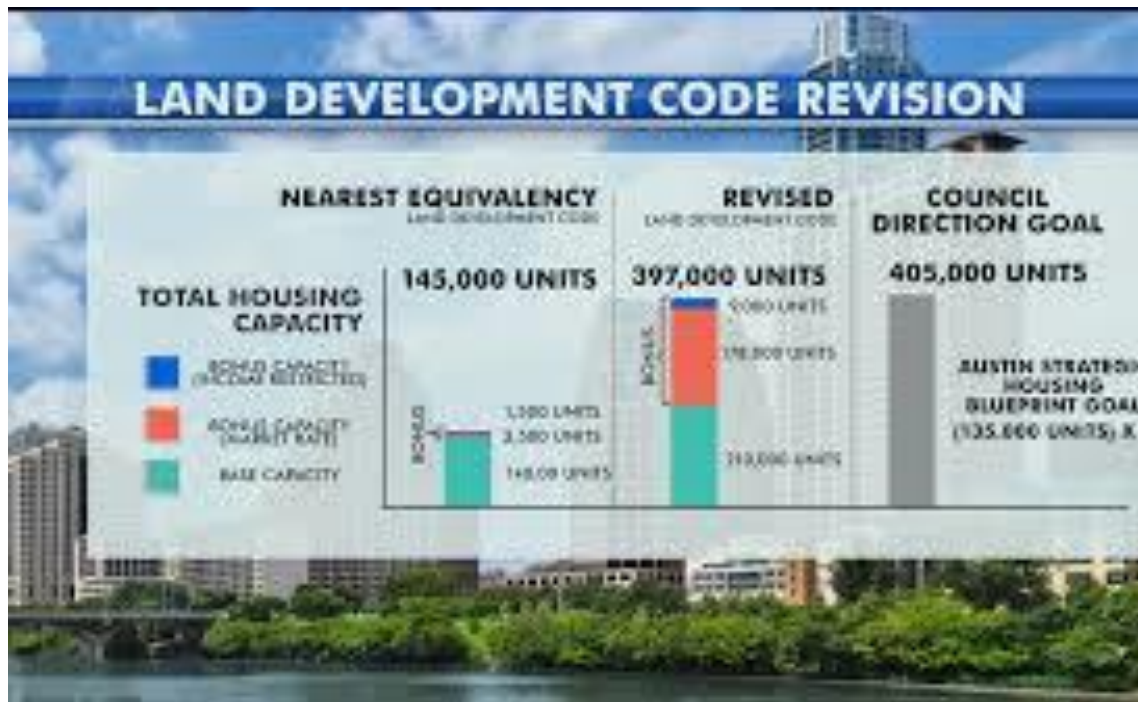


Hello Neighbors,

Summary of the City's proposed Land Development Code (previously called CodeNext). [Click for reference](#)



Definition

The Land Development Code (LDC) determines how land can be used throughout the City – including what can be built, where it can be built, and how much can (and cannot) be built.

The 2222 Coalition of Neighborhood Associations (2222 CONA) held a very informative and well attended community meeting in October. Below is a summary of items in the LDC that may affect us.

Timing

City Council plans to hold a first reading on Monday, Dec. 9, followed by two more readings at dates thereafter. The final vote should take place on the third reading next year.

Themes

Most property owners in our area will be able to build not just one, but two units on their lot.

- If your home is at least 30 years old and you keep it on the lot (called *preserving* your home) you will be able to build two more units for a **total of three units on your lot**. It's not just our area, most of the city's single-family lots will be allowed to have more than one dwelling on a lot. [Click](#) for reference see 23-3C-4050

Most property owners in Austin will see

- More housing types (duplexes, townhomes, accessory dwelling units) and higher density are being planned to support a range of incomes,
- Lots may be easier to subdivide because they do not have to go through a formal public approval process – only an administrative process. This means your next door neighbor can subdivide his or her lot without informing surrounding homeowners.
- Multifamily apartments would be allowed in commercial zones,
- More affordable and income restricted housing would be encouraged,
- Fewer parking spaces would be *required* for a new building or residence (i.e. cars could park on the street instead of garage or parking pad).
- The City plans to put higher housing density on busy streets to encourage people out of cars and into public transportation,
- Many environmental protections for heritage (certain tree types with at least one stem with a 30" diameter or greater) and protected trees, and flooding are included. [Click](#) for reference see Division 23-4C-3 or 23-4C-1020

Impact

Most Austin properties have been “upzoned” to allow more density. *While most properties in our area are zoned for ONE dwelling today, the City's new Land Development Code proposes at least TWO dwellings per lot (despite deed restrictions) and THREE dwellings if an existing lot's home is at least 30 years old and preserved.* Preserved means kept on the lot or not completely torn down during remodeling.

Summary

This is an attempt to summarize 1,400 pages of legalese, so if you want more specific info, we will follow up. Let us know!

The City is planning to move more density to “Opportunity Zones” (which are mostly west of MoPac) in their next revision, so we may see a change in density in our area. [Click](#) for reference Page 3

What can you do about it? or where can you find more info?

- Where you can attend information or speaking events on about the proposed LDC? [Click](#)
 - Sign up for City of Austin Office Hours for answers to specific questions [here](#).
 - You can sign up for office hours or email our District 10 Council Member Alison Alter at alison.alter@austintexas.gov See her newsletter for her position on the proposed code [click](#) or email her Chief of Staff, Kurt.Cadena-Mitchell@austintexas.gov
- or
- if you are in RiverPlace or Canyon Creek/620 area contact Jimmy.Flannigan@austintexas.gov

Find your specific new zoning

On the [LDC map](#) find the search icon on the left and enter your address. The current zoning is on the right, new zoning is on the left. Click on the three horizontal bars to pop up the zoning codes.

How our current RR, LA, SF1 or SF2 zonings (which is most of us) could change (see definitions in the last paragraph)

- **RR** zoning (found in Glenlake, Westminster Glen, Long Canyon and the western most part of Shepherd Mountain) is proposed to go to **RR***
- **LA** zoning (found on lake properties in Greenshores and River Place) is proposed for **LA***
- **SF1** zoning (found in Greenshores and River Place) is proposed to go to **R2A**
- **SF2** zoning (found in Jester, River Place and Canyon Creek) is proposed to go to **R2A**. The eastern most part of Shepherd Mountain is proposed to go to **R2A**.

- **SF-6** zoning (found at the Monte Vista Condos) is proposed to go to **RM2**.

*** Although you may think that the current and proposed zoning of RR and LA look the same, they are not exactly the same.** Duplexes and accessory dwelling units (ADUs) of up to 1,100 square feet would be allowed on RR, LA, SF1 and SF2. More commercial uses would be allowed – for example Bed & breakfast inns, retirement housing and outdoor community recreation facilities would also be allowed in these areas. And finally, Type 1 short term rentals (a Type 1 STR is an owner-occupied residence or an accessory dwelling that is associated with an owner-occupied principal residence) will continue to be permitted.

General descriptions of our zoning type¹

RR* Rural Residential

Rural Residence district is intended for a low-density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

LA* Lake Austin

Lake Austin residence (LA) district is the designation for a low density single-family residential use on a lot that is a minimum of one acre and that is located 1,000 feet or less, measured horizontally, from the 492.8 foot topographic contour line on either side of Lake Austin.

SF-1 Single Family Large Lot

Single Family Residence Large Lot district is intended for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

SF-2 Single Family Standard Lot

Single Family Residence Standard Lot district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-6 Townhouse & Condominium Residence

Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

R2A₂ Residential House Scale

The most common zone proposed. Residential 2A (R2A) zone is intended to allow detached housing with accessory dwelling units (ADUs) or duplexes in a more suburban setting. With the preservation incentive 3 units are allowed

RM2₂ Residential Multi-Unit

A residential building containing one or more multi-unit buildings per site and includes multi-unit apartment. Allows up to 24 units per acre, 40' height, and 60% impervious cover, or up to 60 units and 60' with affordability bonuses.

¹http://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf

² [New Zoning Codes](#) and the [Austin Chronicle Summary](#)

Linda Bailey
Volunteer

PS Feel free to forward this email to anyone who would be interested