Imagine Austin Policy
Imagine Austin Policy Direction

A City of Complete Communities

LIVABLE

PROSPEROUS

NATURAL AND SUSTAINABLE

EDUCATED

CREATIVE

MOBILE AND INTERCONNECTED

VALUES AND RESPECTS PEOPLE
Imagine Austin Policy Direction

One implementation tool of Imagine Austin...
What is CodeNEXT?
What is CodeNEXT?

Address the current state of our Code.
What is CodeNEXT?

There were many recommendations in the Zucker report but in a nutshell, the ones that directly affect Code are:

- Fix the Land Development Code
- Improve the review process
What is CodeNEXT?

Improvements to the LDC
What is CodeNEXT?

Work accomplished so far

You need to read this
What is CodeNEXT?

Work accomplished so far. Code Prescriptions: Tradeoffs

**Natural and Built Environment**

- The Next Austin: Manage our growth, keep our character
- The physical form of Austin not only shapes how the city functions, it tells us the story of our city’s values and the experiences people have living here. The Land Development Code includes how our city looks and how it needs to evolve to meet the needs of residents—locally, neighborhood-oriented, walkable, bikeable, affordable, healthy, diverse, vibrant, and resilient to climate change.

**Household Affordability**

- Developing Complete Communities for all Austinites: Household Affordability
- Affordability is a key indicator of healthy communities. Good development decisions in the code can incentivize projects that support both households and businesses, and attract and retain workers and families with children. A revised Land Development Code can leverage policies to increase the number of units in transit-oriented neighborhoods and create new opportunities for mixed-income developments.

**Mobility**

- Moving Austin toward becoming a more multimodal city: Mobility Code Prescription
- Transportation affects Austin’s daily lives in how we get to work, spend time with our families, and enjoy other activities. It impacts our health and safety, and challenges a network of infrastructure that has evolved to support our needs. A well-designed code can help create healthier, safer, and more efficient transportation options for people.
Code Prescriptions
Form-Based Codes
A transect is a cut or path through part of the environment showing a **range of different habitats**. Biologists and ecologists use transects to study the many symbiotic elements that contribute to habitats where certain plants and animals thrive.
Form-Based Concepts: The Transect

Base Zones classified on a hierarchy of Form - primarily
Types of Zoning

**Use-based**
Strict separation of land uses and site development regulations. Also known as “Euclidean Zoning.”

**Performance-based**
Uses Euclidean as a base and manages impacts of incompatible land uses.

Source: http://recode.la/updates/news/types-zoning-codes
Types of Zoning

Incentive-based
Uses Euclidean Zoning as a base. To allow greater diversity and flexibility within those zones, it enables projects to exceed standard requirements if they provide some form of community benefit.

Form-based
Regulates development by focusing on scale, design, proportion, building placement, and relationship to street and other public spaces. Sometimes referred to as context-sensitive codes or design-based codes.

Source: http://recode.la/updates/news/types-zoning-codes
Types of Zoning

Hybrid

Employ traditional Euclidean zoning districts in single-family residential areas while applying form-based zoning standards to more intensely-developed centers and corridors.

Source: http://recode.la/updates/news/types-zoning-codes
Hybrid Code

• Hybrid codes apply different zoning tools in different places within a city.

• Ability for city to “right-size” the zoning tools needed in a predictable and clear manner.

How one city overhauled its zoning code while combining form-based and conventional elements.

By Roger E. Eastman, join with David Freidrich and Lisa Wise

LAGUNA BEACH, CALIFORNIA, entered an exclusive club in November. It is now one of the few cities in the U.S. that have adopted a hybrid zoning ordinance, with both form-based components and conventional Euclidian elements as part of a complete code rewrite.

“Simplified, streamlined, predictable” raved an editorial in the Orange County Register while praising both the code and the process used to adopt it. Getting the new code adopted wasn’t easy, but many city residents think the effort will be repaid in a more efficient, more equitable, and easier-to-use zoning system. The adoption of the new zoning code also caps off a successful public engagement process that has changed a generally negative perception of city planners.

FBC + Euclidian

FBC + Euclidian
Form-Based Standards in Austin
Other examples of FBC regulations, standards, vision:

- Subchapter E  Not Context-sensitive
- Subchapter F
- NCCDs
- Downtown Austin Plan
- TODs & Station Area Plans
- University Neighborhood Overlay
- South Central Waterfront Initiative
- Airport Blvd. FBC
[Most of] The Code Today
Emerging Draft: What you should expect…
Form-Based Standards: What you should expect

Introductory elements:

Types of Places and Context:

- Walkable (Downtown, East Cesar Chavez, Mueller)
- Transitional (Rosedale, Windsor Park)
- Drivable (Slaughter, Lamar, Parmer)

This sets the context to which the standards will apply and you will see a description of each place type.
Form-Based Standards: What you should expect

The Transect Summary Table

- Zone
- General Use
- Intent
- Desired Form
- Rendering
- Photos/Examples

<table>
<thead>
<tr>
<th>Zone</th>
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<th>Intent</th>
<th>Desired Form</th>
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Table: Transect Summary Table

Less Urban: T1, T2, T3 Neighborhoods

More Urban: T4, T5, T6 Neighborhoods

Table: Transect Summary Table (continued)

Less Urban: T4 Neighborhood Small footprint

More Urban: T5 Neighborhood Large footprint

Table: Transect Summary Table (continued)

Less Urban: T6 Main Street

More Urban: T7 Flex

Table: Transect Summary Table (continued)

Less Urban: T8 Core

More Urban: T9

CODENEXT
SHARING THE ALASTIN WE IMAGINE
Quick Guide for Using Transect Zones

- Process
- Where to find standards
- References specific Transect Zones
Form-Based Standards: What you should expect

Format

Section 1703-2: Specific to Transect Zones

Subsections:
1703-2.10 Purpose
1703-2.20 Applicability
1703-2.30 Transect Overview
1703-2.40 TS Estates (TS1)
1703-2.50 TS Neighborhood (TSN)
1703-2.60 TS Neighborhood Medium Footprint (TSNMFP)
1703-2.70 TS Neighborhood Small Footprint (TSNSFP)
1703-2.80 TS Main Street (TSM)
1703-2.90 TS Neighborhood Large Backset (TSNLS)
1703-2.100 TS Park Neighborhood Small Backset (TSNS SB)
1703-2.110 TS Flex (TSF)
1703-2.120 TS Core (TSC)

1703-2.10 Purpose

This Section provides regulatory standards governing building forms and other topics, such as land use and signage, within the transect zones. The Form-Based Code is a reflection of the community values for implementing the intent of the Comprehensive Plan to create places of walkable urbanism. These standards are intended to ensure that proposed development is compatible with existing and future development and respects the existing character of the area.

1703-2.20 Applicability

A. The standards of this Section shall apply to all proposed development within transect zones, and shall be considered in conjunction with the standards in Section 1703-3 (Specific to Building Types), 1703-4 (Specific to Transect Zones), and 1703-5 (Specific to Consultant). The Standards for these Sections shall be applied in a manner that is consistent with the City’s Comprehensive Plan. The standards in these Sections shall be considered in conjunction with other applicable regulations.

B. The standards for this Section shall apply in addition to, and in conjunction with, the standards in Section 1703-2.30 (Overview of Transect Zones). The Standards for these Sections shall be applied in a manner that is consistent with the City’s Comprehensive Plan. The standards in these Sections shall be considered in conjunction with other applicable regulations.

C. The standards for this Section shall apply in addition to, and in conjunction with, the standards in Section 1703-2.30 (Overview of Transect Zones). The Standards for these Sections shall be applied in a manner that is consistent with the City’s Comprehensive Plan. The standards in these Sections shall be considered in conjunction with other applicable regulations.

Strong headers and footers explain where you are inside the document.

Table of Contents in each new section.

Clear indenting, section breaks, and labeling.

Clear graphics and illustrations visually explain regulations.

City of Cincinnati Form-Based Code

Final Draft 2/15/13
3-23
Building Type Standards by T-Zone

This helps **preserve the character of existing neighborhoods** as well as create appropriately scaled development in new neighborhoods and mixed-use areas.
Form-Based Standards: What you should expect

Building Placement

Because FBCs are intended primarily to regulate the character and quality of public spaces, the location and size of the building facades that front the public spaces must be regulated to define and form the edges of that space to meet the desired vision.

These regulations should also consider the relationship between buildings, in terms of privacy and the creation of such semi-private spaces as courtyards, the required sizes of rear yards or shared open spaces, the relationship between the main and ancillary buildings, and how and where parking is integrated.
Form-Based Standards: What you should expect

**Encroachments**

Regulates building elements that may extend into the setback, such as balconies and bay windows, typically on all sides of a building. Regulating these helps enable a rich urban form by allowing **appropriate building elements to extend beyond the facade or elevation.**

- Front Encroachment
- Side Street Encroachment
- Side Encroachment
- Rear Encroachment
Signage

Controls the size, location and design of temporary and permanent signs so that the appearance of such signs will reduce sign clutter, be aesthetically harmonious with their surroundings, and will enhance the overall appearance of the built environment.

References specific standards in other places of the code.
Form-Based Standards: What you should expect

Frontages: Interface of the private & public realm

**Table 1703-4.30.A: Frontage Types General**

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**Common Yard.** The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard created remains unenclosed and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

**Porch: Projecting.** The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.

**Porch: Engaged.** The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

**Stoop.** The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential use with small setbacks.

**Forescourt.** The main facade of the building is at or near the frontage line and a small percentage is setback, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

**Table 1703-4.30.A: Frontage Types General (continued)**

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**Dooryard.** The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a R.O.W. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

**Lightwell.** The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightwell. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

**Shopfront.** The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

**Syn: Retail Frontage, Awning.**

**Terrace.** The main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. This Type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This Type may also be used in historic industrial areas to mimic historic loading docks.
Form-Based Standards: What you should expect

Frontages: Specific Standards

1703-4.110 Shopfront

- **Description**
  In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types.

- **A. Site**
  - Distance between Glazing: 2' max.
  - Ground Floor Transparency: 75% min.
  - Depth of Recessed Entries: 5' max.

- **B. Awning**
  - Depth: 4' min.
  - Height, Clear: 8' min.

- **D. Miscellaneous**
  - Residential windows shall not be used.
  - Doors may be recessed as long as main facade is at BTL.
  - Operable awnings are encouraged.
  - Open-ended awnings are encouraged.
  - Recessed and hooped awnings are discouraged.
  - Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

1703-4.120 Terrace

- **Description**
  In the Terrace Frontage Type, the main facade is set or near the frontage line with an elevated terrace providing public circulation along the facade. This Type can be used to provide at-grade access while accommodating a grade change. Frequent stairs up to the terrace are necessary to avoid dead walls and maximize access. This Type may also be used in historic industrial areas to mimic historic loading docks.

- **A. Site**
  - Depth, Clear: 8' min.
  - Finish Level above Sidewalk: 3' 6" max.
  - Length of Terrace: 150' max.
  - Distance between Stairs: 50' max.

- **B. Miscellaneous**
  - These standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Terrace Frontage Type standards shall prevail.
  - Low walls used as seating are encouraged.

An example of a shopfront with a recessed doorway

An example of a shopfront with formal plastered bays

A terrace accommodating a grade change along a series of shopfronts

The terrace is being used to accommodate a change in grade. The low walls are used to provide seating.
Civic Space Standards: Squares, parks, plazas, etc.

- Illustration
- Description
- Size and location
- Typical uses (not land uses)
- Stormwater Management
Best Practice Examples: The Smart Code

http://transect.org/codes.html
The conventional zones will look different

- Land uses will be modified
- Parking standards may be tweaked
- Site development regulations updated
- Subdivision: Connectivity and block design
- Physical characteristics of community infused:
  - Sidewalks
  - Trails
  - Landscaping
- Nomenclature may be updated
  - SF => Residential: R3?
  - Combination of some commercial-based districts
Next Steps

- September 2016: Release of Fiscal Health Prescription

- **January 2017**: Draft Code Ready for Public Review

- Q1 and Q2 2017: Draft Code Outreach

- Q3 2017: Draft Code Revision

- Q4 2017: Draft Code Presentation to Council
What about mapping?

Mapping: 2018 -- ???

CS-MU-V-CO-NP → T5 – Main Street?
What about mapping?

Airport Blvd. Example
Questions?

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Code Development Team