

# AUSTIN LAND DEVELOPMENT CODE

Code Draft Preview  
Spring 2017

SHAPING THE AUSTIN WE IMAGINE

MOBILITY COMMUNITY ENVIRONMENT HOUSING PERMITTING



CODENEXT

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.

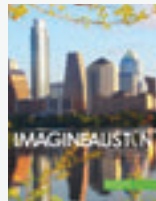
“Austin has a true sense of place and culture. To be from Austin means something to people, conjuring images of Barton Springs, music, food, outdoor recreation...open-mindedness. It’s a little grungy, a little hippie, and a little country all rolled into one.”

Imagine Austin Community Forum  
Series #1 participant



## What sort of city do we want Austin to be?

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.

## COMPACT AND CONNECTED

### Imagine Austin Core Principles for Action

-  Grow as a compact, connected city
-  Integrate nature into the city
-  Provide paths to prosperity for all
-  Develop as an affordable and healthy community
-  Sustainably manage water, energy and other environmental resources
-  Think creatively and work together

Learn more about Imagine Austin at [austintexas.gov/department/Imagine-austin](http://austintexas.gov/department/Imagine-austin)



### Code Diagnosis: Top 10 Issues

A summary of major issues identified by the public, city staff, and the CodeNEXT team within the existing land development code.

- 1 Ineffective Base Zoning Districts
- 2 Competing Layers of Regulations
- 3 Complicated "Opt-in, Opt-out" System
- 4 Lack of Household Affordability and Choice
- 5 Auto-Centric Code
- 6 Not Always In Line with Imagine Austin
- 7 Lack of Usability and Clarity
- 8 Ineffective Digital Code
- 9 Code Changes Adversely Affect Department Organization
- 10 Incomplete and Complicated Administration and Procedures

Read the full Code Diagnosis report available at [austintexas.gov/codenext](http://austintexas.gov/codenext)

### 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.

### 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

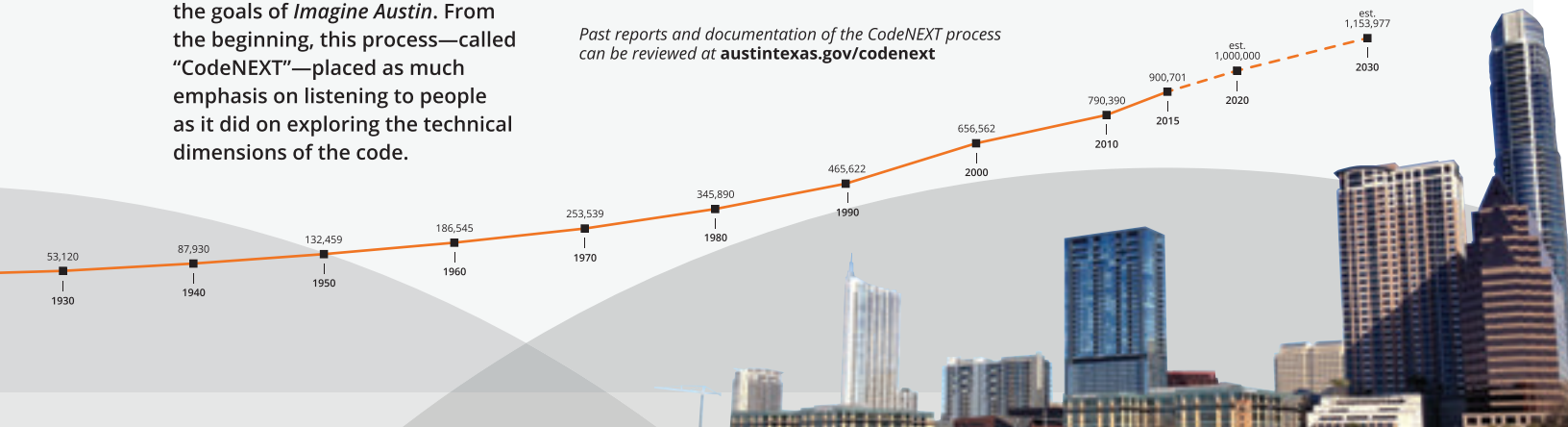


In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of *Imagine Austin*. From the beginning, this process—called "CodeNEXT"—placed as much emphasis on listening to people as it did on exploring the technical dimensions of the code.

#### CodeNEXT Process



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



# CodeNEXT PRIORITIES

The opportunity to update our Land Development Code means more than making it simpler to use and understand; it means creating a framework to help improve our quality of life. The Code will play an important role in guiding the future growth of the city.

MOBILITY

COMMUNITY

ENVIRONMENT

HOUSING

PERMITTING



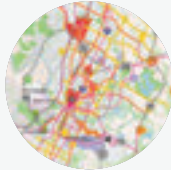


# walkable+ CONNECTED

## MOBILITY

### Centers and Corridors

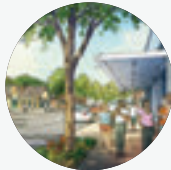
**Challenge:** By separating land uses, the old land development code encouraged sprawl and made it necessary for more people to get in their cars and drive to access amenities and work far from their homes.



**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.

### Human-scale Street Design

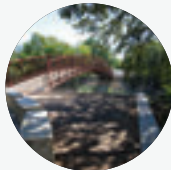
**Challenge:** Streets designed without adequate consideration for non-automobile users disregard the character of the places they connect or travel through and discourage the use of transportation options.



**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.

### Urban Trail Connections

**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.

### Multi-modal Transportation

**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.

### Walk to Shops and Services

**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.

“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



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

[austintexas.gov/codenext/mobility](http://austintexas.gov/codenext/mobility)

## COMMUNITY

# vibrant+ PROSPEROUS

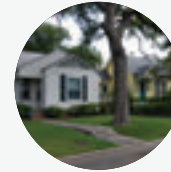
“ I want Austin to be Austin in five years. We create a lot of culture here, and there’s a lot of innovation. If we squeeze people out, we’ll lose that. Sustaining communities is really important.”



**Amanda Lewis**  
Homeowner,  
Community Organizer

### Strengthen Neighborhoods

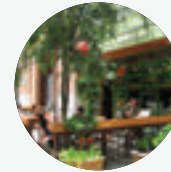
**Challenge:** Development is unpredictable for neighbors and challenging for property owners due to multiple rounds of review and various layers of regulation that were created to bolster inadequate base zones.



**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.

### Enable Small Enterprises

**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.

### Right-size Zoning

**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.

### Diverse Places for People

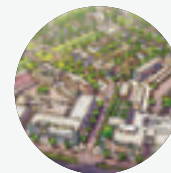
**Challenge:** Existing code incentivizes low-density suburban neighborhoods and high-density urban corridors, but discourages the types of places that could exist between these two extremes.



**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.

### Anticipate Future Growth

**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.

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

[austintexas.gov/codenext/community](http://austintexas.gov/codenext/community)



# natural+ RESILIENT

## ENVIRONMENT

### Water Stewardship

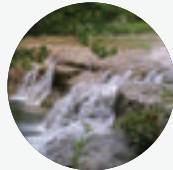
**Challenge:** The cycles and intensity of drought and rain events are changing. In order to be a resilient city, Austin needs new ways to use water creatively.



**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.

### Flood Mitigation

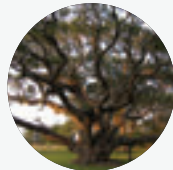
**Challenge:** Projects that do not increase impervious cover are generally not required to provide flood mitigation, even if the site contributes to flooding downstream. This can perpetuate flooding problems.



**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.

### Tree Protection

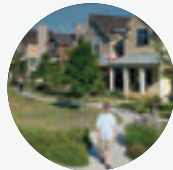
**Challenge:** Tree protection standards in the existing code are spread out between sections and are unclear about what to do in cases of conflicting rules.



**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.

### Open Space and Parks

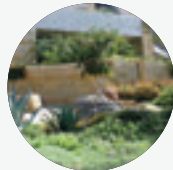
**Challenge:** As the urban core densifies, fewer residents have their own back yards. Existing parks and open spaces face additional pressure from a growing population.



**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.

### Nature in the City

**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.

“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



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

[austintexas.gov/codenext/environment](http://austintexas.gov/codenext/environment)

# inclusive+ AFFORDABLE

## HOUSING

### More Diverse Housing Choice

**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 Units By Right

**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.

### Affordability Incentives

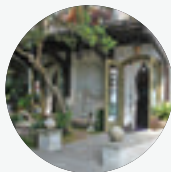
**Challenge:** The current mix of affordable housing incentive programs have provided some needed affordable housing units, but were individually crafted and are not keeping up with the changing market.



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

### Flexible Live/Work Places

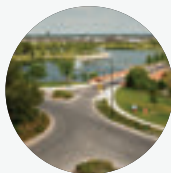
**Challenge:** The existing code is based on an old model of large-scale office and industrial development, and limits the ability of small business owners to live and thrive in Austin.



**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.

### Connected Communities

**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.

“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



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

[austintexas.gov/codenext/housing](http://austintexas.gov/codenext/housing)



## PERMITTING

# streamlined+ USER-FRIENDLY

“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.”

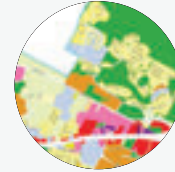


**Scott Ginder**  
Principal/Founder, Forge Craft  
Architecture + Design



### Clearer Zoning Districts

**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.

### Fine-Tuned Uses in Zones

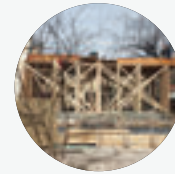
**Challenge:** Regulations that are too general, and therefore unpredictable, have required conditional overlays to further regulate allowed uses and standards, making it difficult to understand the intent of a specific zone.



**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.

### Site Planning Process

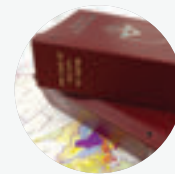
**Challenge:** Current planning processes emphasize either small projects, such as single-family homes, or large commercial projects, and do not work well for fine-grained infill projects at neighborhood scale.



**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.

### Simplified Permitting

**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.

### Organized Graphic Code

**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.

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

[austintexas.gov/codenext/permitting](http://austintexas.gov/codenext/permitting)

# anatomy of THE CODE



**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.



The existing code document lacks clear visual hierarchy and graphic illustrations.

“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

**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**

- 1

**Introduction**
- 2

**Administration and Procedures**

}

General process and procedures such as noticing, public hearings, variances, and special exceptions
- 3

**General Planning Standards for All**

}

Standards that regulate and/or protect elements that are important to Austin
- 4

**Zoning Code**

}

Standards to promote an attractive, efficient, and livable community
- 5

**Subdivision**

}

Technical and legal requirements for subdividing property and site plans
- 6

**Site Plan**

}

Requirements for the submittal and review of Site Plans
- 7

**Building, Demolition and Relocation Permits and Special Requirements for Historic Structures**
- 8

**Signage**
- 9

**Transportation (Mobility)**

}

Provisions to promote Complete Streets to serve all users and integrate roadways into the context of the built environment.
- 10

**Infrastructure**
- 11

**Technical Codes**



# how the CODE WORKS

## AUSTIN LAND DEVELOPMENT CODE

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.

### 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.

See next page for description of transect zones (T3-T6)



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



**HOUSING**  
inclusive+  
AFFORDABLE

See Code Draft Chapter 3 for Affordable Housing



**ENVIRONMENT**  
natural+  
RESILIENT

See Code Draft Chapter 3 for Parkland Dedication Urban Forest Protection and Replenishment Water Quality



**MOBILITY**  
walkable+  
connected

See Code Draft Chapter 9 for Transportation





# 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 ←



<b>T3NE.WL</b>	<b>T3NE</b>	<b>T3N.DS</b>	<b>T3N.IS</b>
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 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

## T4

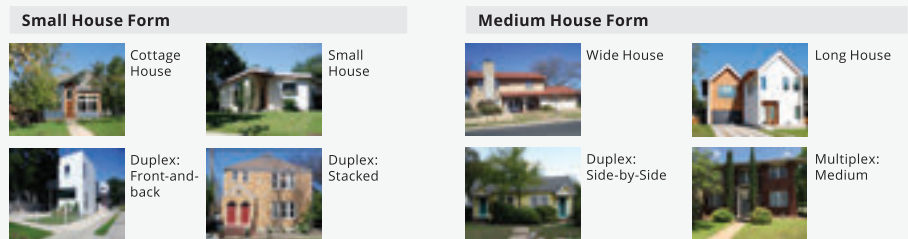


<b>T4N.IS*</b>	<b>T4N.SS*</b>	<b>T4MS*</b>
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories
Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House 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



**Missing Middle Housing** is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable 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.

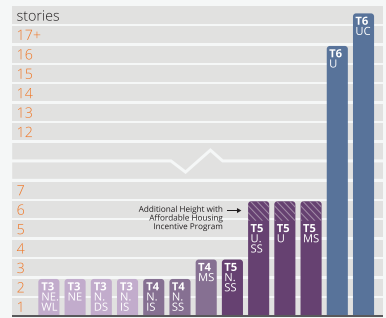
### About Building Types

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.

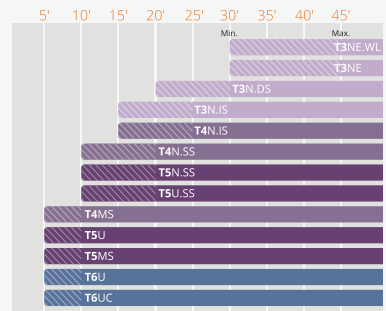




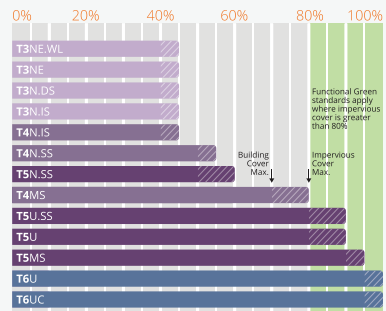
### Comparing Transect Zones



**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. 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.

# T5

# T6

MORE URBAN

<b>T5N.SS*</b>	<b>T5U.SS*</b>	<b>T5U*</b>	<b>T5MS*</b>	<b>T6U</b>	<b>T6UC</b>
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 ADU	Building Types Rowhouse: Large Courtyard Building Low-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

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

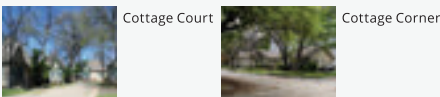
Each transect zone allows multiple building types, which may vary based on lot size, use, or sub-zone.

\* Includes an "Open" sub-zone which has the same building form regulations but allows for a more diverse mix of uses.

#### Large House Form



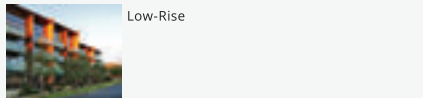
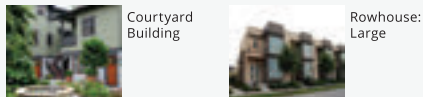
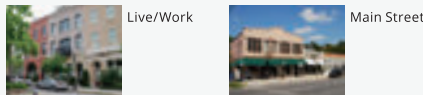
#### Multiple House Form



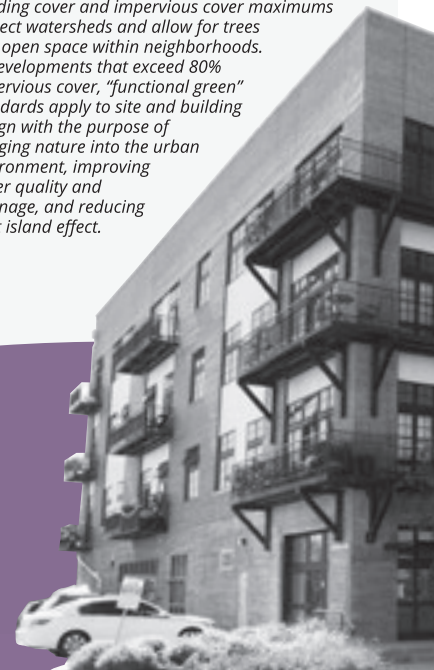
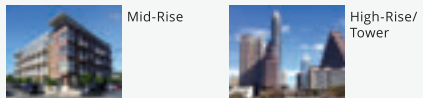
#### Accessory Building Form



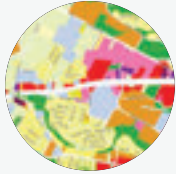
#### Block Form



#### Large Block Form



# non-transect zones + OVERLAYS



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

### Other Zones

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

### 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	Mobile 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

■ 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

■ Commercial Core	A variety of retail, restaurant, employment, civic, medical, office, mixed use.	DMU
■ Downtown Core		CBD

### Service and Highway Commercial

■ 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

■ Commercial Recreation	Recreation	CR
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### 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



# what's NEXT?

## AUSTIN LAND DEVELOPMENT CODE

As we reach the culmination of the CodeNEXT process, a few important steps remain before we can start using the new Land Development Code. Your feedback is still needed to help us get it right.

### Zoning Map Update

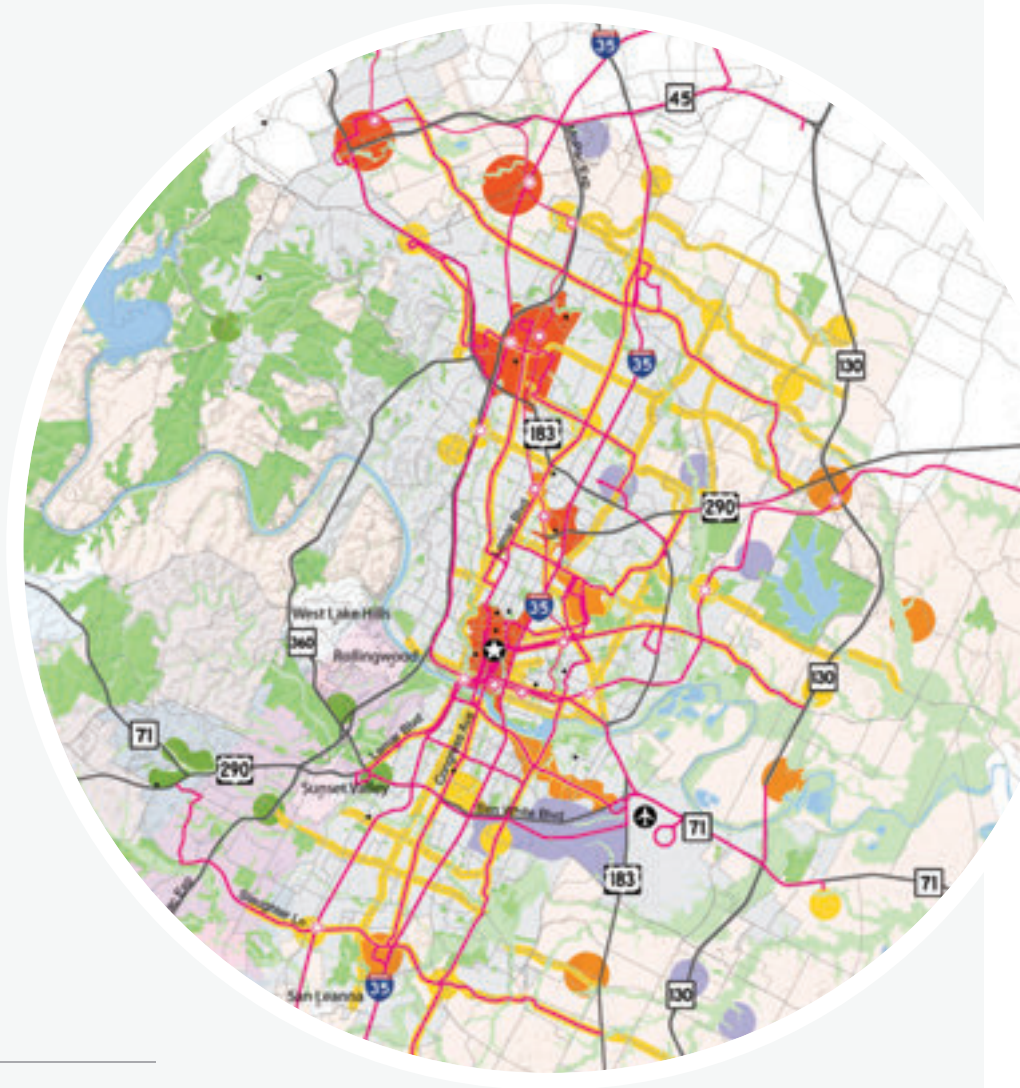
City planning staff will prepare an updated zoning map for public review that leverages a more refined set of zones to accommodate existing conditions and policy directions.

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



### Notes:

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### 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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