

SUBCHAPTER E SUMMARY

Chapter 25-2 Subchapter E establishes citywide design standards for commercial, retail, and mixed-use developments based on Roadway types.

Article 1 - General Provisions should be reviewed for all development and redevelopment projects; most importantly, a chart summarizes the applicability of the various standards based on roadway types and development types

Article 2 - Site Development Standards intended to ensure that buildings relate appropriately to surrounding developments and streets, promote efficient pedestrian and vehicle circulation, and provide adequate parking in safe and appropriate locations

Article 3 - Building Design Standards address the physical appearance of buildings

Article 4 - Mixed Use Development descriptions and standards for the Mixed Use Combining District and the Vertical Mixed Use Overlay districts along with VMU incentives

Article 5 - Definitions

SITE DEVELOPMENT STANDARDS

§2.2 Relationship Of Buildings To Streets And Walkways

Principal Street the street with the highest priority adjacent to the lot or site; if a lot is adjacent to more than one street of equal priority, the street with the higher level of transit service; or, if transit is equal, the street designated by the applicant

Building Façade Line a line parallel to a lot line or internal circulation route curb line at the same distance as the closest portion of a building; based on priority, a percentage of this line must be built to

Clear Zone area dedicated for an unobstructed sidewalk

Overhead Utility Zone additional setbacks based on overhead utility locations; distances set by OSHA and AE conductor clearances

Supplemental Zone area between the clear zone and building for active public uses such as a plaza, outdoor café or patio

Net Frontage Length frontage length minus the widths of Internal Circulation Routes, setbacks, easements, drive aisles, sidewalks & stairs

§2.3 Connectivity Between Sites requires and encourages vehicular, bicycle, and pedestrian connections between the development site and surrounding properties

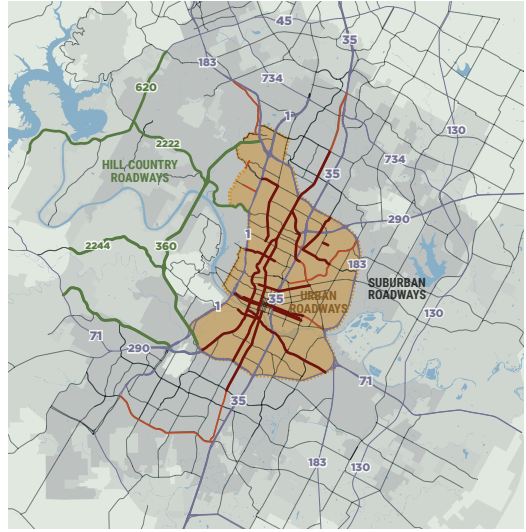
§2.4 Building Entryways requires orientation toward primary street and criteria for spacing and shading of entries

§2.5 Exterior Lighting requires for full cut-off or fully-shielded fixtures and establishes standards to limit light pollution & glare

§2.6 Screening of Equipment + Utilities requires screening equipment & loading areas from view from the far side of ROW

§2.7 Private Common Open Space + Pedestrian Amenities establishes minimum requirements for sites greater than 2 acres and multi-family and condo developments; examples include natural open space, landscaped areas, play areas, cultural features, pools, trails, sport courts, and transit plazas

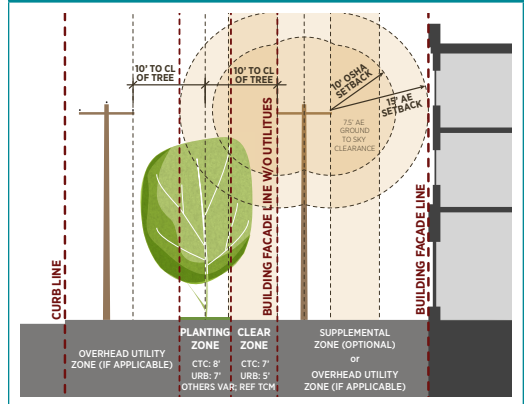
§2.8 Shade + Shelter requires and defines shading for sidewalks and entryways



ROADWAY TYPES ORDERED BY PRIORITY

1	Core Transit Corridor	Designated roadways with higher population density, mix of uses, and transit facilities
	Future Core Transit Corridor	Specific roadways identified by the city for future designation as CTCs
2	Internal Circulation Route	A public street or a publicly-accessible private drive required to break up larger blocks
3	Urban Roadway	Roads other than CTCs, Hill Country, and Highways within the Urban Roadway boundary
4	Suburban Roadway	Roads other than CTCs, Hill Country, and Highways outside the Urban Roadway boundary
	Hill Country Roadway	Designated scenic roadways; standards apply to land within 1,000' of the side of the ROW
5	Highway	All freeways, parkways, expressways, and frontage roads not designated as CTCs

STREETSCAPE STANDARDS



BUILDING DESIGN STANDARDS

§3.2 Glazing and Facade Relief

Establishes minimum standards for the percentage and location of glazing at ground level for non-residential land uses.

§3.3 Options to Improve Building Design

Required for commercial developments:

10,000 sf or greater OR that includes an exterior trademarked design feature OR in a converted industrial or warehouse zoned use BUT office development is exempt

Points Required varies by use and inclusion of certain undesirable design features

Options Include: AEGB, liner stores, facade articulation, entrance enhancement, roof enhancement, additional glazing, neighborhood design guidelines, green building options, and Vertical Mixed Use

Building Design Definitions

Trademarked Design Feature external design feature—including colors, shapes, and materials—protected by trademark

Liner Storefront commercial use on the ground floor not more than 30 feet from the ROW with an entrance facing the street

Facade Relief non-glass materials that differ in texture from the adjacent facade material and made to be set in frames

MIXED USE DEVELOPMENT

The City of Austin allows and encourages the development of mixed use projects that integrate two or more land uses with a strong pedestrian orientation.

§4.2 Mixed Use Zoning Districts

-MU Combining District that may be added to NO, LO, GO, LR, GR, CS, and CS-1 districts.

-V Overlay District that allows development of Vertical Mixed Use (VMU) buildings

Other districts may allow Mixed Use developments including: CBD, CURE, DMU, PDA, PUD, TND, TOD, WO, and UNO

§4.3 Vertical Mixed Use Buildings

Mix of Uses a use on the ground floor must be different from a use on an upper floor; at least one of the floors shall contain residential dwelling units

Pedestrian-Oriented Commercial min 75% of the building frontage along the principal street must be designed for commercial uses in ground-floor spaces

Exemptions and Bonuses ⁽²⁾ compliance with affordability requirements in 4.3.3.F may allow exemptions from Minimum Site Area, FAR, Side and Front Yard Setbacks; VMU2 may exceed base height by 30'

VMU2 VMU2 buildings have a higher percentage of affordable units

SUBCHAPTER E DEFINITIONS

Alternative Equivalent Compliance

to encourage creative and original design, alternative equivalent compliance allows development to occur in a manner that meets the intent of Subchapter E through alternative design that does not strictly adhere to the Subchapter's standards.

Awning shade device at least 4' deep by the width of the entry being served

Fully-Shielded Light Fixture constructed such that the light source is not visible when viewed from the side and all light emitted by the fixture is projected below horizontal

Full Cut-off no light is omitted above the horizontal and no more than 10% of the output is omitted 10 degrees below horizontal

Hardscape nonliving exterior components such as paved walkways, sculptures, patios, stone or gravel areas, benches, fountains

Internal Block one or more lots, tracts, or parcels bounded by Internal Circulation Routes, railroads, or subdivision boundaries

Maximum Extent Feasible no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken

Maximum Extent Practicable efforts have been undertaken to comply, the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts

Pad-Site Building a building intended for a single commercial use that is physically separate from other buildings on the site

Pedestrian Amenities open air and semi-enclosed public spaces to act as central organizing elements in a large development

Shaded Sidewalk any one of the following:

10' clear zone with shade trees at 30-foot; may be pervious concrete or impervious with the trees planted in tree wells

5' clear zone adjacent to a 10' landscape strip planted with shade trees at 30' intervals

6' clear zone covered with weather-protection materials such as awnings

Where trees provide shade, minimum 50% must come from the approved ECM list

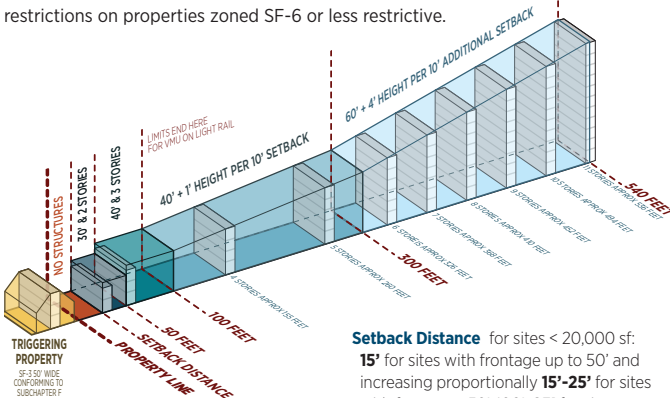
Significant Stand of Trees three or more Class 1 or 2 trees with minimum 2" Diameter and a minimum of 150 sf of CRZ preserved

Street-Facing Facade wall within 60 degrees of parallel to a ROW not behind another wall; length is measured parallel to the ROW

COMPATIBILITY STANDARDS

LDC 25-2 SUBCHAPTER C ARTICLE 10

Properties zoned or used for single-family housing and other uses permitted in SF zoning impose setback and height restrictions on properties zoned SF-6 or less restrictive.



Buildings shown illustrate typical practicable heights by number of stories as close as they can be built to a triggering property; height may vary by building type and construction. SF height may reach 3 stories 20' from property line vs 50' for non-SF development.

Setback Distance for sites < 20,000 sf: 15' for sites with frontage up to 50' and increasing proportionally 15'-25' for sites with frontages 50'-100'; 25' for sites over 20,000 sf or with frontages > 100'

Triggering Property property zoned SF-5 or more restrictive OR a property used for a use permitted in SF-5 or more restrictive

