

Residential Development Regulation Task Force  
Presentation by Karen McGraw - March 21, 2006

**How our work will relate to the Neighborhood Planning Process in Austin**

The Task Force will recommend specific regulations relating to single family use. These will likely include changes to Site Development Standards such as setbacks, height, FAR, building/impervious Cover, parking placement/material, occupancy limits etc.

How these changes may be modified for specific Neighborhoods:

Plan Amendment Process - For areas that already have an "NP" or "NCCD" designation, a zoning revision can modify these TF recommendations.

Neighborhoods without plans - For areas that have no neighborhood planning, new tools that are currently not offered should be made available along with any modifications to the TF recommended zoning including:

- Local Historic District (LHD)
- Neighborhood Conservation Combining Districts (NCCD)

Areas for redevelopment should also be identified and appropriate regulations applied.

The Neighborhood Planning process should include designating each block (or group of blocks) as "H" historic, "C" appropriate for conservation or "R" appropriate for redevelopment. These may be included in the FLUM - Future Land Use Mapping.

This intention should be followed by the application of appropriate tools to regulate each district. These designations will provide a clearer framework for the rezoning process.

Differences in NP, LHD, and NCCD.

(Base zoning changes may be part of any neighborhood plan rezoning but are not discussed here.)

**NP** purpose is infill and limited zoning modification and involves:

- Conditional Overlay (CO) to make current regulations MORE restrictive. (i.e. reduce height from 35' to 30')
- Planning Tools ( 8 tools for infill and densification)
- Design Tools (3 tools for parking placement, garage placement and front porches.)

**NCCD** purpose is to maintain development patterns and architectural styles and involves:

- Extensive survey requirements (keeps this out of reach for most neighborhoods.)
- Identification of prevailing patterns.
- Code revisions to make regulations either MORE or LESS restrictive. (I.e. reduce or increase height, setbacks etc.)
- Note: NP Planning and Design tools cannot be used in an NCCD but similar language can be written into the regulations.

**LHD** purpose is to keep historic fabric and development patterns and it involves:

- Extensive survey and documentation requirements that may keep this out of reach for most neighborhoods. (This process should be streamlined.)
- Control of demolition.
- Design Review & Certificates of Appropriateness.

Once the Task Force has completed its "broad brush" recommendations, the application of LHDs, NCCDs, modifications to existing NPs and NCCDs and the development of new planning tools may all be used to modify permanent new regulations.