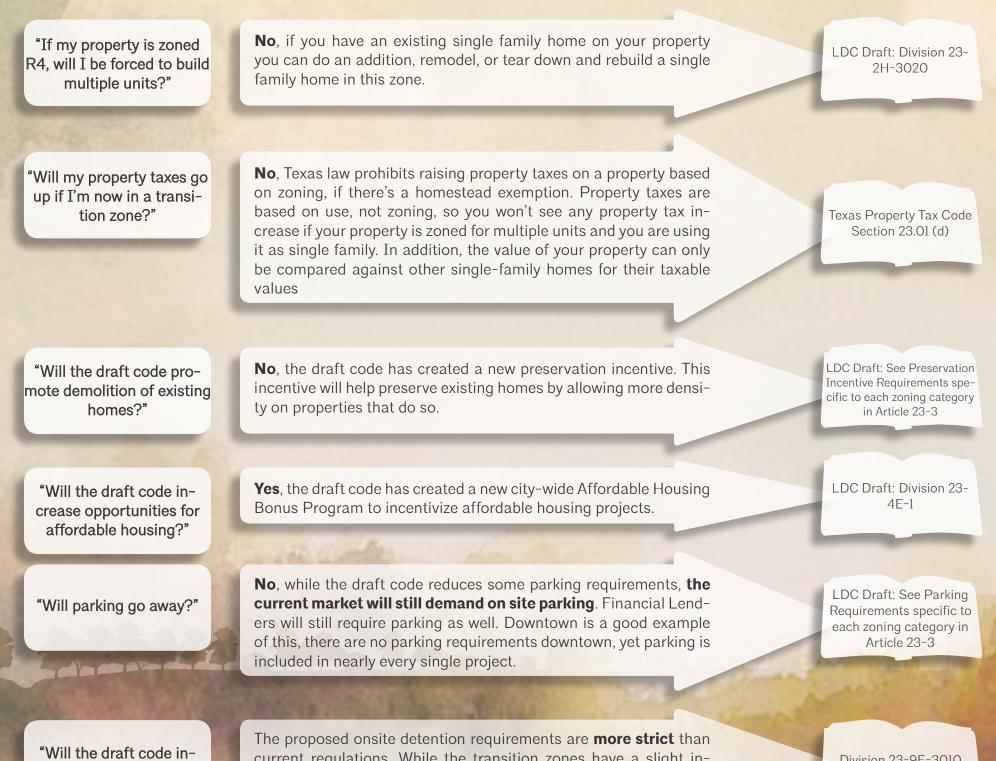




Land Development Code Revision **Common Misconceptions**

As design professionals who use the Land Development Code every day, AIA members are uniquely qualified to study and comprehend the draft code. To better assist our community we have reviewed the proposed draft code and wish to share with you our findings related to common misconceptions.



crease flooding?"

current regulations. While the transition zones have a slight increase in impervious cover, many of the corridor zoned sites have lower impervious cover than allowed under current code.

Division 23-9E-3010

"Will the buildings in the transition zones tower over my house?"

No, in the transition zone: RMI buildings are limited to 40 feet in height. This is only 5 feet higher than the 35 feet allowed everywhere else. In transition zone R4, the base height is 35 feet. If you provide affordable housing, you can build to 45 feet. This is residential in scale.

LDC Draft: Table 23-3C-3130(D) & Table 23-3C-4060(D)

"Why are we revising our Land Development Code?" In 2012, Austin adopted the Imagine Austin Comprehensive Plan. Per state law, and per City Charter, zoning regulations must be adopted in accordance with a comprehensive plan. Therefore, our zoning regulations needed to be revised to align with Imagine Austin.

Texas Local Government Code; Section 211.004