Multifamily - Limited Density	CR Commercial Recreation	CR Commercial Recreation	Downtown Creeks
MF-2 Multifamily - Low Density	CR Commercial Recreation	CR Commercial Recreation	Convention Center
MF-3 Multifamily - Medium Density	CR Commercial Recreation	CR Commercial Recreation	Planned Development Area
MF-4 Multifamily - Moderate Density	CR Commercial Recreation	CR Commercial Recreation	Waterfront Overlay
MF-5 Multifamily - High Density	CR Commercial Recreation	CR Commercial Recreation	University Neighborhood Overlay
MF-6 Multifamily - Highest Density	CR Commercial Recreation	CR Commercial Recreation	Neighborhood Plan
MH Mobile Home Residence	CR Commercial Recreation	CR Commercial Recreation	Mixed Use
			Vertical Mixed Use
Special Purpose Zoning Districts			
DR Development Research	TR Traditional Neighborhood		
AV Aviation Services	TOD Transit Oriented Development		
AG Agricultural District	NBG North Burnet/Gateway		
P Public	ERC East Riverside Corridor		
PUD Planned Unit Development			

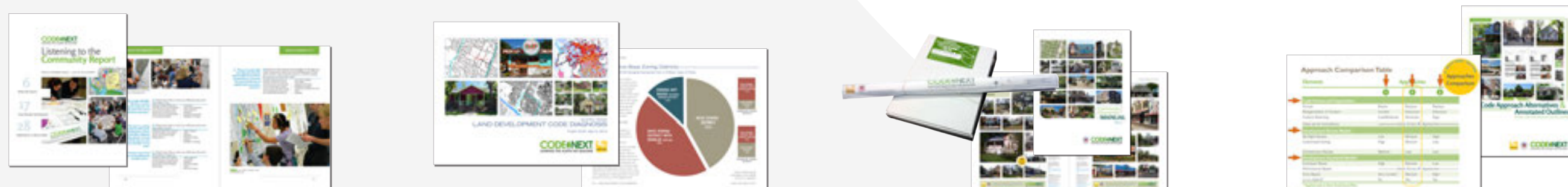
400+
Combinations Found in the Existing Code

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

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. From the beginning, this process—called "CodeNEXT"—placed as much emphasis on listening to people as it did on exploring the technical dimensions of the code.



CodeNEXT Process



Listening to the Community
The CodeNEXT team designed a unique approach that began with listening to the community. This initial project phase, called "Listening and Understanding," created numerous ways for people throughout Austin to be in conversation with the CodeNEXT team and each other about issues that impact their everyday lives. These conversations explored what is working well, what needs to be improved in the places where they live, work, and play, and how the new code could be most effective as a framework for improving the quality of life.
AUGUST 2013 – JANUARY 2014
JULY 2014 – REPORT

Code Diagnosis
The Code Diagnosis focuses on summarizing major issues identified by the public, city staff, and the CodeNEXT team within the existing code. The Code Diagnosis defines the basis or need for revising the current code, however it does not prescribe or recommend specific directions. In some cases, it recommends topics to be discussed by the community to help guide the direction for the new code. Input to the diagnosis includes information gathered from stakeholders and staff during the listening phase of the project, as well as the consultant's analysis of the text and existing code structure.
MAY 2014 – PUBLIC DRAFT
AUGUST 2014 – FINAL DOCUMENT

"Community Character in a Box" and Community Character Manual
The CodeNEXT team and the City prepared a tool—a do-it-yourself kit—to engage the public and enlist their help to provide documentation of different neighborhoods as local experts. The Community Character Manual is a visual dictionary and atlas of the unique character of the built environment found in Austin. This manual presents both citywide elements and provides a glimpse of the character within each neighborhood reporting area.
JANUARY 2014 – JULY 2014 DOCUMENTATION
MAY 2014 – FIRST EDITION MANUAL
MAY 2015 – SECOND EDITION MANUAL

Alternative Approaches to the Code
This document provides three approaches to the reorganization and rewriting of the land development code. The approaches range from just reorganizing the current content of the existing code to rewriting large sections. From this document, the selected approach and annotated outline establishes the general direction for revising the code.
SEPTEMBER 2014 – JUNE 2015
Reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/codenext

"As an architect, I am going to implement what we decide on as a community on a day-to-day basis."

CodeNEXT Listening Session participant

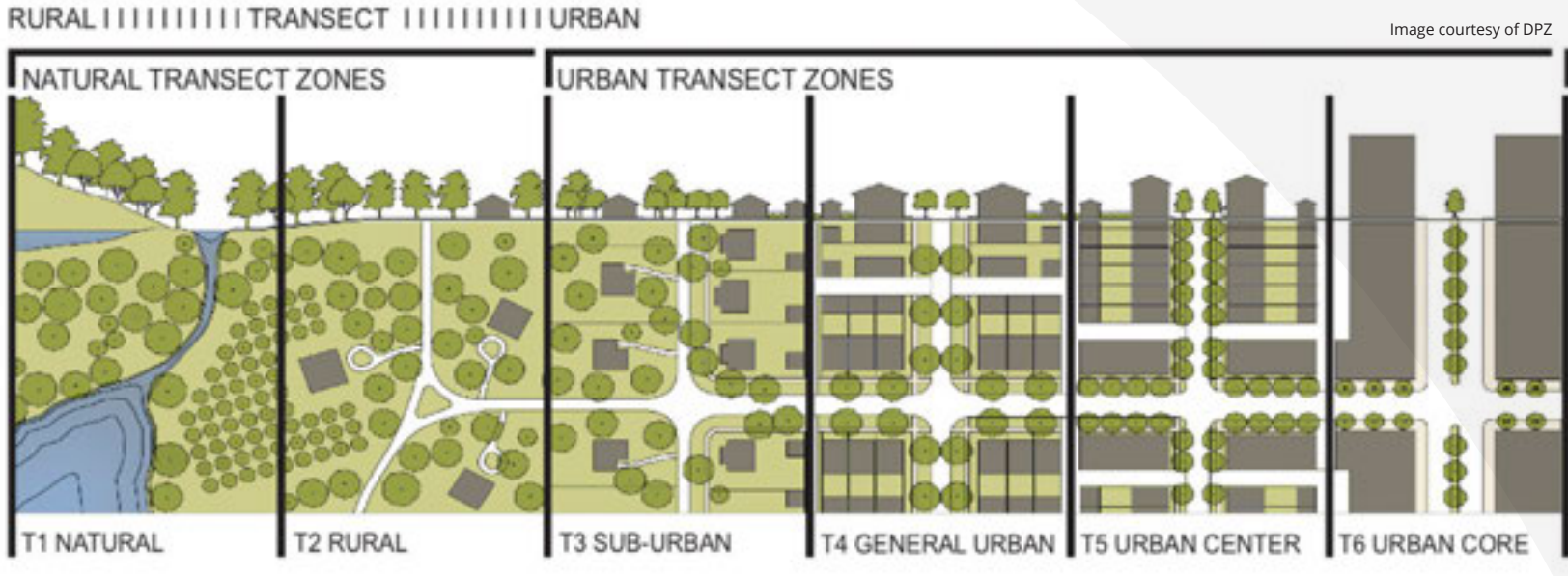
"There are 100 people moving to our city every day. 7 out of 10 of those people will have cars. How do we shape our city to take into account growth that is coming?"

CodeNEXT Listening Session participant

COMMUNITY ENVIRONMENT HOUSING PERMITTING

Rethinking Zoning

The built environment can be categorized into different places that share common characteristics along a spectrum (or transect) from rural to urban. This classification is important because these different types of places require regulations that go beyond use, and consider if a design is appropriate for that specific context.



The Natural-to-Urban Transect: Framework for Form-Based Code. This diagram illustrates a continuum of place types from the most natural to the most urban from left to right.

Leverage Use-Based Zones to preserve and maintain

Leverage Form-Based Code to shape desired character

Form-Based Code

Austin will introduce Form-Based Code to help revitalize certain areas that have been identified as existing walkable urban development or intended to transform to this pattern.

Form-based zoning standards focus on a desired building form, and the definition and activation of public space. They go beyond simply limiting an undesired effect to actually prescribing critical aspects of building scale and form to shape public spaces and desired character.



Here we see an auto-centric corridor that is the typical result of conventional zoning, with a broad range of unrelated building types and uses, surrounded by a sea of parking.

This artist's depiction shows the same corridor reenvisioned as a walkable urban main street, transitioning smoothly from thoroughfare to quiet neighborhood, with a mix of services and housing choices.

AUSTIN LAND DEVELOPMENT CODE

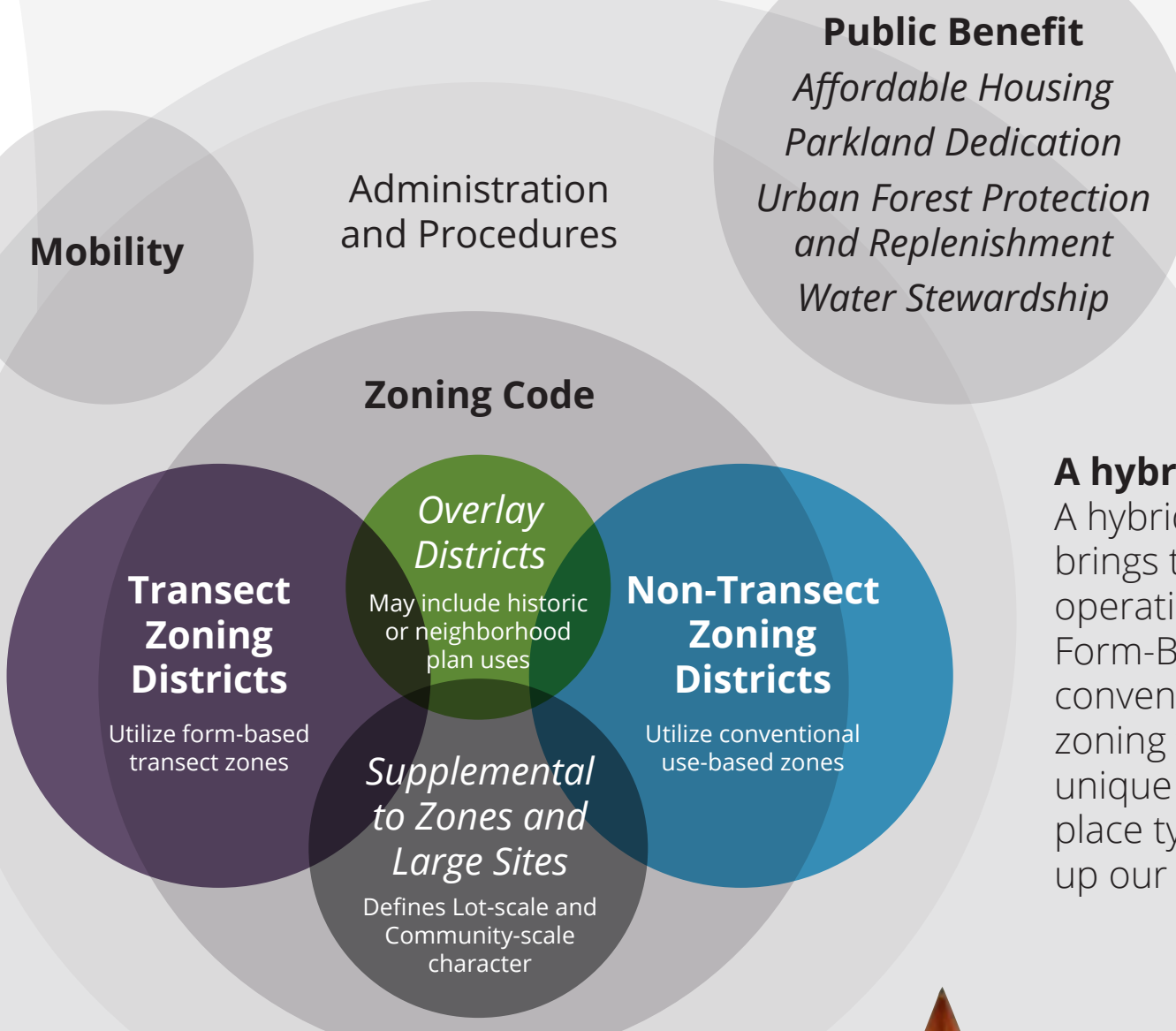
What are the objectives for the Land Development Code revision process?

Revise the Land Development Code, so that it:

- 1) Preserves and enhances the best qualities of our communities.
- 2) Is fair, predictable, and easy to use.
- 3) Aligns with *Imagine Austin's* vision, policies, growth concept map, and priority programs.

CodeNEXT Primary Outcomes

- 1 Increase effectiveness of zoning code by introducing form-based transect zones
- 2 Update, simplify and roll forward existing use-based zones
- 3 Improve organization of code and introduce graphics to demonstrate intent



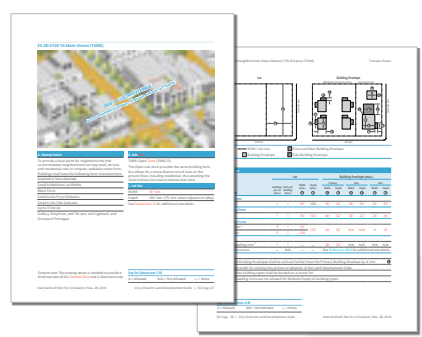
A hybrid approach
A hybrid zoning code brings together the operating systems of Form-Based zoning and conventional use-based zoning to address the unique qualities of the place types that make up our community.



Code Prescriptions

Code Prescriptions examine quality of life issues on the minds of Austinites. The documents delivered advance previews of how the new Land Development Code could influence four specific topic areas: Natural and Built Environment, Household Affordability, Mobility, and Fiscal Health.

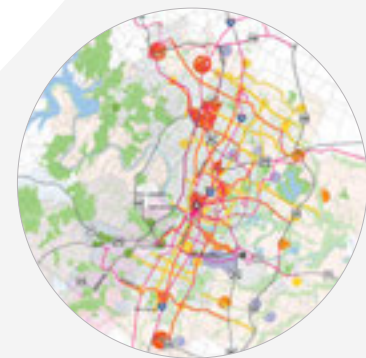
MARCH 2016 – SEPTEMBER 2016



Draft Code

Based on the approach chosen by city council, city staff and the consultant team, the consultant team has worked to reorganize and rewrite portions of the existing code. Three drafts have been prepared for discussion with the public, the Code Advisory Group, boards and commissions and city council.

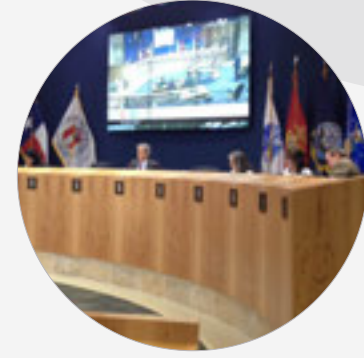
JUNE 2015 – JANUARY 2017
PUBLIC REVIEW DRAFT RELEASED JANUARY 2017



Zoning Map Update

City planning staff will prepare an updated zoning map for public review that leverages a more refined set of zones to accommodate existing conditions and policy directions.

ESTIMATED APRIL 2017



Adoption Process

An adoption draft incorporating all changes recommended by the Planning Commission, will be presented to City Council for formal approval.

SEPTEMBER 2017 – APRIL 2018



est. 1,153,977

2030

est. 1,000,000

2020

900,701

2015

790,390

2010

656,562

2000

465,622

1990

345,890

1980

253,539

1970

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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walkable+ CONNECTED

AUSTIN

Challenge: By separating land uses, the old land development code encouraged sprawl and made it necessary for more people to get in their cars and drive to access amenities and work far from their homes.



Solution: The new code will be applied using a framework that encourages a mix of uses in centers and along corridors, supported by housing, giving more people the opportunity to live near transit and within walking distance of amenities.

Centers and Corridors

Challenge: Streets designed without adequate consideration for non-automobile users disregard the character of the places they connect or travel through and discourage the use of transportation options.



Solution: Everyone starts and ends their trip as a pedestrian. New requirements for street design include human-scale elements to support walkability, including sidewalks, street trees for shade, and frontage designs that reflect local character.

Human-scale Street Design

Challenge: Residents seek ways to enjoy the outdoors and live healthier lifestyles but lack access to recreational trails and active methods of commuting.



Solution: Under new requirements for subdivisions, site plans, and building permits, projects must connect to existing trails or construct new urban trails where applicable, according to the Urban Trails Master Plan.

Urban Trail Connections

Challenge: Many Austinites want the option to get around the city without having to rely on an automobile, but the city lacks multi-modal infrastructure and services necessary to make doing so safe and convenient.



Solution: The new code incentivizes the provision of facilities that make using active modes of transport, such as walking, biking, and transit, easier and safer.

Multi-modal Transportation

Challenge: Small neighborhood shops found historically in urban core neighborhoods are discouraged by the current code, and are rare in newer neighborhoods located further from the urban core.



Solution: The new zoning code allows small neighborhood shops, in many more Austin neighborhoods, to provide these amenities within walking distance. It also reduces the number of parking spaces required for most land use categories to allow for better use of land.

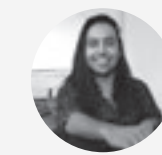
Walk to Shops and Services

MOBILITY

See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/mobility

“I could easily get to my job in 10 or 15 minutes in my car but it only takes 30 minutes on my bike; I wake up energized and enjoy the physical activity and mental awareness.”







Eiler Rodriguez
Barista and renter



Help us get it right.

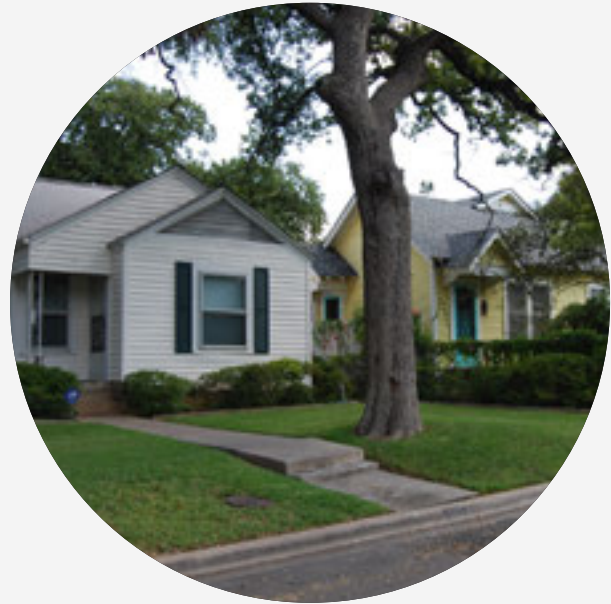
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vibrant+ PROSPEROUS AUSTIN

Challenge: Development is unpredictable for neighbors and challenging for property owners due to multiple rounds of review and various layers of regulation that were created to bolster inadequate base zones.



Solution: More refined zoning districts that better reflect the variety of conditions found in Austin neighborhoods and the integration of existing tools, such as Residential Design Standards, make development more compatible and predictable.

Strengthen Neighborhoods

Challenge: Small businesses face hurdles to build or expand due to land use conflicts and zones that disincentivize spaces suitable for small-scale enterprises in locations convenient to residents.



Solution: Small businesses are allowed by-right or with staff review in more zones in the new code, and standards have been adjusted to remove conflicts and encourage the provision of spaces suitable for small-scale enterprises.

Enable Small Enterprises

Challenge: Base zones lack adequate regulations to ensure that development is compatible with its context, resulting in the application of complex overlays and ad-hoc rezoning that add to the complexity of the code.



Solution: Regulations to ensure compatibility with the existing context and character have been embedded into base zones, including finer-grain regulations for building form, size, and placement, which also help minimize the need for additional overlays.

Right-size Zoning

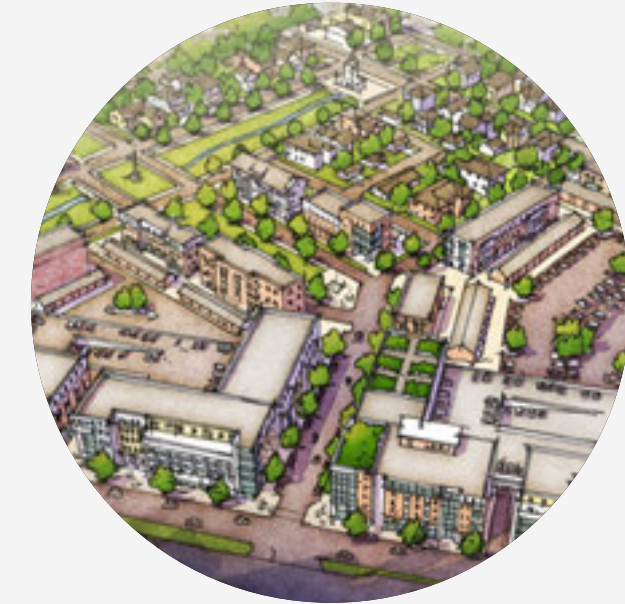
Challenge: Existing code incentivizes low-density suburban neighborhoods and high-density urban corridors, but discourages the types of places that could exist between these two extremes.



Solution: By refining existing zones and adding a suite of place-based transect zones, the new code allows for the creation of more diverse places with a variety of housing types in a range of suburban and urban settings.

Diverse Places for People

Challenge: Over the last 30 years Austin has faced increasing population growth, much of which has been accommodated through sprawl that strains infrastructure and exacerbates traffic and mobility challenges.



Solution: The new code encourages compact growth along corridors and centers, allows neighborhoods to grow intentionally while maintaining their distinct character, and creates walkable places where new development occurs.

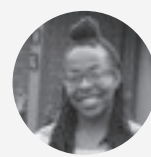
Anticipate Future Growth

COMMUNITY

See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/community

“I want Austin to be Austin in five years. We create a lot of culture here, and there’s a lot of innovation. If we squeeze people out, we’ll lose that. Sustaining communities is really important.”





Amanda Lewis
Homeowner, Community Organizer



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natural+ RESILIENT AUSTIN

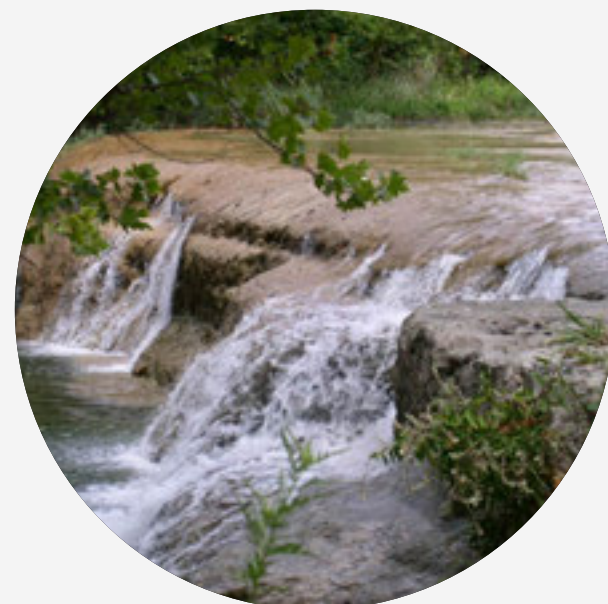
Challenge: The cycles and intensity of drought and rain events are changing. In order to be a resilient city, Austin needs new ways to use water creatively.



Solution: The new code encourages smarter use of water. For instance, developments can be more resilient by taking advantage of stormwater for irrigation, reducing pressure on Austin's water supply.

Water Stewardship

Challenge: Projects that do not increase impervious cover are generally not required to provide flood mitigation, even if the site contributes to flooding downstream. This can perpetuate flooding problems.



Solution: Projects are required to contribute solutions to address downstream flooding. Providing flood mitigation for redevelopment reduces flooding and addresses longstanding problems due to insufficient flood controls or drainage.

Flood Mitigation

Challenge: Tree protection standards in the existing code are spread out between sections and are unclear about what to do in cases of conflicting rules.



Solution: Urban forest protection and replenishment standards are consolidated and located more prominently. Greater emphasis is given to tree and soil quality, preserving smaller trees, and tree survey and protection requirements for greenfield and urban sites.

Urban Forest Preservation

Challenge: As the urban core densifies, fewer residents have their own back yards. Existing parks and open spaces face additional pressure from a growing population.



Solution: New standards for large developments, and a new method for calculating open space, provide greater diversity and prominence of open space and parks, and promote expansion of trail networks and protected waterways.

Open Space and Parks

Challenge: Natural habitat for plants and wildlife in Austin have been lost as the city has grown.



Solution: A new palette of tools incorporates nature into the city using green roofs, green walls, stormwater collection and re-use, pervious pavement, and rain gardens to maximize the benefits of high-functioning landscapes.

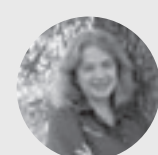
Nature in the City

ENVIRONMENT

See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/environment

“Trees clean our air and water, lower hot summer temperatures, and are our first line of defense against flooding. It's important to plant new trees and help them grow, and more important to protect the ones we have inherited.”



Thais Perkins
Executive Director, TreeFolks



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CODENEXT
SHAPING THE AUSTIN WE IMAGINE

inclusive+ AFFORDABLE AUSTIN

Challenge: Two forms of housing dominate Austin: single-family houses and large apartment buildings. This lack of housing variety does not reflect Austin's diversity and contributes to growing affordability issues.



Solution: The new code allows, and sometimes requires, more diversity in housing types, such as duplex, multiplex, cottage courts, courtyard buildings, rowhouses, live/work spaces, and accessory dwelling units.

More Diverse Housing Choice

Challenge: Housing supply has fallen well short of demand, due in part to cumbersome and unnecessary regulations. Much of the new housing that has been built caters only to specific market segments.



Solution: By allowing more units and incentivizing a range of unit sizes, the new code makes it easier to develop more housing to suit a range of space and economic needs while ensuring it is built in a context-sensitive manner to work within the character of the neighborhood.

More Units By Right

Challenge: The current mix of affordable housing incentive programs have provided some needed affordable housing units, but were individually crafted and are not keeping up with the changing market.



Solution: A new city-wide incentive framework that can be adjusted over time will help to stimulate the production of affordable homes.

Affordability Incentives

Challenge: The existing code is based on an old model of large-scale office and industrial development, and limits the ability of small business owners to live and thrive in Austin.



Solution: A greater range of building types, such as live/work, and new uses that are compatible with neighborhoods, main streets, and light industrial areas, allow Austin to provide more housing and job choices.

Flexible Live/Work Places

Challenge: New development occurs in pods of single-family or multi-family uses with few access points, weakening walkability, creating traffic bottlenecks, and isolating housing options.



Solution: Strengthening existing regulations for subdivisions, including street, sidewalk, and trail connectivity, and encouraging a diverse mix of housing types, creates development that connects with surrounding communities and improves walkability.

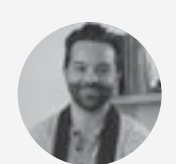
Connected Communities

HOUSING

See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/housing

“A lot of musicians are in group living conditions... four people in a house. And then they have to get studio space. People make a lot of sacrifices to do what they're doing, barely getting by.”



Thomas Echolz
Musician and renter



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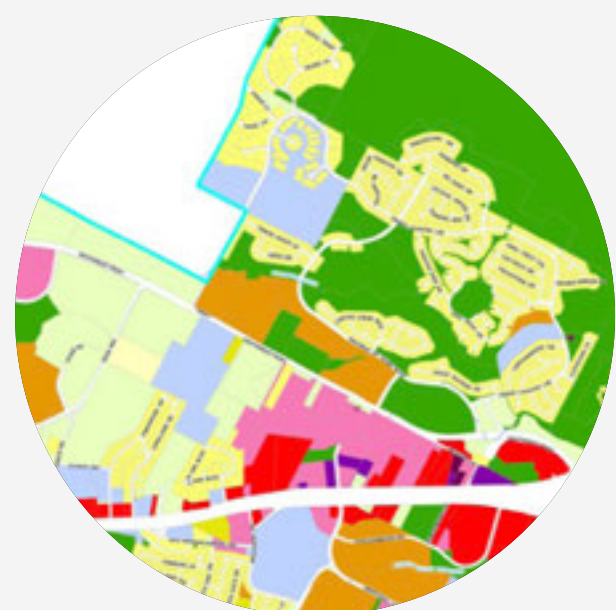
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streamlined+ USER-FRIENDLY

AUSTIN
LAND
DEVELOPMENT
CODE

AUSTIN

Challenge: Multiple layers of supplemental regulations that compensate for inadequate base zones result in confusing rules, making it difficult to implement and predict the character of new development.



Solution: Complete, predictable development standards and compatibility regulations are embedded within zones. Robust base zones allow overlays to be simplified or eliminated, reducing complexity.

**Clear, Effective
Zoning Districts**

Challenge: Regulations that are too general, and therefore unpredictable, have required conditional overlays to further regulate allowed uses and standards, making it difficult to understand the intent of a specific zone.



Solution: Zoning categories are no longer qualified by the terms "less restrictive" or "more restrictive." Distinct zoning categories with more refined use regulations and development standards incorporate the most frequently requested conditions.

**Fine-Tuned
Uses in Zones**

Challenge: Current planning processes emphasize either small projects, such as single-family homes, or large commercial projects, and do not work well for fine-grained infill projects at neighborhood scale.



Solution: A new simplified site plan review process provides faster review for projects with 3 to 9 units, which will increase feasibility and, potentially, affordability.

**Site Planning
Process**

Challenge: The old code includes permitting procedures that are incomplete and hard to follow which makes them difficult for staff and the public to understand and apply.



Solution: Permitting processes and procedures have been updated to reflect current City practice and State law, and, where necessary, they have been simplified, streamlined, and reorganized to ensure consistency and ease of use.

**Simplified
Permitting**

Challenge: The existing code is text heavy and lacks graphics, making the regulations difficult to understand.



Solution: Regulations are more straightforward and arranged within a clear graphic layout and labeling system that makes it easier to understand and use.

**Organized,
Graphic Code**

PERMITTING

See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/permitting

“The code shouldn’t stand in the way. It should be neutral, so that those who are engaged in the community, trying to inspire, be inspired, can excel at those things and allow it to happen.”



Scott Ginder
Principal/Founder, Forge Craft Architecture + Design

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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anatomy of THE CODE

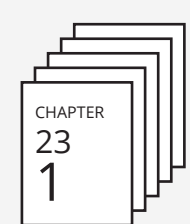
Our existing Land Development Code was written 30 years ago when Austin's population was half the size it is now, and it has become overly complex after being amended hundreds of times over the years to accommodate unforeseen issues. The Code is being updated to help us create the kinds of places we want, as identified in *Imagine Austin*, and to address critical issues such as diminishing natural resources, household affordability, and access to healthy lifestyles.



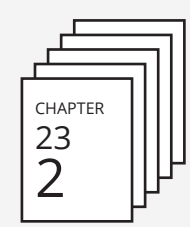
What it looks like:
The code document has been designed to make regulations easy to understand and the document clear to navigate. Strong headers and footers explain where you are inside the document. A Table of Contents is included in each new section. Graphics and illustrations visually explain regulations, and indenting, section breaks, and labeling add clarity.

How it's organized: Relocated under a different title number, an extensive reorganization of the Land Development Code elevates community priorities, consolidates procedures, and introduces a hybrid zoning code with new form-based standards.

Title 23



Introduction



Administration and Procedures

Application Review and Fees; Notice; Public Hearings; Appeals; Amendments and Exceptions; Variance Process; Nonconforming Provisions; Construction Management and Certificates; Enforcement; Interlocal Development Agreements; Definitions

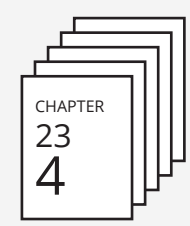
General process and procedures such as noticing, public hearings, variances, and special exceptions



General Planning Standards for All

Affordable Housing; Incentives Program; Parkland Dedication; Tree and Natural Area Protection; Water Quality

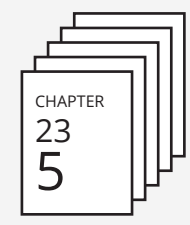
Standards that regulate and/or protect elements that are important to Austin



Zoning Code

Zoning Administration and Procedures; Zoning Districts; Tract, Residential, Commercial, Industrial, and Overlays; Landscaping, Screening and Fencing; Outdoor Lighting; Parking and Loading

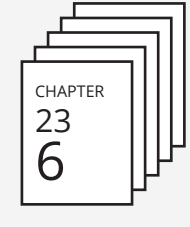
Standards and procedures to promote an attractive, efficient, and livable community



Subdivision

Subdivision Procedures; Plotting Requirements; Property Markers, Easements and Alleys, Streets, Lots, Utilities

Technical and legal requirements for subdividing property and site plans



Site Plan

Purpose and Applicability; Site Plan Review and Filing Requirements; Expiration and Replacement

Requirements for the submittal and review of Site Plans

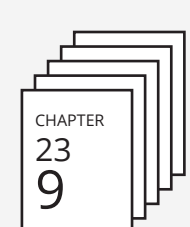


Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage

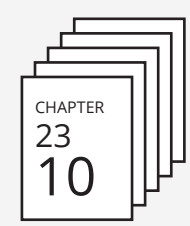
Applicable to All Zones; Sign Procedures; Applicable Tract Zones; Applicable to Non-Tract Zones



Transportation (Mobility)

Right-Of-Way and Transportation Improvements; Traffic Impact Analysis and Mitigation; Street Design; Driveway, Sidewalk, Urban Trail, and Right-of-Way; Street Signs; Road Utility Districts; Off-Street Parking and Loading; Transportation Demand Management

Provisions to promote Complete Streets to serve all users and integrate roadways into the built environment.



Infrastructure

Utility Service; Water Districts; Water And Wastewater Capital Recovery Fees; Reclaimed Water; Drainage



Technical Codes

Building Code; Food Establishments; Electrical Code; Mechanical Code; Plumbing Code; Fire Code; Solar Energy Code; Property Maintenance Code; Residential Code; Energy Code

Glossary

ALLOWED USE

Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for Use Permits or Minor Use Permits.

ATTACHED

When used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features.

DEVELOPMENT

The construction or reconstruction of a building or road; the excavation, mining, dredging, grading, or filling of land; the removal of vegetation from land; or the deposit of refuse or waste on land.

DWELLING UNIT

A single unit providing complete facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

ENCROACHMENT

Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, oriel window, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, or beyond the build-to-line into the public frontage, or above a height limit.

FRONTAGE, PRIVATE

The area between the building facade and the shared lot line between the public right-of-way and the lot.

IMPERVIOUS COVER

Impervious cover includes buildings, paving, driveways, walkways, and other surfaces that prevent absorption of water into the ground.

OVERLAY ZONE

A zoning district established by Title 23 to prescribe regulations to be applied to a site in combination with regulations applicable to a base zone.

PRELIMINARY PLAN

A map or drawing of a proposed plat, intended for consideration by the Land Use Commission or the Council in compliance with the requirements of this Title.

PRIMARY ENTITLEMENT

The height and floor-to-area ratio entitlement that a site derives from its current zoning. That entitlement may be derived from the base zoning or from a previous modification to the base zoning.

SITE PLAN

A plan for a development, other than a Subdivision construction plan, submitted by an applicant to demonstrate that the development complies with the requirements of this Title.

STREET TREE

A tree of any species or size planted in parkways, sidewalk areas, easements, and rights-of-way granted to the City.

TRACT

A cross-section of the environment showing a range of different habitats. The Rural-to-Urban Tract of the human environment is divided into multiple tract zones that describe the physical form and character of a place according to the intensity of its land use and urbanism.

WALKABILITY

The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

FOR MORE TERMS, SEE CHAPTER 23-2

Help us get it right.

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Single family homes come in many shapes and sizes, from cottages and small houses on compact lots to expansive homes on deep or wide lots with large front and side setbacks.



how the CODE WORKS

Along with streets, sidewalks, public spaces, and natural areas that comprise the city's public realm, the Land Development Code regulates certain aspects of the thousands of individual lots and buildings that make up the city's private realm.

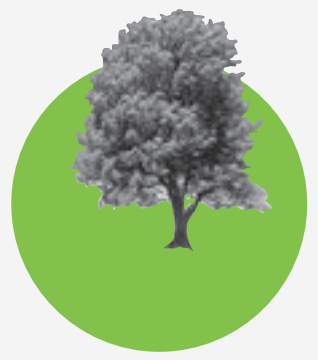
Planning requirements that embed our shared values and shape healthy communities.



HOUSING inclusive+ AFFORDABLE

Affordable Housing

A variety of tools and policies guide the development of affordable housing across the City. The new citywide Affordable Housing Incentives Program will retain aspects of the City's existing density bonus programs that work well, bring added consistency to their application, and supplement them with a new program to cover some or all of the Centers and Corridors identified in *Imagine Austin* and other areas where there is a need for more housing options.
SEE ARTICLE 23-3E



ENVIRONMENT natural+ RESILIENT

Parkland Dedication

Recreational areas in the form of public parks are necessary for the well-being of residents, and new residential development is reasonably related to the need for additional parkland and park amenities. The Land Development Code establishes a fair method for determining parkland dedication, or the payment of a fee in lieu of dedication, to be required as a condition for approval of new development in an amount proportionate to the impact of development on existing parks and established levels of service.
SEE ARTICLE 23-3B

Urban Forest Protection and Replenishment

The urban forest is an integral part of the City's infrastructure. Urban Forest Protection and Replenishment rules for development applicants include: (1) tree survey and assessment requirements; (2) application depictions and preservation standards; (3) actions that will constitute impacts or removal; (4) mitigation measures; (5) methods to protect regulated trees during development; and (6) criteria and performance indicators, including a canopy cover goal, for assessing the state of the urban forest.
SEE ARTICLE 23-3C

Water Quality

Water quality protection is achieved through a combination of regulations, including: setbacks that preserve and restore the natural function of waterways and floodplains; protection of sensitive environmental features like caves, wetlands, springs, and steep slopes; limits on impervious cover to protect natural function and infiltration; limits on grading to minimize site disturbance and maintain natural hydrology; and stormwater control measures that slow down, filter, and beneficially use polluted runoff.
SEE ARTICLE 23-3D



MOBILITY walkable+ CONNECTED

Transportation

The Land Development Code addresses transportation with the following goals: (1) Promote Complete Streets to serve all roadway users, pedestrians, bicyclists, transit riders, and motorists regardless of age or ability. (2) Provide safe and efficient movement of people, goods, and services. (3) Integrate roadways into the existing and future context of the adjacent land uses and the built environment. Provisions include: Right-Of-Way and Transportation Improvements; Transportation Impact Analysis and Mitigation; Street Design; Driveway, Sidewalk, Urban Trail, and Right-of-Way Construction; Access to Major Roadways; Transportation Demand Management; Connectivity; and Road Utility Districts.
SEE CHAPTER 23-9



Example: Reinforcing an existing Neighborhood Main Street

New zoning tools intentionally craft and cultivate special places that enliven neighborhoods and strengthen their unique qualities and character.



Example: Creating a new Corridor Village

T4 and T5 transect zones focus redevelopment to shape a walkable urban village that blends a broad range of inclusive uses.

Zoning to allow—and encourage—multiple units such as duplex or multiplex buildings within walkable neighborhoods makes better use of land and strengthens community connections.

Main street-style buildings provide retail services for local neighborhoods on the ground floor and may include residential or flexible office space on upper floors.



transect zones AT-A-GLANCE

The transect zones reflect the community's vision for implementing the intent of *Imagine Austin* to strengthen or create walkable places. These standards are intended to ensure that proposed development is compatible with existing and future development on neighboring properties, and produces a walkable urban environment of desirable character.

T3

LESS URBAN ←

T4

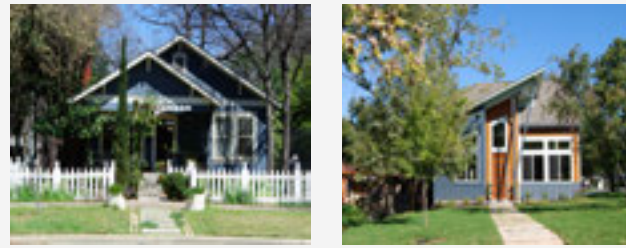
T3				T4		
T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback	T4 Neighborhood - Intermediate Setback	T4 Neighborhood - Shallow Setback	T4 Main Street
T3NE.WL	T3NE	T3N.DS	T3N.IS	T4N.IS	T4N.SS	T4MS
Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone None	Sub-Zone T4N.IS-Open	Sub-Zone T4N.SS-Open	Sub-Zone T5MS-Open
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU

Detailed Standards for Transect Zones

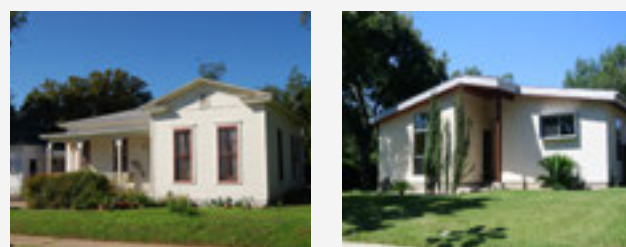


Building Types

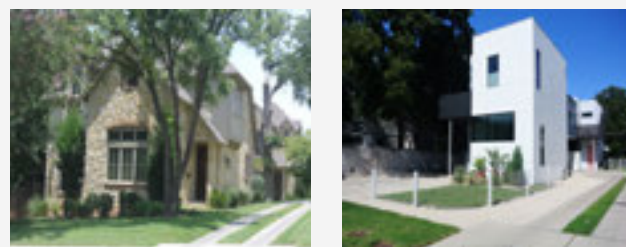
Small House Form



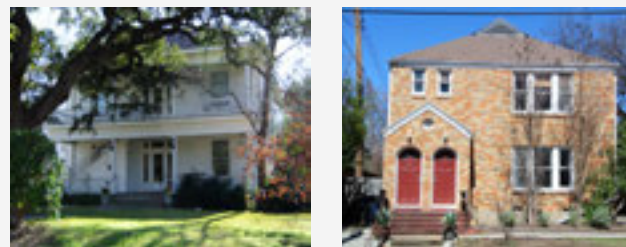
Cottage House: A compact, detached structure, consisting of one unit, usually sited on a compact lot.



Small House: A small, detached structure, consisting of one unit, usually sited on a small lot.

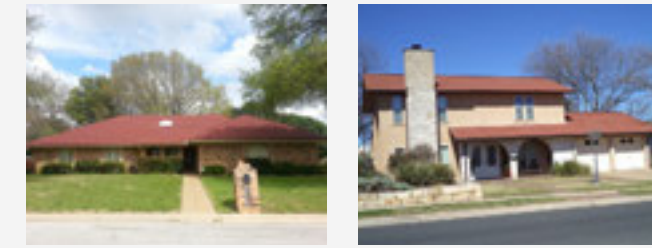


Duplex: Front-and-back: A small- to medium-sized structure or pair of structures consisting of two detached or attached units wherein one unit is located behind the other. The unit at front faces the street and appears like a small single-family house.

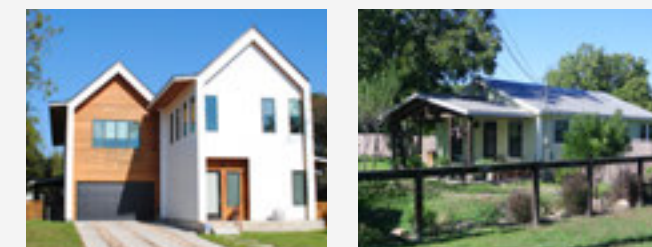


Duplex: Stacked: A small- to medium-sized structure that houses two units, with one located on the ground floor and the other located directly above. Both units face the street, are within one single building (mass), and appear like a small single-family house.

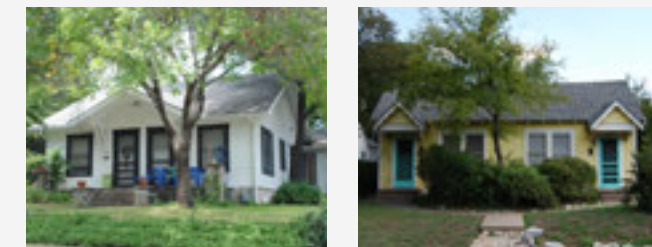
Medium House Form



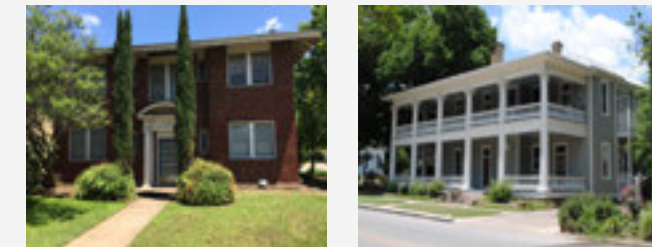
Wide House: A medium, detached structure, consisting of one unit, usually sited on a medium lot. The wide house is usually larger in width than it is in depth.



Long House: A medium, detached structure, consisting of one unit, usually sited on a medium lot. The long house is usually larger in depth than it is in width.



Duplex: Side-by-side: A small- to medium-sized structure that houses two adjacent, attached units. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.



Multiplex: Medium: A medium structure that consists of multiple side-by-side and/or stacked units with one shared entry, or individual entries along the front.

About Building Types

Building types are based on a combination of their form and use. They help define the physical character that sets one neighborhood apart from another and reflect an area's scale, density, and walkability.

Missing Middle Housing

Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, multiplexes, and cottage courts, to support walkable communities, locally-serving retail, and public transportation options.

The rowhouse building type has a medium footprint with multiple attached units for compact neighborhoods near transit corridors.



T5

T6

→ MORE URBAN



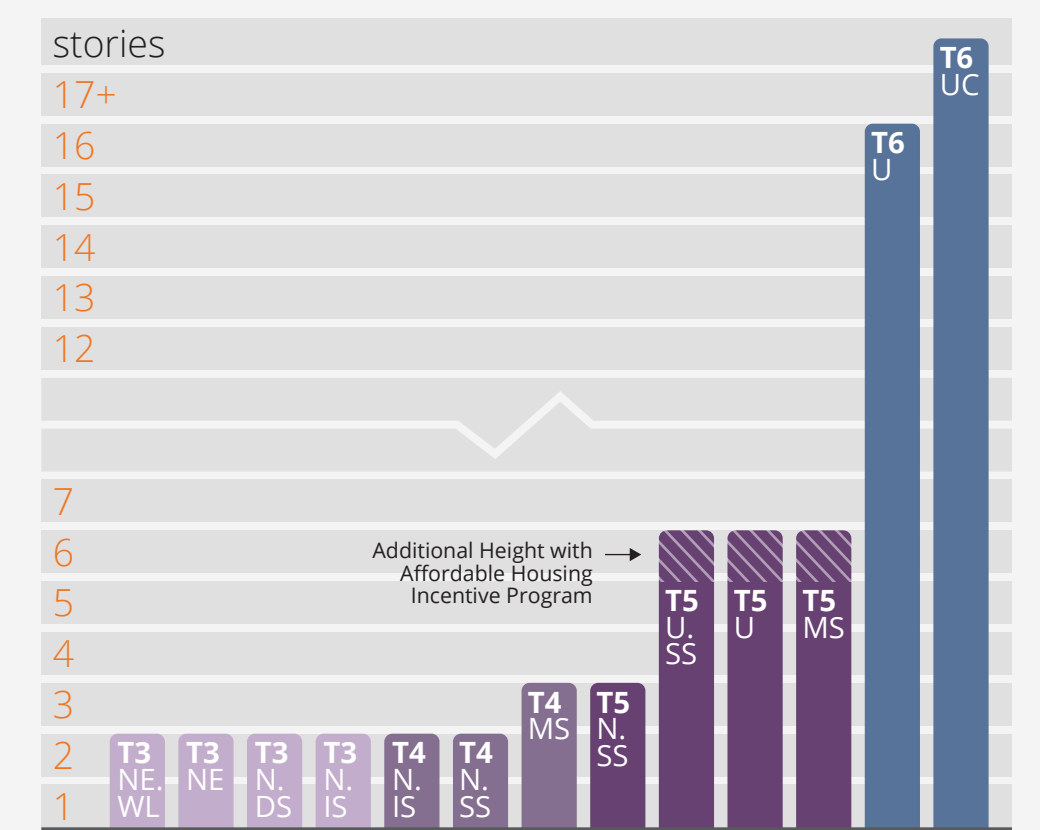
These diagrams demonstrate the relative building form and street character achievable within each transect zone.

T5				T6	
Neighborhood - Shallow Setback	Urban - Shallow Setback	Urban	Main Street	Urban	Urban Core
T5N.SS	T5U.SS	T5U	T5MS	T6U	T6UC
Sub-Zone T5N.SS-Open	Sub-Zone T5U.SS-Open	Sub-Zone T5U-Open	Sub-Zone T5MS-Open	Sub-Zone None	Sub-Zone None
Building Height Up to 3 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Main Street Live/Work Mid-Rise	Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

The Open sub-zone has the same building form regulations but allows for a more diverse mix of uses.

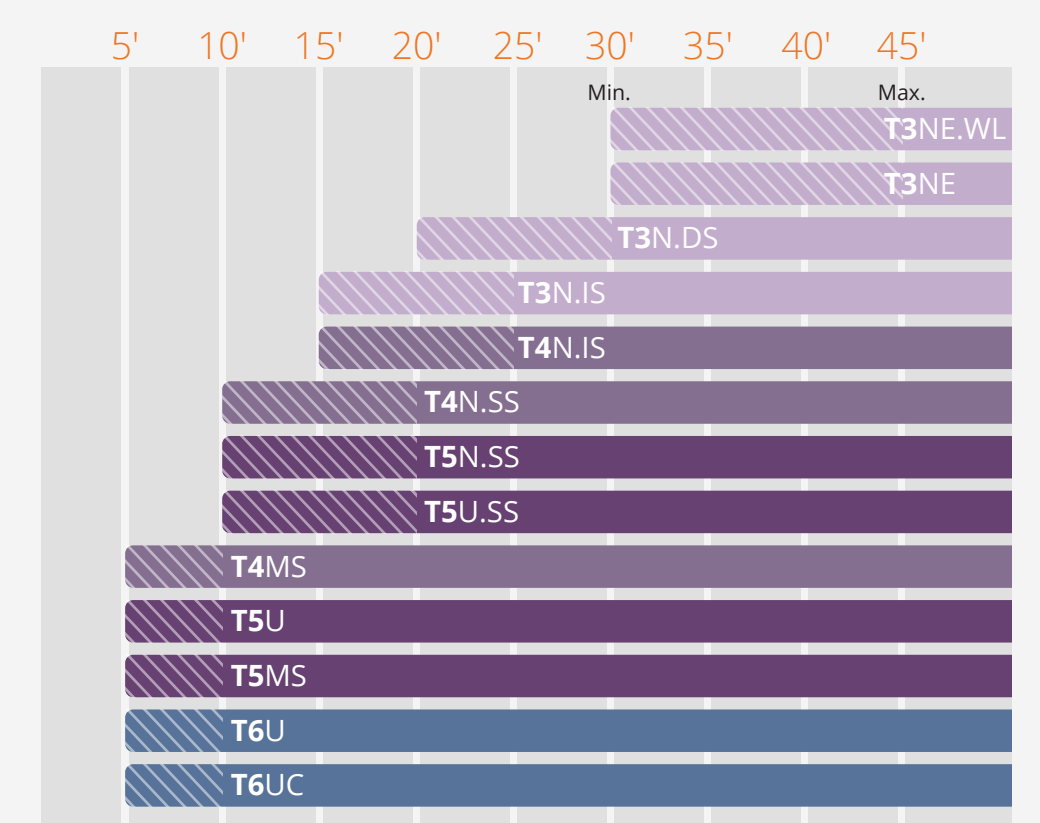
Each transect zone allows multiple building types, which may vary based on lot size, use, or sub-zone.

Comparing Transect Zones



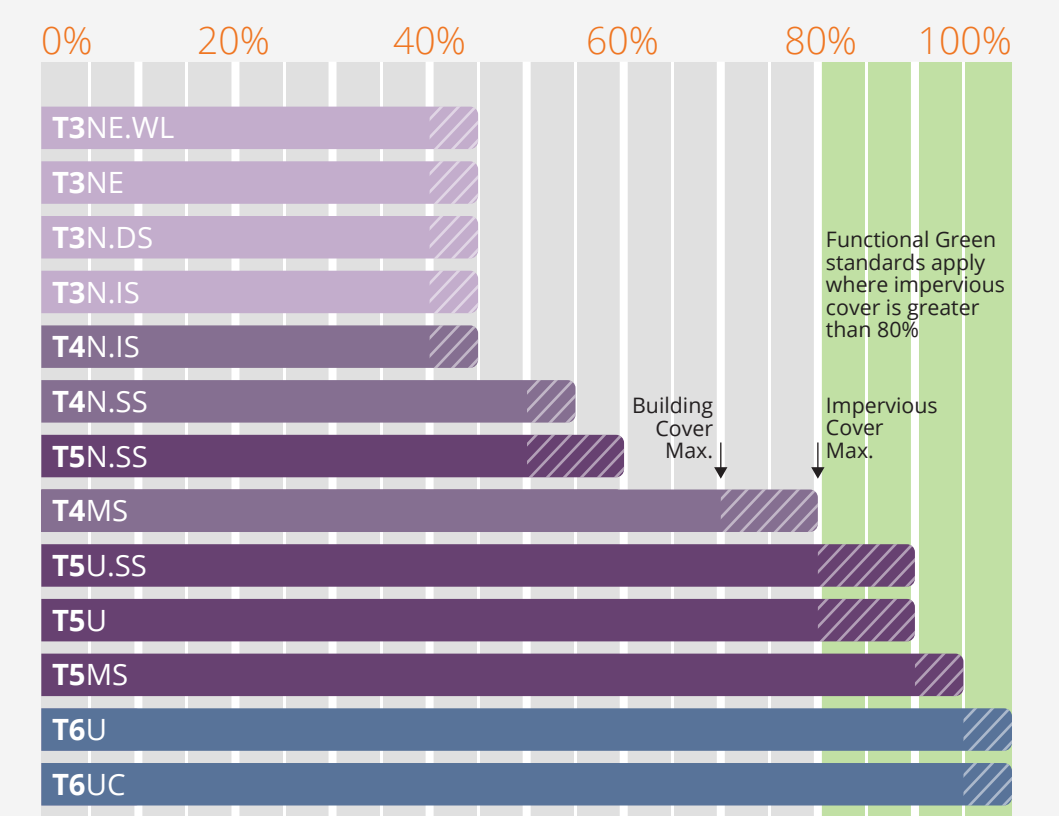
Building Height

Building height limits preserve community character and ensure smooth transitions between zones to protect neighborhoods and encourage walkability, while focusing high-density development in urban cores.



Front Setback

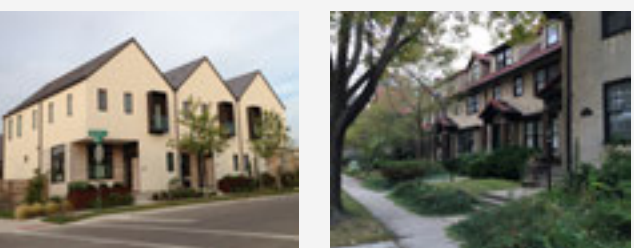
Setbacks are defined as the mandatory clear distance between a lot line and a building. In addition to side and rear setbacks detailed in the code, front setbacks shape the character of a street or neighborhood.



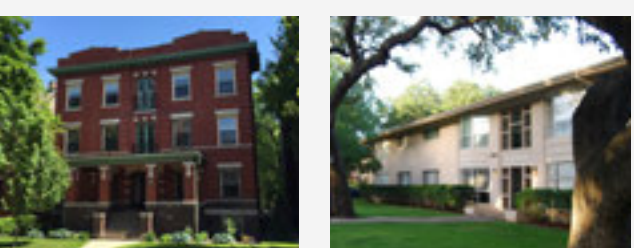
Building Cover / Impervious Cover

Building cover and impervious cover maximums protect watersheds and allow for trees and open space within neighborhoods. Impervious cover includes buildings, paving, driveways, walkways, and other surfaces that prevent absorption of water into the ground. In developments that exceed 80% impervious cover, "functional green" standards apply to site and building design with the purpose of bringing nature into the urban environment, improving water quality and drainage, and reducing heat island effect.

Large House Form

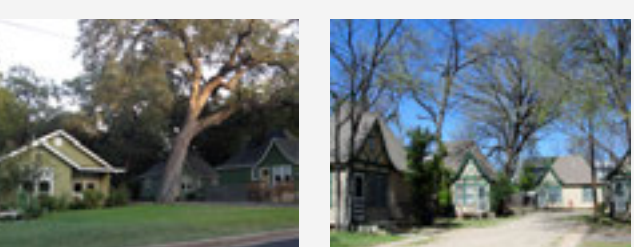


Rowhouse: Medium: A medium footprint building composed of small footprint structures attached in a series with individual entries along the front.

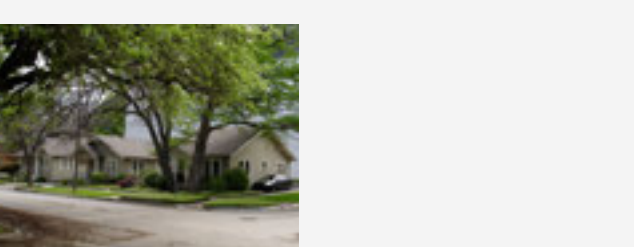


Multiplex: Large: A large structure that consists of multiple units with one shared entry (unless additional entries are allowed by Director.)

Multiple House Form

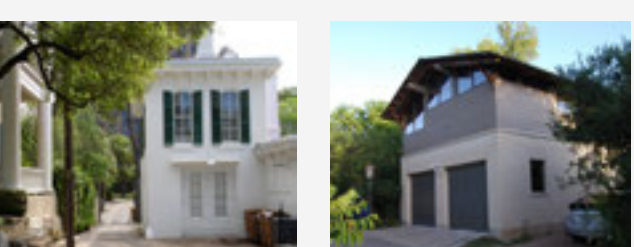


Cottage Court: A series of small footprint detached structures (cottages), each containing a single unit. The cottages are arranged to define a shared courtyard, typically perpendicular to the street. The shared courtyard takes the place of a private rear yard.



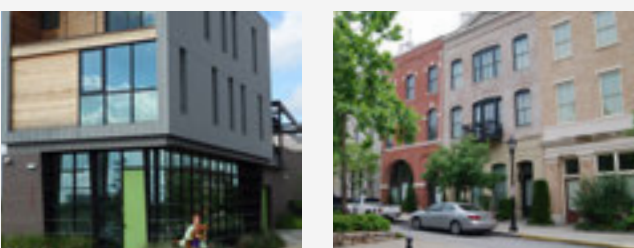
Cottage Corner: A series of small detached structures (cottages), each containing a single unit, on a corner lot of a block. The cottages are arranged in a row, typically perpendicular to the front lot line, with individual entries along the side street.

Accessory Building Form

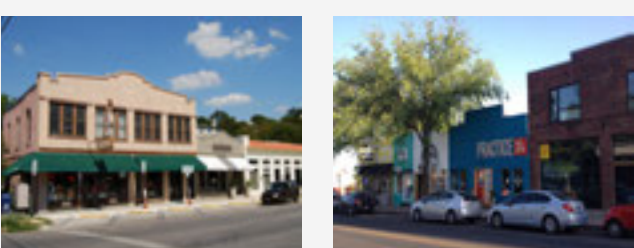


Accessory Dwelling Unit (ADU): An additional structure located at the rear of a lot-sometimes positioned above a garage-that provides space for a single small residential unit, a home office, or other small commercial or service use. Also known as a Granny-flat.

Block Form



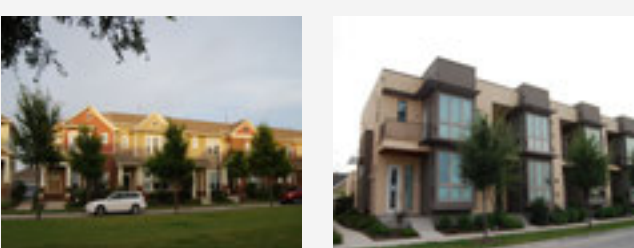
Live/Work: Block form composed of small footprint, typically attached structures that contain one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity.



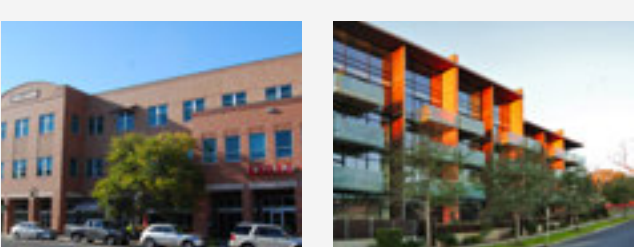
Main Street: A small- to medium-sized structure, typically attached, that provides a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses. A Main Street building does not incorporate a multi-level parking structure. Multiple Main Street buildings together comprise block-scale form.



Courtyard Building: A large structure that consists of multiple units accessed from a courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry.

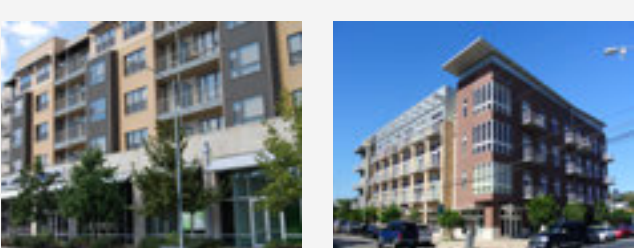


Rowhouse: Large: A large structure composed of a series of smaller units attached in a series with individual entries along the front.

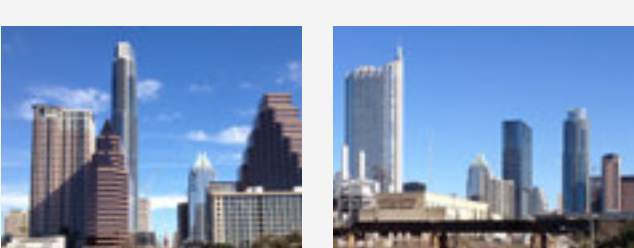


Low-Rise: A medium to large structure that consists of multiple units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This building type may include a courtyard and does not include multi-level structured parking.

Large Block Form



Mid-Rise: A medium to large structure, 4-8 stories tall, built on a large lot that can accommodate multi-level structured parking. It provides a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses.



High-Rise/Tower: A large structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It provides a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses.

In urban centers and along transit corridors, low-rise and mid-rise residential or mixed-use buildings meet demand for centrally-located, walkable living.



non-transect zones + OVERLAYS

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Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



Overlay Zones

Standards for overlay zones are intended to ensure that proposed development is compatible with existing and future development within unique parts of the city that have a particular character or open space considerations.

- Barton Springs
- Capitol View Corridor
- Downtown Civic Spaces
- Hill Country Roadway
- Historic Landmark
- Historic Area
- Lake Austin
- Neighborhood Plan
- Planned Development Area
- University Neighborhood Overlay
- Waterfront

Low to Medium Intensity Residential

Zone	Uses / Intensity	Similar to
Rural Residential	Single Family Detached	RR
Very Low Density Residential	Single Family Detached	SF1
Low Density Residential	Single Family Detached	SF2
Low to Medium Density Residential	Single Family Detached, Duplex	SF3, SF4B
Low to Medium Density Residential - Small Lot	Single Family Detached, Duplex	SF4A

Medium to High Intensity Residential

Zone	Uses / Intensity	Similar to
Medium Density Residential	Duplex/Townhome 12 units/acre	SF5, SF6
Medium to High Density Residential	Multi-Family + residential services 18 units/acre	MF1, MF2
High Density Residential	Multi-Family + residential services 24 units/acre	MF3, MF4
Very High Density Residential	Multi-Family + residential services 54 units/acre	MF5, MF6
Manufactured Home Park	Manufactured Home Park(s)	MH

Restricted Commercial

Zone	Uses	Similar to
Neighborhood Commercial Sub-Zone Limited, Open	Limited retail, office, restaurant, local services. Open also allows residential up to 12 units/acre.	NO, LO, LR
Local Commercial Sub-Zone Limited, Open	Limited retail, assembly service, office and medical, excluding uses such as alcohol sales, bars, auto sales/repair, restricted services, storage. Open also allows residential up to 18 units/acre.	GO

Retail and Office Commercial

Zone	Uses	Similar to
General Commercial Sub-Zone Limited, Open	General commercial, entertainment, and services including auto and service type uses not allowed in Local Commercial zone. Open also allows residential up to 36 units/acre.	GR
Regional Commercial	Similar to General Commercial, with added allowed intensity. Slight restrictions on uses, commensurate with added intensity.	new

Mixed-Use Commercial

Zone	Uses	Similar to
Commercial Core	A variety of retail, restaurant, employment, civic, medical, office, mixed use.	DMU
Downtown Core		CBD

Service and Highway Commercial

Zone	Uses	Similar to
Warehouse Commercial	Storage and warehousing of commercial and retail goods; auto sales, repair, and storage; does not include manufacturing.	W/LO
Service Commercial Sub-Zone Limited, Open	Retail, entertainment, commercial services, office, equipment sales/storage. Open also allows residential up to 36 units/acre.	CS, CS-1
Highway Commercial	Large format mixed use and commercial, civic, visitor uses that benefit from highway visibility such as big-box retail, hotels, and drive-throughs.	CH

Special Commercial

Zone	Uses	Similar to
Commercial Recreation	Recreation	CR

Industrial Zones

Zone	Uses	Similar to
Flex Industrial	Artisan workshops, bakeries, office, retail, live/work, light manufacturing and storage.	LI
General Industrial	General manufacturing, storage and distribution, offices, breweries, recycling and re-purposing.	IP
Heavy Industrial	Bio, pharmaceutical, and technology manufacturing and distribution, recycling, resource extraction.	MI
R&D	Technology and software testing, offices, product development.	R&D

Other Zones

Zone	Zone
Agricultural	North Burnet/Gateway
Aviation Services	Open Space
Development Reserve	Public
East Riverside Corridor	Planned Unit Development

questions + ANSWERS



What is the Land Development Code?

The Land Development Code is the set of rules and processes that guides how land is used and developed in the city of Austin. Austin's Land Development Code regulates new development, redevelopment, zoning, subdivisions, transportation and parking, outdoor signs, site plans, drainage, watershed protection, open space, and more.

Why do we need to revise the Land Development Code?

The last comprehensive revision of Austin's Land Development Code was 30 years ago, in 1984. Since then, it has been amended hundreds of times and, as a result, has become overly complex and complicated for businesses, residents, and City staff to use. Our existing code is no longer effective in helping us create the kinds of places we want, or in addressing critical issues like diminishing natural resources, lack of household affordability, access to healthy lifestyles, the development of parks and public places, and addressing our growing mobility problems.

How do we ensure that our Land Development Code will be flexible to allow changes over the next 20 to 30 years?

Just as the Imagine Austin Comprehensive Plan contains provisions for an annual progress report and a five-year appraisal, an evaluation process can be created for the new Land Development Code so that it is reassessed at regular intervals and kept up to date to address changing conditions.

How will the Land Development Code be changed?

One of the overarching goals of the CodeNEXT project is to create a document that is simpler and easier to understand. Improved formatting, reorganization, elimination of redundant and conflicting provisions, and more use of visual graphics are incorporated so that users can more easily determine what rules apply to a specific property.

How are we going to incorporate existing plans given that they could be incompatible with each other?

During the Imagine Austin process, a great effort was put forward to ensure that Neighborhood Plans were consistent with the Comprehensive Plan as well as the Growth Concept Map. City Council is the only body that can formally amend these plans, and the City Charter requires that plans be consistent with one another.

How can you deal with historical uses in creating compatibility; they were there first?

In most cases existing uses are grandfathered or carried over under the new code; this remains intact unless the use changes or the building expands.

How can we promote the ability for seniors to age in place, while also encouraging young families into central city neighborhoods?

One way to encourage this is to promote a diversity of housing sizes and types in neighborhoods, so that people can stay in the vicinity but move to different dwellings as their personal situations change. Walkability and creating a more pedestrian-friendly environment can also benefit both seniors and families. For example, many seniors are no longer able to drive. Having destinations such as grocery stores, pharmacies and similar uses within close proximity can offer older residents the opportunity of staying in their neighborhoods.

Will the new code make any changes to the Save Our Springs Ordinance?

No. CodeNEXT will maintain Austin's historic watershed regulations as well as the improvements of the Watershed Protection Ordinance adopted by City Council on August 8, 1992.

Will my heritage tree still be protected?

Yes. Citizens of Austin deeply treasure their urban forest. Heritage trees along with many other trees in our community will be protected during land development.

Are the compatibility standards from Article 10 included in the new Land Development Code?

Article 10 Compatibility standards and setbacks are incorporated into the individual zoning regulations. Other standards such as screening have been incorporated into the overall code. This increases ease of use and predictability by putting all of a particular zone district's regulations into one place.

What will happen to the McMansion and Commercial Design Standards? (currently Subchapter F and E respectively).

Subchapter F (McMansion) design standards are incorporated into the individual zoning regulations. This increases ease of use and predictability by putting all zoning regulations into one place. Subchapter E (Commercial Design Standards) are incorporated throughout code. For example, sidewalk standards are moving to the Transportation chapter, while building placement is incorporated into zoning regulations.

What will happen to the Neighborhood Conservation Combining District (NCCD) overlay?

Areas that are already zoned with the NCCD overlay will keep their overlay designation. However, the process of implementing NCCDs will not be carried forward or applied to new zoning districts.

For more answers, visit austintexas.gov/codenext

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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CODENEXT
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