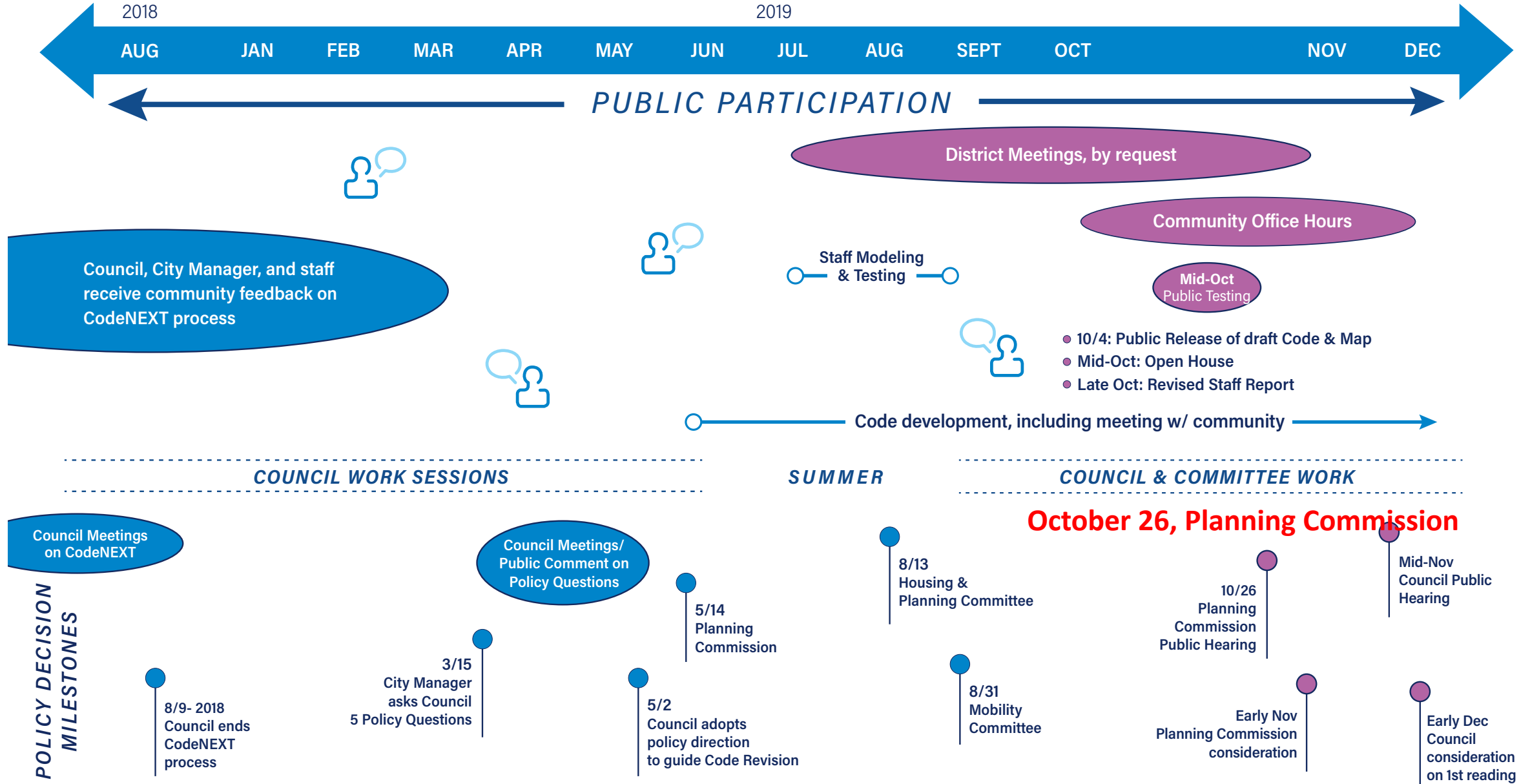


# Land Development Code CodeNext 4.0

# Timeline

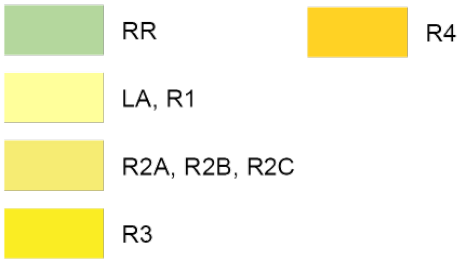
## Land Development Code Revision: **Proposed Timeline\***

\*Proposed dates, subject to change based on Council direction & outcome of public process

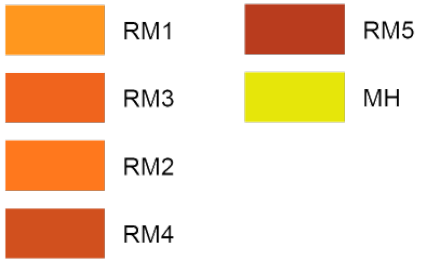


# Proposed zoning map

## Residential House Scale Zones



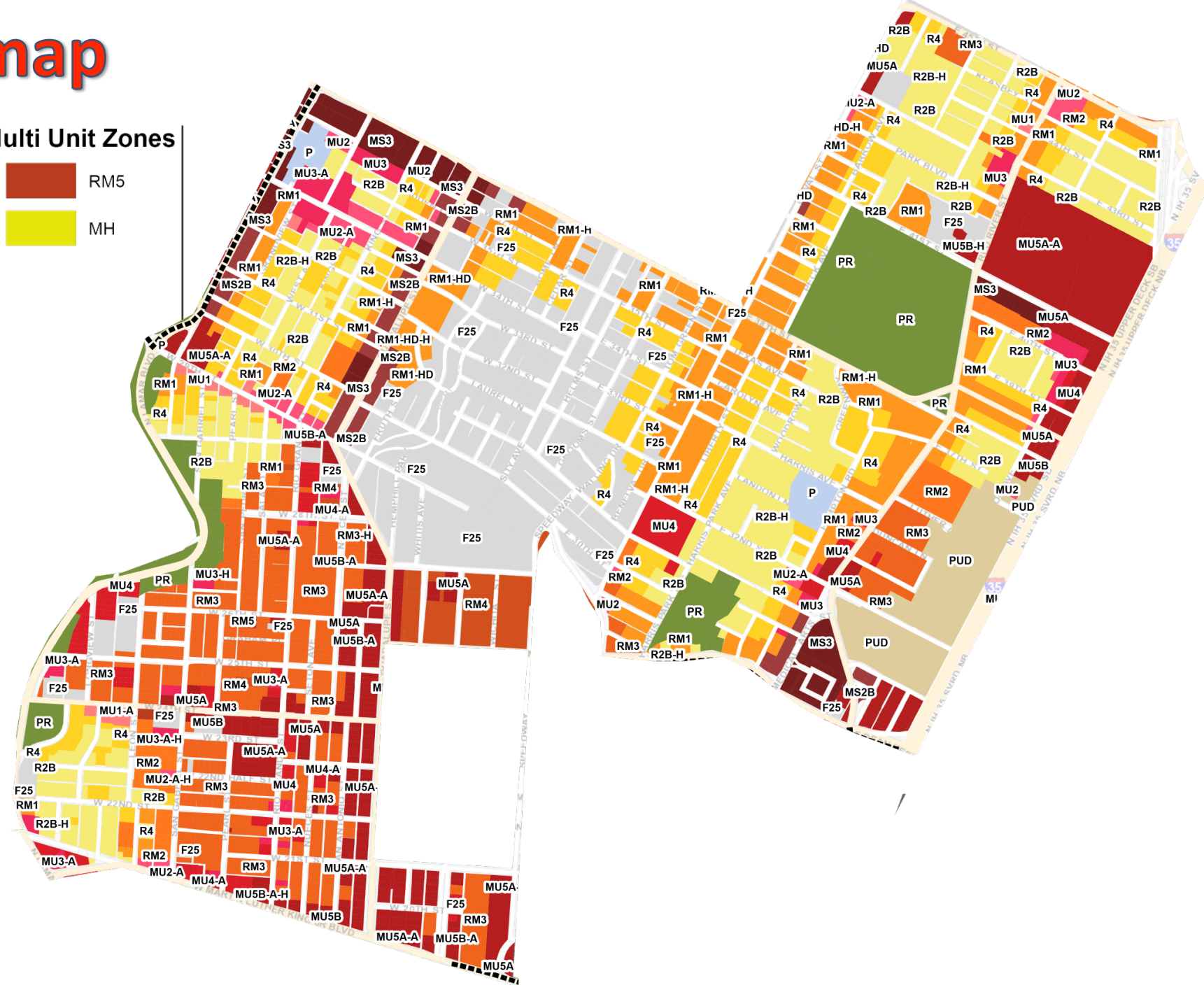
## Residential Multi Unit Zones



## Mix Use Zones



## Main Street Zones



# Transition Zones – Two Zones

## RM1

6 unit by right + 4 unit bonus

60% impervious cover

40 feet tall

*Not* residential house scale

0.8 FAR + 0.4 FAR bonus (1.2 FAR total)

Density Bonus affordability:  
some fraction of the +4 or  
**fee-in lieu**

## R4

4 unit by right + 4 unit bonus

50% impervious cover

35 feet tall + 10 feet bonus (45' total)

0.4 FAR + 0.4 FAR bonus (0.8 FAR total)

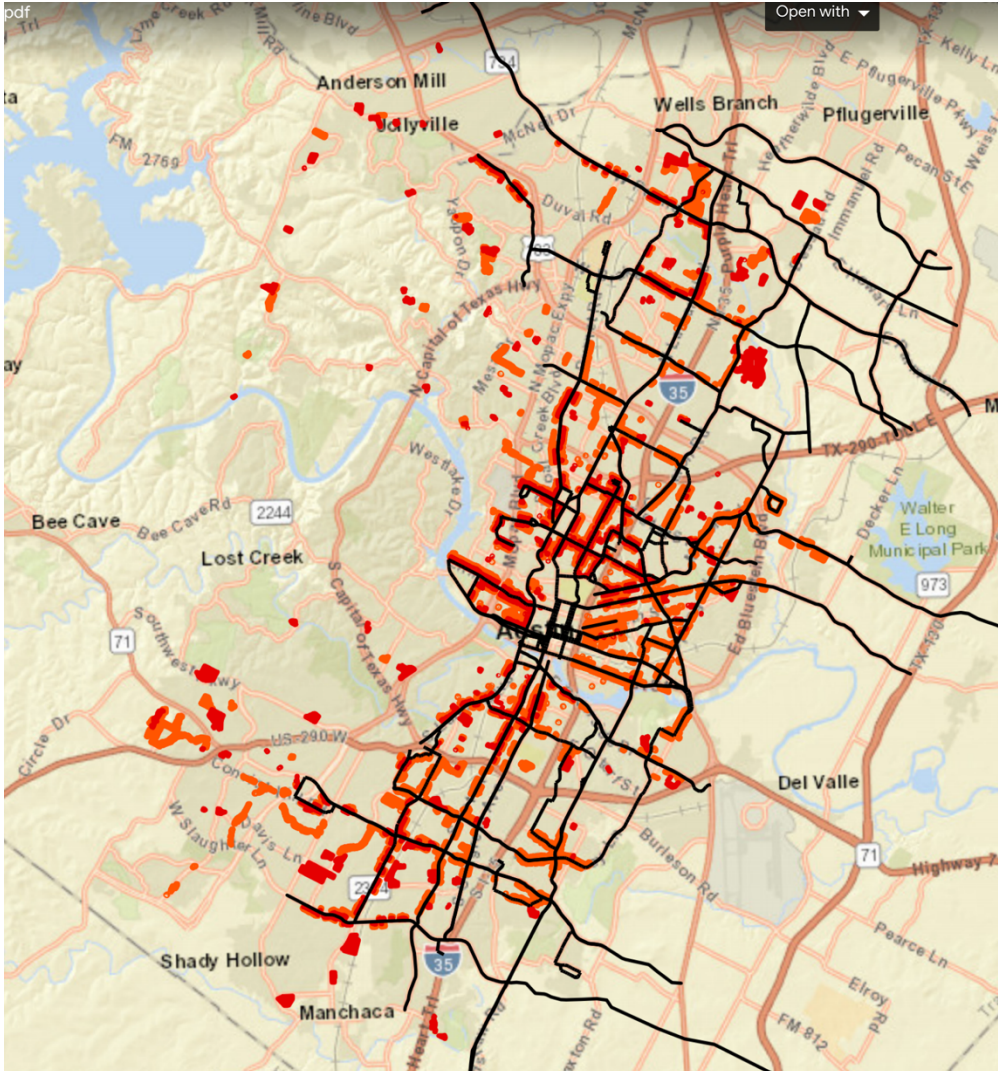
Density Bonus affordability:  
some fraction of the +4 or  
**fee-in lieu**



# Transition Zones

<http://www.austintexas.gov/departments/land-development-code-drafts>

**Transition zones were  
applied to 2% of land  
city wide**



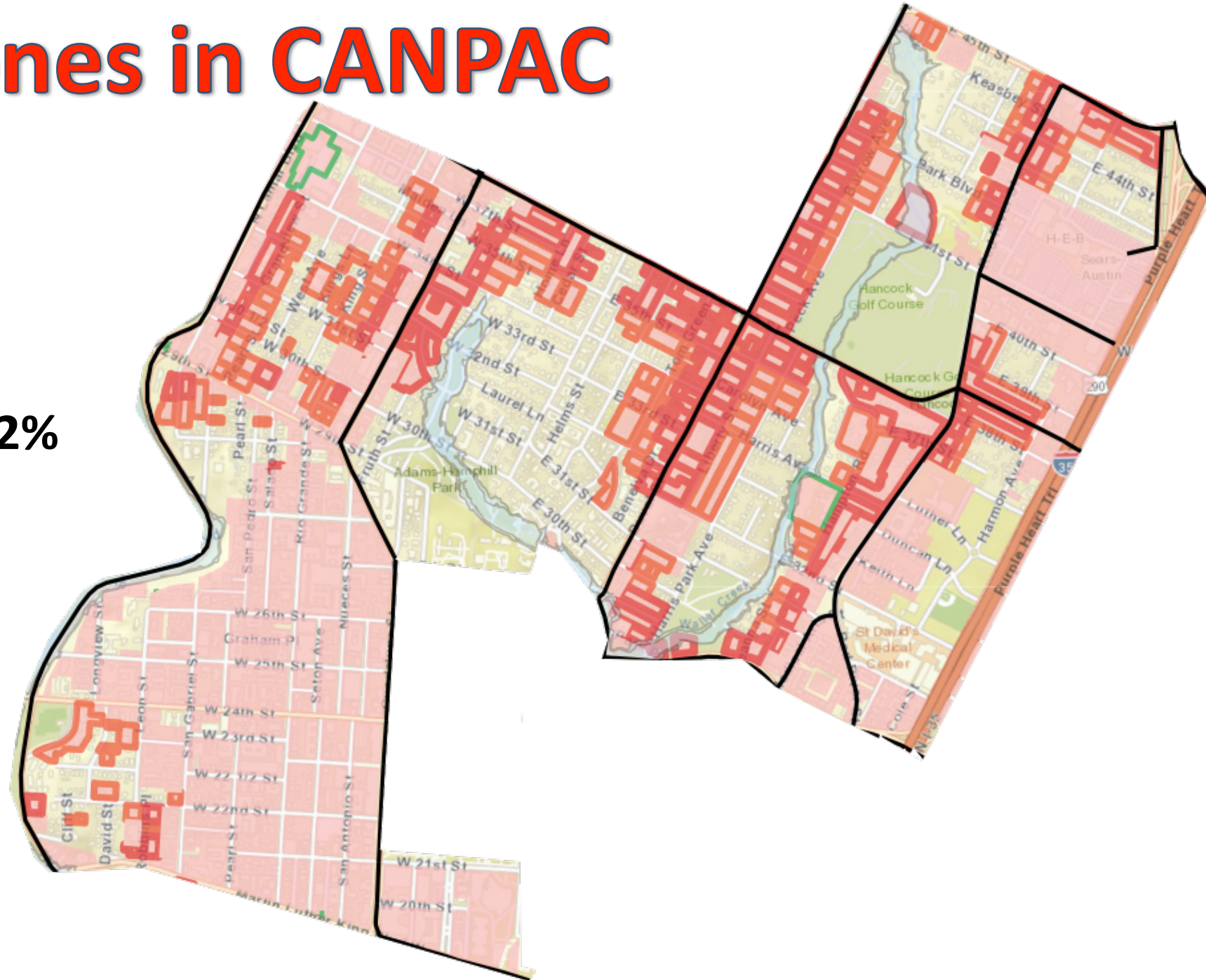
Land zoned R4 or RM1

# Transition Zones in CANPAC

Red outline = RM1

Orange outline = R4

Looks like more than 2%





# Transition Zones – RM1

**Table 23-3C-4060(A) Lot Size and Intensity**

(1) Allowed Use	Lot				Building	
	Principal Dwelling Units per Lot (max.)		Width (min.)	Area (min.)	Size (max.)	
	Base Standard	AHBP Bonus <sup>1</sup>			Base Standard	AHBP Bonus <sup>1</sup>
Duplex	6	+4	50'	5,000 sf	0.4 FAR	+0.6 FAR
Cottage Court - 3	3	+0	45'	5,000 sf	0.6 FAR	+0 FAR
Cottage Court - 6	6	+0	90'	10,000 sf	0.8 FAR	+0 FAR
Multi-Family	6	+4	50'	5,000 sf	0.8 FAR	+1.2 FAR
Live/Work	1	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	1	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	0.8 FAR	+0 FAR

<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

**Table 23-3C-4060(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	10'	10'	5'	10'

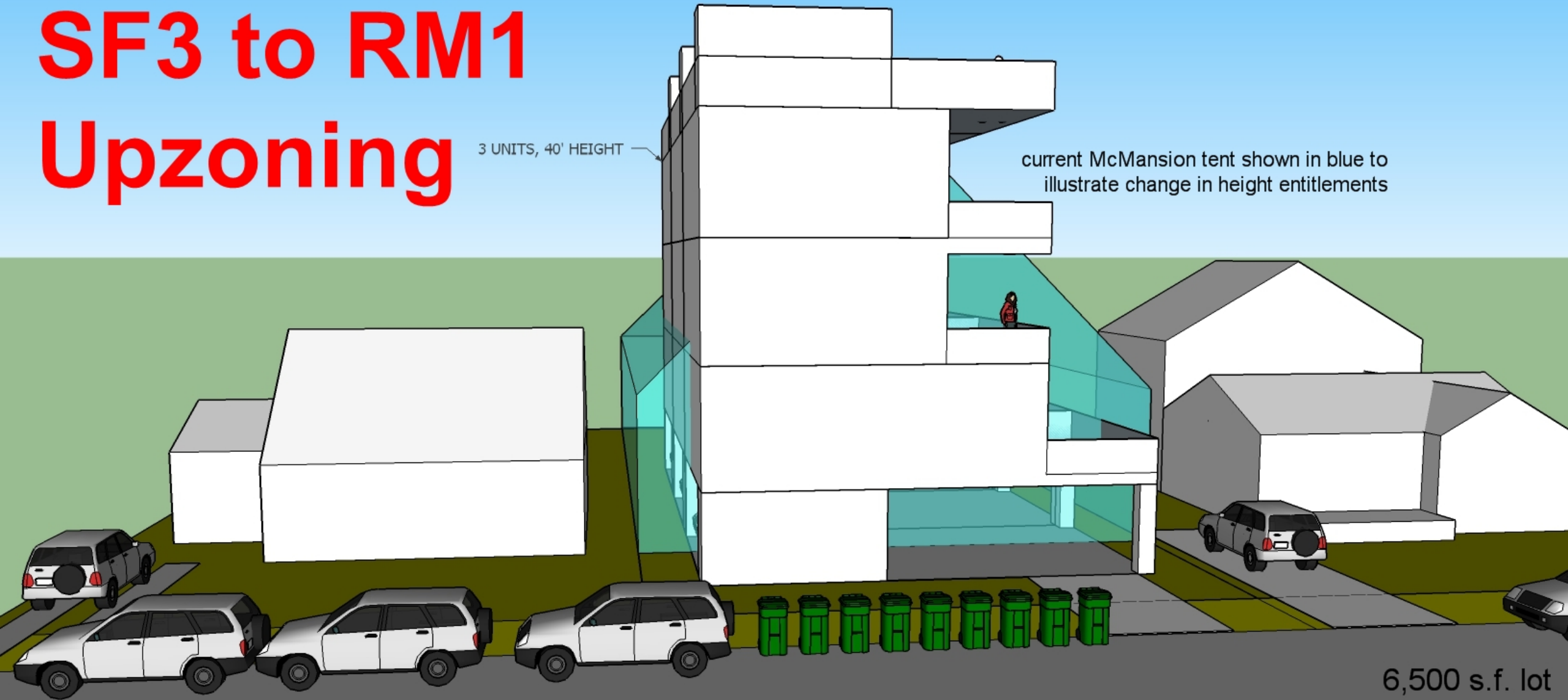
**Table 23-3C-4060(D) Height**

(1) All Buildings	
Overall (maximum)	40'

**Table 23-3C-4060(H) Impervious Cover**

(1) Impervious Cover	% (max.)
Impervious Cover	60%

# SF3 to RM1 Upzoning



6,500 s.f. lot  
3 1,733 S.F. UNITS (.8 FAR)  
FAR doubles from current .4 limit  
2 parking spaces per unit provided, but not required  
ver: 10-17-2019

# Transition Zones – R4

**Table 23-3C-3130(A) Lot Size and Intensity**

(1) Allowed Use	Lot				Building	
	Principal Dwelling Units per Lot (max.)		Width (min.)	Area (min.)	Size (max.)	
	Base Standard	AHBP Bonus <sup>1</sup>			Base Standard	AHBP Bonus <sup>1</sup>
Duplex	4	+4	35'	5,000 sf	0.4 FAR	+0.4 FAR
Multi-Family	4	+4	45'	5,000 sf	0.6 FAR	+0.2 FAR
Cottage Court - 3	3	+0	45'	5,000 sf	0.6 FAR	+0 FAR
Cottage Court - 6	6	+0	90'	10,000 sf	0.6 FAR	+0.2 FAR
Townhouse	1	+0	18'	1,800 sf	0.6 FAR	+0 FAR
Other Allowed Uses	—	+0	35'	5,000 sf	0.4 FAR	+0 FAR

<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

**Table 23-3C-3130(D) Height**

(1) Primary and Accessory Building	Base Standard	AHBP Bonus <sup>1</sup>
To Top Plate (maximum)	25'	+10
Overall (maximum)	35'	+10

**Table 23-3C-3130(H) Impervious Cover**

(1) Impervious Cover	% (max.)
Impervious Cover	50%

# Replacement for SF-3 – R2B

**Table 23-3C-3100(A) Lot Size and Intensity**

(1) Allowed Use	Lot			Building
	Principal Dwelling Units per Lot (max.)	Width (min.)	Area (min.)	Size (max.)
	Base Standard			Base Standard
Single-Family	1	45'	5,000 sf	0.4 FAR
Single-Family Attached	1	25'	2,500 sf	0.4 FAR
Duplex	2	45'	5,000 sf	0.6 FAR
Other Allowed Uses	—	45'	5,000 sf	0.4 FAR

**Table 23-3C-3100(B) Building Placement**

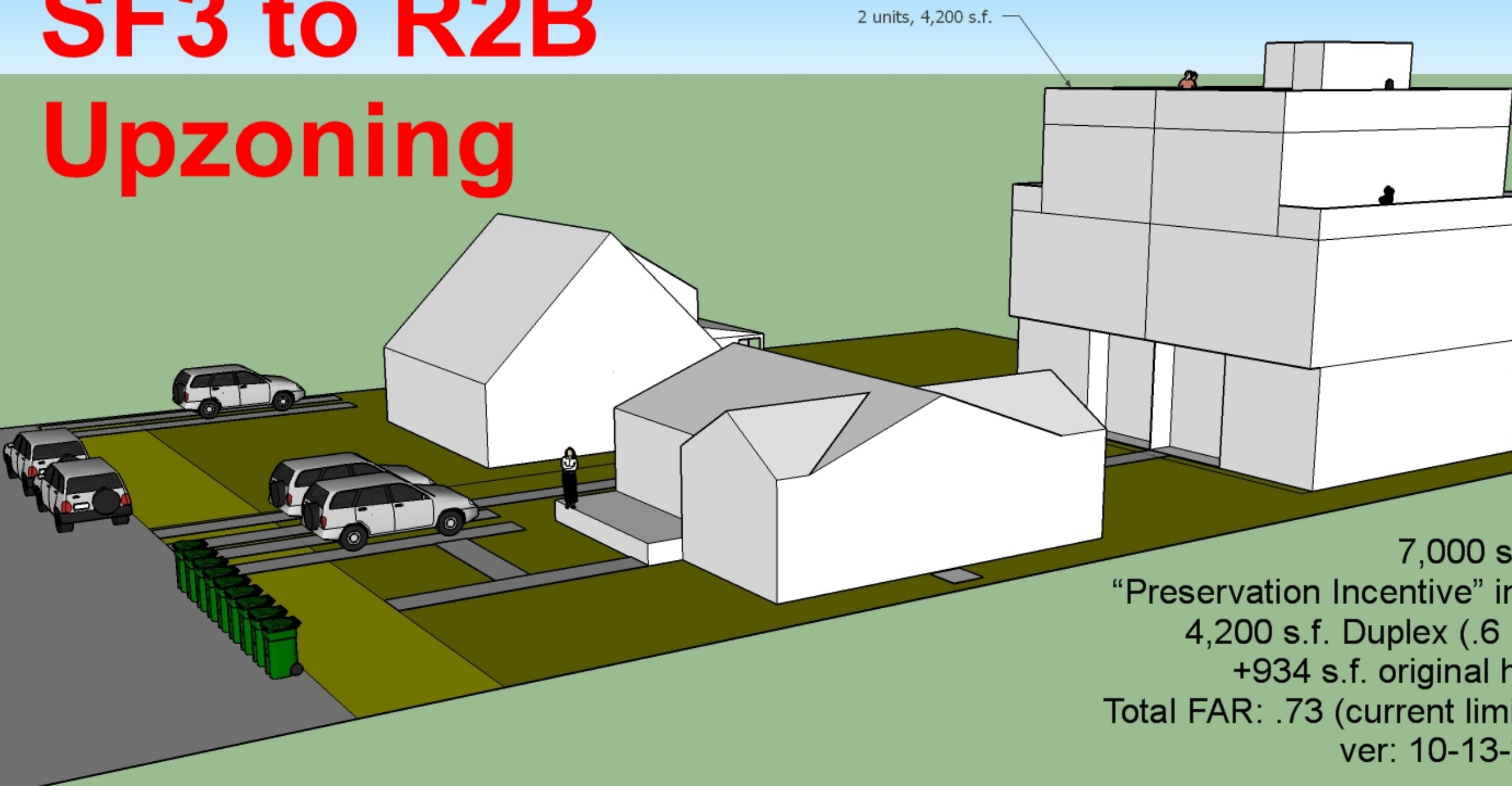
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	15'	10'	5'	5'

**Table 23-3C-3100(C) Height**

(1) All Buildings	
To Top Plate (maximum)	25'
Overall (maximum)	35'



# SF3 to R2B Upzoning



2 units, 4,200 s.f.

7,000 s.f.  
"Preservation Incentive" in  
4,200 s.f. Duplex (.6  
+934 s.f. original h  
Total FAR: .73 (current lim  
ver: 10-13-

# Current Occupancy Limits

## ORDINANCE NO. 20140320-062

Current is four  
unrelated adults  
**per site** in LA,  
RR and SF-1-SF6  
(in new  
construction)

Six is  
grandfathered  
for existing  
structures

- (D) Except as provided in Subsection (E), for a conservation single family residential, single family attached residential, single family residential, small lot single family, duplex residential use, two-family residential use, or short term rental use, not more than four unrelated adults may reside on a site, in the following zoning districts:
- (1) Lake Austin Residence District (LA) Zoning District;
  - (2) Rural Residence District (RR) Zoning District;
  - (3) Single Family Residence Large Lot (SF-1) Zoning District;
  - (4) Single Family Residence Standard Lot (SF-2) Zoning District;
  - (5) Family Residence (SF-3) Zoning District;
  - (6) Single Family Residence Small Lot (SF-4A) Zoning District;
  - (7) Single Family Residence Condominium (SF-4B) Zoning District;
  - (8) Urban Family Residence (SF-5) Zoning District; and
  - (9) Townhouse and Condominium Residence (SF-6) Zoning District.

# NEW Occupancy Limits

**6 per unit (or more)**

---

## **23-3D-10040 Dwelling Unit Occupancy Limit**

- (A) Except as otherwise provided by this section or by another requirement of this Title, not more than six unrelated adults may reside in a dwelling unit.
- (B) In approving an application for a conditional use permit, the Land Use Commission may approve an occupancy above the limit imposed in this section.
- (C) In no case may the number of occupants exceed limitations established in the Property Maintenance Code, Section 404 (Occupancy Limitations).

**Effect: Existing housing stock will be gone**

# Group Residential

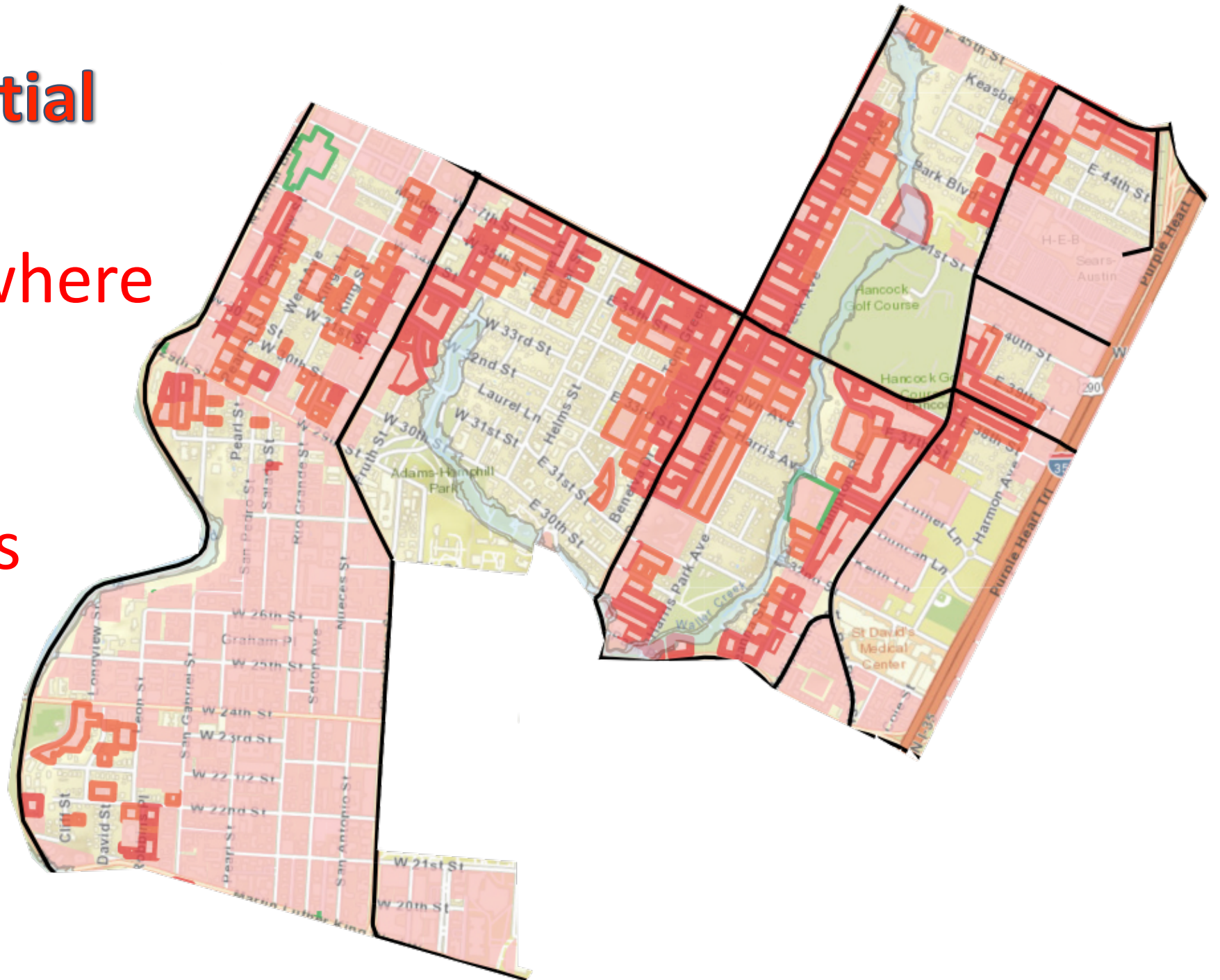
**GROUP RESIDENTIAL.** The use of a site for occupancy by a group who are not a family on a weekly or longer basis in which sleeping units are separate from, but located in the same building with, common areas that include kitchen, laundry, and other shared facilities. This includes, but is not limited to, fraternity and sorority houses, dormitories, residence halls, boarding houses, and cooperative housing.

GROUP RESIDENTIAL is allowed in R4,  
all RM zones, all MU zones, and  
all MS zones  
(Everywhere except R2B zones)



# Group Residential

Allowed everywhere  
shown in pink  
Including all  
Transition zones  
outlined in  
red/orange.



# Preservation Incentive

## (D) **Preservation Incentive.**

- (1) If a lot contains an existing dwelling unit at least 30 years old that is preserved, the following applies:
  - (a) The floor area of new dwelling units does not count against the FAR limit for uses in the zone.
  - (b) The total number of dwelling units otherwise allowed in the zone may be exceeded by one.
  - (c) All other applicable site development standards apply.

### (a) **Wall Demolition or Removal.**

- (i) No more than 50 percent of exterior walls and supporting structural elements of an existing structure may be demolished or removed, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate. For purposes of this requirement, exterior walls and supporting structural elements are measured in linear feet and do not include the roof of the structure or interior or exterior finishes.



# Parking

23-3D-2050

## Off-Street Motor Vehicle Parking Reductions

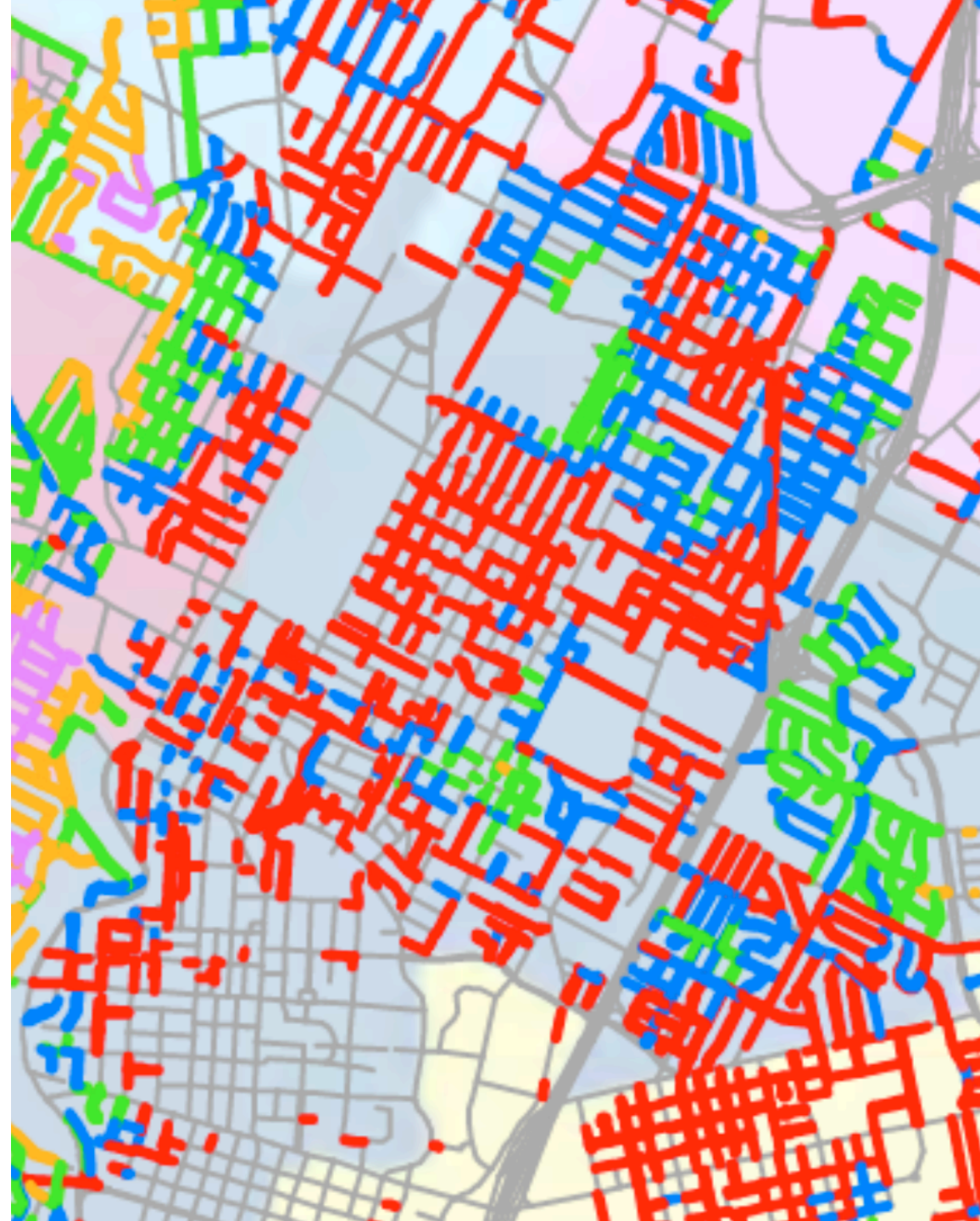
- (A) **Parking Reductions.** Table 23-3D-2050 (A) (Parking Reductions) establishes the adjustments allowed when a site meets the requirements described in the table.
- (B) **Maximum Parking Adjustment.**
  - (1) The maximum cumulative parking reduction is 60 percent, unless:
    - (a) A site is part of a TDM program as described in 23-8C-2020 (Transportation Demand Management) that allows multiple parking reductions, then the maximum cumulative parking reduction is 100 percent.
    - (b) A site located is located within a Center or within ¼ mile of a Corridors, then the maximum cumulative parking reduction is 100 percent if the following conditions are met:
      - (i) any portion of the site is within a Center or within ¼ mile of a Corridor or Center, measuring in a straight line from the centerline of the Corridor or edge of Center to the site; and
      - (ii) the proposed development is connected to a corridor by an accessible sidewalk system; or
      - (iii) is rated “Very High” or “High” in the Sidewalk Prioritization Map as defined in the Austin Strategic Mobility Plan.

Not required within ¼ mile of a corridor if sidewalks are accessible or rated “Very High” or “High” on the Sidewalk Prioritization Map

# Sidewalk Priority Map

Red = “Very High Priority”

Blue = “High Priority”



# Heritage Tree Removal

- (C) For a property that fronts a corridor designated by Division 23-3A-5 (Growth Concept Map and Transit Priority Network), the director may grant an administrative modification from Section 23-4C-3010 (Removal or Impact Prohibited) to remove or impact a heritage tree that has at least one stem that is 30 inches DBH or larger after determining, based on the city arborist's recommendation, that the heritage tree meets the criteria in Subsection 23-4C-2040(A) (Protected Trees), and that:
- (1) Transplanting the heritage tree is not feasible due to tree condition;
  - (2) The applicant has applied for and been denied a variance, waiver, exemption, modification, or alternative compliance from another City Code provision which would eliminate the need to remove the heritage tree, as required in Section 23-3C-3060 (Variance Prerequisite); and
  - (3) Removing or impacting the heritage tree is not the result of a method chosen by the applicant to develop the property, unless the design will allow for the maximum provision of ecological service, historic, and cultural value of other trees on the site or requirements.

# Housing Report Card

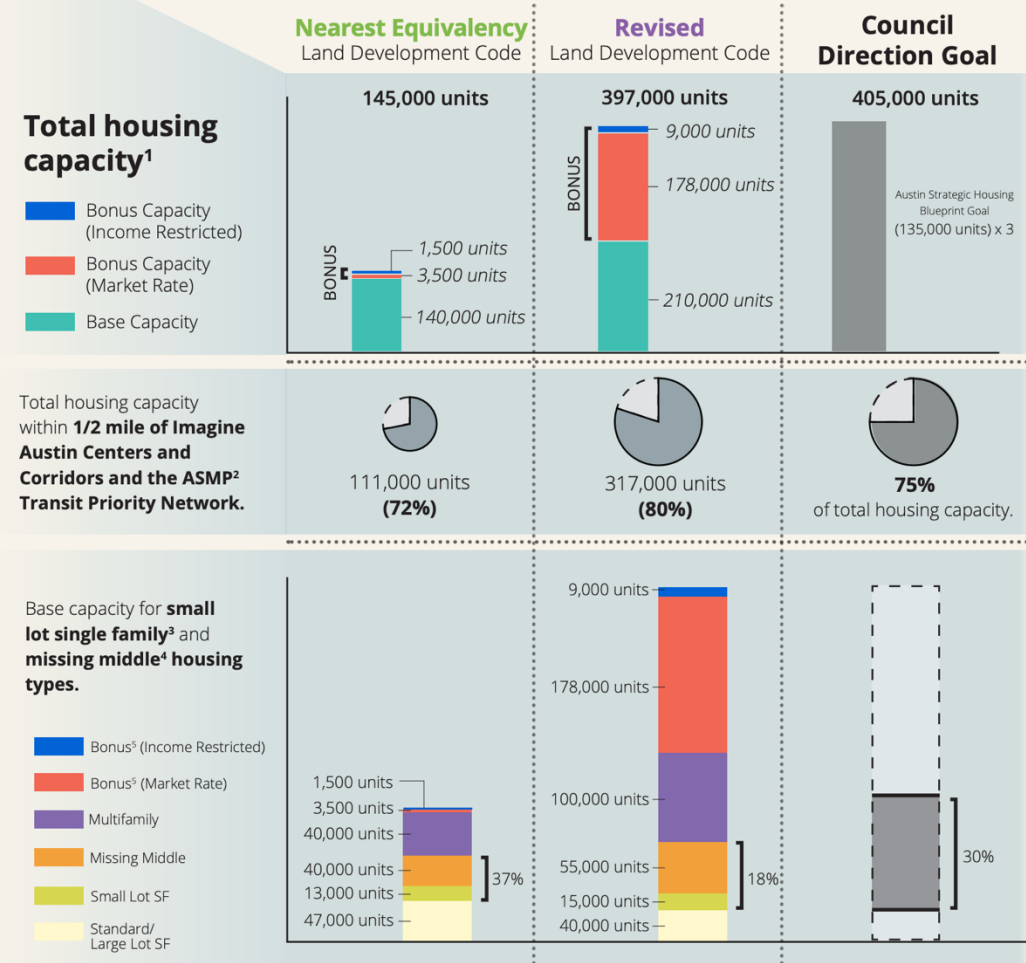
Proportion of missing middle housing goes down

Capacity for income restricted units is only 9K (need is for 60K)

<https://www.austintexas.gov/edims/document.cfm?id=329104>

## Land Development Code Revision | Report Card ☒

How does the Revised Land Development Code compare to the current Land Development Code when it comes to the goals set forth in Imagine Austin, the Austin Strategic Housing Blueprint, and the Austin Strategic Mobility Plan?



1. Numbers rounded for presentation purposes.  
2. Austin Strategic Mobility Plan (ASMP)

3. Single housing units on 5,000 square foot or smaller lots  
4. 2 - 10 housing units on a single lot  
5. Bonus housing composed primarily of multifamily units





# HNA's Position

Put off the December 9th council vote  
and slow it down to get it right.

Retain current occupancy limits

Prohibit Group Residential

Remain SF-3/F-25

---

---



