March Breakfast
March Breakfast

Presenters:

Marjorie Burciaga  
Independence Title Company

David Sullivan  
CodeNEXT Advisory Group

Chong Shin  
Carson Design Associates

Eric Van Hyfte  
BOKA Powell
Austin’s Growth Challenges

Median Home Price within the City of Austin

- At 4%, current median home price requires $130K median family income, yet median income for Austin is $64K. Texas is $53K
- Austinites spend 63% of income on transportation, housing and utilities
- City of Austin Strategic Housing Plan shows a housing gap of 48 thousand units under $500K
The National Association of Home Builders estimate that regulatory costs added nearly $85,000 to the cost of a home in 2016.

New home starts are at a historic low based on 60 years of recoded data.
Comprehensive Plan adopted in June 2012
Contains broad goals and principles to guide land development, capital improvements, and city procedures & policies up to 2039 (our 200th b-day).
Per City Charter requirements, it must be reviewed/changed on annual & five year cycles.
http://austintexas.gov/imagineaustin/progressreport
Charter requires Land Development Code to be consistent with Comp Plan.
LDC rewrite project “CodeNEXT” Draft #3 on the table.
Imagine Austin
Comprehensive Plan
Growth Concept Map
City Charter ARTICLES X. PLANNING.

§ 6. LEGAL EFFECT OF COMPREHENSIVE PLAN.

- Upon adoption of a comp plan ..., all land development regulations including zoning & map, subdivision regs, roadway plan, all public improvements, public facilities, public utilities projects & all city regulatory actions relating to land use, subdivision & development approval shall be consistent with the comp plan ... as adopted.

- For purposes of clarity, consistency and facilitation of comp planning & land development process, the various types of local regulations or laws concerning the development of land may be combined in their totality in a single ordinance known as the LDC ...
CodeNEXT Team

- **City Staff**: Planning & Zoning, Transportation, Watershed, Economic Development, Historic, several others

- **Lead Consultant**: Opticos Design, an award-winning firm that specializes in context-sensitive codes for vibrant, healthy, sustainable urban places
  - **National Firms**: ECONorthwest, Fregonese Assocs., Kimley-Horn, Lisa Wise, Peter Park
  - **Local Firms**: Group Solutions RJW, Health and Community Strategies, McCann Adams Studio, Taniguchi Architects, Urban Design Group

- **Citizen Boards**: CodeNEXT Advisory Group, Planning, Zoning&Platting, Historic Landmark, and Environmental commissions
Imagine Austin Priority Programs

The Imagine Austin Comprehensive Plan identifies 8 priority programs of implementation, and CodeNEXT touches on several.

1. Invest in a compact and connected Austin
2. Sustainably manage our water resources
3. Continue to grow Austin’s economy by investing in our workforce, education systems, entrepreneurs, and local businesses
4. Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city
5. Grow and invest in Austin’s creative economy
6. Develop and maintain household affordability throughout Austin
7. Create a Healthy Austin Program
8. Revise Austin’s development regulations and processes to promote a compact and connected city
Opticos Code Diagnosis

LAND DEVELOPMENT CODE DIAGNOSIS

Public Draft: May 5, 2014

Opticos Code Diagnosis

Top 10 Issues

1. Ineffective Base Zoning Districts
2. Competing Layers of Regulations
4. Lack of Household Affordability and Choice
5. Auto-Centric Code
6. Not Always In Line with Imagine Austin
7. Lack of Usability and Clarity
8. Ineffective Digital Code
9. Code Changes Adversely Affect Department Organization
10. Incomplete and Complicated Administration and Procedures
How does CodeNEXT v.3 compare to existing code?
Format of the Code

Current Code
800 Pages + regulating plans and conditional overlays

CodeNEXT
1,566 Pages
Format of the Code

Current Code

§ 25-2-512 - LOT SIZE MINIMUM.

(A) Except as otherwise provided in Subsections (B) and (C), a lot may not be reduced in area, width, or depth to less than the minimum requirements.

(B) This subsection applies to the remainder of a lot if a portion of the original lot is acquired for public use. Notwithstanding other provisions of this article, the remainder of the lot complies with the lot size requirements of this article if:

(1) before the acquisition, the lot complied with the lot size requirements of this article;

(2) the remainder of the lot contains a rectangular space at least 30 feet by 40 feet in size and usable for a building, excluding required yards;

(3) the remainder of the lot contains an area that is less than 50 percent of the minimum area requirement; and

(4) the remainder of the lot has at least 40 feet of street frontage.

(C) For a lot that is used exclusively for a public building, or by a public or quasi-public agency for a nonresidential use, the entity responsible under Chapter 26.3 (Site Plans) for approving a site plan for the use may reduce the lot size requirements of this article.

Source: Section 13-2-663; Ord. 990225-70; Ord. 031211-11.

§ 25-2-513 - OPENNESS OF REQUIRED YARDS.

(A) Except as otherwise provided in this section, a required yard must be open and unobstructed from finished grade to the sky. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.

(D) A parking area may be located in a required yard, unless prohibited by Article 10 (Compatibility Standards).

(E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.

CodeNEXT

Table 25-40-38001A - Building Setback

<table>
<thead>
<tr>
<th>Building Placement</th>
<th>Building Setback Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Setback (Distance from ROW / Lot line)</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Side St.</td>
</tr>
<tr>
<td>Minimum</td>
<td>15'</td>
</tr>
</tbody>
</table>

Front and side street setback exceptions are provided in Section 25-46-7070 (Setback Exceptions).

(2) Additional Setbacks

(a) Additional setbacks and/or easement may be required where street right-of-way, public easement, or utilities easement is required.

(3) Compatibility Setbacks

(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned Residential House-Scale, or is adjacent to a property zoned Residential House-Scale, then minimum setbacks shall be provided along the alley or shared lot line that comply with subsections (b) and (c).

(b) Compatibility Setbacks

<table>
<thead>
<tr>
<th>Lot ≤ 75' wide</th>
<th>Lot &gt; 75' wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'</td>
<td>10'</td>
</tr>
<tr>
<td>15'</td>
<td>10'</td>
</tr>
</tbody>
</table>

Overall height shall not exceed:

≤ 27' | ≤ 18'
Format of the Code

Euclidean Zoning
Regulates Uses within a zoning category (e.g. Residential, Commercial, Industrial)

Form Based Zoning
Regulates building form but allows multiple uses.
Form Based Requirements

Building Frontages (23-4E-1)
Form Based Requirements

**Building Design 23-4E-8**
(Carryover from Sub-chapter E – Commercial Design Standards)

(8030) Glazing and Building Façade Relief

(8040) Options to Improve Building Design

(8050) Alternatives to Design Options

*Figure 23-4E-8030(1) Glazing and Building Facade Relief Requirements*
The zoning categories are changing under code next
# Zoning Categories

## Residential House Scale

<table>
<thead>
<tr>
<th>Zone Name</th>
<th>Title 25</th>
<th>Title 23</th>
<th>Title 25</th>
<th>Title 23</th>
<th>Title 23</th>
<th>Title 23</th>
<th>Title 23</th>
<th>Title 23</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residence - Standard Lot</td>
<td>SF-2</td>
<td>R1C</td>
<td>SF-2</td>
<td>R2A</td>
<td>SF-3 / SF-4B</td>
<td>R2B</td>
<td>SF-3 / SF-4B</td>
<td>R2C</td>
</tr>
<tr>
<td>Zone Abbreviation</td>
<td>SF</td>
<td>R1C</td>
<td>SF-2</td>
<td>R2A</td>
<td>SF-3 / SF-4B</td>
<td>R2B</td>
<td>SF-3 / SF-4B</td>
<td>R2C</td>
</tr>
<tr>
<td>Typical Uses/Building Types</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Bonus Program (AHBP)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>Additional Setbacks</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Height Restricts</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td>Duplex Allowance</td>
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<td>n/a</td>
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<td>n/a</td>
<td>n/a</td>
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<tr>
<td>Townhouse</td>
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<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>ADU Allowance</td>
<td>w/ NP exception</td>
<td>w/ Affordability Bonus</td>
<td>n/a</td>
<td>n/a</td>
<td>Allowed</td>
<td>Allowed</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>Lot Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Width (min.)</td>
<td>50'</td>
<td>57,500 SQFT</td>
<td>50'</td>
<td>57,500 SQFT</td>
<td>50' / 40'</td>
<td>57,500 SQFT / 3,600 SQFT</td>
<td>50' / 40'</td>
<td>57,500 SQFT / 3,600 SQFT</td>
</tr>
<tr>
<td>Lot Area (min.)</td>
<td>5,750 SQFT</td>
<td>5,000 SQFT</td>
<td>5,750 SQFT / (0.13 acre)</td>
<td>5,000 SQFT</td>
<td>5,000 SQFT</td>
<td>5,000 SQFT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intensity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Dwelling units/lot (max.)</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Primary Building</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>FAR Primary Building</td>
<td>0.4 (or 2800 SQFT)</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>FAR Primary Building AHBP Bonus</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
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</tr>
<tr>
<td>Building Placement and Form</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Side Street Setback</td>
<td>15'</td>
<td>15'</td>
<td>15'</td>
<td>15'</td>
<td>15' / 10'</td>
<td>15' / 10'</td>
<td>15' / 10'</td>
<td>15' / 10'</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Other Building Form Standards</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Overall Building Width (max.)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Building Articulation Standards</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Height</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To Eave/Parapet (max.)</td>
<td>22'</td>
<td>32'</td>
<td>22'</td>
<td>32'</td>
<td>22'</td>
<td>32'</td>
<td>22'</td>
<td>32'</td>
</tr>
<tr>
<td>Overall (max.)</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
</tr>
</tbody>
</table>
Residential Zoning Categories

**Current Code**

- SF-2 Single Family

**CodeNEXT**

- R2A Residential House Form

- (SF-1) Single Family Large
- (SF-2) Single Family Standard
- (SF-3) Family Residence
- (SF-4A) Single Family Small
- (SF-4B) Single Family Condo
- (SF-5) Urban Family

- (R1A) (R1B) (R1C)
- (R2A) (R2B) (R2C)
- (R3A) (R3B) (R3C) (R3D)
- (R4A) (R4B) (R4C)
Multi-Family Zoning Categories

Current Code

**MF-5**

- *(SF-5) (SF-6)* Townhouse
- *(MF-1)* Multifamily Limited Density
- *(MF-2)* Multifamily Low Density
- *(MF-3)* Multifamily Medium Density
- *(MF-4)* Multifamily Moderate-High Density
- *(MF-5)* Multifamily High Density
- *(MF-6)* Multifamily Highest Density

CodeNEXT

**RM4A**

- *(RM1A)* 12-18 Units/Acre
- *(RM1B)* 18-24 Units/Acre
- *(RM2A)* 18-24 Units/Acre
- *(RM2B)* 24-36 Units/Acre
- *(RM3A)* 24-36 Units/Acre
- *(RM4A)* 24-48 Units/Acre
- *(RM5A)* 24-54 Units/Acre
Commercial Zoning Categories


CodeNEXT: MU1A (MU1A) (MU1B) (MU1C) (MU1D) (MU2A) (MU2B) (MU3A) (MU3B) (MU4A) (MU4B) (MU5A)

CodeNEXT: MS1A (MS1A) (MS1B) (MS2A) (MS2B) (MS2C) (MS3A) (MS3B)

Main Street
Regional Center Zoning Categories

**Current Code**

- **DMU**
  - Downtown Mixed Use

- **CBD**
  - Central Business District

**CodeNEXT**

- **CC120’**
  - Commercial Center - 120’

- **DC**
  - Downtown Core

- **UC**
  - Urban Center

UC (CC40’)
(CC60’)
(CC80’)
(CC120’)

**Not currently mapped, but proposed for South Central Waterfront**

- **UC80’**
- **UC120’**
- **UC180’**
F-25 Zone

Current Code

*Neighborhood Conservation Combining Districts*
*(E. 12\textsuperscript{th}, Hyde Park, Fairview)*
*TOD’s*
*CURE*
*PUD’s, PDA’s*
*Regulating Plans – (East Riverside Corridor, Mueller, North Burnet Gateway)*
*Some Neighborhood Plan Overlays*

CodeNEXT

F25

*Former Title 25*
F-25 Zone

23-4D-8080 (A) (2)

“It is the City’s intent that properties within the former title 25 zone shall be rezoned over time to zones established under this Title”

F-25 properties are subject to all regulations contained in current zoning 25-2, plus new applicable regulations in CodeNEXT other than 23-4 (Zoning Code).

• Article 10 compatibility still applies
• Commercial Design Standards may still apply
• Current parking requirements still apply
F-25 Zone

Current Code
400 Pages + regulating plans and conditional overlays

CodeNEXT
1,566 Pages

Section 25-2
Overlay Zones – Other overlap

Absorbed into base code
- Subchapter E - Commercial Design Standards
- Article 10 Compatibility
- McMansion Ordinance

Preserved intact (23-4D-9)
- Barton Springs Overlay (SOS)
- Waterfront Overlay
- Capitol View Corridors
- Capitol Dominance Overlay
- Downtown Civic Spaces Overlay
- Downtown Plan Overlay (new)
- Hill Country Roadway Overlay
- Historic Landmark/District Overlay
- Lake Austin Overlay
- University Neighborhood Overlay
- Airport Overlay

New Overlay
- South Central Waterfront (23-4D-9120)
Residential

CodeNEXT

- McMansion (Subchapter F – Residential Design Standards) are now included within each base zone rather than a separate section of the code.
- Minimum lot size for R2 (SF-3) reduced from 5,750 sf to 5,000 sf
- ADU’s allowable in more zones and don’t require parking. The allowable sizes of ADU’s have been tailored to the particular zoning districts.
- There have been changes in the allowable height and the method height is measured in residential districts.
Residential

CodeNEXT

- House scaled zones only require 1 parking space per unit instead of 2.

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Off-Street Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Residential</td>
<td>none required</td>
</tr>
<tr>
<td>Accessory Dwelling Unit - Residential</td>
<td>1</td>
</tr>
<tr>
<td>Home Occupations</td>
<td>none required</td>
</tr>
<tr>
<td>Other allowed residential uses</td>
<td>1 per unit</td>
</tr>
<tr>
<td>(2) Residential Support</td>
<td>1 per unit</td>
</tr>
<tr>
<td>No residential support uses allowed</td>
<td></td>
</tr>
<tr>
<td>(3) Services</td>
<td>1 per 350 sf</td>
</tr>
<tr>
<td>All allowed service uses</td>
<td></td>
</tr>
<tr>
<td>(4) Office</td>
<td></td>
</tr>
</tbody>
</table>
Residential

**CodeNEXT**

- Front Yard Impervious Cover

<table>
<thead>
<tr>
<th>(2) Frontyard Impervious Cover</th>
</tr>
</thead>
<tbody>
<tr>
<td>This section applies to a single-family residential use, a duplex residential use, or a single-family attached use.</td>
</tr>
<tr>
<td>(a) For a lot with a width greater than 45 feet, then the impervious cover in a front yard may not exceed 40 percent;</td>
</tr>
<tr>
<td>(b) For a lot with a width not exceeding 45 feet, then the impervious cover in a front yard may not exceed 50 percent; or</td>
</tr>
<tr>
<td>(c) Subsection (a) and (b) do not apply to lots if the lot width is less than 30 feet.</td>
</tr>
<tr>
<td>(d) The director may waive Subsection (a) or (b) if the director determines backing a motor vehicle onto the adjacent roadway is unsafe and that a circular driveway or turnaround in the front yard is required.</td>
</tr>
<tr>
<td>(e) A motor vehicle may only be parked or stored on driveway or paved parking space.</td>
</tr>
</tbody>
</table>
Residential

CodeNEXT – Garage Access and Placement

Standard Lot

Irregular Lot less than 45’ in width
Core Transit Corridors

CodeNEXT

- Commercial and office zoning along corridors has been transitioned to Mixed Use and Main Street zoning that allows residential uses by right.
- Additional height (up to 85’) possible with affordable housing bonus
- Article 10 compatibility replaced by less restrictive setbacks
Compatibility Setbacks

Current Code
For Commercial property adjacent to single family (SF-5 or more restrictive)
• 25’ no build zone (All sides)
DMU and CBD are not subject to compatibility

CodeNEXT
RM, MU, MS adjacent to R
• 5’-25’ at front
• 5’-15’ at street side yard
• 10’-20’ at interior side yard
• 30’ at rear yard
CC, UC and DC are not subject to compatibility
Compatibility – Height Stepbacks

- Height restrictions defined by stepbacks
- Area structures are permitted
- Required vegetative buffer

- Stepbacks
- Additional height with Affordable Housing

- Max. height of zone

Residential House-Scale Zones: R1, R2, R3, R4

Mixed-Use Zones: MU3A, MU4B, MU5A
Main Street Zones: MS3A, MS3B

Property Line

Front
Rear

35'
45'

50'
100'

15'
30'

Affordable Housing

DRAFT 3 HOUSING IMPROVEMENTS OVER EXISTING LAND DEVELOPMENT CODE

DRAFT 3: MORE PROPOSED BONUS AREAS

Current Code: ~5,600 Acres
CodeNEXT D2: ~24,100 Acres
CodeNEXT D3: ~30,000 Acres
Affordable Housing

**Current Code**

- Density Bonus for affordable units is only allowed in specified areas of the city (Mixed-use and vertical mixed-use combining districts, TOD, ERC, NBG, UNO, plus downtown)
- Different density bonuses in different areas
- Insufficient Bonus to entice inclusion of affordable units

**CodeNEXT (23-3E)**

- Density Bonus for affordability is available throughout the city
- Citywide Affordability Bonus Program
  - Bonuses can include:
    - Additional Units in Main Building
    - Dwelling Units per Acre
    - FAR
    - Height
- Downtown Density Bonus Program is carried over from current code (min. 50% of bonus from affordable housing)
- Fee in Lieu is permitted
- Off-site Production is permitted – if it produces more affordable units or greater community benefit
- Additional credit for family friendly housing
Parking

Current Code

- Residential uses
  Single Family Residential
    ADU – 1 space
    Single Family Residence – 2 spaces
  Multi Unit Residential
    Efficiency – 1 per unit
    1 Bedroom – 1.5 per unit
    Large than 1 bedroom – 1.5 per unit
    plus .5 for each bedroom
- Commercial uses
  Restaurant – 1 per 100sf, first 2,500sf
    1 per 75sf, greater than 2,500sf
  Office – 1 per 275sf
  Retail – 1 per 275sf

CodeNEXT

- Lowers minimum required parking spaces for some types of zoning
  Multi-unit residential zones
    ADU – none required
    Home Occupancies – none required
    Other allowed uses – 1 per unit
  Mixed Use
    Allowed Residential Uses – 1 per unit
    Office – 1 per 500sf after first 2,500sf
    Restaurant – 1 per 250sf, first 2,500sf
    - 1 per 125sf greater than 2,500sf
- Adds new parking maximum equal to 2x the minimum
Tree Preservation

CodeNEXT

- All tree review is now performed by the city arborist and not split with the environmental reviewer.
- New size designations “Young Public Tree” and “Keystone Tree” have been added in addition to Protected and Heritage Trees.
- Young Public Tree, defined as a tree of 2-7.9” in the public right of way. Mitigation will be required if it impacts street trees.
- Keystone Trees, defined as a tree of 8 to 18.9”, may be required by the City Arborist to be mitigated.
- Trees in the R.O.W. 2” and greater must be surveyed.
Current Code

Current code allows city staff the authority to make judgements regarding alternative equivalent compliance for form-based code requirements under Subchapter E.

CodeNEXT

Under CodeNEXT, it appears that any deviations from form based code standards will instead go to the Board of Adjustment for approval—a lengthy public process. The only way to appeal a Board of Adjustment decision is through the court system, whereas staff decisions under current code may be appealed to City Council.
Parkland Dedication

Current Code

- Requirement for parkland dedication is based on City Parkland deficiency map
- Superior dedication included 10.4 acres per 1,000 residents
- Fee in Lieu

CodeNEXT

- Parkland dedication to be in site plan and subdivision submittal
- Required to dedicate 9.4 acres per 1,000 residents. Residents are calculated per table:

<table>
<thead>
<tr>
<th>Density Classification</th>
<th>Residents in Each Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density: Not more than 6 units per acre</td>
<td>2.8</td>
</tr>
<tr>
<td>Medium Density: More than 6 and not more than 12 units per acre</td>
<td>2.2</td>
</tr>
<tr>
<td>High Density: More than 12 units per acre</td>
<td>1.7</td>
</tr>
<tr>
<td>Hotel-Motel Density: Total number of rooms</td>
<td>$1.7 \times \text{Annual Occupancy Rate}$</td>
</tr>
</tbody>
</table>

- Urban core parkland is limited to 15% of the site.
- Fee in Lieu
Civic and Public Open Space

**CodeNEXT (23-4C)**

**Common Open Space**
- Required for sites between 1 and 4 acres
- Must be readily usable
- Must be compact and contiguous
- If property adjoins exiting or proposed trail, park or other public space, Open Space Amenity “MUST” connect with it.

**Civic Open Space**
- Required for sites over 4 acres
- Site plans and Subdivision shall designate 10 percent to Civic Open Space.
- Sites more than 15 acres, Civic space shall be distributed throughout the site.
Drainage and Water Quality

**CodeNEXT**

- Water quality and detention requirements are more stringent under the new code and generally will require additional site area and expense.
- Engineer must certify Plan or Platt, stating that any changes made to existing drainage will not negatively impact adjacent property unless it is determined that there are only minor alterations (23-2A-3030, 3040).
- Storm water detention to pre-development (greenfield) standards – i.e. no credit given for existing impervious cover.
- Water quality controls must be provided using green storm water control measures as described by the Environmental Criteria Manual.
<table>
<thead>
<tr>
<th>Current Code</th>
<th>CodeNEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIA required if new development exceeds existing by 2,000 trips per day</td>
<td>The TIA threshold is reduced to 1,000 trips per day.</td>
</tr>
<tr>
<td>Current Code</td>
<td>CodeNEXT</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>No regional planning outside of PUD zoning</td>
<td>Infrastructure needs are still dealt with on a site by site basis</td>
</tr>
</tbody>
</table>
## Technical Criteria Manuals

### Current Code
- Technical Manuals that provide design specifications for different types of construction (e.g. Environmental Criteria Manual, Drainage Criteria Manual, Fire Protection Criteria Manual)
- 12 Total

### CodeNEXT
- Technical Manuals have not been revised or re-issued with CodeNEXT. Staff does not plan to issue them until after the adoption of CodeNEXT.
Permitting Process

CodeNEXT

CodeNEXT does not significantly address problems with the current permitting process identified in the Opticos Code Diagnosis or the Zucker Report. However, some progress is being made outside of the scope of the land development code.

The introduction of substantial changes to the land development code will undoubtedly require extensive training for existing staff who will now be tasked with enforcing two codes – CodeNEXT and Current Code that will live on via legacy F-25 zoning.