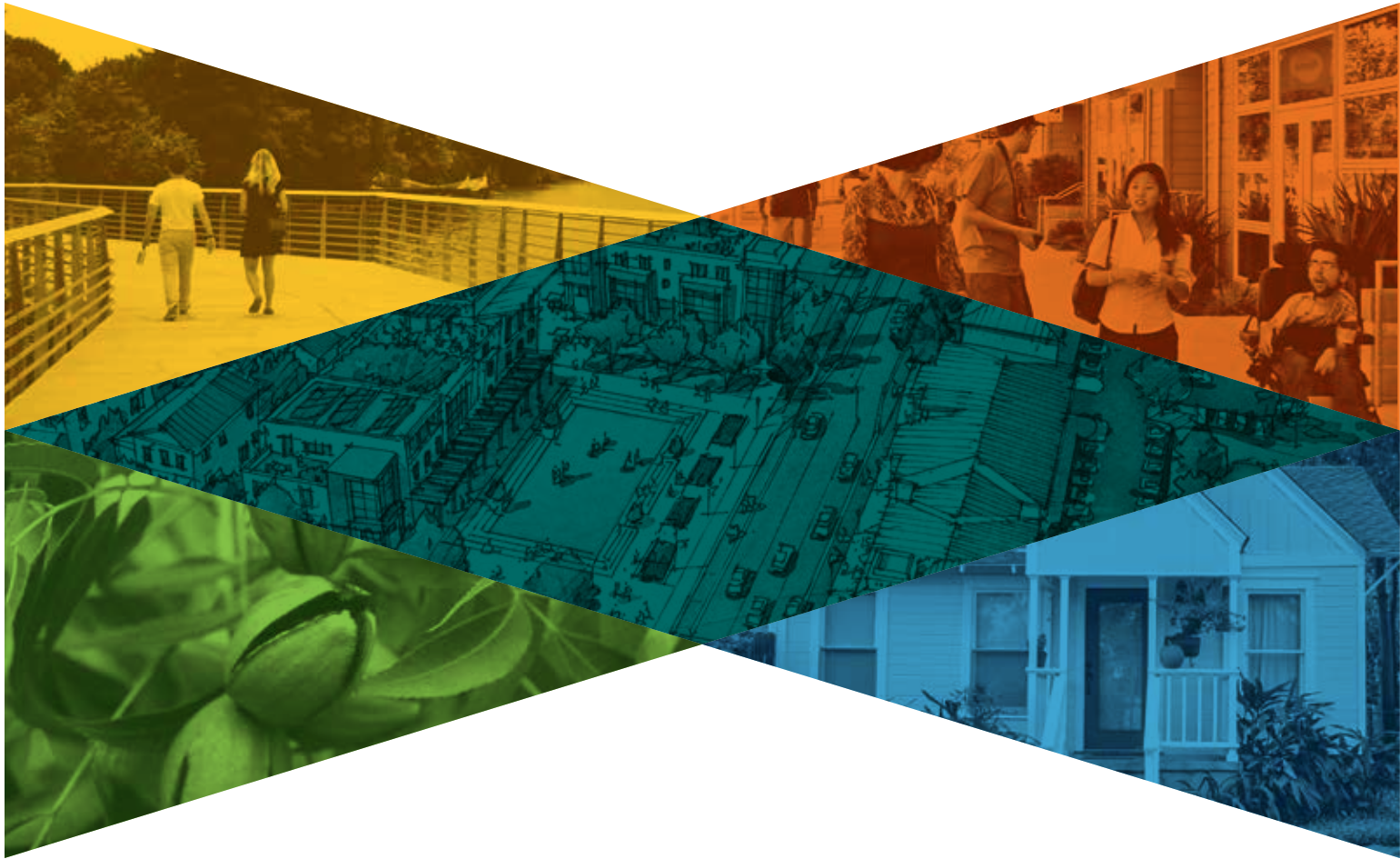


AUSTIN LAND DEVELOPMENT CODE

Code Draft 3 Guide
2018



Our existing land development code was written 30 years ago, when Austin’s population was half the size it is now. After three decades of amendments, new regulations, and development, the current code is outdated, overly complex, and inconsistent.

So we’re writing a new one.

CodeNEXT is our effort to update our existing code into something more user-friendly and compatible with our growing city. This new code will help the city grow in sustainable, affordable, connected ways -- into the Austin we imagined in our comprehensive plan.

This document -- the Code Draft Guide -- reflects the latest draft of that code, which was developed with feedback from the community, elected and appointed officials, City staff, and the CodeNEXT team. This is not intended to be a comprehensive look at the entire code, but rather an introduction to its major themes. Additional resources and comment tools are available at **AustinTexas.Gov/CodeNEXT**.

TABLE OF CONTENTS

This Code Draft Preview provides insight into the process for CodeNEXT as well as its organization, functionality, and goals. It also highlights how CodeNEXT is working to remedy issues with the current land development code, as identified by the public and City staff. The guide is laid out as follows:

Pages 3	Code Diagnosis
Page 4	Anatomy of the Code
Page 5	How the Zones Work
Page 6	Zone Components - Definitions
Page 7	What Do the Zones Mean?
Pages 8-15	Spectrum of Zones
Pages 16-18	Mapping Method
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IMAGINEAUSTON

Imagine Austin is Austin’s comprehensive plan, adopted by the City Council in 2012. It lays out our residents’ vision for a complete community that responds to the pressures and opportunities of our growing, modern city. CodeNEXT is one of the tenets of Imagine Austin.

Imagine Austin’s Core Principles for Action include:

- 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**



CODE DIAGNOSIS: TOP 10 ISSUES

The City's existing land development code is outdated and overly complex. We asked the public, City staff, and the CodeNEXT team to identify specific issues that need to be addressed. Here's what we came up with:

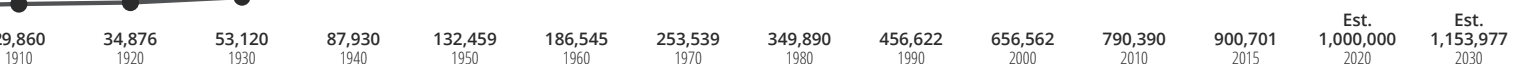


- 1 Ineffective base zoning districts
- 2 Competing layers of regulations
- 3 Complicated "opt-in, opt-out" system
- 4 Lack of household affordability and choice
- 5 Auto-centric code
- 6 Not always in line with Imagine Austin
- 7 Lack of usability and clarity
- 8 Ineffective digital code
- 9 Code changes adversely affect department organization
- 10 Incomplete and complicated administration and procedures

Read the full Code Diagnosis Report, available at [AustinTexas.Gov/CodeNEXT](https://www.austintexas.gov/CodeNEXT).

IN AN ATTEMPT TO ADDRESS THESE ISSUES, THE NEW CODE

- Incorporates form- and use-based standards into a unified spectrum of zones
- Incorporates regulations to preserve and protect the character of different places in Austin
- Applies zone standards more consistently across diverse types of development
- Allows for a broader range of standards and compatible mixed uses
- Includes requirements for block size, trail and sidewalk connectivity, and street trees to support walkability
- Reduces the minimum lot size to allow for fewer nonconforming lots and the opportunity to build a smaller house on a smaller lot
- Increases the range of housing types to suit Austin's growing range of residency needs
- Uses graphics, charts, and a clear zone organization to improve the code's clarity and readability
- Defines new uses in order to protect and encourage cultural arts in Austin
- Allows accessory dwelling units (ADUs) in more areas of the city
- Allows housing in more areas than the current code



anatomy of THE CODE

WHAT IT LOOKS LIKE:

The code document has been designed to make regulations easy to understand and clear to navigate. Graphics, strong headers and footers, and Table of Contents are included in each section to help users navigate through the code.

WHAT'S STAYING IN THE CODE:

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.

FOUNDATIONAL STANDARDS

For over 30 years, Austin has protected its natural resources through a number of regulatory measures. CodeNEXT will carry forward Austin's historic watershed regulations, as well as the improvements of the 2013 Watershed Protection Ordinance. The new code will build upon this solid foundation with measures to enhance the environmental function and resiliency of sites.



Title 23

- 1 Introduction
- 2 Administration and Procedures
- 3 General Planning Requirements
- 4 Zoning Code
- 5 Subdivision
- 6 Site Plan
- 7 Building, Demolition and Relocation Permits; Special Requirements for Historic Structures
- 8 Signage
- 9 Transportation
- 10 Infrastructure
- 11 Technical Codes
- 12 Airport Hazard and Compatible Land Use
- 13 Definitions and Measures

how the ZONES WORK

Austin’s Land Development Code guides current and future development to help ensure the safety and well-being of Austinites. One way the code does this is by using zones to regulate what can be built where.

The spectrum of zones provides many tools to help protect the physical character of Austin places while implementing the vision established in Imagine Austin, including:

REFINED USES

Permitted uses have been refined to improve neighborhood compatibility. For example, new Mixed-Use zones include uses that are more tightly calibrated for compatibility with surrounding neighborhoods than zones available in the current code.

INCREASED HOUSING OPPORTUNITY

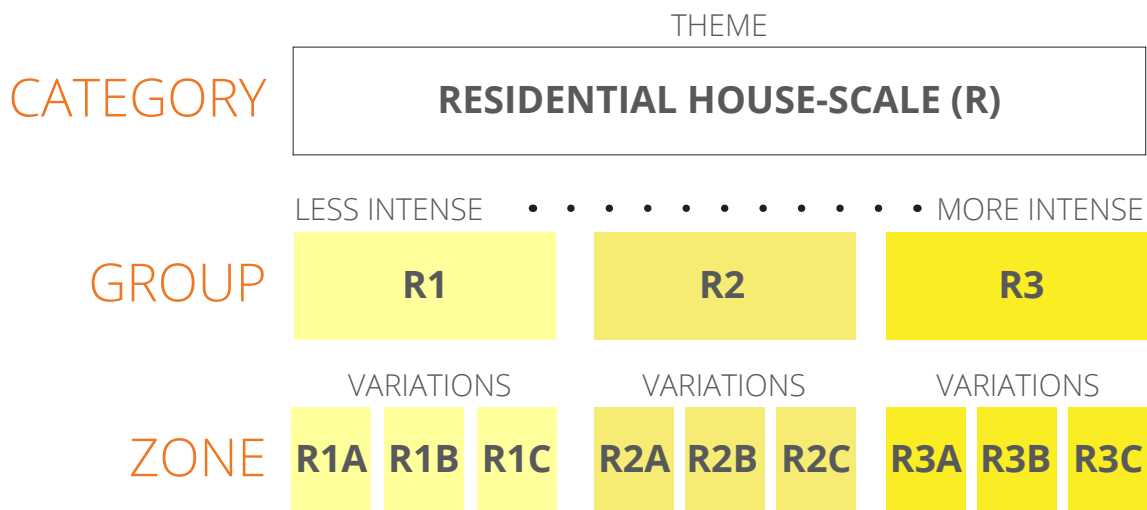
Most zones now allow some residential uses. Mixed-use development can provide more opportunities for residents to access jobs, shopping, education, and entertainment nearby.

FLEXIBLE STANDARDS

Building form standards are regulated using an approach that is similar to the Subchapter F, or “McMansion”, standards and have been simplified for clarity.

IMPROVED ZONES

The zones are arranged into categories and groups. Categories are overall themes, like house-scaled residential or mixed-use. Groups are zones that share common intensities of development and often range from most to least restrictive.



zone components

DEFINITIONS

BUILDING COVER / IMPERVIOUS COVER

Building cover is the percent of a lot that is covered by a building, and impervious cover is the percent of a lot that is covered by a surface that doesn't absorb water. Building cover and impervious cover maximums protect watersheds and can reduce flooding throughout the city by limiting the development footprint on a lot.

FORM CONTROLS

Basic form controls refer to lot size and width, setbacks, impervious cover, building coverage, and building height. Additional form controls add a floor to area ratio (FAR) limitation and compatibility standards. Some form controls have been carried forward from the current code, such as Subchapter F, or "McMansion", regulations.

FAR

Floor to area ratio (FAR) is the ratio of gross floor area to gross site area. A one-story building that covers the entire lot on which it's located has an FAR of 1.0, as does a building that covers half of the same lot but is two stories tall.

AFFORDABLE HOUSING BONUS PROGRAM

The affordable housing bonus program is a way to incentivize the production of long-term affordable residential units by allowing a development to have additional units, height, or FAR in exchange for providing affordable housing.

COMPATIBILITY

Compatibility is a condition in which two different land uses can coexist in close proximity without negatively impacting each other. Compatibility is triggered by House-Scale Residential zones. Properties in proximity to those zones may be required to limit the building height, create screening buffers, or increase their rear setback.

PARKING

Parking minimums exist for all zones except Regional Centers. These standards differ by use and can be further reduced if the project further enhances the utilization of a multi-modal network. Generally, one parking space is required per residential unit built on a lot.

ACCESSORY DWELLING UNITS (ADUS)

Accessory dwelling units (ADUs), also known as granny flats or garage apartments, are smaller secondary units that can be built on most residential properties as long as site development standards are still met.



what do the ZONES MEAN?

	Residential House-Scale (R) Zones	Residential Multi-Unit (RM) Zones	Main Street (MS) Zones	Mixed-Use (MU) Zones	Regional Center & Commercial Zones
PURPOSE	This category allows for house scale buildings with varying amounts of residential units. The number of units allowed per lot are designated by the number in the zone name (R1 is typically 1 unit, R2 is typically 2 units, etc.). The number of units can only be achieved if it also meets site dimensions and other standards summarized in the chart.	This category is meant to serve as a transition between lower-intensity residential zones and higher-intensity zones allowing a mixture of uses.	This category is meant to provide housing and convenient access to employment, amenities, and services for nearby residents in a lower-intensity environment, located at neighborhood centers served by transit.	This category is designed to provide housing and office or service employment within walking distance of low-intensity residential neighborhoods and to maintain areas with an existing pattern of commercial uses in house-scale buildings.	The Regional Center zone category is designed for areas identified in Imagine Austin as regional centers with large numbers of jobs and housings. The Commercial zone category provides standards for development related to storage and warehousing of goods.
TYPES OF BUILDINGS	Single-family detached and attached homes, duplexes, small multiplexes, cottages, row houses, and ADUs.	Mobile home parks, multi-story residential buildings	Single and multi-story buildings with a vertical mix of residential and commercial uses.	Multi-story buildings with a horizontally- or vertically oriented mix of uses.	Large vertical office or residential buildings, warehouses, storage buildings.
WHERE CAN I FIND THESE ZONES?	Applied primarily in residential areas within neighborhoods.	Applied throughout the city in a variety of contexts ranging from smaller lots within residential neighborhoods to entire blocks along corridors.	Applied along corridors or at neighborhood nodes within the urban core to reinforce and promote walkable mixed-use development.	Applied to commercial and mixed-use areas with lower intensity zones providing neighborhood services and higher intensity zones along corridors and major streets.	Regional Center zones can be found in downtown Austin. Commercial zones are mainly found near corridors and industrial sites.
HOW DOES IT DIFFER FROM OTHER ZONES?	Buildings in this category must be built to house form. Uses allowed are primarily residential.	These zones require primarily residential uses while allowing for more building types.	These zones include more form controls to create an active streetscape and allow for uses conducive to that environment.	These zones provide flexibility in building form and use to accommodate varying contexts.	These zones are the most intense zones, appropriate for downtown and regional centers.

spectrum of zones AT-A-GLANCE

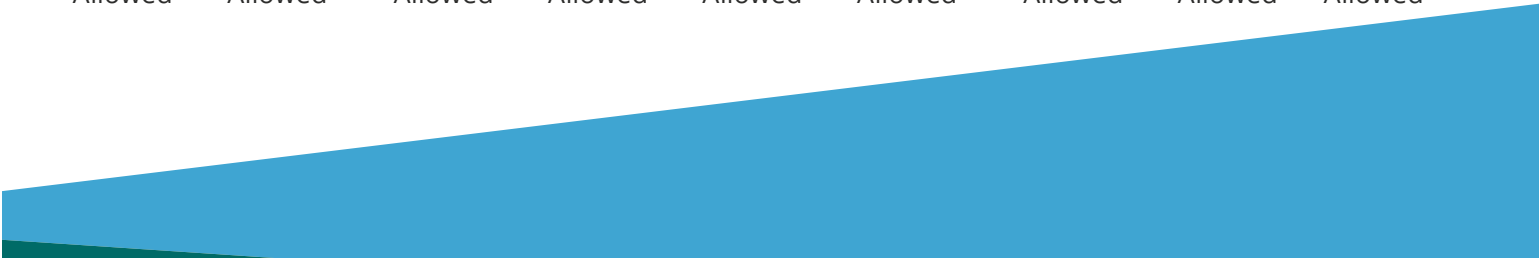
Residential House-Scale

	RR	LA	R1			R2		
	RURAL	LAKE ATX	R1A	R1B	R1C	R2A	R2B	R2C
UNIT	One	One	One	One	One	Two	Two	Two
MOST SIMILAR TO	RR	LA	SF-1	SF-2	SF-2	SF-2	SF-3 & SF-4B	SF-3 & SF-4B
BUILDING HEIGHT (FT)	35	35	35	35	32	32	35	32
FRONT SETBACK (FT)	40	40	25	25	25	25	25	25
BUILDING COVER	20%	Varies	35%	40%	40%	40%	40%	40%
IMPERVIOUS COVER	25%	Varies	40%	45%	45%	45%	45%	45%
FORM CONTROLS	Basic	Basic	Basic	Basic	Add'l	Add'l	Basic	Add'l
AFFORDABLE HOUSING BONUS	Yes	Yes	Yes	Yes	Yes	No	No	No
ACCESSORY DWELLING UNIT	With Bonus	With Bonus	With Bonus	With Bonus	With Bonus	Allowed	Allowed	Allowed



R2		R3				R4		
R2D	R2E	R3A	R3B	R3C	R3D	R4A	R4B	R4C
Two	Two	Three	Three	Three	Three	Four	Four	Four
SF-4A	SF-4A	SF-3 & SF-4B	SF-3 & SF-4B	SF-3 & SF-4B	SF-3 & SF-4B	SF-5	SF-5	SF-5
35	32	32	35	32	32	32	32	32
15	15	25	25	25	15	25	15	15
55%	55%	40%	40%	40%	40%	40%	40%	40%
65%	65%	45%	45%	45%	45%	45%	45%	45%
Basic	Add'l	Add'l	Basic	Add'l	Add'l	Add'l	Add'l	Add'l
No	No	No	No	No	No	Yes	Yes	Yes
Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed

→ MORE INTENSE



spectrum of zones AT-A-GLANCE

Residential Multi-Unit



	MH	RM1A	RM1B	RM2A	RM2B	RM3A	RM4A	RM5A
UNIT	Varies	12-18/ Acre	18-24/ Acre	18-24/ Acre	24-36/ Acre	24-36/ Acre	24-48/ Acre	24-54/ Acre
MOST SIMILAR TO	MH	SF-6	SF-6, MF-1	MF-1, MF-2	MF-2, MF-3	MF-3, MF-4	MF-4, MF-5	MF-5, MF-6
BUILDING HEIGHT (FT)	35	35	45	40	40	60	60	90
FRONT SETBACK (FT)	25	25	10	25	10	15	5	15
BUILDING COVER	N/A	40%	50%	50%	50%	60%	80%	70%
IMPERVIOUS COVER	N/A	45-55%	60%	60%	60%	70%	90%	80%
FORM CONTROLS	Basic	Basic	Add'l	Basic	Add'l	Basic	Add'l	Add'l
AFFORDABLE HOUSING BONUS	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes





Main Street



	MS1		MS2			MS3	
	LESS INTENSE					MORE INTENSE	
	MS1A	MS1B	MS2A	MS2B	MS2C	MS3A	MS3B
UNIT	Varies	Varies	Varies	Varies	Varies	Varies	Varies
MOST SIMILAR TO	NO-V, LO-V, GO-V	LR-V, GR-V, CS-V	NO-V, LO-V, GO-V	LR-V, GR-V, CS-V	LR-V, GR-V, CS-V	GR-V, CS-V	GR-V, CS-V
BUILDING HEIGHT (FT)	35	35	45	45	45	60	60
FRONT SETBACK (FT)	5-10	5-10	5-10	5-10	5-10	5-10	5-10
BUILDING COVER	70%	70%	70%	70%	70%	90%	90%
IMPERVIOUS COVER	80%	80%	80%	80%	80%	95%	95%
FORM CONTROLS	Add'l	Add'l	Add'l	Add'l	Add'l	Add'l	Add'l
AFFORDABLE HOUSING BONUS	No	No	No	No	No	Yes	Yes

spectrum of zones AT-A-GLANCE

Mixed-Use



	MU1				MU2	
	LESS INTENSE ←					
	MU1A	MU1B	MU1C	MU1D	MU2A	MU2B
UNIT	24/Acre	24/Acre	24/Acre	24/Acre	18/Acre	36/Acre
MOST SIMILAR TO	NO-MU, LO-MU	LR-MU, GR-MU, CS-MU	NO-MU, LO-MU, GO-MU	LR-MU, GR-MU, CS-MU	NO-MU, LO-MU, LR-MU	GO-MU
BUILDING HEIGHT (FT)	32	32	45	45	45	60
FRONT SETBACK (FT)	25	25	25	25	15	15
BUILDING COVER	50%	50%	50%	60%	50%	60%
IMPERVIOUS COVER	70%	70%	70%	80%	70%	80%
FORM CONTROLS	Add'l	Add'l	Add'l	Add'l	Basic	Basic
AFFORDABLE HOUSING BONUS	Yes	Yes	Yes	Yes	Yes	Yes

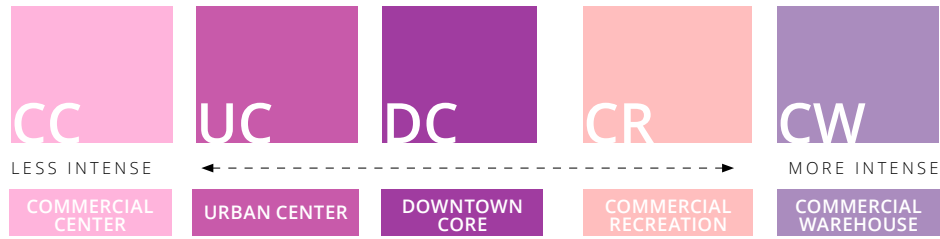




MU3		MU4		MU5A
				MORE INTENSE
MU3A	MU3B	MU4A	MU4B	MU5A
36/Acre	36/Acre	36/Acre	36/Acre	54/Acre
GR-MU	GR-MU	CS-CO-MU	CS-MU, CS-1-MU	CH
60	60	60	60	80
10	10	10	10	30
75%	75%	90%	95%	70%
90%	90%	95%	95%	75%
Basic	Basic	Basic	Basic	Basic
Yes	Yes	Yes	Yes	Yes

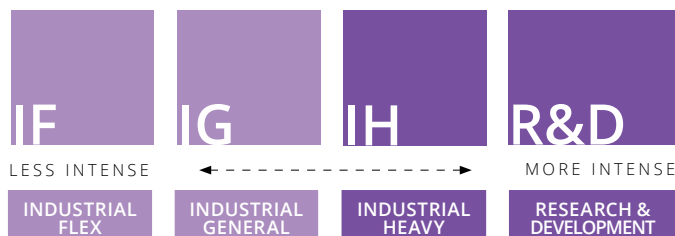
spectrum of zones AT-A-GLANCE

Regional Center Commercial



	CC COMMERCIAL CENTER	UC URBAN CENTER	DC DOWNTOWN CORE	CR COMMERCIAL RECREATION	CW COMMERCIAL WAREHOUSE
MOST SIMILAR TO	DMU	New Zone	CBD	CR	W/LO
BUILDING HEIGHT (FT)	Varies 120 Max	Varies, No Limit	No Limit	40	25
FRONT SETBACK (FT)	5-10	5-10	10 Max	50	25
BUILDING COVER	95%	90%	100%	25%	50%
IMPERVIOUS COVER	95%	95%	100%	60%	70%
FORM CONTROLS	Add'l	Add'l	Add'l	Basic	Basic
AFFORDABLE HOUSING BONUS	No	Yes	No	No	No

Industrial



FAR	2	1	1	1
MOST SIMILAR TO	LI	IP	MI	R&D
BUILDING HEIGHT (FT)	60	60	120	90
FRONT SETBACK (FT)	15	25	15	25
BUILDING COVER	75%	50%	75%	40%
IMPERVIOUS COVER	80%	80%	80%	50%
AFFORDABLE HOUSING BONUS	No	No	No	No

Other Zones

P PUBLIC
The Public Zone is the designation for areas of the City that are appropriate for government-owned civic, public institution, or indoor and outdoor active recreation uses.

AV AVIATION
The Aviation Zone is the designation for airport-related uses that require direct access to airport facilities or that support airport operations and services.

AG AGRICULTURE
The purpose is to preserve areas of prime agricultural soils, concentrate urban development in and around growth centers, promote compact urban development, and preserve the environment and open spaces.

PR PARK
The Park Zone applies to areas of the City that are appropriate for Outdoor and Natural Recreation. The purpose of the PR Zone is to preserve areas for Outdoor Formal, Informal, or Natural Recreation land uses.

CL CONSERVATION LAND
Conservation Land designates areas of the City for which the public purpose is conservation of natural land in a form generally free from development. Natural Recreation is the only Land Use allowed.

PUD PLANNED UNIT DEVELOPMENT
The PUD Zone is the designation for a large or complex single or multi-use development that is planned as a single contiguous development in compliance with unified control. This designation provides greater design flexibility by permitting modifications of site development standards. Development in compliance with the site development standards applicable to a PUD must be superior to the development that would occur in compliance with conventional zoning and subdivision standards.

F25
FORMER TITLE 25

This zone is for parcels that will carry forward the regulations in Title 25. Title 25 will remain in effect for properties within unique, specially-negotiated districts, such as Planned Unit Developments and Neighborhood Conservation Combining Districts, as well as a defined subset of Conditional Overlays.

mapping method AT-A-GLANCE

Below provides an overview of how new zones were typically mapped in regards to current entitlements, existing conditions, and adopted plans such as Imagine Austin and neighborhood plans. Most properties have received comparable entitlements to their current zoning. Elements of the current code such as McMansion, conditional overlays, and building form standards have been integrated into the new zones to provide simplicity and predictability for development in the future.

One Unit Residential

RR	RR zoned properties to carry forward 1 unit per acre lot with an option for an affordable Accessory Dwelling Unit (ADU).
LA	LA zoned properties to carry forward 1 unit per acre lot and shoreline setbacks with an option for an affordable ADU.
R1A	SF-1 zoned properties to carry forward 1 unit per large lot with an option for an affordable ADU.
R1B	SF-2 zoned properties outside the urban core to carry forward 1 unit per standard lot with an option for an affordable ADU.
R1C	SF-2 zoned inside the urban core to carry forward 1 unit per standard lot with an option for an affordable ADU, and incorporate the current McMansion standards.

Two Unit Residential

R2A	SF-2 zoned properties within the urban core in neighborhoods with a pattern of corner duplexes and areas with access to Imagine Austin corridors and centers. An option for ADUs or duplexes on corner lots allows for an increase in 1 unit per lot, and incorporates McMansion standards.
R2B	SF-3 zoned properties outside the urban core to carry forward 2 units per standard lot. Also applied to SF-2 zoned properties in areas with existing duplexes to make current housing conforming, and SF-2 properties that have access to Imagine Austin corridors and centers to allow for 1 more unit per lot.
R2C	SF-3 zoned properties inside the urban core to carry forward 2 units per standard lot and incorporates the current McMansion standards.
R2D	SF-4A zoned properties outside the urban core to carry forward small lot standards while allowing for 1 more unit per lot.
R2E	SF-4A zoned properties inside the urban core to carry forward small lot and McMansion standards while allowing for 1 more unit per lot.

Three Unit Residential

R3A	This new zone has not been mapped but will allow for 3 units on a large lot in the future.
R3B	SF-3 zoned properties identified as Neighborhood Transitions by the South Austin Combined neighborhood plan, allowing for an increase of 1 unit per standard lot and will allow existing duplexes to build an ADU.
R3C	SF-3 properties identified as Neighborhood Transitions or Mixed Residential by a small area plan, allowing for 1 more unit per lot while carrying forward the McMansion standards.
R3D	This new zone has not been mapped but will allow 3 units on a standard lot with a smaller setback in the future.

Four Unit Residential

R4A	Multifamily (MF) zoned properties that have a lot area less than 8000 square feet or have a single family use. These lots do not currently meet the minimum lot size and R4 will allow for context sensitive multi-unit development.
R4B	Single family (SF) zoned properties identified as Neighborhood Transition in the South Austin Combined neighborhood plan to allow for house scale multi-unit development compatible with adjacent single family.
R4C	Same application as R4A in areas with an existing pattern of buildings setback closer than 25 feet to the front property line.
R4C	Single family (SF) zoned properties with existing townhouses in order to make current housing conforming. Properties identified as High Density Residential in a neighborhood plan to allow for townhouses and context sensitive multi-unit development.

Multiple Unit Residential

- RM1A** SF 5 and SF-6 zoned properties to carry forward residential housing types including townhomes. Single family zoned properties with existing townhomes to make current housing conforming.
- RM1B** Lower intensity Multifamily (MF) zoned properties inside the urban core boundary adjacent to low density residential to provide context sensitive multifamily development.
- RM2A** MF-1 and MF-2 zoned properties to carry forward current entitlements.
- RM2B** Higher intensity Multifamily (MF) zoned properties inside the urban core boundary adjacent to low density residential to provide context sensitive multifamily development.
- RM3A** MF-3 and MF-4 zoned properties to carry forward current entitlements.
- RM4A** Multifamily (MF) zoned properties to allow for high density housing near corridors.
- RM5A** MF-6 zoned properties to carry forward current entitlements.

House Form Mixed Use

MU1 zones are mapped on commercial and office zoned properties, often with an existing house form, that are restricted in height due to compatibility. These zones provide for a mix of uses and building forms compatible with nearby residential development.

- MU1A** Office zoned properties to allow for 2 story buildings with low intensity office and commercial uses. Single family (SF) zoned properties identified as Neighborhood or Commercial Transition in small area plans to allow for transition of uses over time.
- MU1B** Commercial zoned properties to allow for 2 story buildings with office and commercial uses.
- MU1C** Office zoned properties to allow for 3 story buildings with low intensity with office and commercial uses. Residentially zoned properties identified as Commercial Transition in small area plans to allow for transition of uses over time.
- MU1D** Commercial zoned properties to allow for 3 story buildings with office and commercial uses.

Varied Form Mixed Use

Mixed use zones are mapped on commercial and office zoned properties and incorporate the mixed use (-MU) and vertical mixed use (-V) overlays in the current code which allow for residential development. Some commercial properties will receive new residential entitlements under these zones (see -A below).

- MU2A** NO, LO, and LR zoned properties to carry forward current entitlements.
- MU2B** GO zoned properties to carry forward current entitlements.
- MU3A** GR-CO zoned properties to closely match the conditional overlay (CO) which limits commercial, auto, and industrial uses.
- MU3B** GR zoned properties to carry forward current entitlements.
- MU4A** CS-CO zoned properties to closely match the conditional overlay (CO) which limits commercial, auto, and industrial uses. Also applied to CS zoned properties in the South Central Waterfront Regulating Plan to promote the goals of the plan.
- MU4B** CS zoned properties to carry forward current entitlements.
- MU5A** CH zoned properties to carry forward current entitlements.

- A

Draft 3 has a new zoning designation attached to MU2 through MU4 zoning districts. The “-A” on the map identifies properties that can’t build residential today and will be required to participate in the Affordable Housing Bonus Program to build residential developments.

mapping method AT-A-GLANCE

Main Street

Main Street zones were mapped to closely match the bundle of current entitlements on specific properties including height restrictions due to compatibility or further restrictions applied by conditional overlays.

MS1A	Office zoned properties along corridors or at a small commercial node within a neighborhood.
MS1B	Commercial zoned properties along corridors or at a small commercial node within a neighborhood.
MS2A	Office zoned properties along corridors to provide a transition from higher intensity zones.
MS2B	Commercial zoned properties along corridors in areas with access to transit and services where active ground floor uses are desired.
MS2C	Commercial zoned properties along corridors in areas with access to transit and services to allow for flexibility of ground floor uses.
MS3A	Commercial zoned properties in areas with access to transit and services to provide for more housing along corridors.
MS3B	Commercial zoned properties in areas with access to transit and services to provide for more housing along corridors and allow for flexibility of ground floor uses.

Regional Center

CC	DMU zoned properties with labeled heights designated by the Downtown Austin Plan at 40', 60', 80', or 120'
UC	This new zone has not been mapped but can be applied in regional centers outside of downtown.
DC	CBD zoned properties to carry forward current entitlements.

Commercial and Industrial

CR	CR zoned properties and existing privately owned golf courses.
CW	W/LO zoned properties to carry forward current entitlements.
IF	LI zoned properties to carry forward current entitlements. An area designated as Special District in the North Shoal Creek Draft Neighborhood Plan.
IG	IP zoned properties to carry forward current entitlements.
IH	MI zoned properties to carry forward current entitlements.
R&D	R&D zoned properties to carry forward current entitlements.

Other Zones

P	Properties owned by public entities such as the City of Austin, Travis County, the LCRA, and school districts.
AV	AV zoned properties today and other properties owned by Austin-Bergstrom International Airport.
AG	AG zoned properties to carry forward entitlements on agricultural lands.
PR	Publicly owned park land, greenbelts, and recreation facilities.
CL	Deed or easement restricted properties designated for preservation such as the Balcones Canyonlands Conservation areas, Water Quality Protection areas, Stephenson Preserve, and the Bright Leaf Preserve.
UNZ	UNZ zoned properties owned by the State of Texas.

HELP US GET IT RIGHT

Rewriting Austin's Land Development Code opens the doorway to becoming the Austin we've imagined. Whether you have been involved in CodeNEXT from the very beginning or you are just learning about the project, your feedback is important. Your participation will continue to help improve the code.

The best place to start is austintexas.gov/CodeNEXT

ONLINE COMMENTING

View the code and map, and share your comments using our online tools. CodeNEXT resources are also available at every public library in the city. Note: City of Austin staff will compile and share all feedback with the Zoning & Platting Commission, the Planning Commission and the City Council.

[Review and comment on the draft code](#)

codenext.civiccomment.org

[Review and comment on the map](#)

codenext.engagingplans.org

[Email us general comments](#)

CodeNEXT@austintexas.gov

PUBLIC HEARINGS

Members of the public are invited to participate in CodeNEXT public hearings. This includes meetings of the Planning Commission and Zoning & Platting Commission, as well as special called work sessions and regular City Council meetings.

For an up-to-date schedule of these meetings, visit **austintexas.gov/CodeNEXT**

OFFICE HOURS

Staff will be hosting office hours to answer any questions and provide assistance in understanding the code. Visit **austintexas.gov/CodeNEXT** to sign up for office hours.

LEARN MORE

Want to learn more about the land development code, including our 5 priorities? The CodeNEXT website and social media pages are great resources to stay informed and learn about the project.

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