Most prevalent Tool for addressing land use =

Land Development Code (LDC)
Land Development Codes are like the DNA of our community and shape the form of our cities.
REGULATE......

....the kinds of acceptable activities in a place.
REGULATE......

...........the intensity of those activities.
REGULATE......

Tallest building in the world

Texas State Capital

.....................heights of structures.
REGULATE......

.........proportion of hardscape to landscape.
REGULATE......

........amount of space that a structure may occupy.
REGULATE......

(setbacks)

.............location of that structure on a lot.
REGULATE......

........................how an activity is accessed.
What are we trying to accomplish?

By regulating these issues......

Activity
Intensity
Structure
Access

We are trying to provide.....

Predictability
Compatibility
Accountability
What are common types of land development codes in the US?

**EUCLIDEAN**
(Conventional)

**FORM-BASED**
(Non-Conventional)

**HYBRID**
(Combination of the above)
Euclidean
(Conventional)
EUCLIDEAN ZONING IS NOT....

\[ a^2 + b^2 = c^2 \]

This guy, but .....
......THIS VILLAGE.

Euclid, Ohio
Village of Euclid v. Ambler Realty Co.
(1926)
With particular reference to APARTMENT HOUSES, it is pointed out that the development of detached house sections is greatly retarded by the coming of apartment houses, which has sometimes resulted in DESTROYING the entire section for PRIVATE HOUSE purposes.

very often the APARTMENT is a mere PARASITE, constructed in order to TAKE ADVANTAGE of the OPEN SPACES and ATTRACTIVE surroundings created by the residential character of the district.

Moreover, the coming of ONE apartment house is followed by OTHERS.

and bringing, as their necessary accompaniments, THE DISTURBING NOISES INCIDENT TO INCREASED TRAFFIC and business, and the occupation, BY MEANS OF MOVING and PARKED AUTOMOBILES, of larger portions of the streets, thus detracting from their safety and depriving children of the privilege of quiet and open spaces for play, enjoyed by those in more favored localities -- until, finally, the RESIDENTIAL CHARACTER of the neighborhood and its desirability as a place of detached residences are UTTERLY DESTROYED.
Form Based
(Non-Conventional)
Same activity, so what’s different?
Same activity, so what’s different?
What goes here?

Private

FORM

Public
Less concerned about what is in here.

More concerned about what shapes the city here.
TRANSECT
### Outline of the SmartCode

#### ARTICLE 2
**REGIONAL SCALE PLANS**

<table>
<thead>
<tr>
<th>A. Regional Sectors</th>
<th>B. Community Units</th>
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</thead>
<tbody>
<tr>
<td>Open Lands</td>
<td>None</td>
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<tr>
<td>New Development</td>
<td>Clustered Land Development</td>
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<tr>
<td>Existing Development</td>
<td>Traditional Neighborhood Development</td>
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<tr>
<td>Other</td>
<td>Special District</td>
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</tbody>
</table>

#### ARTICLE 3 & ARTICLE 4
**COMMUNITY SCALE PLANS**

<table>
<thead>
<tr>
<th>C. Transact Zones</th>
<th>Standards</th>
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<tr>
<td>Natural Zone</td>
<td>Building Disposition</td>
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<tr>
<td>Rural Zone</td>
<td>Building Configuration</td>
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<td>Sub-Urban Zone</td>
<td>Building Practice</td>
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<td>General Urban Zone</td>
<td>Parking and Density</td>
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<td>Urban Center Zone</td>
<td>Parking Location</td>
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<tr>
<td>Urban Core Zone</td>
<td>Landscape Standards</td>
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<tr>
<td>Civic Space</td>
<td>Signage Standards</td>
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<tr>
<td>Special District</td>
<td>Supplementary Modules</td>
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</tbody>
</table>

#### ARTICLE 5
**BUILDING SCALE PLANS**

<table>
<thead>
<tr>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1 T2</td>
</tr>
</tbody>
</table>
Hybrid
(Combination)
Hybrid Codes are typically applied:
1. As an overlay or,
2. Remove or partially remove a particular area to apply a new set of regulatory standards.
El Paso (Overlay)
MUELLER REDEVELOPMENT
(Removed and modified)

- Has a discrete boundary within the Austin City limits.
- Utilizes Form Based Code Principles.
- Has an adopted Plan and accompanying Design Book.
MUELLER modifies....
MUELLER modifies….
Where else do we have Form-Based or Non-Conventional Zoning?
North Burnet/Gateway = 1,443 acres
Lamar/Justin TOD = 178 acres
Mueller = 700 acres
MLK TOD = 85 acres
Plaza Saltillo TOD = 88 acres
East Riverside Corridor = 825 acres

TOTAL = 3,319 acres
City of Austin = 401,390 acres

Percentage of the City under **Non-Conventional** Zoning = 0.8%
What governs the other 99.2%?
City of Austin Land Development Code
(Euclidean or Conventional Code)

Subdivision
Zoning
Criteria Manuals
Subdivision

One piece of land

Divided into two or more parts

Is NOT zoning.
Zoning
Zoning takes different types of uses and collects them into land use categories.
§ 2.3. FRONT YARD SETBACK.  
A. Minimum Setback Required. The minimum front yard setback required for development subject to this Subchapter is the lesser of:
   1. The minimum front yard setback prescribed by the other provisions of this Code; or
   2. The average front yard setback, if an average may be determined as provided in subsection B. below.

B. Average Front Yard Setback. The following rules apply for purposes of the setback calculation required by paragraph A.2:
   1. A front yard setback is the distance between the front lot line and the closest front exterior wall or building façade of the principal residential structure located on the lot.
   2. Except as provided in paragraph 3, average front yard setback is determined using the front yard setback of the four principal residential structures that are: (a) built within fifty feet of the front lot line; and (b) closest to, and on the same side of the block, as the property subject to the setback required by this section.

   3. If less than four structures satisfy the criteria in paragraph B.2, average front yard setback is calculated using the number of existing residential structures on the same side of the street block as the property subject to the setback required by this section. If there are no structures on the same side of the block, average front yard setback is calculated using the front yard setbacks of the four structures on the opposite side of the block that are closest to the property subject to the setback required by this section. If there are less than four structures on the opposite side of the block, the lesser number of structures is used in the calculation. See Figure 1.
**Figure 1: Average Front Yard Setback**

*In this example, the minimum required front setback in the underlying zoning district is 25 feet. However, because of the variety in existing setbacks of buildings on the same block face, new development on lot C may be located with a setback of only 20 feet, which is the average of the setbacks of lots B, D, and E. The building on lot A is not included in the average because it is located more than 50 feet from the property line.*
Zoning: Geography

Establishes a boundary of where these rules apply.
Criteria Manuals

- Building Criteria Manual
- Drainage Criteria Manual
- Environmental Criteria Manual
- Fire Protection Criteria Manual
- Standard Specifications
- Transportation Criteria Manual
- Traditional Neighborhood District Criteria Manual
- Utilities Criteria Manual
Much of the existing LDC was created by asking.....

What **DON’T** we want?

&

How do we **STOP** it?
Instead of asking........

What DO we want?

&

How do we MAKE IT POSSIBLE?
for example.....
Existing one-story single family home

New three-story single family house
What **DO** we want?
Imagine Austin Goals

Grow as a compact, connected city

Integrate Nature into the City

Provide paths to prosperity to all

Develop as an affordable and healthy community

Sustainably manage water and other environmental resources

Think creatively & Practice civic creativity
What are some tools for encouraging Imagine Austin goals?
INFILL can be..... Adaptive Reuse
INFILL can be.....

Incremental Development

Gordough’s Trailer
South First

Gordough’s Restaurant
South Lamar
INFILL can be.....

Reimagining Vacant or Underutilized Sites
INFILL can be.....
Underutilized Sites

Garage Apartments
Corner Store:

– Allows short trips and daily needs to be provided within a neighborhood.
– Limits automobile trips out of neighborhoods and provides a place for neighbors to meet.
MIXED USE can be.....

Live/Work and Shared Work Spaces:
  – Home office within residential units
  – Flexible work centers where residents can share the costs of office expenses, equipment, and meeting rooms
MIXED USE blends.....

Civic Buildings:

- So that they are integrated not separated into the neighborhoods.

- Allows civic uses to be accessible by foot (ex. Neighborhood elementary school should not be more than a 15-minute walk or 1.5 miles from any home).

- Provide connections for neighboring communities.
Provides a set of........

RULES + TOOLS

.....under which to create something.
We know that ……. 

This set of **RULES & TOOLS** is probably the most appropriate. 

BUT……..

We have this set of **RULES & TOOLS** available to us.
So what do we do?....... We make do......
In the **END**....

We may get something that looks and operates similar to what we set out to do........
BUT IT....

....caused more steps.

......was more difficult.

......was frustrating.

......took more time.
What are the **RULES & TOOLS** we’re using ..... 

......Compared to what we’re trying to get?
CODE NEXT
SHAPING THE AUSTIN WE IMAGINE
CodeNEXT Brown Bag: The Basics of Form-Based Code
Tuesday, June 23, 2015: 12 to 1:30 PM
Mexican American Cultural Center (600 River Street)

Dan Parolek, Opticos Design
Lisa Wise, Lisa Wise Consulting
Peter Park, Peter J. Park, LLC
Matthew Lewis, Asst. Dir. PZD

As the City of Austin pursues making Austin’s land development code more flexible and easier to use, this event will shed light on one of the tools – form-based coding – being considered for designing places around local character. What is form-based code? Traditionally cities set broad rules for land uses in various parts of town. “Form-based code” is a more modern way to design each place in our city around local character.