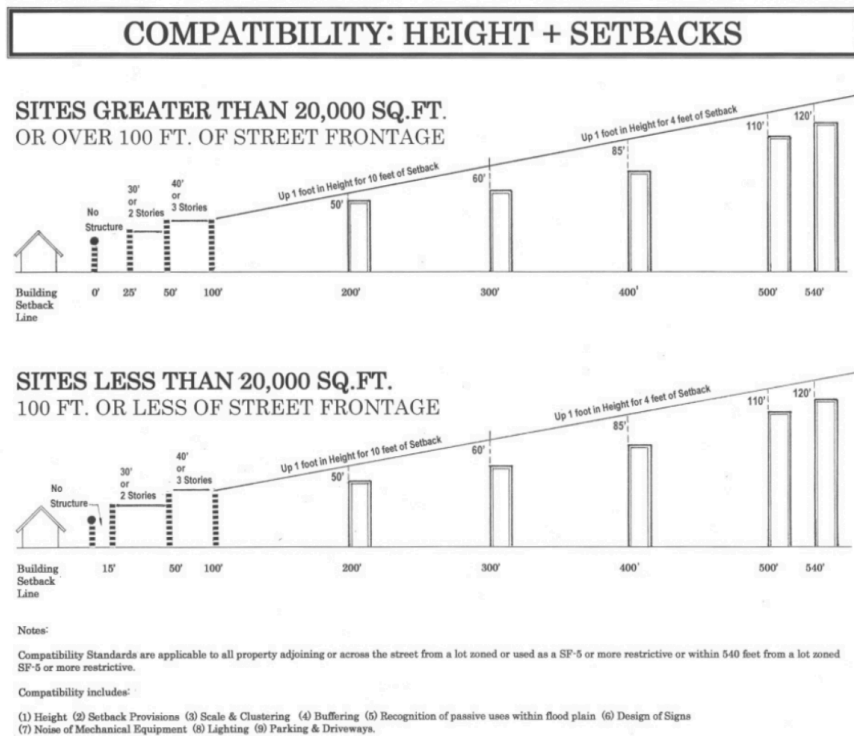


## Appendix – Definitions (as defined by city of Austin)

**Compatibility Standards:** The standards were adopted to protect the character of Austin's older neighborhoods by ensuring that new construction, remodels, and additions are compatible in scale and bulk with existing neighborhoods. (see larger view of image here: [https://www.austintexas.gov/sites/default/files/files/Planning/compatibility\\_hgt\\_setbks.pdf](https://www.austintexas.gov/sites/default/files/files/Planning/compatibility_hgt_setbks.pdf))



**Conditional Overlays:** Overlays are combined with base zoning districts on specific properties to further restrict a zoning classification or land use. The CO is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. A conditional overlay may be applied to any base zoning district. A CO may be applied to do the following:

- Prohibit permitted, conditional and/or accessory uses otherwise allowed in a base district
- Make a permitted use a conditional use
- Decrease the density that may be constructed
- Decrease building heights
- Increase minimum setback requirements
- Decrease maximum impervious or building cover requirements
- Restrict access to adjacent roads and require specific design features to minimize the effects of traffic.

**Corridors:** Corridors are key roadways that affect the overall transportation network. They are major thoroughfares for getting around, destinations for residents and visitors, and home to businesses as well as many Austinites.

**Form-based Code:** A form-based code is a land development regulation that uses physical form (rather than separation of uses) as the organizing principle for the code.

**High Opportunity Areas:** A total of nine variables from the Neighborhood Pathway Indices and the Outcome Indices were used to measure levels of opportunity in each of the city's Census tracts. Census tracts that rank above average for at least six of nine Opportunity 360 Indices were categorized as "Current High Opportunity Areas". Dark areas in map indicate high opportunity areas. (view larger map here: <https://www.austintexas.gov/edims/document.cfm?id=318779>)

**Infrastructure:** The basic facilities, services, and installations needed for the functioning of a city, such as transportation and communications systems, water and power lines, and public institutions.

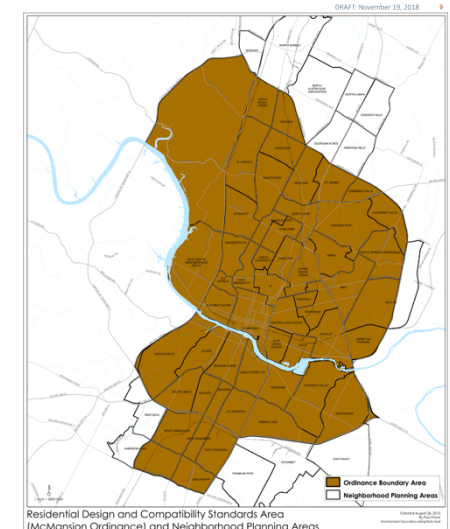
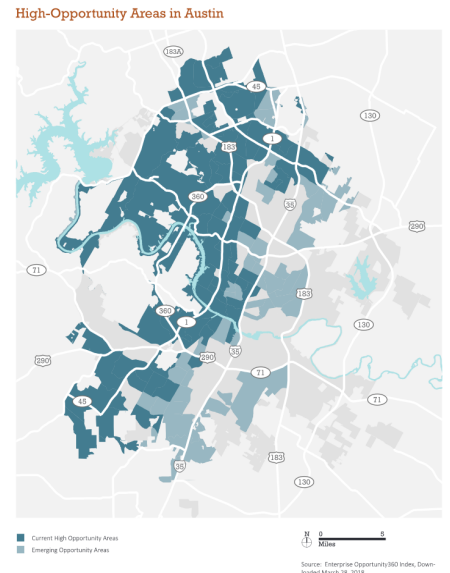
**McMansion Ordinance Area:** The area in brown (in the map at right) that is currently subject to McMansion rules. See larger map here: [https://docs.wixstatic.com/ugd/19ac48\\_c0282a2184cc4dd386997cc8d172d404.pdf](https://docs.wixstatic.com/ugd/19ac48_c0282a2184cc4dd386997cc8d172d404.pdf)

**NCCD (Neighborhood Conservation Combining District):** The purpose of a Neighborhood Conservation Combining (NCC) District is to establish development regulations for unique neighborhoods in order to preserve their traditional character while allowing for controlled growth to occur. An NCC District clearly defines boundaries separating residential uses from commercial uses, and sets standards for redevelopment that is compatible with the unique character of the neighborhood. Include: East 11<sup>th</sup>, East 12<sup>th</sup>, Hyde Park, North Hyde Park, North University, Fairview Park,

**Petition Rights:**

Austin City Code limits valid petition rights to rezoning requests. The protest provisions contained in Section §25-2-284 are commonly referred to as "petition rights." This provision generally provides that when the Land Use Commission has not recommended

- approval of a request for rezoning to a planned unit development (PUD) district, or



- when a written protest against a proposed rezoning is signed by 20% or more of either the area of the lots or land included in such proposed change, or
- of the lots or land immediately adjoining the same and extending 200 feet,

--such rezoning shall not become effective except by the favorable vote of three-fourths of the Council.

This usually consists of nine votes; however, if a Council Member must recuse, it could require fewer votes to obtain a three-fourths majority. An absence or abstention does not reduce the number of votes required. In computing the percentage of land area, the area of streets and alleys shall be included in the computation.

**Resubdivision:** A resubdivision is the process of creating a new land subdivision, and thereby increasing the number of legal lots, from a previously platted parcel (Local Government Code Sections 212.014 and 232.040).

**Site Plan Review:**

Chapter 25-5-1 of the City of Austin Land Development Code (LDC) requires that a site plan be submitted, approved, and released before an applicant can develop or change the use of their property, or a building permit can be issued. A site plan illustrates the proposed development and its intended use within the context of the site. Existing conditions typically included in site plans are topography, watercourses, floodplains, significant vegetation, other environmental features, and any existing improvements on the site. Within this framework, a site plan illustrates the proposed development and provides details on features such as access, utilities, parking, landscaping, buffers, general architectural features, building footprint, and location of new structures.

**Transition Zones:**

Areas of existing housing (single-family, duplex etc) abutting transportation corridors (Imagine Austin and Transit Priority Network) and centers (Imagine Austin) that will be upzoned to greater height, impervious cover and unit density, extending from one to 5+ residential lots into existing neighborhoods. Parking requirement will also be removed in these areas.