



Transects Renamed but Remain the SAME

There will be two more Code drafts going to the Historic Landmark Commission, the Planning Commission and Zoning and Platting Commissions, and Environmental Boards between August of 2017 and January of 2018. Their recommendations will be annotated on the text. The maps with the new nomenclature (see below) are expected to be out the end of August along with the second CodeNEXT text draft. At this time, the City Council is expected to vote on final draft April 18, 2018.

Below is a summary of the Presentation on June 28, 2017 to City Council Special called CodeNEXT Meeting June 28, 2017¹ "Code Format and Renaming of Zones presentation".

Format Changes: Optiocos said in order to improve the format, they are consolidating the Land Use and Parking tables, making the text easier to read and to reduce page flipping.

Renaming Changes: Zoning Districts are being changed to the following, and more changes should be expected. The two images below were displayed. This new zoning districts are meant to simplify the description of the code and have one nomenclature (instead of transect and non-transect). Orange cells are what was formally called transect zones and include the form based code standards.

ZONE NAMES AND ORGANIZATION					RENAMING AND ORGANIZATION 17
RR	R1	R2	R3	R4	
Rural Residential	One Unit By-Right *	Up to Two Units By-Right *	Up to Three Units By-Right *	Up to Four Units By-Right *	
RR	R1A (SF1 / VLDR)	R2A (SF2 / LDR + FAR + TENT + CORNER DUPLEX)	R3A (SF3 / LMDR)	R4A (MF1,MF2, MF3 / T4N.IS, T4N.SS, T4N.DS)	
	R1B (SF2 / LDR)		R3B (SF3 / LMDR + FAR + TENT)		
	R1C (SF2 / LDR + FAR + TENT)		R3C (SF3 / T3NE)		
	R1D (SF4 / LMDR SMALL LOT)		R3D (SF3 / T3N)		
	R1E (SF4 / LMDR SMALL LOT + FAR + TENT)				

*Note: Additional Units possible with MUP, CUP and/or Affordable Housing Incentives Program.

¹ City Council Special called CodeNEXT Meeting June 28, 2017 <http://austintx.swagit.com/play/06282017-739>

Above shows the residential codes “by right units”. For example, VLDR and LDR are both now under R1 show one unit By-Right, but if a lot in that zone is greater than 15,000 sq ft an ADU is allowed in those zones with a "Minor Use Permit" granted by staff. R3 and R4 include the previously called transect zoning districts that include the missing middle e.g. duplexes, multiplexes, cottage courts. The open sub-code, that allows commercial establishments to be closer to residential zoning, is not shown, but it will remain. Setback will be still used (shallow, intermediate, and deep). The “Tent” refers to the McMansion provisions.

The photo below shows the new residential multi-unit zones. Again, orange cells are what was formally called transect zones and include the form based code standards.

ZONE NAMES AND ORGANIZATION						RENAMING AND ORGANIZATION 18
RM1	RM2	RM3	RM4	RM5	RM6	
RM1A* (MF1, MF2, MF3 / T4NC)	RM2A* (SF5, SF6 / MDR)	RM3A* (MF1, MF2 / MHDR)	RM4A* (MF3, MF4 / HDR)	RM5A* (MF4 / T5U, T5U.SS)	RM6A* (MF5, MF6 / VHDR)	
RM1B* (MF2, MF3, MF4 / T5NC)	RM2B* (SF5, SF6 / MDR + FAR + Tent)					

*Note: Additional Units possible with Affordable Housing Incentives Program.

Summary

- Transects are not going away, they are being renamed. Residential design standards and commercial zones are expected to change in the next draft.
- Per Mr Rusthoven, of the Planning and Zoning Department, new maps will be issued the middle of July, but that map will only include error corrections and recent rezoning.
- New maps with the new nomenclature are expected to be out with the 2.0 draft code. This may be confusing to the public to have only an error correction map in July and then a new nomenclature map in August.
- The "Planning "Commission requested an in-depth discussion on setting areas of stability and areas of change² (see our July 10 news alert for info on this). Also, they want a discussion on future planning on corridors and traffic impact.

² June 27, 2017 Planning Commission and Zoning & Platting, CodeNEXT Work Session
<http://austintx.swagit.com/play/06272017-2045>