

AUSTIN LAND DEVELOPMENT CODE

PC / ZAP Joint Session
Compatibility
October 24, 2017

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

24-OCT-17

COMPATIBILITY



Article 10

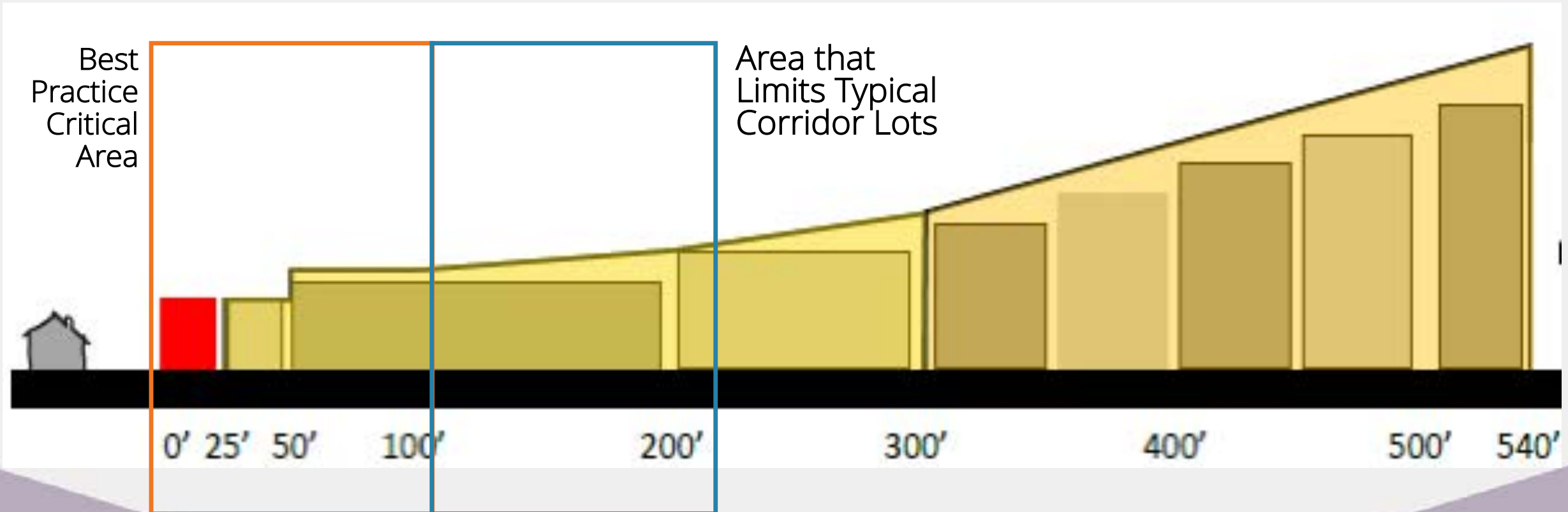
Existing Compatibility

Height
Building Setbacks
Screening
Building Design
Scale & Clustering



Article 10

Existing Compatibility

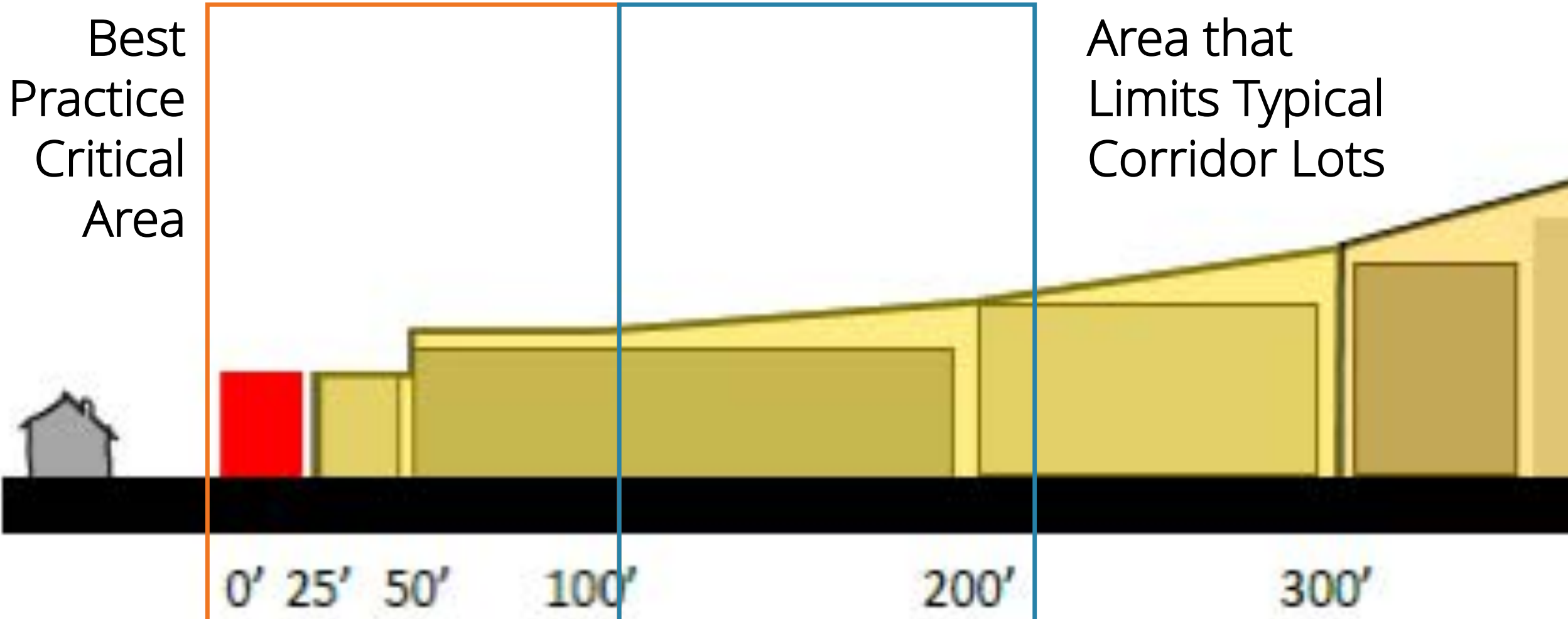


Article 10

Existing Compatibility

Best
Practice
Critical
Area

Area that
Limits
Typical
Corridor
Lots

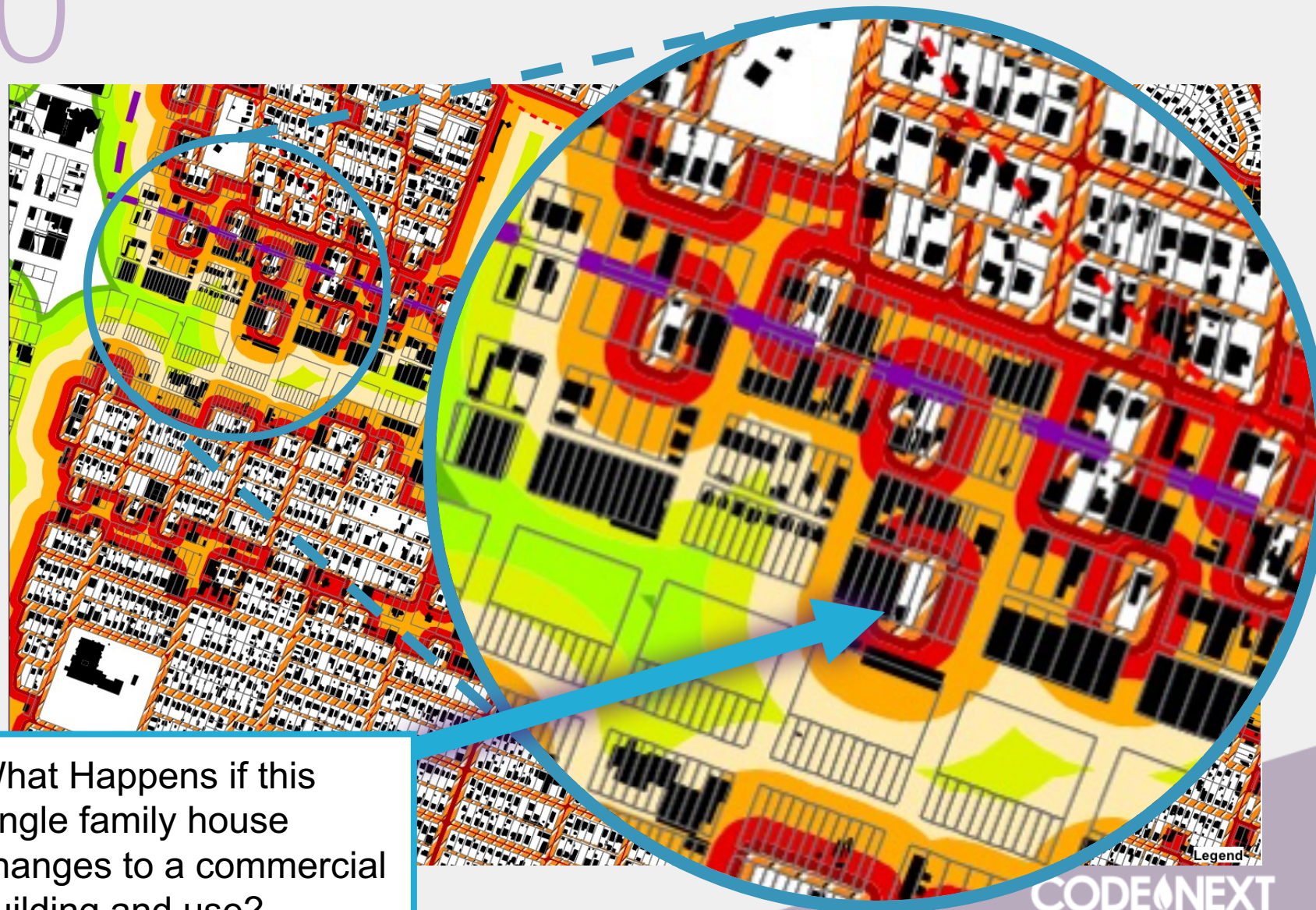


Article 10

Existing Compatibility

Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'



What Happens if this single family house changes to a commercial building and use?

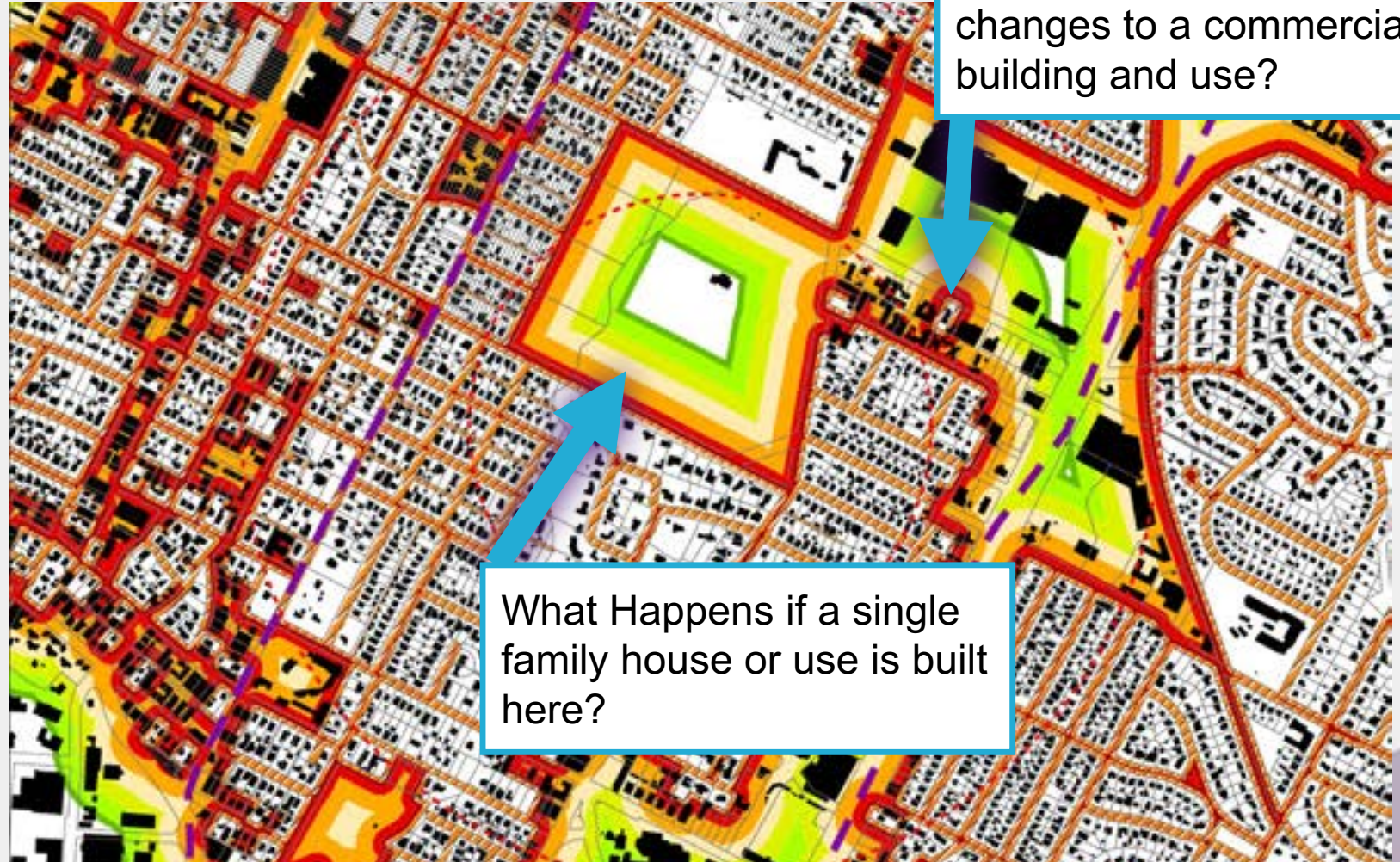


Article 10

Existing Compatibility

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What Happens if this single family house changes to a commercial building and use?

What Happens if a single family house or use is built here?



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.

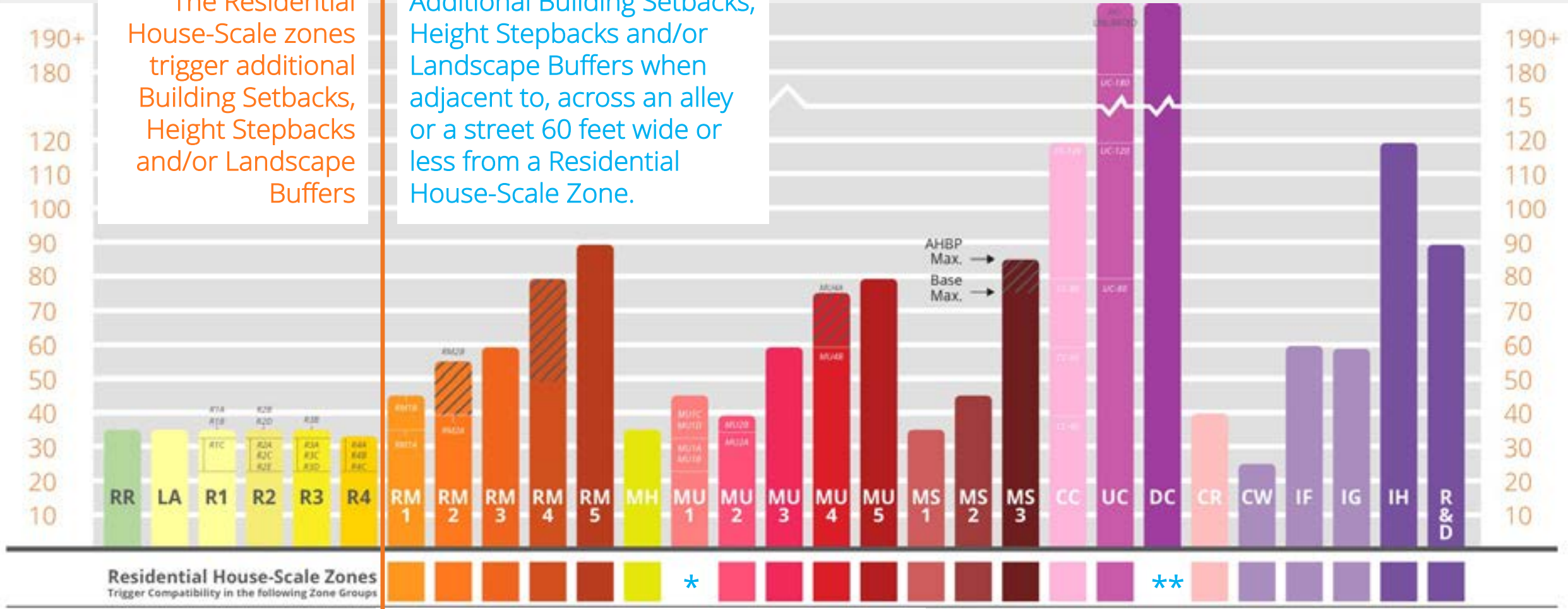
Draft 2 creates a more consistent approach across zones. Standards have been recalibrated to improve effectiveness.



COMPATIBILITY TRIGGERS

The Residential House-Scale zones trigger additional Building Setbacks, Height Stepbacks and/or Landscape Buffers

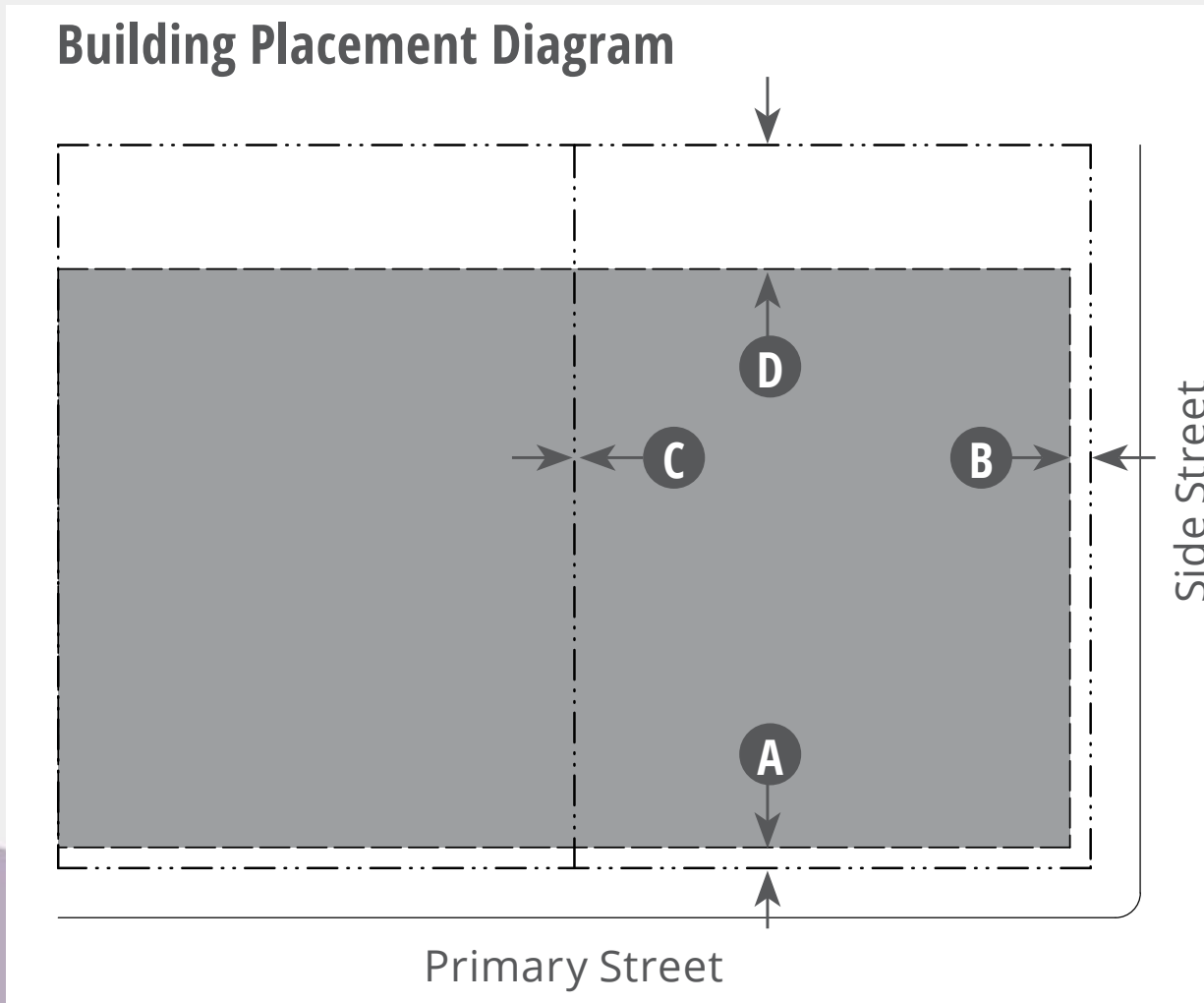
Additional Building Setbacks, Height Stepbacks and/or Landscape Buffers when adjacent to, across an alley or a street 60 feet wide or less from a Residential House-Scale Zone.



*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

TABLE D: BUILDING PLACEMENT AND FORM



D. Building Placement and Form

Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	5'	5'	0'	30' ¹
Maximum	10'	10'	—	—

Portions of building adjacent to, across an alley less than 20 feet in width from Residential House-Scale or Residential Multi-Unit Zone

Lots ≤ 75' wide	10'	10'	15' ^{2,3}	30' ^{2,3}
Lots > 75' wide	10'	10'	20' ^{2,3}	30' ^{2,3}

Notes

Additional setback and/or easement may be required where street ROW or utilities easement is required.

Buildings on a lot shall have a minimum 10' separation.

¹ 5' for accessory building when adjacent to alley.

² Landscape buffer required where additional setback are required when adjacent to Residential House-Scale zones. See Section 23-4E-4090 (Intermittent Visual Obstruction Buffer) for specific landscape requirements.

³ Landscape buffer required where additional setback are required when adjacent to Residential Multi-Unit zones. See Section 23-4E-4100 (Semi-Opaque Buffer) for specific landscape requirements.



TABLE D: BUILDING PLACEMENT AND FORM

Portions of building adjacent to, across an alley less than 20 feet in width from Residential House-Scale or Residential Multi-Unit Zone

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³ Landscape buffer required where additional setback are required when adjacent to Residential Multi-Unit zones. See Section 23-4E-4100 (Semi-Opaque Buffer) for specific landscape requirements.

D. Building Placement and Form				
Setback (Distance from ROW / Lot Line)	Front (A)	Side St. (B)	Side (C)	Rear (D)
Minimum	5'	5'	0'	30' ¹
Maximum	10'	10'	—	—

Portions of building adjacent to, across an alley less than 20 feet in width from Residential House-Scale or Residential Multi-Unit Zone

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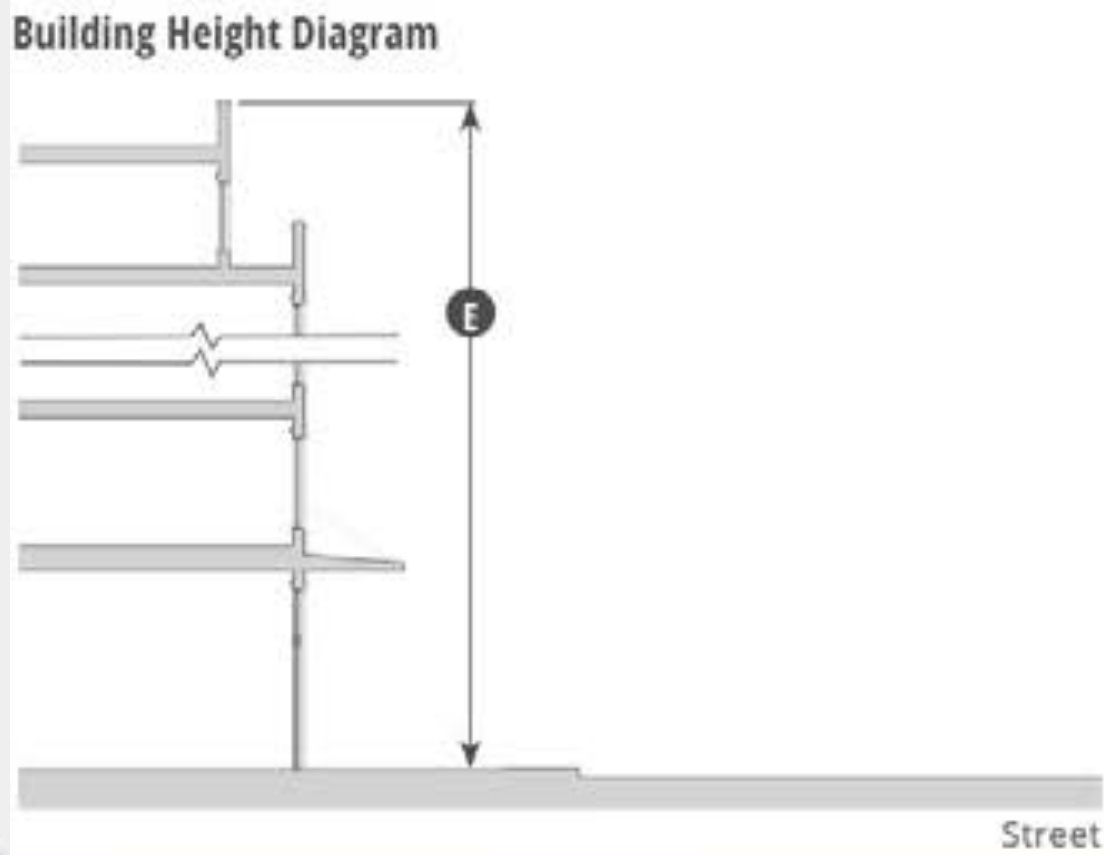
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TABLE E: HEIGHT

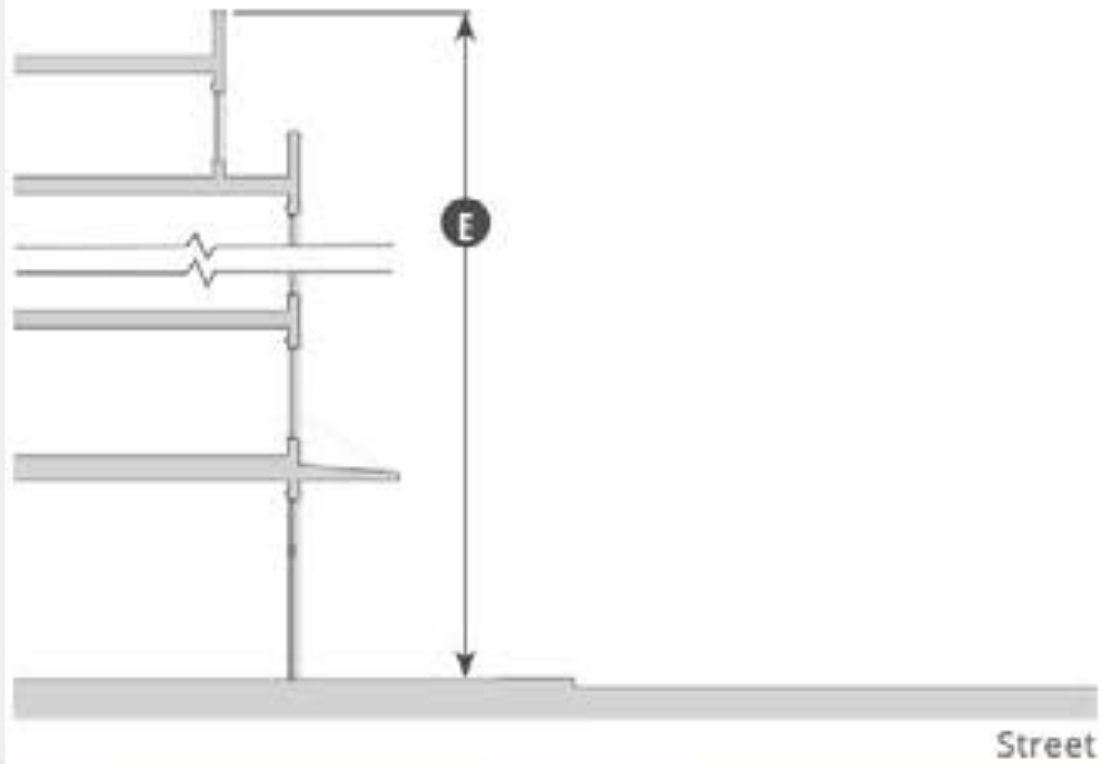


E. Height		
Primary Building		
Overall (max.)	60'	E
Building Height Stepback		
Stepbacks required for portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone.		
Distance from Lot Line of Triggering Property	Height (max.)	
≤ 25'	18'	
25'-50'	35'	
50'-100'	45'	
> 100'	Set by zone standards	



TABLE E: HEIGHT

Building Height Diagram



E. Height

Primary Building

Overall (max.) 60' **E**

Building Height Stepback

Stepbacks required for portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone.

Distance from Lot Line of Triggering Property

Height (max.)

≤ 25'	18'
25'-50'	35'
50'-100'	45'
> 100'	Set by zone standards



COMPATIBILITY: REAR SETBACK AND HEIGHT RESTRICTIONS

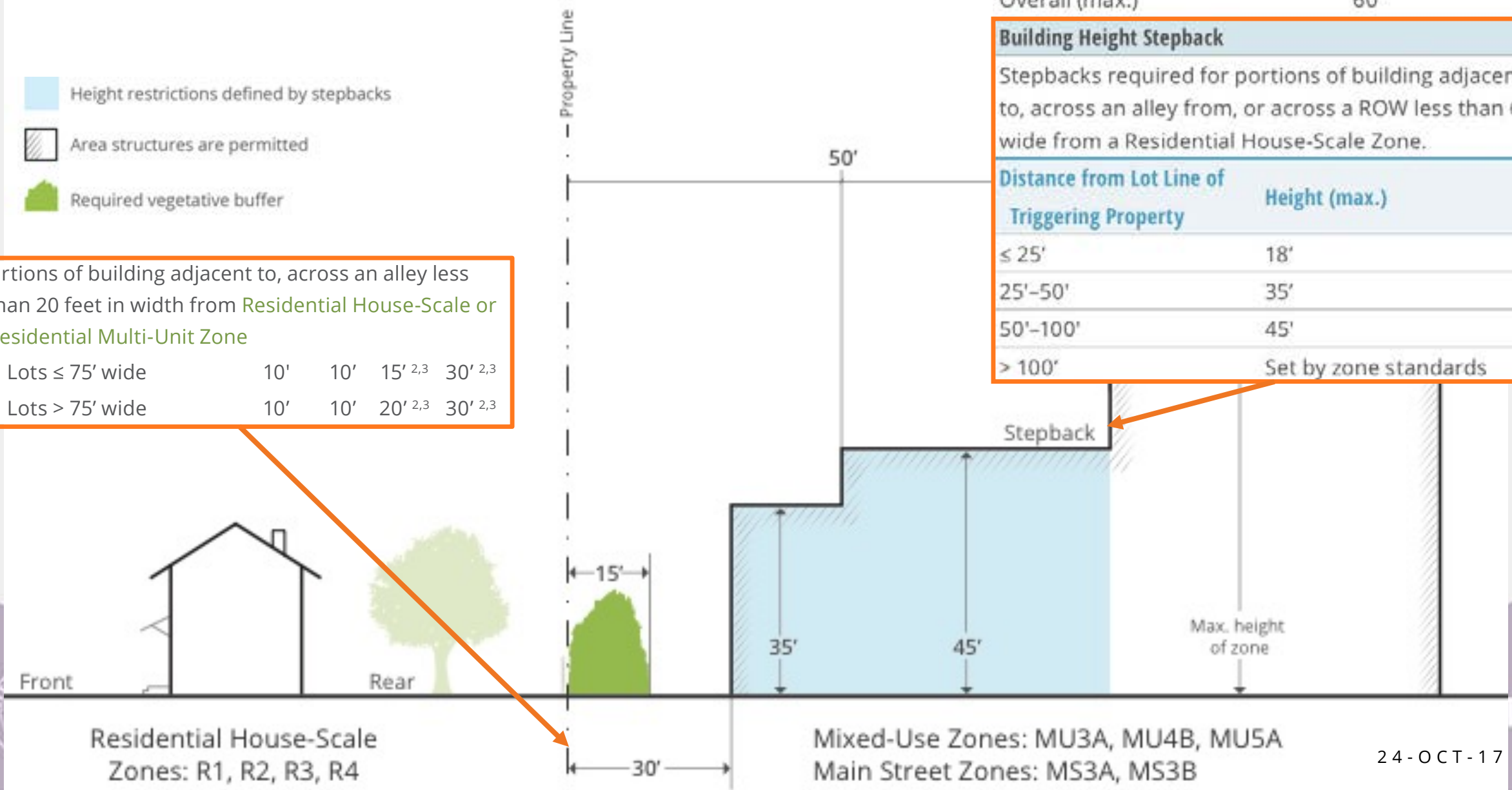
- Height restrictions defined by setbacks
- Area structures are permitted
- Required vegetative buffer

Portions of building adjacent to, across an alley less than 20 feet in width from Residential House-Scale or Residential Multi-Unit Zone

Lots ≤ 75' wide	10'	10'	15' ^{2,3}	30' ^{2,3}
Lots > 75' wide	10'	10'	20' ^{2,3}	30' ^{2,3}

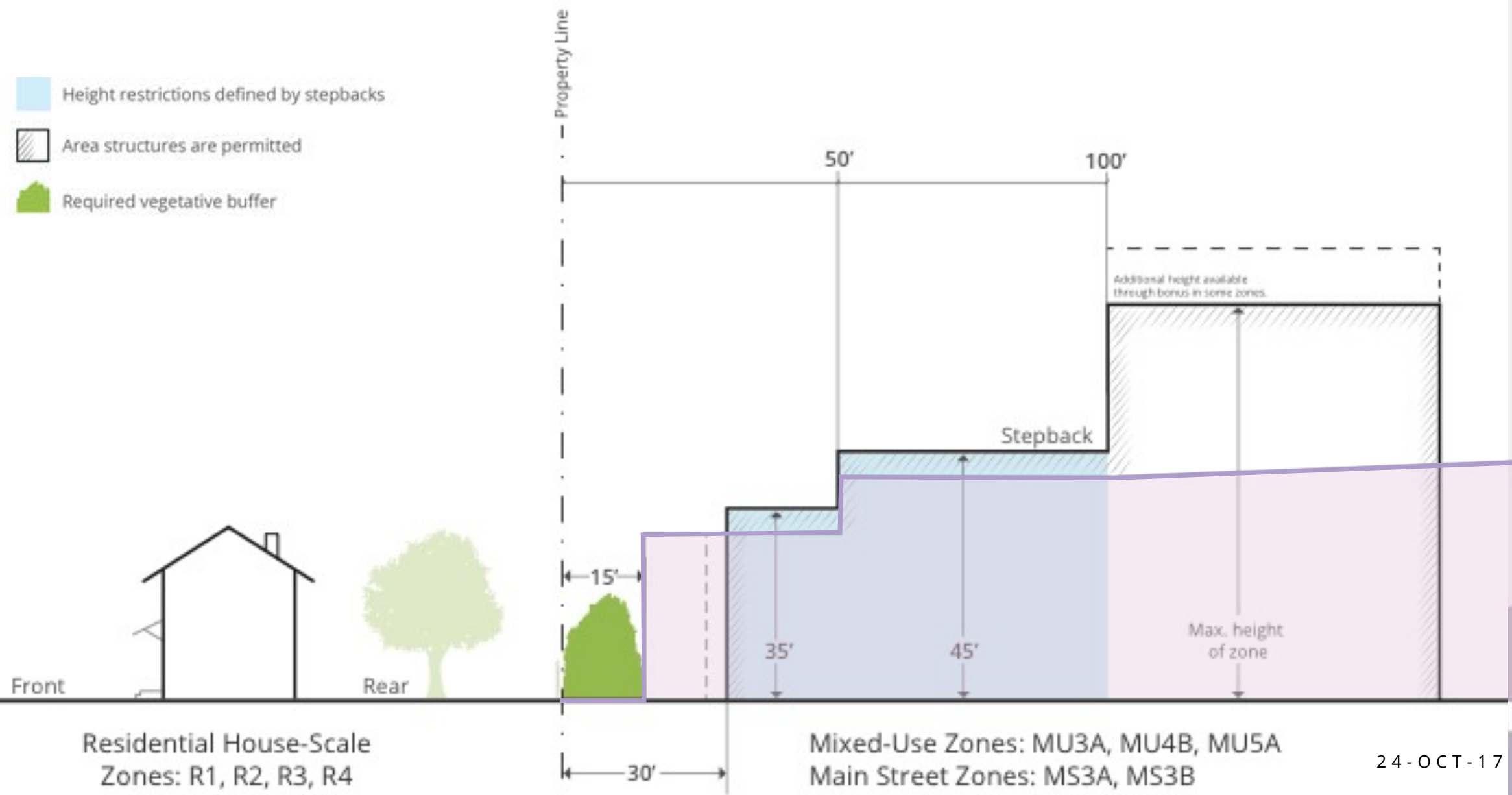
E. Height	
Primary Building	14
Overall (max.)	60' E

Building Height Stepback	
Stepbacks required for portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone.	
Distance from Lot Line of Triggering Property	Height (max.)
≤ 25'	18'
25'-50'	35'
50'-100'	45'
> 100'	Set by zone standards

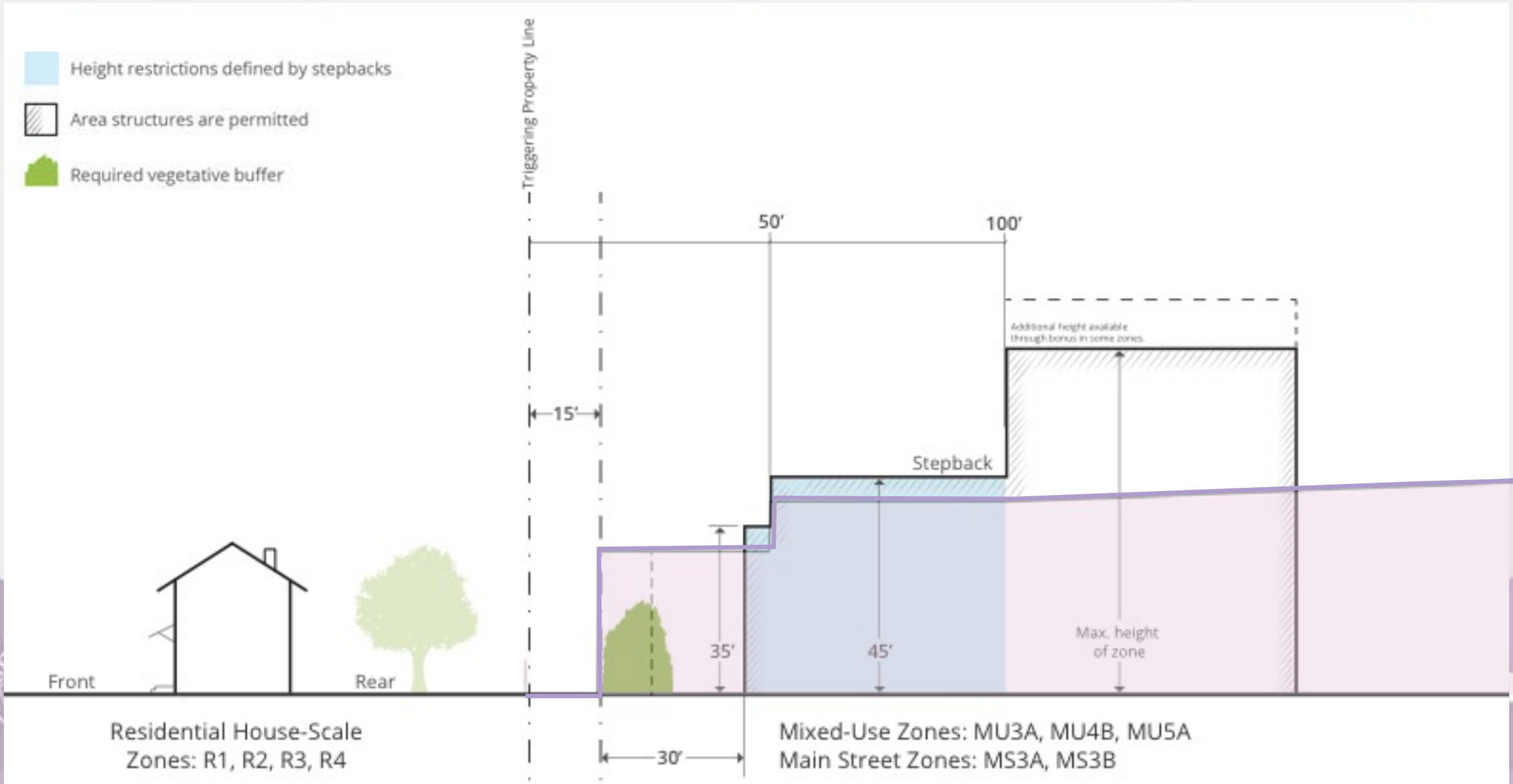


COMPATIBILITY: REAR SETBACK AND HEIGHT RESTRICTIONS

- Height restrictions defined by stepbacks
- Area structures are permitted
- Required vegetative buffer

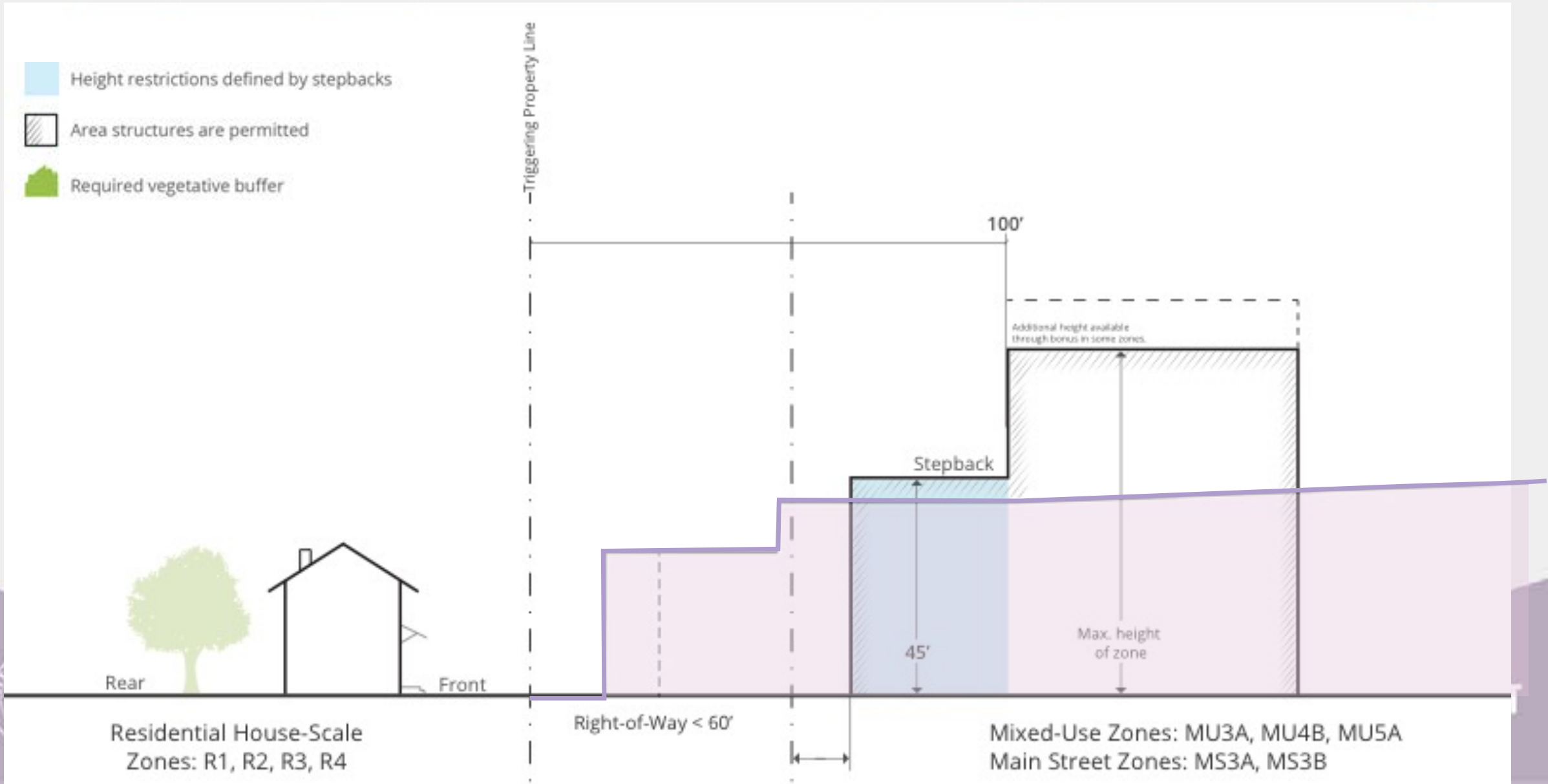


COMPATIBILITY: REAR SETBACK AND HEIGHT RESTRICTIONS (ALLEY < 20' WIDE)



COMPATIBILITY: HEIGHT RESTRICTIONS (ACROSS RIGHT-OF-WAY < 60')

- Height restrictions defined by stepbacks
- Area structures are permitted
- Required vegetative buffer

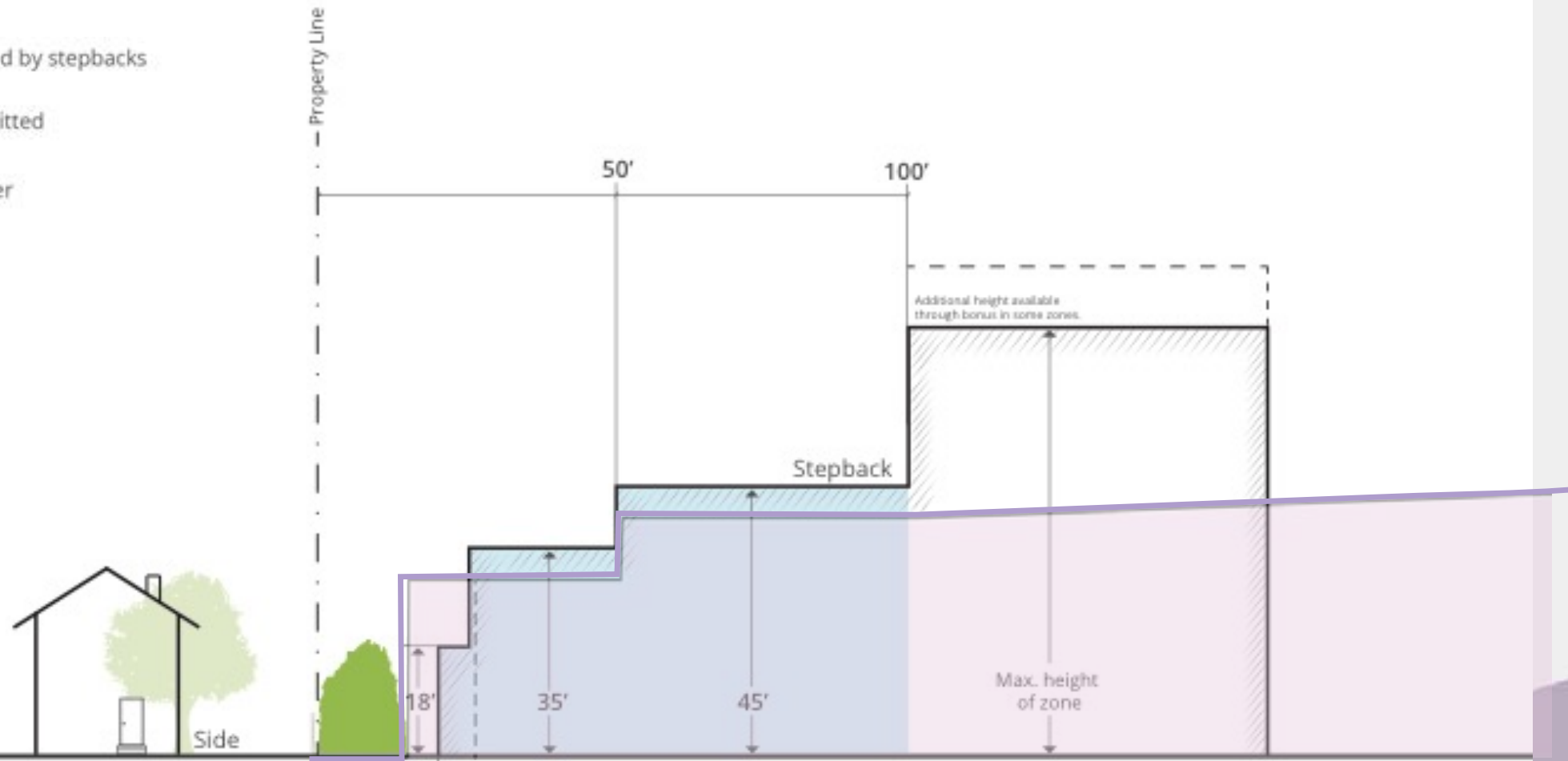


COMPATIBILITY: SIDE SETBACK AND HEIGHT RESTRICTIONS (LOTS ≤ 75' WIDE)



COMPATIBILITY: SIDE SETBACK AND HEIGHT RESTRICTIONS (LOTS > 75' WIDE)

- Height restrictions defined by stepbacks
- Area structures are permitted
- Required vegetative buffer



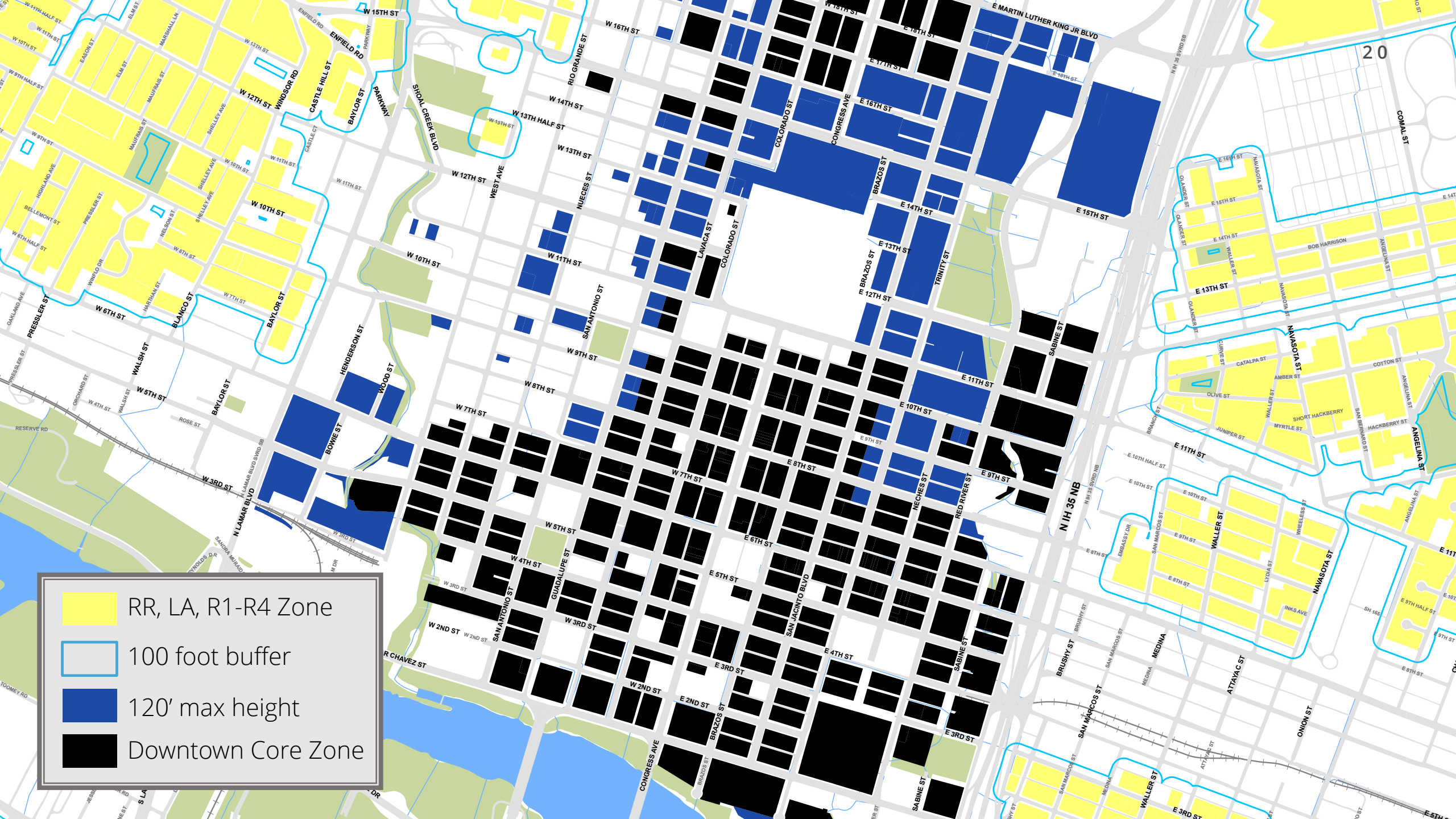
Residential House-Scale
Zones: R1, R2, R3, R4




Mixed-Use Zones: MU3A, MU4B, MU5A
Main Street Zones: MS3A, MS3B

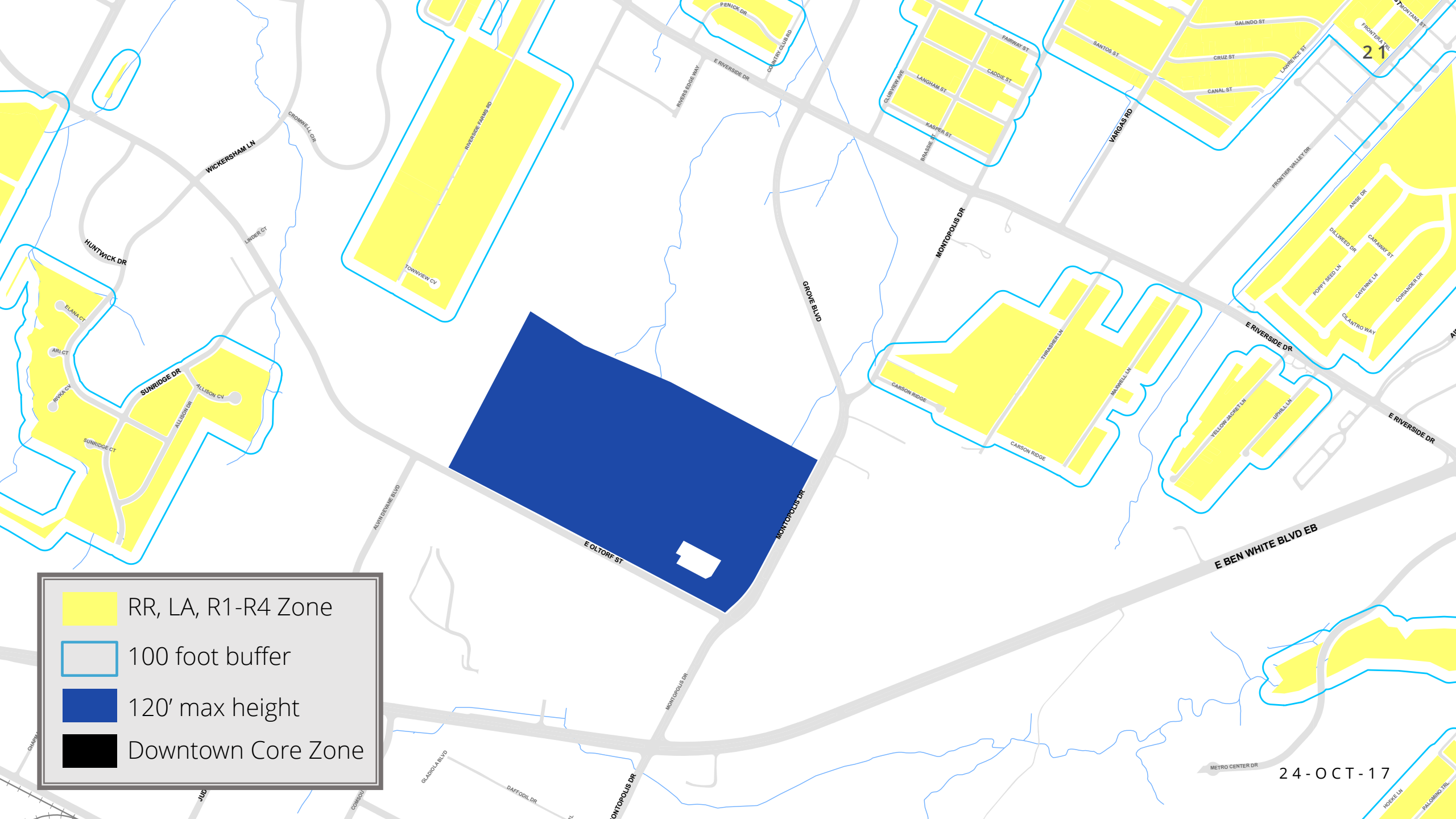
Side Setback


No structures

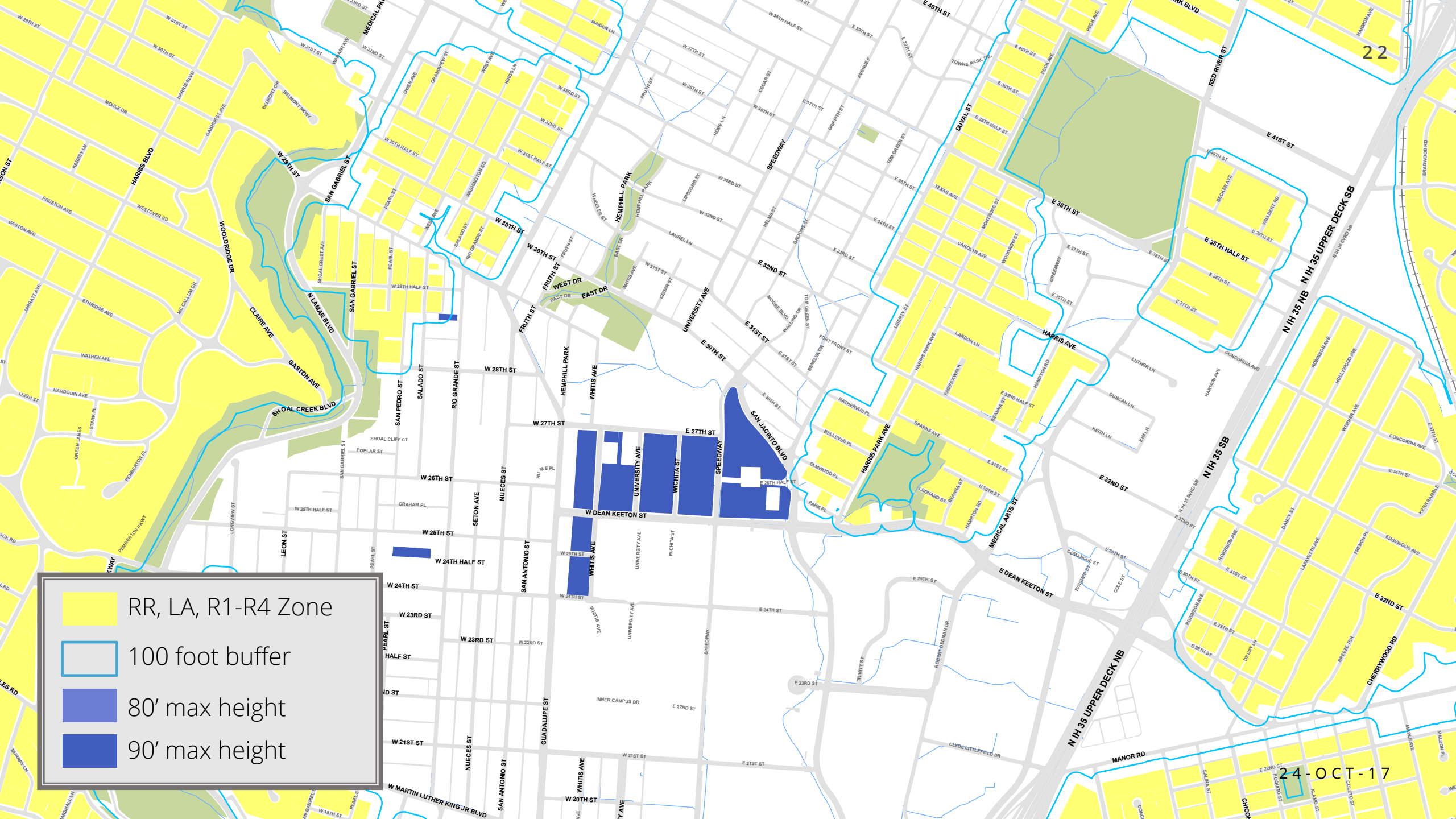
Height restrictions defined by stepbacks







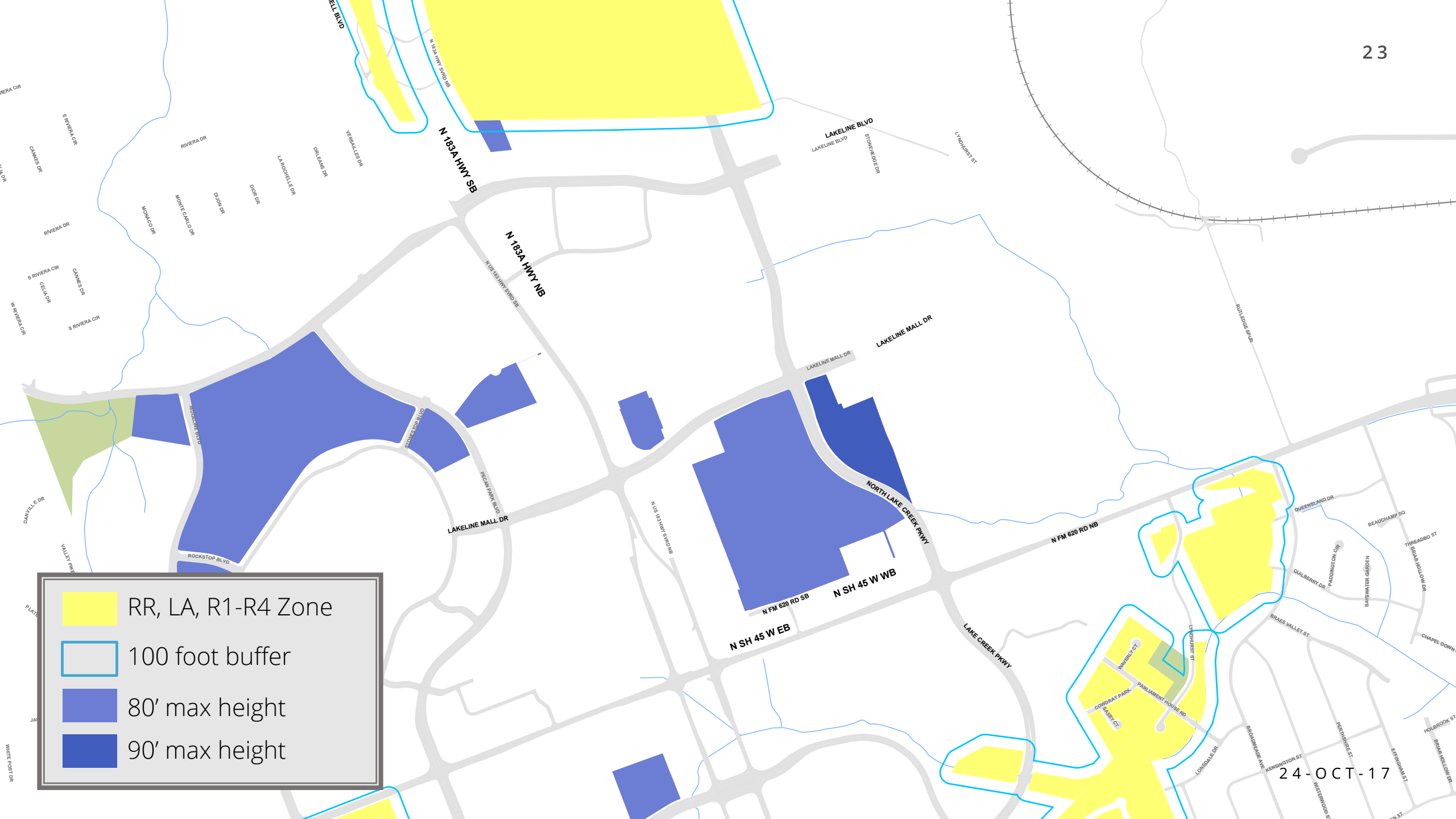
	RR, LA, R1-R4 Zone
	100 foot buffer
	120' max height
	Downtown Core Zone

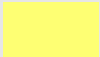





	RR, LA, R1-R4 Zone
	100 foot buffer
	120' max height
	Downtown Core Zone



	RR, LA, R1-R4 Zone
	100 foot buffer
	80' max height
	90' max height



	RR, LA, R1-R4 Zone
	100 foot buffer
	80' max height
	90' max height

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

**www.austintexas.gov/codenext
codenext@austintexas.gov**

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