
23-4D-2050 Transect Zones Overview

This Section provides an overview of the transect zones, each of which is established based on the intent of the desired physical form and character of particular environments to implement the Austin Comprehensive Plan. These zones primarily focus on walkable areas of the City and range in function and form from the least urban, primarily residential areas with a mix of building types (T3 Neighborhood Edges and T3 Neighborhoods), to more urban neighborhoods and small-scale commercial and retail areas (T4 Neighborhoods and T4 Main Streets), to more urban neighborhoods with larger commercial and retail areas along corridors (T5 Neighborhoods, T5 Urban, and T5 Main Street), to the most urban developments in Downtown and Regional Centers (T6 Urban and T6 Urban Core). The naming of the transect zones is based on a spectrum of context types from natural to urban in Austin called the Austin Transect. Table 23-4D-2050.A, below, provides an overview of the Austin Transect.

Table 23-4D-2050.A The Austin Transect: Transect Zones Overview





Less Urban ←			
T3			
T3 Neighborhood Edge-Wide Lot (T3NE.WL)	T3 Neighborhood Edge (T3NE)	T3 Neighborhood Deep Setback (T3N.DS)	T3 Neighborhood Intermediate Setback (T3N.IS)
			
Sub-Zone	Sub-Zone	Sub-Zone	Sub-Zone
None	None	None	None
Intent	Intent	Intent	Intent
To provide housing choices which reinforce the walkable nature of the neighborhood and, in combination with higher-intensity transect zones, support neighborhood-serving retail and service uses near this zone. Buildings shall have the following form characteristics:	To provide housing choices which reinforce the walkable nature of the neighborhood and, in combination with higher-intensity transect zones, support neighborhood-serving retail and service uses near this zone. Buildings shall have the following form characteristics:	To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood-serving retail and service uses near this zone. Buildings shall have the following form characteristics:	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options. Buildings shall have the following form characteristics:
Detached	Detached	Detached	Detached or Semi-detached
Large Lot Widths	Medium to Large Lot Widths	Medium Lot Widths	Small to Medium Lot Widths
Medium House Form	Medium House Form	Small to Medium or Multiple House Form	Small to Medium or Multiple House Form
Large Front Setbacks	Large Front Setbacks	Deep Front Setbacks	Intermediate Front Setbacks
Medium to Large Side Setbacks	Medium to Large Side Setbacks	Medium Side Setbacks	Medium Side Setbacks
Up to 2 Stories	Up to 2 Stories	Up to 2 Stories	Up to 2 Stories
Common Yard and Porch Frontages	Common Yard and Porch Frontages	Stoop, Common Yard, and Porch Frontages	Stoop, Common Yard, and Porch Frontages

Table 23-4D-2050.A The Austin Transect: Transect Zones Overview (continued)



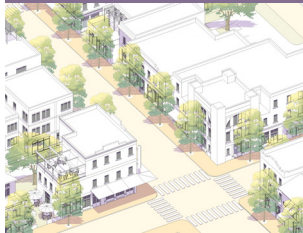


T4		
T4 Neighborhood Intermediate Setback (T4N.IS)	T4 Neighborhood Shallow Setback (T4N.SS)	T4 Main Street (T4MS)
		
Sub-Zone	Sub-Zone	Sub-Zone
T4N.IS-Open (T4N.IS-O)	T4N.SS-Open (T4N.SS-O)	T4MS-Open (T4MS-O)
Intent	Intent	Intent
To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:	To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:
Detached or Semi-detached	Detached or Semi-detached	Attached or Semi-detached
Small to Medium Lot Widths	Small to Medium Lot Widths	Small to Medium Lot Widths
Small to Medium or Multiple House Form	Small to Medium or Multiple House Form	Block Form
Intermediate Front Setbacks	Shallow Front Setbacks	Small to No Front Setbacks
Medium Side Setbacks	Small to Medium Side Setbacks	Small to No Side Setbacks
Up to 2 Stories	Up to 2 Stories	Up to 3 Stories
Stoop, Common Yard, and Porch Frontages	Stoop, Common Yard, Porch, and Dooryard Frontages	Gallery, Shopfront, Terrace, Forecourt, and Lightwell Frontages, and Dooryard Frontage in Open sub-zone only
The Open sub-zone provides the same building form but allows for a more diverse mix of uses.	The Open sub-zone provides the same building form but allows for a more diverse mix of uses.	The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.

Table 23-4D-2050.A The Austin Transect: Transect Zones Overview (continued)

 More Urban

T5			
T5 Neighborhood-Shallow Setback (T5N.SS)	T5 Urban-Shallow Setback (T5U.SS)	T5 Urban (T5U)	T5 Main Street (T5MS)
			
Sub-Zone	Sub-Zone	Sub-Zone	Sub-Zone
T5N.SS-Open (T5N.SS-O)	T5U.SS-Open (T5U.SS-O)	T5U-Open (T5U-O)	T5MS-Open (T5MS-O)
Intent	Intent	Intent	Intent
To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options. Buildings shall have the following form characteristics:	To provide a regional or urban neighborhood focal point. This zone accommodates retail, service, and residential uses in compact, walkable urban form. Buildings shall have the following form characteristics:
Detached or Semi-detached	Attached or Semi-detached	Attached or Semi-detached	Attached
Small to Large Lot Widths	Small to Large Lot Widths	Small to Large Lot Widths	Small to Large Lot Widths
Medium to Large House Form	Block to Large Block Form	Block to Large Block Form	Block to Large Block Form
Shallow Front Setbacks	Shallow Front Setbacks	Small to No Front Setbacks	Small to No Side Setbacks
Small to Medium Side Setbacks	Small to No Side Setbacks	Small to No Side Setbacks	Up to 6 Stories
Up to 4 Stories	Up to 6 Stories	Up to 6 Stories	Gallery, Terrace, and Shopfront Frontages, and Dooryard Frontage in Open sub-zone only
Stoop, Porch, Lightwell, and Dooryard Frontages	Terrace, Stoop, Lightwell, and Dooryard Frontages, and Shopfront Frontages in Open sub-zone only	Terrace, Stoop, Lightwell, and Dooryard Frontages, and Shopfront Frontages in Open sub-zone only	The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including residential, thus enabling the retail and service area to mature over time.
The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.	The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.	The Open sub-zone provides the same building form but allows for a more diverse mix of uses on the ground floor, including service, commercial, and general retail uses.	

Table 23-4D-2050.A (continued)

<div> <div></div> <div>More Urban</div> </div>	
T6	
T6 Urban (T6U)	T6 Urban Core (T6UC)
	
Sub-Zone	Sub-Zone
T6U-Restricted (T6U-R)	None
Intent	Intent
<p>To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time. Buildings shall have the following form characteristics:</p>	<p>To provide the most vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time. Buildings shall have the following form characteristics:</p>
Attached	Attached
Small to Block Lot Widths	Medium to Block Lot Widths
Block to Large Block Form	Large Block Form
Small to No Front Setbacks	Small to No Front Setbacks
Small to No Side Setbacks	Small to No Side Setbacks
Up to 16 Stories	Unlimited Stories
Gallery, Terrace, and Shopfront Frontages	Gallery, Shopfront, Terrace Frontages
<p>The Restricted sub-zone provides the same building form but requires retail and service uses at sidewalk level.</p>	