A New Zoning Code for a 21st Century Los Angeles

To create livable communities, encourage sustainable development and foster economic vitality, we need a modern and user-friendly zoning code – we need to re:code LA.

Zoning Code Approach
WHY ARE WE HERE TODAY?

» Overview of Project Status

» Existing Zones (“Bridge” Zones)

» New Zones (Remapping)
PROJECT TIMELINE

<table>
<thead>
<tr>
<th>YEAR</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Jul-Sep</td>
<td>4</td>
<td>Oct-Dec</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>Apr-Jun</td>
<td>2</td>
<td>Jul-Sep</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>Jan-Mar</td>
<td>4</td>
<td>Apr-Jun</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>Oct-Dec</td>
<td>4</td>
<td>Jul-Sep</td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>Jul-Sep</td>
<td>2</td>
<td>Oct-Dec</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>Apr-Jun</td>
<td>1</td>
<td>Jul-Sep</td>
<td>4</td>
</tr>
</tbody>
</table>

CODE EVALUATION

CODE APPROACH

WEB CODE
PROJECT TIMELINE

2013

3 4 1 2 3 4
Jul-Sep Oct-Dec Jan-Mar Apr-Jun Jul-Sep Oct-Dec

CODE EVALUATION

2014

2015

2016

1 2 3 4
Jan-Mar Apr-Jun Jul-Sep Oct-Dec

DRAFTING: RESIDENTIAL

DRAFTING: COMMERCIAL/INDUSTRIAL

WEB CODE

DRAFTING: DOWNTOWN

CODE APPROACH
EXISTING ZONES

Overview

» Need Simplification Without Significant Changes
» Serve as “Bridge” to New Code
» Specific Plans
  » Stay in place, reference current code as of date of adoption
» Single-Family Residential Zones
  » Convert by flattening layers only
» Multi-Family, Commercial and Manufacturing Zones
  » Flatten layers, but also update design and development standards such as building form, parking and landscaping
EXISTING ZONES

» 230 Unique Combinations of Base Zone + Height (R1-1)
» 714 Unique Combinations If You Add Suffixes
» Q’s, T’s
  » 492 Unique Combinations with Q’s
  » 59 Unique Combinations with T’s
  » 234 Unique Combinations with Q’s and T’s
» 1,310 Total Unique Combinations (Zones?)
EXISTING ZONES

Flatten / Combine / Consolidate into “Bridge Zones”

Q: Zone Prefix (Qualified Classification)

T: Zone Prefix (Tentative Zone Classification)

K: Supplemental Use District (Equinekeeping)

1: Height District / Floor Area (Standard)

R1: Base Zone (R1: Single Family Residential/5,000 SF lot)

Example: [Q][T]R1-1-K
EXISTING ZONES
Single-Family

» Consolidate height, FAR and use - keep existing entitlements
» Incorporate Supplemental Use Districts (where possible)
EXISTING ZONES
Multi-Family and Commercial

- Consolidate height, FAR and use - keep existing entitlements
  - Incorporate Supplemental Use Districts (where possible)
- Delete P Zone (Parking), convert land to surrounding zone
- Apply form controls (start with city-wide design guidelines)
  - Build-to (min/max setback)
- Facade activation - transparency, blank walls, entrances
- Delete mini-mall, commercial corner provisions
- Add neighborhood compatibility, transitions
- New general development standards (signs, landscaping, parking)
- Carefully consolidate allowed uses
EXISTING ZONES  
Manufacturing

» Consolidate height, FAR and use - keep existing entitlements
  » Incorporate Supplemental Use Districts (where possible)
» Add neighborhood compatibility, transitions
» New general development standards (signs, landscaping, parking)
  » Start with city-wide design guidelines
» Incorporate any adopted Clean Up Green Up provisions
» Carefully consolidate allowed uses
EXISTING ZONES
Conclusions

» “Bridge” Zones Clarify Existing Rules, BUT:
  » Not proactive, may not implement plans successfully
  » Do not handle recent issues of neighborhood conservation such as BMO, RFA
  » No improvement where wrong zoning applied on map today
» Therefore, New Zones are Necessary
NEW ZONES
Overview

» Prepare City-Wide Toolkit of Zones for Implementing Plans

» No Application of New Zones (Map Changes) without Concurrent Planning . . .
  » Central City Community Plan
  » Central City North Community Plan
  » Boyle Heights Community Plan
  » Transit Neighborhood Plans
  » Neighborhood Conservation Areas (new RFA, HPOZ areas)
NEW ZONES
Framework Plan Implementation

» Framework Plan Was Not Implemented Through Proactive Rezoning

» Community Plans Intended to Do the Job

- Neighborhood District
- Community Center
- Regional Center
- Downtown Center
- Mixed Use Boulevards
NEW ZONES
Hierarchy Today . . .

- GENERAL PLAN

- FRAMEWORK ELEMENT
  + Framework Districts (regional center, neighborhood center)
  + Land Use Designations (low density residential)

- COMMUNITY PLAN
  + Land Use Element (applies Framework)

- ZONING
  + Zones (setbacks, height, uses)
  + General Standards (parking, landscaping, lighting)
  + Administration (procedures, relief, nonconformities)
NEW ZONES
Steps to Develop New Zones

» Analyze the City . . .

» For Areas Expected to Transform (new character)
  » Review existing plans for vision
  » Example: South Park

» For Areas That Retain Current Character
  » Map existing patterns of development
  » Focus on patterns, form, intensity of development
  » Example: Sherman Oaks
NEW ZONES: CITY-WIDE PHYSICAL ANALYSIS

Context Areas

**Neighborhood Context**
The Denver Zoning Code is organized by neighborhood contexts. A context-based approach sets standards for compatible development. The neighborhood contexts are distinguished from one another by their physical and functional characteristics including but not limited to:

- street, alley and block patterns
- building placement and height
- diversity, distribution and intensity of land uses
- diversity of mobility options

- Suburban Neighborhood
  - Curving streets, single-family residential and shopping centers.

- Urban Edge Neighborhood
  - Curving and grid street patterns, single family residential and shopettes.

- Urban Neighborhood
  - Regular street grid, single family residential and main streets and corner stores.

- General Urban Neighborhood
  - Predominantly multi family, grid and alley block pattern, main streets and corner stores, multi modal.

- Urban Center Neighborhood
  - Mixed use with both residential and commercial, high pedestrian activity, multi modal transportation.

- Downtown Neighborhood
  - Mixed use, transit hub, tallest buildings, high pedestrian activity, historic areas.
NEW ZONES: CITY-WIDE PHYSICAL ANALYSIS

Context Areas
### New Zones: Context Areas

<table>
<thead>
<tr>
<th>Design Contexts of Encinitas</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coastal Residential Neighborhoods</strong></td>
<td>This context appears along the coast in Cardiff, Old Encinitas, and Leucadia. It comprises primarily of established residential neighborhoods with one and two-story single-family units. Views are important throughout these neighborhoods. Active lifestyles are apparent in this context, as people can be seen walking, jogging, biking, and surfing.</td>
</tr>
<tr>
<td><strong>Inland Residential-Girded</strong></td>
<td>This context exists east and west of Interstate 5 in Cardiff by the Sea, Old Encinitas, and Leucadia. Streets generally follow the cardinal grid and are interconnected. It developed primarily in the 1950s, 60s, and 70s and includes mainly single-family dwellings with some &quot;twin homes&quot; and condominiums dispersed throughout. Commercial activity occurs in &quot;nodes&quot; along major arterials.</td>
</tr>
<tr>
<td><strong>Inland Residential-Curvilinear</strong></td>
<td>This context exists mainly in New Encinitas, however Old Encinitas, Cardiff, and Leucadia also have small areas. It includes single-family residential subdivisions constructed in the late 1970s to the mid-1990s. Streets are curvilinear and often terminate in cul-de-sacs. Larger homes are in this setting and are set back from the street. Architectural styles are similar.</td>
</tr>
<tr>
<td><strong>Rural Residential Neighborhood</strong></td>
<td>This context is pastoral in nature, with single-family uses on large lots. Views are inland to the foothills. A significant equestrian culture exists here, and some multi-use trails accommodate walking, biking, jogging, and horse-riding.</td>
</tr>
<tr>
<td><strong>Coastal Village Center</strong></td>
<td>This context exists in Cardiff east of the train tracks, abutting San Elijo Avenue from Orinda Drive (south) to Mozart Avenue (north). This area is a mix of one and two-story retail, office, institutional, and residential uses. It differs from the Main Street and Highway 101 context in that buildings are more separated; lots are larger, and connections to abutting properties and neighborhoods are prominent.</td>
</tr>
<tr>
<td><strong>Inland Village Center</strong></td>
<td>This context exists in New Encinitas, Old Encinitas, Cardiff, and Olivenhain in differing character and intensity. The context occurs in the form of nodal and corridors and is mainly commercial in use. Developments are auto-oriented with large lots and buildings in the form of &quot;big box&quot; and strip centers.</td>
</tr>
</tbody>
</table>

**Main Street and Highway 101 Corridor**

This context exists along Highway 101 in Old Encinitas and Leucadia. It has a commercial presence at the street edge – on both sides of the street in Old Encinitas and primarily on the west side of the street in Leucadia (as the train tracks are directly adjacent and parallel to Highway 101). Many buildings have retail on the ground floor with offices or housing in upper stories. The experience along the street is lively and animated, especially in Old Encinitas, with abundant outdoor cafe seating and pedestrian activity. Second Street in Downtown provides a transition to adjacent residential neighborhoods.

**Inland Village Center**

This context exists in New Encinitas, Old Encinitas, Cardiff, and Olivenhain in differing character and intensity. The context occurs in the form of nodal and corridors and is mainly commercial in use. Developments are auto-oriented with large lots and buildings in the form of “big box” and strip centers.
DESIGN CONTEXTS OF ENCINITAS

NEW ZONES: Context Areas

DESIGN CONTEXTS

New multifamily and mixed use developments should acknowledge that each of the five communities within Encinitas include their own identity and therefore designs should respect and respond to the uniqueness of the surrounding context.

There are seven broad “design contexts” that exist throughout Encinitas. They are described below. The colors correlate to Map #3, Design Contexts Map, on page X.

COASTAL RESIDENTIAL NEIGHBORHOODS
This context appears along the coast in Cardiff, Old Encinitas, and Leucadia. It consists primarily of established residential neighborhoods with one and two-story single family units. Views are important throughout these neighborhoods. Active lifestyles are apparent in this context, as people can be seen walking, jogging, biking and surfing.

INLAND RESIDENTIAL-CURVILINEAR
This context exists mainly in New Encinitas, however Old Encinitas, Cardiff and Leucadia also have small areas. It includes single family residential subdivisions constructed in the late 1970s to the mid-1990s. Streets are curvilinear and often terminate in cul-de-sacs. Larger homes are in this setting and are set back from the street. Architectural styles are similar.

INLAND RESIDENTIAL-GRIDDED
This context exists east and west of Interstate 5 in Cardiff by the Sea, Old Encinitas and Leucadia. Streets generally follow the cardinal grid and are interconnected. It developed primarily in the 1950s, 60s, and 70s and includes mainly single-family dwellings with some “twin homes” and

MAIN STREET AND HIGHWAY 101 CORRIDOR
This context exists along Highway 101 in Old Encinitas and Leucadia. It has a commercial presence at the street edge – on both sides of the street in Old Encinitas and primarily on the west side of the street in Leucadia (as the train tracks are directly adjacent and parallel to Highway 101). Many buildings have retail on the ground floor with offices or housing in upper stories. The experience along the street is lively and animated, especially in Old Encinitas, with abundant outdoor café seating and pedestrian activity. Second Street in Downtown provides a transition to adjacent residential neighborhoods.
NEW ZONES: Context Areas

This map locates a series of different “design contexts” that exist in Encinitas. These contexts are defined to recognize differences in their physical characteristics, including street layout, lot size, and building form and scale. A description of the different types of design contexts appears on the preceding page.

Some of these contexts are ones in which the potential exists for introducing multifamily housing. Other contexts may not have much potential for infill, but any new development along those boundaries should be designed to create a positive transition to them.

Note that the boundaries illustrated between design contexts should be taken as general identifiers where changes in character occur; they should not be interpreted as fixed, hard lines. The intent is to describe the general location of areas with shared characteristics. Many exceptions to the features described can be found in each of these

ENCINITAS HOUSING ELEMENT
Character & Density Study
2014

7 DESIGN CONTEXTS OF ENCINITAS
MAP #2 - DESIGN CONTEXTS MAP

NEW ZONES: Context Areas

DIFFERENT DESIGN CONTEXTS OF ENCINITAS

2

COASTAL RESIDENTIAL
DESIGN CONTEXT

CONTEXT BOX:
This context exists in Encinitas, Old Encinitas and Carlsbad, and it is often referred to as the "coastal residential" fabric. It is characterized by a mix of single-family homes and small multifamily developments. This context is highly varied, ranging from narrow and deep lots in the older areas to wider and shallower lots in newer development. The height and intensity of development can vary significantly, with some areas having strict height restrictions and others allowing for more flexibility.

CHARACTERISTICS:
- Lot sizes and home setbacks are small
- Streets are narrow and pedestrian friendly
- Much of the open space is nature preserves or parks

OPPORTUNITIES:
- Stranger walkability to parks
- Maintenance access through neighborhood parks and public spaces

FEATURES:
- Walker friendliness
- Streetlights
- Sidewalks
- Street trees

FACILITIES:
- Parks
- Libraries
- Schools
- Community centers

CONSERVATION:
- Open space
- Natural areas

ENCINITAS HOUSING ELEMENT
Character & Density Study
2014
8
2 DIFFERENT DESIGN CONTEXTS OF ENCINITAS

2 DIFFERENT DESIGN CONTEXTS OF ENCINITAS

ENCINITAS HOUSING ELEMENT
Character & Density Study
2014
NEW ZONES: Context Areas
NEW ZONES
Zones That Relate to Context

<table>
<thead>
<tr>
<th>CONTEXTS:</th>
<th>Natural (N-)</th>
<th>Rural (R-)</th>
<th>Suburban (S-)</th>
<th>Urban (U-)</th>
<th>Center (C-)</th>
<th>Special (SP-)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agricultural Districts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture (AG-)</td>
<td>N-AG-40</td>
<td>R-AG-40</td>
<td>R-AG-20</td>
<td>R-AG-10</td>
<td>R-AG-5</td>
<td></td>
</tr>
<tr>
<td><strong>Residential Districts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family (RS-)</td>
<td></td>
<td></td>
<td>S-RS-15</td>
<td>U-RS-6</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>S-RS-6</td>
<td>U-RS-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily (RM-)</td>
<td></td>
<td></td>
<td>S-RM-3</td>
<td></td>
<td>U-RM-3</td>
<td></td>
</tr>
<tr>
<td><strong>Mixed Use Districts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use (MX-)</td>
<td></td>
<td>R-MX-2</td>
<td>S-MX-3</td>
<td>U-MX-3</td>
<td></td>
<td>C-MX-5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Street (MS-)</td>
<td></td>
<td></td>
<td>S-MS-3</td>
<td>U-MS-3</td>
<td></td>
<td>C-MS-5</td>
</tr>
<tr>
<td><strong>Commercial Districts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Corridor (CC-)</td>
<td></td>
<td></td>
<td>S-CC-3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light Industrial (IL)</td>
<td></td>
<td>R-IL</td>
<td>S-IL</td>
<td>U-IL</td>
<td></td>
<td>C-IL</td>
</tr>
<tr>
<td><strong>Special Purpose Districts</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community (CD)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SP-CD</td>
</tr>
<tr>
<td>Conservation (CON)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N-CON</td>
<td></td>
</tr>
<tr>
<td>Heavy Industrial (IH)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SP-IH</td>
</tr>
<tr>
<td>Planned Development (PD)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R-PD</td>
<td>SP-PD</td>
</tr>
<tr>
<td>Planned Industrial Development (PID)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## SUBURBAN NEIGHBORHOOD CONTEXT

### 3.3 PRIMARY BUILDING FORM STANDARDS

#### 3.3.3 Generally Applicable Standards

- **A.** In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
- **B.** One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- **C.** For multiple buildings on a zone lot, see Article 10, Division 10.3.
- **D.** Unenclosed uses shall comply with all building form standards as applicable.
- **E.** The districts allow a variety of building forms appropriate for the Suburban Neighborhood Context, as set out below.

<table>
<thead>
<tr>
<th>Zone Districts</th>
<th>Suburban House</th>
<th>Urban House</th>
<th>Detached Accessory Dwelling Unit</th>
<th>Duplex</th>
<th>Townhouse</th>
<th>Garden Court</th>
<th>Row House</th>
<th>Courtyard Apartment</th>
<th>Drive Thru Services</th>
<th>Drive Thru Restaurants</th>
<th>General</th>
<th>Shopfront</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-SU-A</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-SU-D</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-SU-F</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-SU-Fx</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-SU-F1</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-S-I</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-S-ix</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-TH-2.5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MU-3</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MU-5, 8, 12, 20</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-CC-3</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-CC-5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-2x</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-2, -3</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-8</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-12</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MS-3, -5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **■** = Allowed
- **☐** = Allowed subject to limitations

---

## URBAN EDGE NEIGHBORHOOD CONTEXT

### 4.3 PRIMARY BUILDING FORM STANDARDS

#### 4.3.3 Generally Applicable Standards

- **A.** In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
- **B.** One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- **C.** For multiple buildings on a zone lot, see Article 10, Division 10.3.
- **D.** Unenclosed uses shall comply with all building form standards as applicable.
- **E.** The districts allow a variety of building forms appropriate for the Urban Edge Neighborhood Context, as set out below.

<table>
<thead>
<tr>
<th>Zone Districts</th>
<th>Suburban House</th>
<th>Urban House</th>
<th>Detached Accessory Dwelling Unit</th>
<th>Duplex</th>
<th>Townhouse</th>
<th>Garden Court</th>
<th>Row House</th>
<th>Courtyard Apartment</th>
<th>Drive Thru Services</th>
<th>Drive Thru Restaurants</th>
<th>General</th>
<th>Shopfront</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-SU-A</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-SU-B</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-SU-D</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-SU-Dx</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-SU-D1x</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-SU-G</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-SU-G1</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-TU-B</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-TU-C</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-TH-2.5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-MU-2.5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-CC-3</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-MX-2x</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-MX-2, -2A, -2B</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-RX-5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-MS-2x</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-MS-2, -3</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E-MS-5</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **■** = Allowed
- **☐** = Allowed subject to limitations
NEW ZONES: APPROACH

» Technical analysis only vs. public involvement
» Austin “Character in a Box”
» Staff role in analysis?
» Use of analysis for public outreach?

EXAMPLES OF PHOTOGRAPHS TO TAKE
The light orange highlight on the photos below shows what to look for in each type of picture.

Residential
• Take front, or elevation, photos in three views: front, side, and back.
• Look for unique elevations or characteristics such as porches, garages, entryways.
• Take 45-degree angle photographs.

Commercial
• Take front, or elevation, photos in three views: front, side, and back.
• Look for unique elevations or characteristics such as porches, garages, entryways.
• Take 45-degree angle photographs.

Take photographs looking down the sidewalk to show how a building relates to the public street (front yard, porch, stoop, outdoor seating, etc.).

Are you back from the street?
Are there parks and civic spaces?
Take photographs of streets to show what kind of streets are in your area.

Are there trees and landscaping?
Take photos of the street furnishings like lamp posts, trash bins, benches, etc.
Take photos of the street that shows how the street follows the hills, creeks, or other features in your area.

A do-it-yourself kit
Community Character in a Box is a do-it-yourself kit for you and your neighbors to map and document your community’s character. Through a two-part process, you will identify areas that are assets, constraints, and opportunities for improvement. To participate, you can:

Step 1: Map
Meet with fellow community members to talk about what you like, and what could be improved in your local area. Place multi-colored dots on your map with an explanation of why you consider these places assets, constraints, or opportunities for improvement.

Step 2: Photograph
Explore your community on foot or by bike, taking photos of the buildings, streets, sidewalks, and public spaces that capture the character of your community.

How to stay involved
Stay plugged in at the Imagine Austin Facebook page and at the project website.

City of Austin Contact:
Pablo Urbanoic
paulina.urbanowicz@austintexas.gov
512-974-5658

For the first time in 30 years, Austin is updating its land development code: the rules that determine how land can be used throughout the city — including what, where, and how much can be built. This process, called CodeNEXT, is an opportunity for Austinites to realize our Imagine Austin vision of the future. But to be effective, the Code must consider the character of communities throughout the city. By mapping and documenting your community, you’ll help the CodeNEXT Team understand its specific characteristics, along with things that are strengths and areas to improve. This will allow the Code to be more finely tuned and appropriate for the different kinds of places throughout Austin.

The Community Character process doesn’t replace neighborhood planning, but is an opportunity to understand what makes your community unique and what could be improved. The City will analyze this data and use it to inform future planning efforts.

Help Us Understand Your Community
For the first time in 30 years, Austin is updating its land development code: the rules that determine how land can be used throughout the city — including what, where, and how much can be built. This process, called CodeNEXT, is an opportunity for Austinites to understand what makes their community unique and what could be improved. The City will analyze this data and use it to inform future planning efforts.

Take photographs of streets to show what kind of streets are in your area.

Are there trees and landscaping?
Take photos of the street furnishings like lamp posts, trash bins, benches, etc.
Take photos of the street that shows how the street follows the hills, creeks, or other features in your area.

Take photographs looking down the sidewalk to show how a building relates to the public street (front yard, porch, stoop, outdoor seating, etc.).

Are you back from the street?
Are there parks and civic spaces?
Take photographs of streets to show what kind of streets are in your area.

Are there trees and landscaping?
Take photos of the street furnishings like lamp posts, trash bins, benches, etc.
Take photos of the street that shows how the street follows the hills, creeks, or other features in your area.

A do-it-yourself kit
Community Character in a Box is a do-it-yourself kit for you and your neighbors to map and document your community’s character. Through a two-part process, you will identify areas that are assets, constraints, and opportunities for improvement. To participate, you can:

Step 1: Map
Meet with fellow community members to talk about what you like, and what could be improved in your local area. Place multi-colored dots on your map with an explanation of why you consider these places assets, constraints, or opportunities for improvement.

Step 2: Photograph
Explore your community on foot or by bike, taking photos of the buildings, streets, sidewalks, and public spaces that capture the character of your community.

How to stay involved
Stay plugged in at the Imagine Austin Facebook page and at the project website.

City of Austin Contact:
Pablo Urbanoic
paulina.urbanowicz@austintexas.gov
512-974-5658

For the first time in 30 years, Austin is updating its land development code: the rules that determine how land can be used throughout the city — including what, where, and how much can be built. This process, called CodeNEXT, is an opportunity for Austinites to realize our Imagine Austin vision of the future. But to be effective, the Code must consider the character of communities throughout the city. By mapping and documenting your community, you’ll help the CodeNEXT Team understand its specific characteristics, along with things that are strengths and areas to improve. This will allow the Code to be more finely tuned and appropriate for the different kinds of places throughout Austin.
NEW ZONES: RESIDENTIAL Approach

» Build toolkit of zones that match context areas
» Form controls, building types
» Wall plate heights, garage controls
» Transitions (district boundary and building to building)
» Buffers, bulk plane
NEW ZONES: NODES AND CORRIDORS
Approach

» Future vision from Community and Transit Neighborhood Plans
» Link to Framework Districts
» Shallow corridors - correct forms - edges and transitions
» Can they successfully redevelop - are new tools needed?
» Parking in the neighborhood

CHAPTER 3. MIXED USE DISTRICTS | Article 3.5. Neighborhood Transitions
Sec. 3.5.3. Zone A: Protective Yard

A. Type 1: Narrow (10 feet)
   1. Width
      A Type 1 protective yard must be an average width of at least 10 feet.
   2. Installation Requirements
      A Type 1 protective yard must include the following:
      a. A wall between 6 and 9 feet in height;
      b. Four shade trees per 100 lineal feet;
      c. Three understory trees per 100 lineal feet; and
      d. 40 shrubs per 100 lineal feet.

B. Type 2: Medium (20 feet)
   1. Width
      A Type 2 protective yard must be an average width of at least 20 feet.
   2. Installation Requirements
      A Type 2 protective yard must include the following:
      a. A wall or fence between 6 and 9 feet in height;
      b. Five shade trees per 100 lineal feet;
      c. Four understory trees per 100 lineal feet; and
      d. 30 shrubs per 100 lineal feet.

C. Type 3: Wide (50 feet)
   1. Width
      A Type 3 protective yard must be an average width of at least 50 feet.
   2. Installation Requirements
      A Type 3 protective yard must include the following:
      a. Six shade trees per 100 lineal feet;
      b. Five understory canopy trees per 100 lineal feet; and
      c. 60 shrubs per 100 lineal feet.

   a. A fence or wall between 6 and 8 feet in height may be installed.
   b. In lieu of planting required shrubs, a berm with a minimum height of 3 feet may be installed.

4. Permitted uses
   a. Landscaping, fences, walls, and berms.
   b. Swales, underground detention facilities and bioretention facilities. Detention facilities must be located at least 10 feet from the district boundary line. Landscaping quantities specified in Sec. 3.5.3.C.2. above may not be reduced.

D. Design and Installation
   1. A required protective yard may be replaced with a tree conservation area that meets the requirements of Article 9.1.Tree Conservation.
   2. Required landscaping in a protective yard must meet the design and installation requirements of Sec. 3.2.a.
NEW ZONES: DOWNTOWN

Approach

» Technical analysis only (staff and consultant)
» Week-long intensive working session (December)
» Coordinate with Community and Transit Neighborhood Plans
NEW ZONES: DOWNTOWN

Approach

» Analyze downtown: map baseline conditions
» Boundaries for character areas/zones
» Form controls: tower spacing, floorplates, stepbacks
» “A & B” streets (treatment of), parking reveal, access
» Parking strategy (none, fee in-lieu, control with form?)
» Height/FAR (no limit? parking structure in FAR? measurement?)
» Locations for height/massing studies (3-D models)
» Re-think TFAR: historic preservation, affordable housing, open space
NEW ZONES: INDUSTRIAL Approach

» Employment Protection
  » Sanctuary Zones
» Industrial Mixed-Use
  » CASP, AIR
» Clean Up Green Up
  » Apply concepts city-wide
EXISTING CODE OUTLINE

Article 1: General Provisions
Article 1.2: Administrative Citations
Article 1.5: Planning Comprehensive Planning Program
Article 2: Specific Planning - Zoning Comprehensive Zoning Plan
Article 2.9: Condominiums, Community Apartments and Stock Cooperatives
Article 3: Specific Plan - Zoning Supplemental Use Districts
Article 4: Public Benefit Projects
Article 4.3: Eldercare Facility Unified Permit Process

Article 4.4: Sign Regulations
Article 4.5: Transfer of Floor Area Rights - Central City Community Plan and City Center Redevelopment Project Areas
Article 5: Referrals - Land for Public Use
Article 6: Temporary Regulations Relating to Land Use Approvals for Properties Damaged in a Local Emergency
Article 6.1: Review of Development Projects
Article 7: Division of Land Regulations
Article 8: Private Street Regulations
Article 9: Fees
TYPICAL CODE OUTLINE

Article 1: Introductory Provisions
Article 2: Single-Family Zones
Article 3: Multi-Family Zones
Article 4: Neighborhood Center Zones
Article 5: Community Center Zones
Article 6: Regional Center Zones
Article 7: Downtown Center Zones
Article 8: General Commercial Zones
Article 9: Mixed-Use Boulevard Zones
Article 10: Industrial Zones
Article 11: Overlay Zones
Article 12: Specific Plans

Article 14: Access and Parking
Article 15: Landscaping and Screening
Article 16: Signs
Article 17: Outdoor Site Lighting
Article 18: Streets and Public Improvements
Article 19: Administration
Article 20: Rules of Measurement and Definitions
TYPICAL CODE OUTLINE

Article 1: Introductory Provisions
Article 2: Single-Family Zones
Article 3: Multi-Family Zones
Article 4: Neighborhood Center Zones
Article 5: Community Center Zones
Article 6: Regional Center Zones
Article 7: Downtown Center Zones
Article 8: General Commercial Zones
Article 9: Mixed-Use Boulevard Zones
Article 10: Industrial Zones
Article 11: Overlay Zones
Article 12: Specific Plans

Article 14: Access and Parking
Article 15: Landscaping and Screening
Article 16: Signs
Article 17: Outdoor Site Lighting
Article 18: Streets and Public Improvements
Article 19: Administration
Article 20: Rules of Measurement and Definitions
# SUMMARY OF CONTENTS

## ARTICLE 1. GENERAL PROVISIONS
- Division 1.1 General ................................................................. 1-5
- Division 1.2 Zone Lots ............................................................. 1-7
- Division 1.3 Official Zoning Map .................. 1-11

## ARTICLE 2. USING THE CODE
- Division 2.1 Overview ............................................................ 2-5
- Division 2.2 Code Approach ................................................. 2-7
- Division 2.3 Code Organization ......................................... 2-9
- Division 2.4 Using the Code ................................................. 2-11
- Division 2.5 Establishment of Zone Districts .................... 2-13

## ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT
- Division 3.1 Neighborhood Context Description ............... 3-5
- Division 3.2 Districts (S-SU-, S-TH-, S-MU-, S-CC-, S-MX-, S-MS-) .......... 3-7
- Division 3.3 Design Standards ............................................ 3-13
- Division 3.4 Uses and Required Minimum Parking ............ 3-57

## ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT
- Division 4.1 Neighborhood Context Description ............... 4-5
- Division 4.2 Districts (E-SU-, E-TU-, E-TH-, E-CC-, E-MX-, E-RX-, E-MS-) ........ 4-7
- Division 4.3 Design Standards ............................................ 4-13
- Division 4.4 Uses and Required Minimum Parking ............ 4-67

## ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT
- Division 5.1 Neighborhood Context Description ............... 5-5
- Division 5.2 Districts (U-SU-, U-TU-, U-RH-, U-MX-, U-RX-, U-MS) ................. 5-7
- Division 5.3 Design Standards ............................................ 5-13
- Division 5.4 Uses and Required Minimum Parking ............ 5-63