

AUSTIN LAND DEVELOPMENT CODE

Environmental Commission
October 4th, 2017

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

4-OCT-17

Overview

- Introduction
- Comments on Public Review Draft
- Draft 2 Improvements
- Natural + Resilient Section Improvements



INTRODUCTION



IMAGINE AUSTIN COMPREHENSIVE PLAN

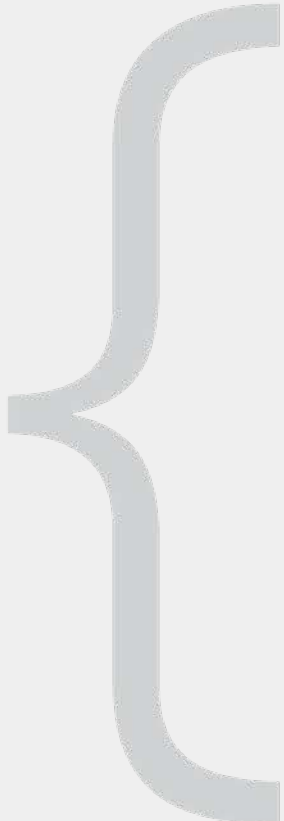


The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.



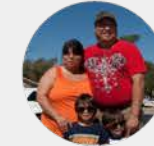
Core Principles for Action



Grow as a compact, connected city



Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community



Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city

2012





In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 - 2014
Listening to the Community



2014
Code Diagnosis



2014 - 2015
Community Character Manual



2015
Alternative Approaches to the Code



2016
Code Prescriptions



2017
Draft Code

Past reports and documentation of the CodeNEXT process can be reviewed at austintexas.gov/CodeNEXT



Top 10 Issues



1 Ineffective Base Zoning Districts



2 Competing Layers of Regulations



3 Complicated "Opt-in, Opt-out" System



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



LIMITATIONS OF CONVENTIONAL ZONING

The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

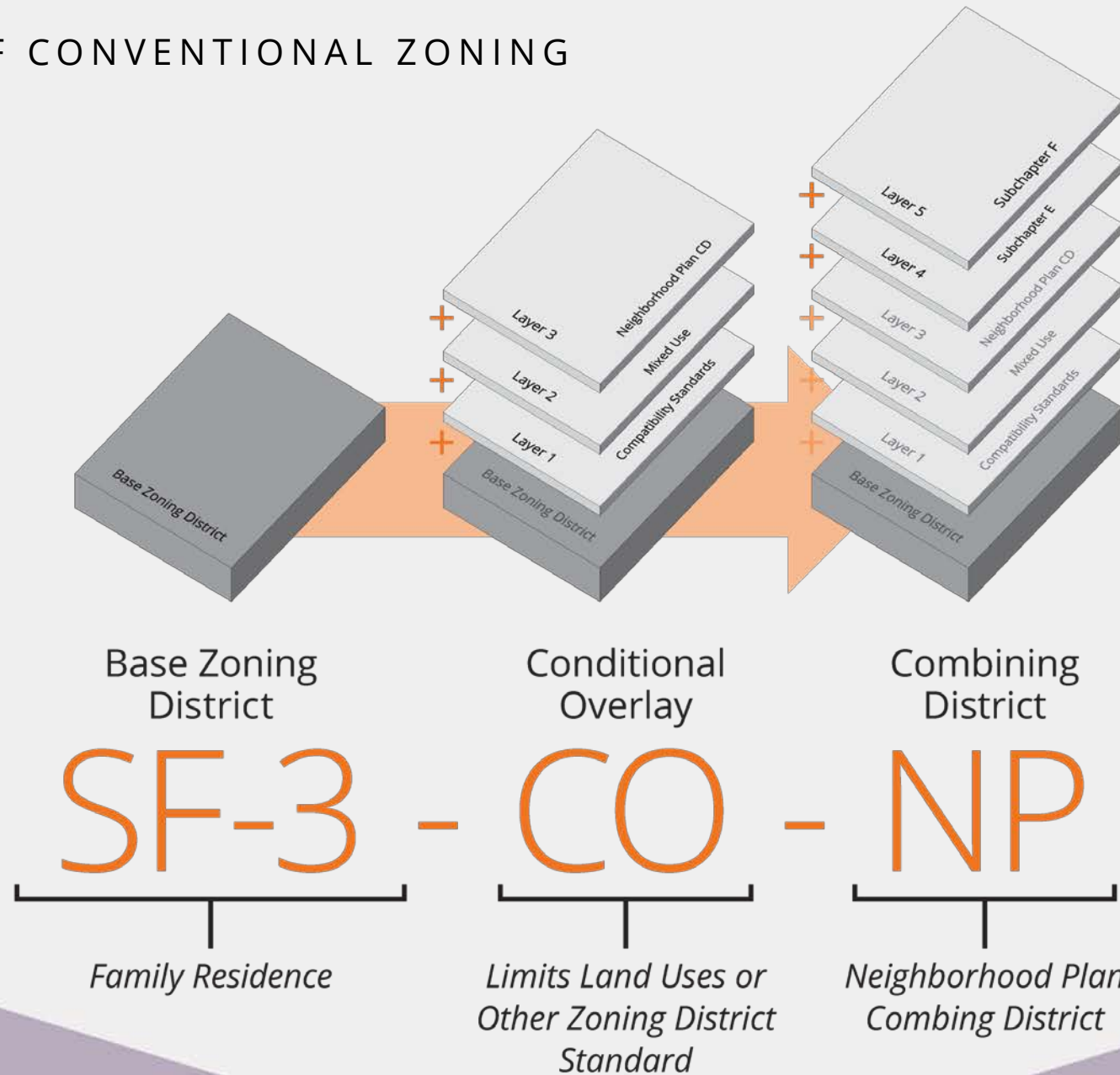


These three parcels have "CS - Commercial Services" as their base zone.



LIMITATIONS OF CONVENTIONAL ZONING

Over the years, supplemental layers of regulations have been added to address incompatibilities and issues of the day, resulting in complexity and reduced usability.



Other SF-3 Combinations

- SF-3
- SF-3-CO
- SF-3-CO-H-NP
- SF-3-CO-NCCD-NP
- SF-3-H
- SF-3-H-CO-NP
- SF-3-H-HD-NCCD-NP
- SF-3-H-HD-NP
- SF-3-H-NCCD-NP
- SF-3-H-NP
- SF-3-HD
- SF-3-HD-NCCD-NP
- SF-3-HD-NP
- SF-3-NCCD-NP
- SF-3-NP



Existing Base Zoning Districts

RESIDENTIAL

- LA** Lake Austin Residence District
- RR** Rural Residence District
- SF-1** Single Family - Large Lot
- SF-2** Single Family - Regular Lot
- SF-3** Family Residence
- SF-4A** Single Family - Small Lot
- SF-4B** Single Family - Condominium
- SF-5** Urban Family Residence
- SF-6** Townhouse and Condominium
- MF-1** Multifamily - Limited Density
- MF-2** Multifamily - Low Density
- MF-3** Multifamily - Medium Density
- MF-4** Multifamily - Moderate Density
- MF-5** Multifamily - High Density
- MF-6** Multifamily - Highest Density
- MH** Mobile Home Residence

COMMERCIAL

- NO** Neighborhood Office
- LO** Limited Office
- GO** General Office
- CR** Commercial Recreation
- LR** Neighborhood Commercial
- GR** Community Commercial
- L** Lake Commercial
- CBD** Central Business District
- DMU** Downtown Mixed Use
- W/LO** Warehouse/Limited Office
- CS** Commercial Services
- CS-1** Commercial - Liquor Sales
- CH** Commercial Highway

INDUSTRIAL

- IP** Industrial Park
- LI** Limited Industrial Service
- MI** Major Industrial
- R&D** Research and Development

Combining and Overlay Districts

- Central Urban Redevelopment (CURE)
- Conditional Overlay
- Historic Landmarks
- Historic Area
- Neighborhood Conservation
- Capitol Dominance
- Capitol View Corridor Overlay
- Congress Avenue
- East Sixth / Pecan Street
- Downtown Parks
- Downtown Creeks
- Convention Center
- Planned Development Area
- Criminal Justice Center Overlay
- Barton Springs Zoning District Overlay
- Waterfront Overlay
- University Neighborhood Overlay
- Neighborhood Plan
- Mixed Use
- Vertical Mixed Use

Special Purpose Zoning Districts

- DR** Development Research
- AV** Aviation Services
- AG** Agricultural District
- P** Public
- PUD** Planned Unit Development
- TN** Traditional Neighborhood
- TOD** Transit Oriented Development
- NBG** North Burnet/Gateway
- ERC** East Riverside Corridor

400+

Combinations Found in the Existing Code



COMMENTS ON PUBLIC REVIEW DRAFT (DRAFT 1)



EVENTS AND MEETINGS:

5

CODETALK
PANELS

HELD ON THEMES

100

OFFICE
HOURS

HELD FOR ONE-ON-ONE MEETINGS

16

MEETINGS

ON CODE TEXT AND MAP

30

MEETINGS

STAKEHOLDER GROUPS



OVER 4,100

comments on the text from 3,410 users
through the CiviComment portal

OVER 75

submitted position papers



What we heard during the
Public Review Draft, a desire for:

“More Consistency”

“More Flexibility”

“Single Spectrum”



DRAFT 2 IMPROVEMENTS



MAPPING CHANGES

- New and unified spectrum of zones
- **Conservation Lands (CL)** introduced on Balcones Canyonlands Conservation Program (BCCCP) lands and certain water quality protection properties and **Park (PR)** applied to City Parkland (work continues)
- **Former Title 25 (F25)** applied to properties that are bound to Title 25, such as NCCDs, specific COs, PDAs, TOD, NBG, and ERC



2015 City Council Direction “Hybrid” Code

{ DRAFT 1 }

{ DRAFT 2 }

Transect

Non-Transect

Residential House-Scale

T3NE

LDR

T3N

LMDR

Zone Group	R1	R2	R3
Zone Districts	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D



Arrange Zones Along a Single Spectrum

Draft 1 Improved upon the Existing LDC by reorganizing standards and providing additional tools by creating two zoning tools in a hybrid code.

Concerns with Draft 1: Separating zones into distinct categories—Transect and Non-Transect—divided the City.

Draft 2 creates a **single spectrum of zones** that can respond to specific on-the-ground conditions found throughout Austin.

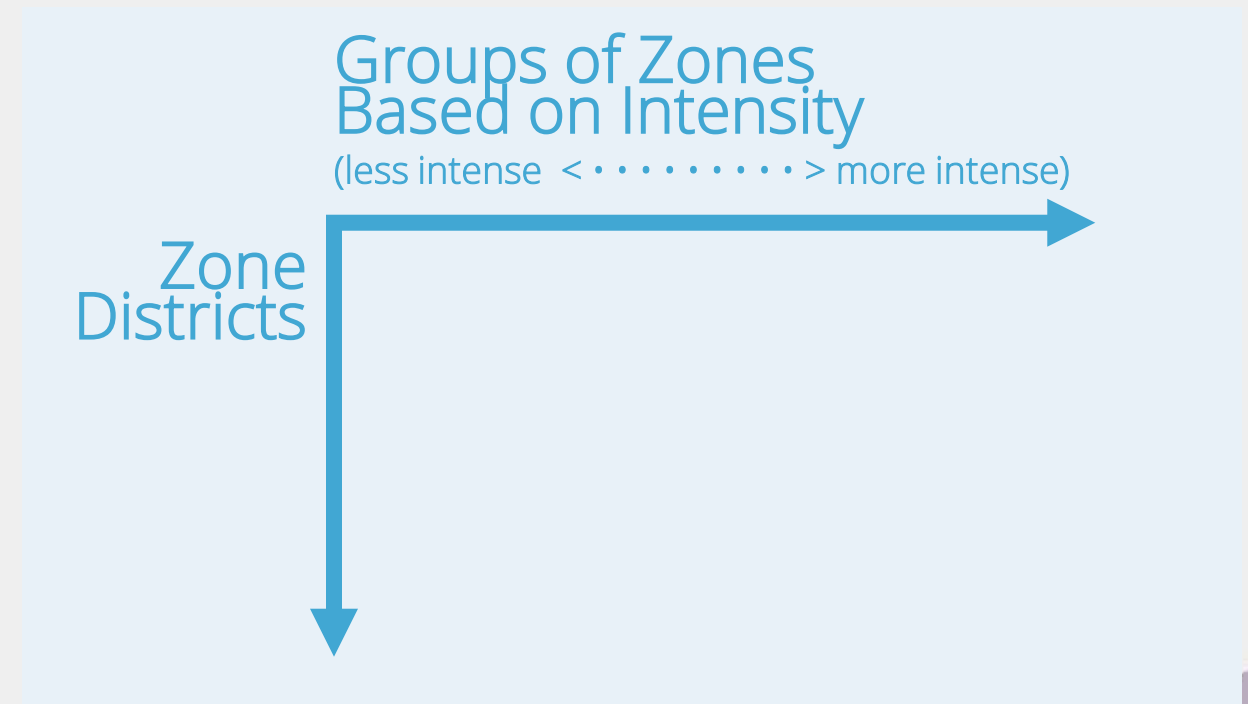


ZONE Districts are organized in to Categories and Groups

CATEGORIES are overall themes such as house-scaled residential or mixed-use

GROUPS are zones that share common intensities of development.

Zones are organized into Theme Categories



Category:

Residential House-Scale

Groups:

Residential 1,
Residential 2, Residential 3

Zones:

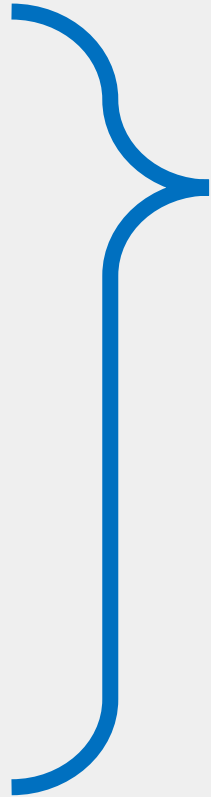
Residential 1A,
Residential 1B,
Residential 1C ...

Residential House-Scale

Zone Group	R1	R2	R3
Zone Districts	R1A R1B R1C	R2A R2B R2C	R3A R3B R3C R3D



A
B
C
D
E



VARIATIONS ON STANDARDS

- Lot Size
- Form Controls (McMansion)
- Setbacks
- Land Uses

NEW ORGANIZATION

Categories:

Zone Districts are organized into theme categories

Residential House-Scale

Residential Multi-Unit

Mixed-Use

Main Street

Regional Center

Commercial & Industrial

Other



RESIDENTIAL HOUSE-SCALE

Zone Group	RR	LA	R1	R2	R3	R4
Zone Districts	RR	LA	R1A R1B R1C	R2A, R2B, R2C, R2D, R2E	R3A, R3B, R3C, R3D	R4A R4B R4C
Number of Units	One Unit Typical	One Unit Typical	One Unit Typical	Up to Two Units Typical	Up to Three Units Typical	Up to Four Units Typical
Height feet	35	30	35 (32 R1C)	35 (32 R2A / R2C)	35 (32 R3C / R3D)	35
Front Setback feet	40	40	25	25 (15 for R2D / R2E)	25 (15 for R3D)	25 (15 for R4B / R4C)
Building Cover	20%	varies	40% (35% R1A)	40% (55% for R2D / R2E)	40%	40%
Impervious Cover	25%	varies	45% (40% R1A)	45% (65% for R2D / R2E)	45%	45%

RESIDENTIAL MULTI-UNIT

Zone Group	RM1	RM2	RM3	RM4	RM5	MH
Zone Districts	RM1A RM1B RM1C	RM2A	RM3A	RM4A	RM5A	MH
Height feet	35 (45 RM1B)	40 (55 RM2B)	60	75	90	25
Front Setback feet	25 (10 RM1B)	25 (10 RM2B)	25	5	25	25
Building Cover	50%	50%	60%	80%	70%	20%
Impervious Cover	60%	60%	70%	90%	80%	25%

MIXED-USE

Zone Group	MU1	MU2	MU3	MU4	MU5
Zone Districts	MU1A MU1B MU1C MU1D	MU2A MU2B	MU3A	MU4A MU4B	MU5A
Height feet	32 / 45	35 / 45	60	60	80
Front Setback feet	25	20 / 15	10	10	30
Building Cover	40%	40%	75%	90% (95% MU4B)	70%
Impervious Cover	60%	60%	90%	95%	75%

MAIN STREET, REGIONAL CENTER

Zone Group	MS1	MS2	MS3	CC Commercial Center	UC Urban Center	DC Downtown Core
Zone Districts	MS1A MS1B	MS2A MS2B MS2C	MS3A MS3B MS3C	CC	UC	DC
Height feet	35	45	75	Varies, 120 max.	Varies, No Limit	Varies, No Limit
Front Setback feet	5	5	5	10	5	0
Building Cover	70%	70%	90%	95%	95%	100%
Impervious Cover	80%	80%	95%	95%	100%	100%

COMMERCIAL & INDUSTRIAL

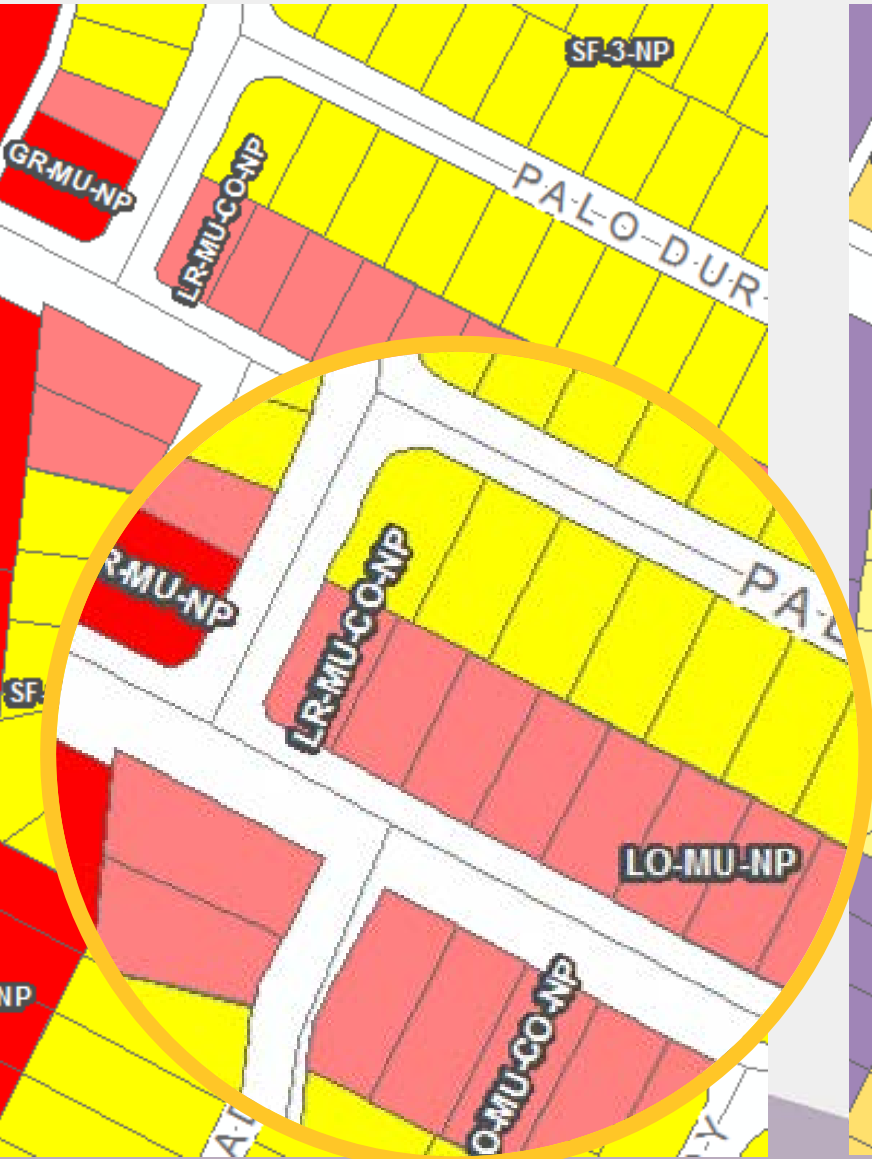
Zone Group	CR Commercial Recreation	CW Commercial Warehouse	IF Industrial Flex	IG Industrial General	IH Industrial Heavy	R&D Research & Development
Zone Districts	CR	CW	IF	IG	IH	R&D
Height feet	40	25	60	60	120	90
Front Setback feet	50	25	10	25	0	25
Building Cover	25%	25%	75%	50%	75%	40%
Impervious Cover	60%	70%	80%	80%	80%	50%

OTHER ZONES

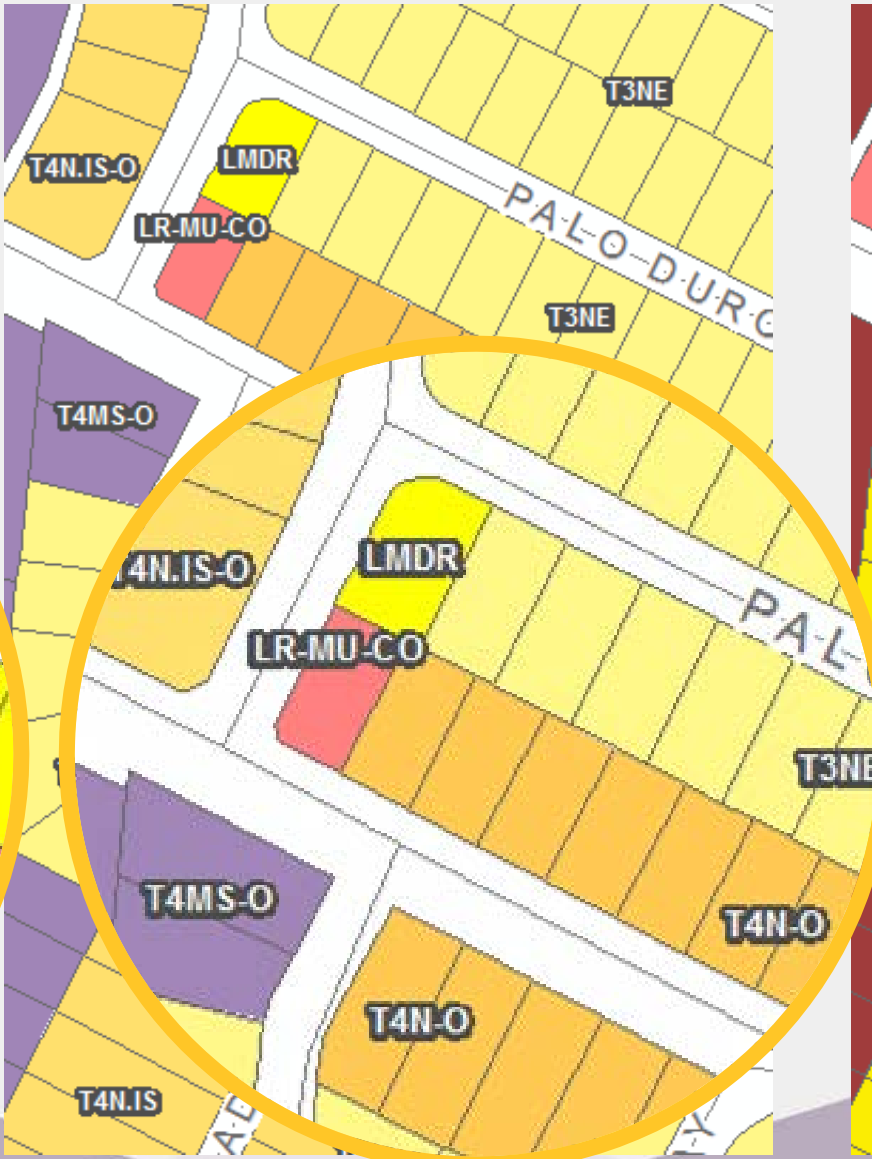
Zone Group	P Public	AV Aviation Service	AG Agriculture	DR Development Reserve	PR Park	CL Conservation Land	PUD Planned Unit Development	F25 Former Title 25
Zone Districts	P	AV	AG	DR	PR	CL	PUD	F25



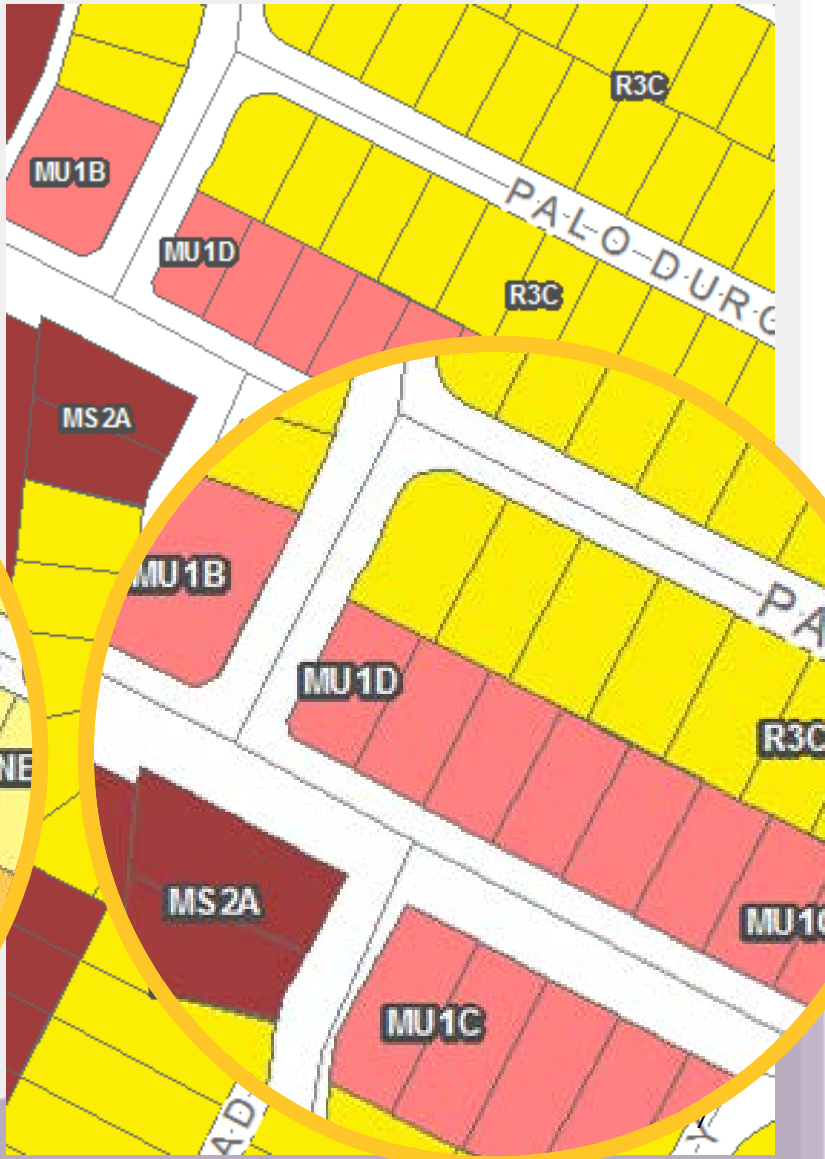
Existing Title 25



DRAFT 1



DRAFT 2



Impervious Cover and Building Cover

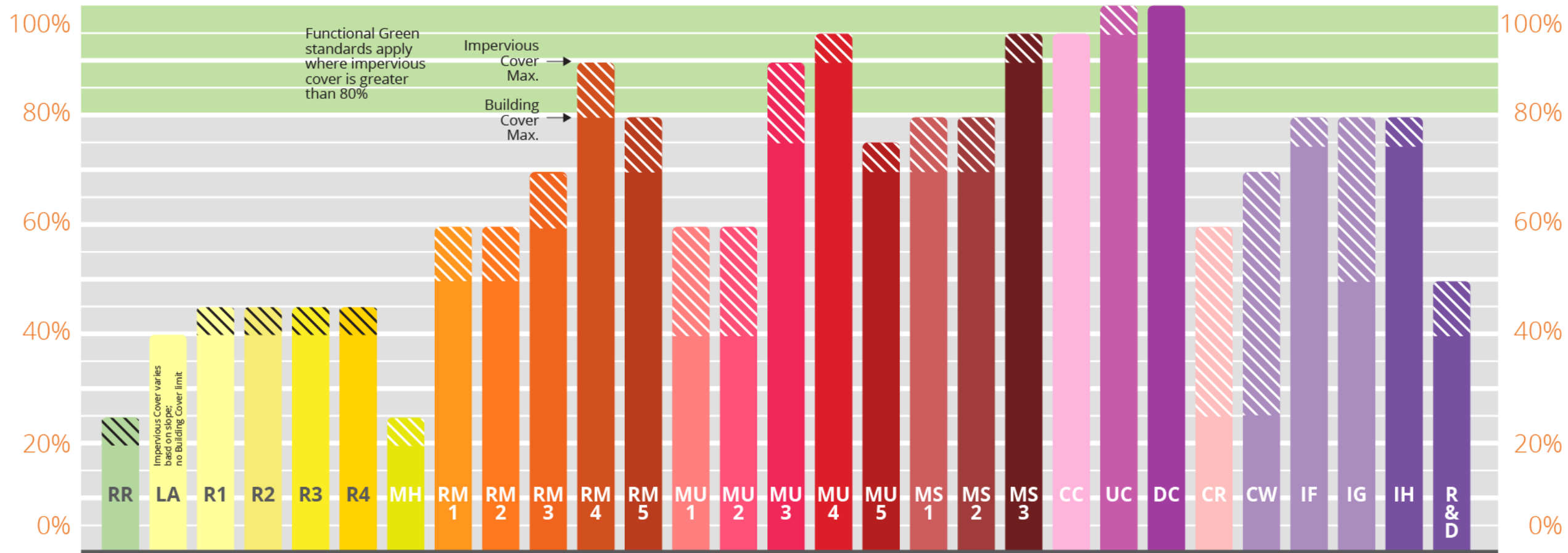
Draft 1 built upon the Existing LDC and strengthened water quality and flood mitigation regulations.

Concerns with Draft 1: Concern over how the former two zoning tools related and if the new districts increased impervious cover.

Draft 2 provides a single spectrum that allows for easier comparison of impervious cover and building cover limits.



IMPERVIOUS COVER & BUILDING COVER



IMPERVIOUS COVER & BUILDING COVER



CODENEXT PRIORITY:

NATURAL + RESILIENT



PROMOTE WATER STEWARDSHIP/ ENCOURAGE FLOOD MITIGATION

- Takes **pressure off of water supply** lakes through use of **green stormwater infrastructure** to create sites more resilient to drought
- Rainwater harvesting tanks receive **impervious cover exemption** to encourage water conservation
- Complements watershed and tree regulations by **prioritizing landscape requirements** for **stormwater filtration** and **tree preservation**
- Provides **enhanced flood mitigation** by requiring **redeveloping sites** to contribute their fair share to **downstream solutions**



EMPHASIZE TREE PROTECTION

- Urban Forestry **refined its organization** to reduce wordiness & increase readability
- Added **references to right-of-way tree regulations**
- **Identified** activities eligible for **fee waivers**
- Clarified that **Keystone Tree preservation** is **incentive-based** for single-family development
- Further **refinements to due process language**, such as timelines for acting on applications



INCREASE OPEN SPACES & PARKS

- **Open Space** is **defined** in CodeNEXT
- Open Space **percentages** are **increased** for larger sites from 10% **to 15%** of site area
- **Parkland dedication**, as adopted in 2016, **remains unchanged** in CodeNEXT
- CodeNEXT provides **guidelines** for **each type** of open space
- Revised land uses for recreation make it **easier to locate small recreation types into more areas** of the City
- New zones provide **development standards** for parks and preserved lands

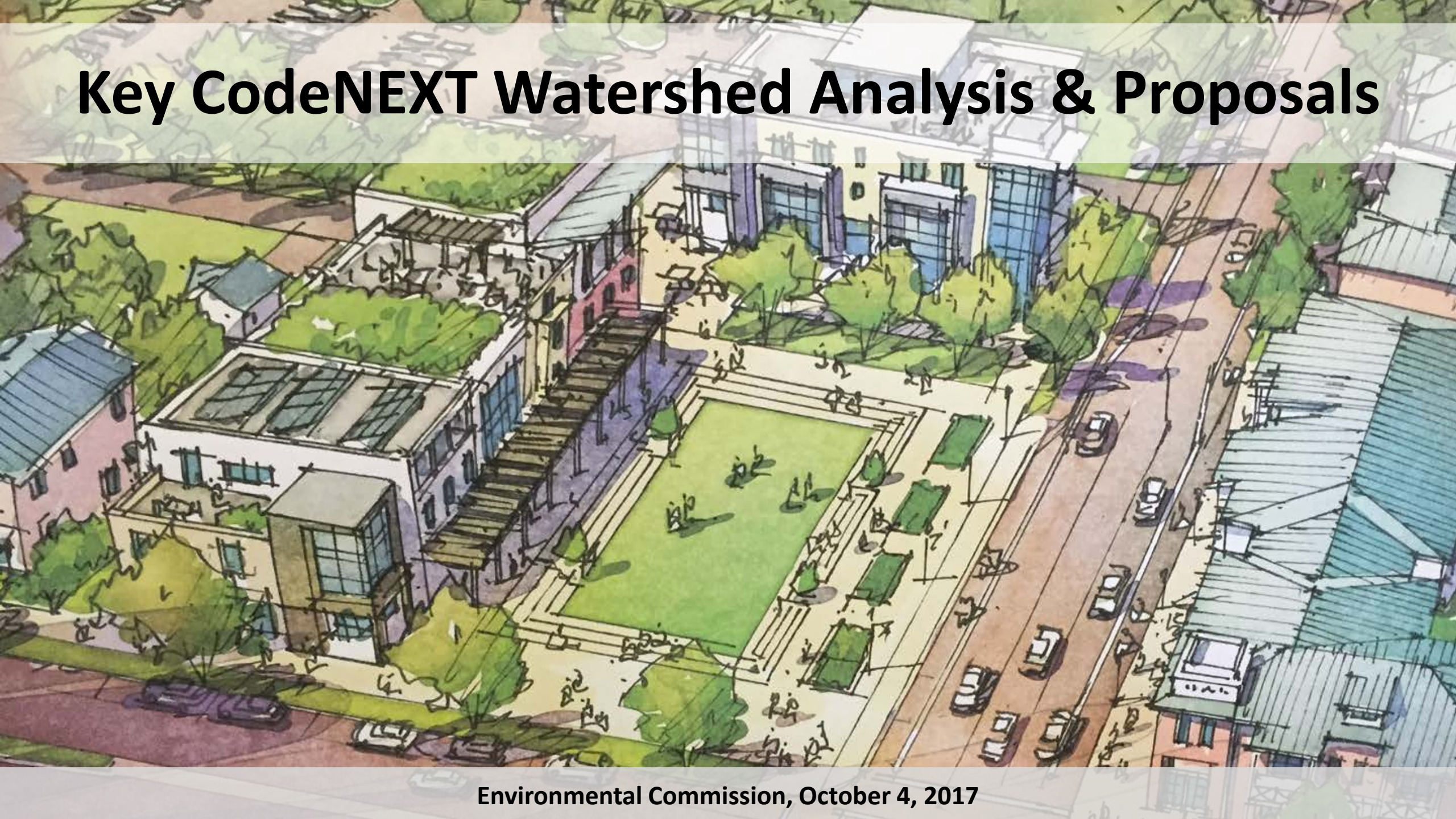


ENHANCE NATURE IN THE CITY

- Improves commercial sites by **expanding landscape & tree planting standards**
- Provides **enhanced ecosystem functions** to urban environments
- CodeNEXT **unifies the street visually** to **provide greater safety** for pedestrians and other vulnerable commuters
- Improves all commercial sites with **expanded landscape treatments**



Key CodeNEXT Watershed Analysis & Proposals



Environmental Commission, October 4, 2017

Overview of Presentation

- Balancing Austin's priorities
- Impervious cover analysis
- Maintain existing watershed protections
- Flood Mitigation for Redevelopment
- Green Infrastructure /
Beneficial Use of Stormwater
- Next Steps for Draft 3



An aerial architectural sketch of a city block. The drawing shows several multi-story buildings with various architectural styles, including modern glass-fronted structures and older brick buildings. A central green lawn is surrounded by trees and walkways. A street with several cars is visible on the right side. The overall style is a detailed, hand-drawn sketch with a focus on urban planning and landscape design.

Impervious Cover Analysis

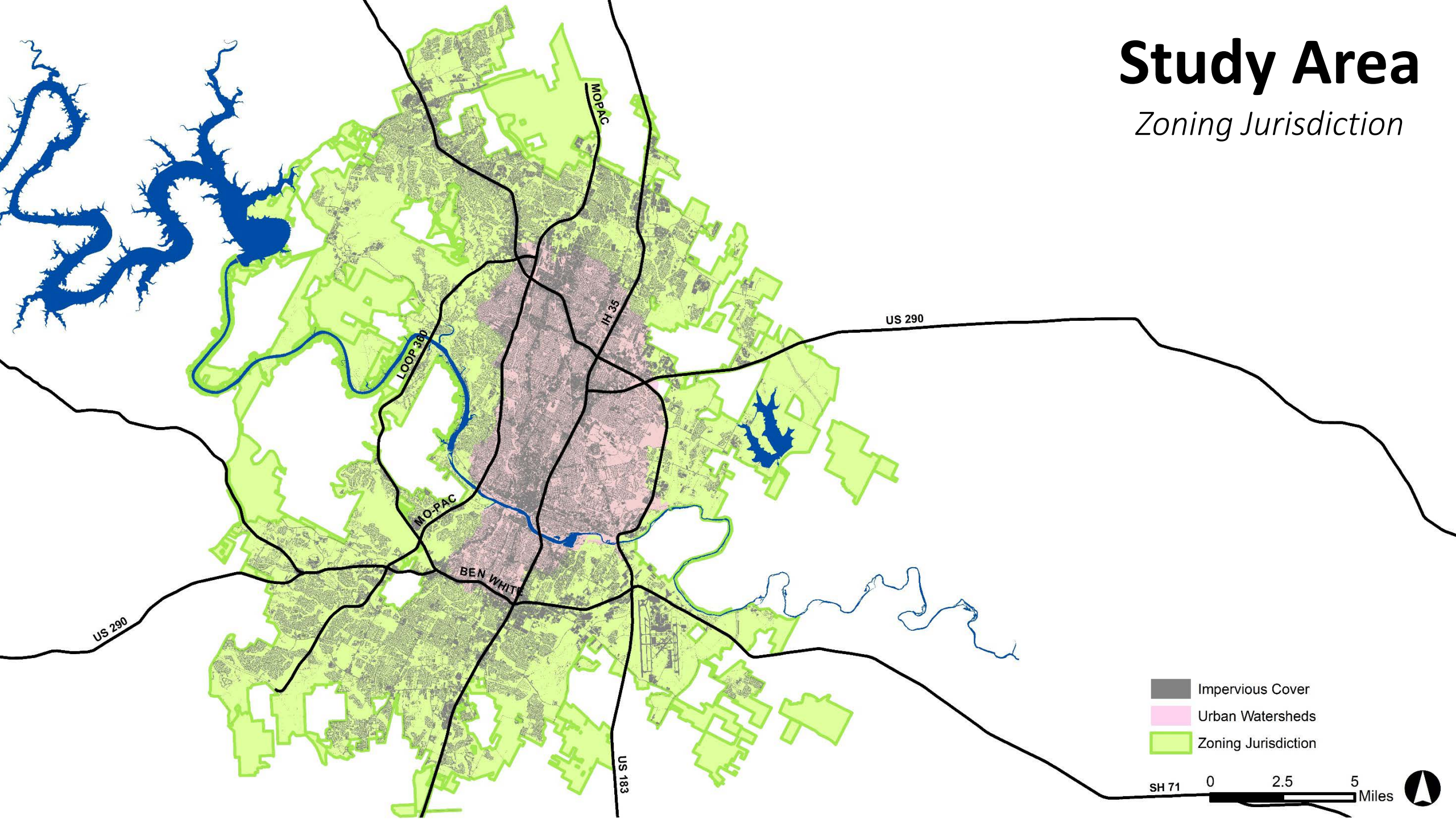


Purpose of Impervious Cover Analysis

- Compare existing vs. current max. entitlements vs. proposed CodeNEXT max. entitlements
 - 100-year floodplain and drainage infrastructure implications
- Understand areas of change

Study Area

Zoning Jurisdiction



Impervious Cover Analysis Results (Draft 2)

DRAFT

Area	Area Within City Limits (acres)	Existing Impervious Cover (%)	Allowed Maximum Impervious Cover (%)		Difference b/n Current and Proposed Entitlements
			Current LDC	Proposed LDC	
Total	208,668	27%	45.7%	45.2%	-0.57%
Urban Watersheds	38,115	51%	64.3%	63.3%	-0.95%
Likely to Redevelop	20,245	8%	51.7%	51.6%	-0.05%
Local Flood Problem Areas	7,297	49%	57.3%	57.0%	-0.31%

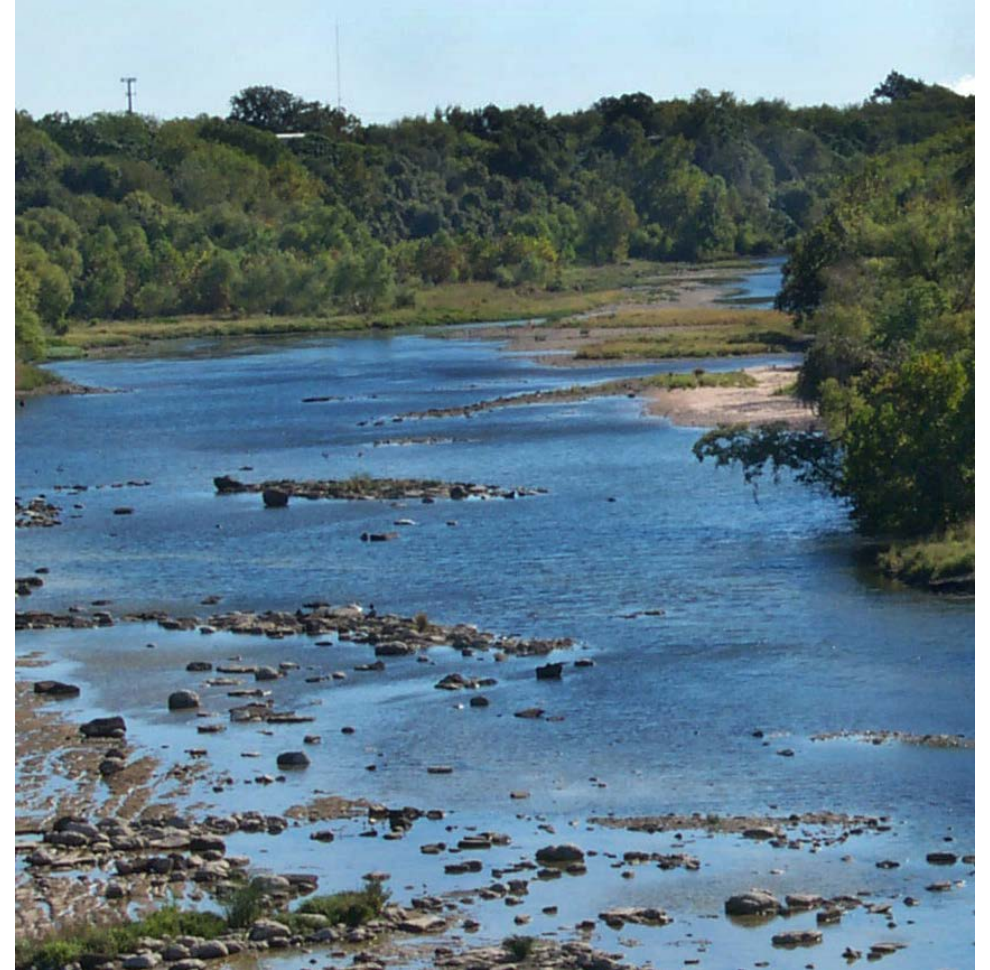
Note: This analysis does **not** account for steep slopes, critical environmental feature setbacks, and protected trees. These protections potentially lower the total amount of impervious cover for any given parcel.

An aerial architectural sketch of a city block. The central feature is a large, rectangular green courtyard with a paved walkway and several trees. Surrounding the courtyard are modern, multi-story buildings with large windows and flat roofs. A street with several cars is visible on the right side of the block. The sketch uses a mix of colors, including greens, yellows, blues, and browns, to represent different elements of the urban environment.

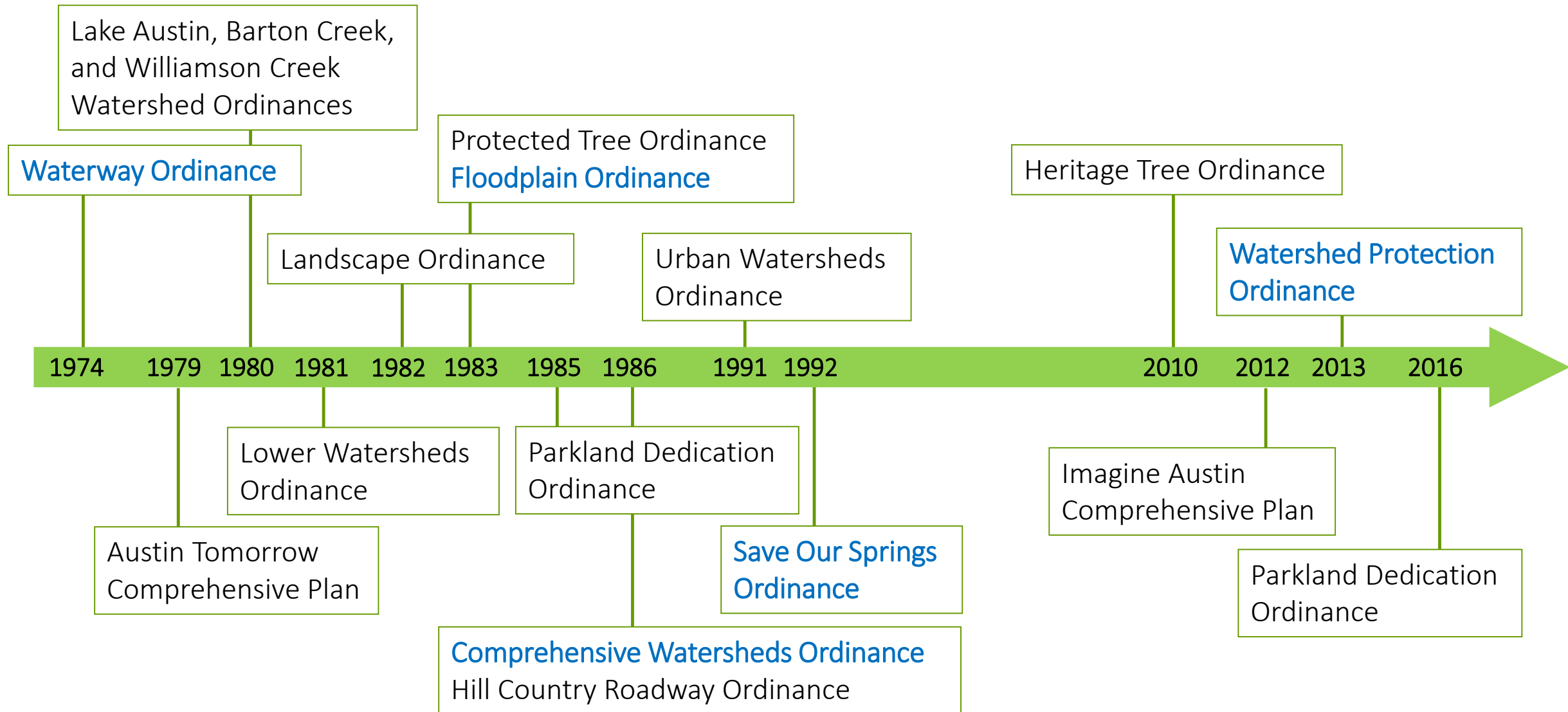
CodeNEXT Proposal

Maintain Existing Watershed Protections

- CodeNEXT proposes to preserve existing watershed regulations, including:
 - Floodplain protections
 - Drainage standards
 - Stream & lake buffers
 - Watershed impervious cover limits
 - Critical Environmental Features
 - Steep slope protections
 - Cut and fill limits
 - Erosion & sedimentation controls
 - Structural stormwater controls
 - Tree protections



History of Environmental & Drainage Regulations

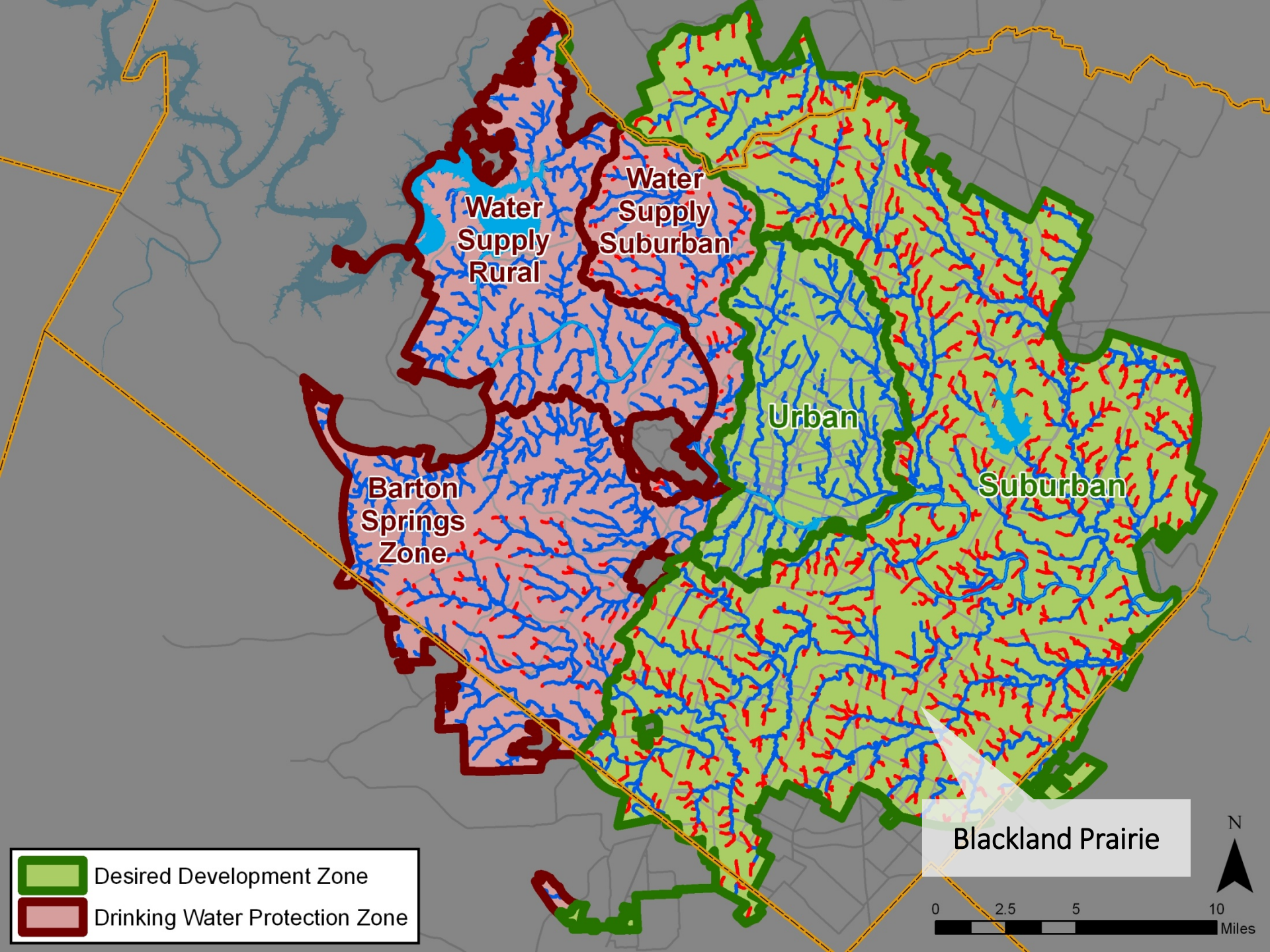


Existing Watershed Regulations

- CodeNEXT proposes to preserve existing watershed regulations, including:



2013 Watershed Protection Ordinance extended protection to 400 miles of headwaters buffers, increasing protection of eastern Blackland Prairie creeks by 90%



Watershed Regulations: Flood Mitigation

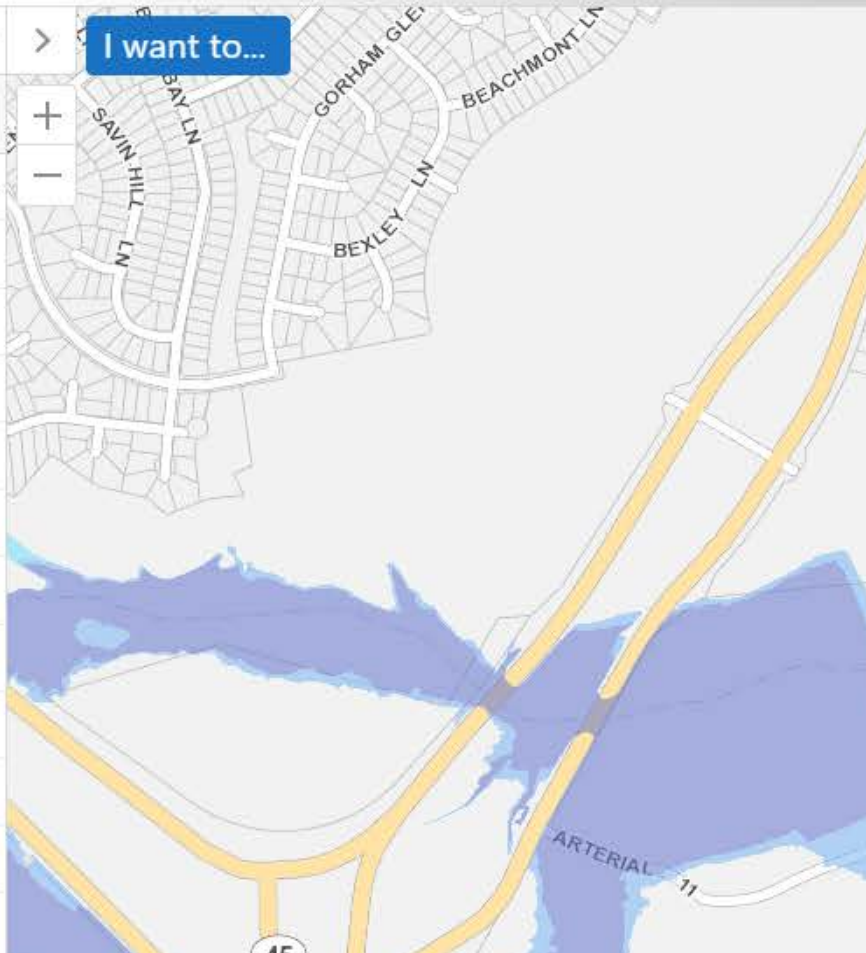


FloodPro


Layers

Filter Layers... Filter

- FloodPro
 - Address
 - Elevation Certificate
 - Letter of Map Amendment
 - Contour
 - Parcel
 - Letter of Map Revision
 - Watershed Boundary
 - Model Footprint
 - FEMA Floodplain
 - Fully Developed Floodplain
 - Creek Buffers




WPD updates flood models to reflect changing conditions and improved technology



FLOODPLAIN CHANGES

Is Your Home at Risk?



The City of Austin has completed new floodplain studies that indicate revised flood risks for several Austin watersheds, affecting thousands of properties. You are receiving this notice because we believe your property may be affected. Please keep an eye out for a more detailed letter in the next week.

The City restudies creeks to ensure accurate floodplain maps, which help both the City and the public prepare for flooding. The City has already begun using the new studies to regulate development. However, new FEMA maps will not be used for flood insurance purposes until late 2015.

Creeks Studied

- Boggy
- Bull and West Bull
- Carson
- Cottonmouth
- Dry Creek East
- Fort Branch
- Shoal
- Tannehill

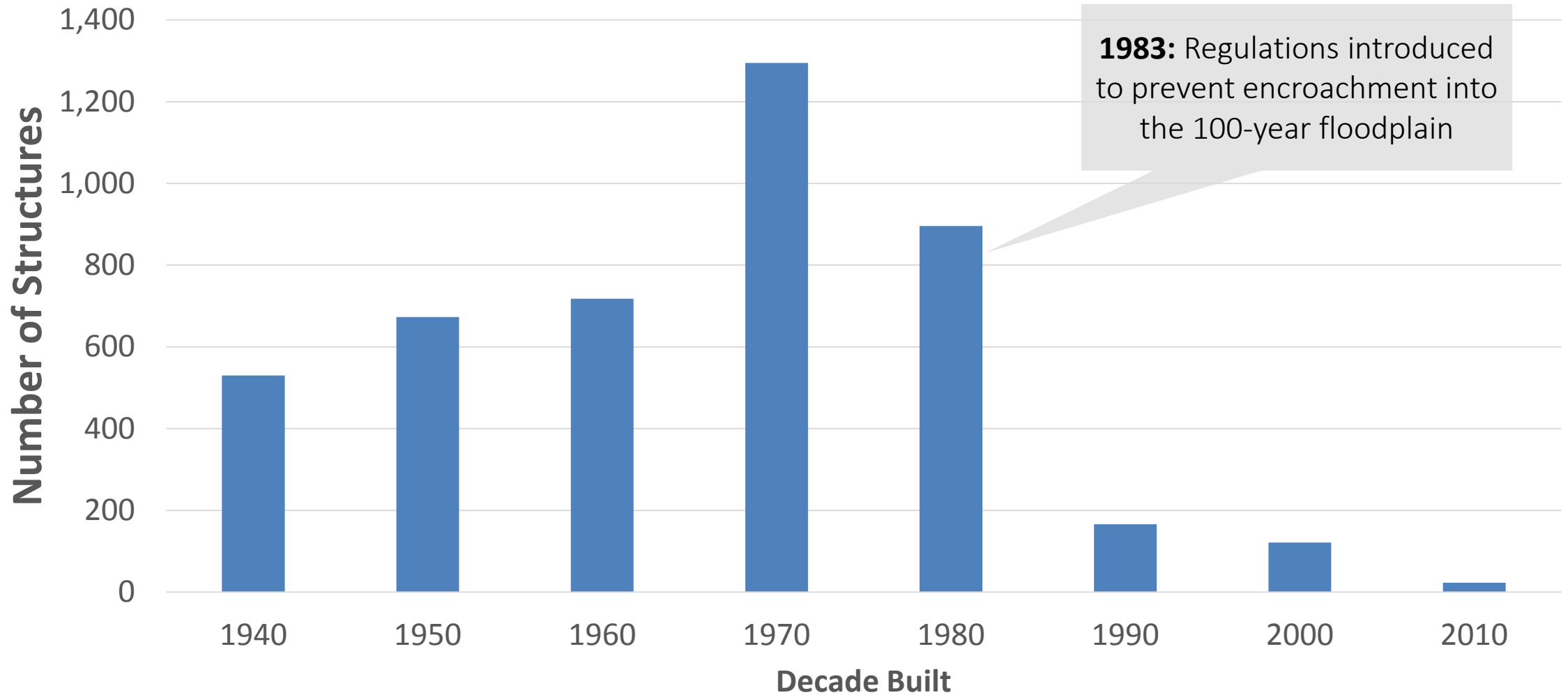
PUBLIC MEETINGS

Central Austin Friday, September 20, 1:00 p.m. One Texas Center, Room 325 505 Barton Springs Road Austin, Texas 78704	East Austin Monday, September 23, 6:30 p.m. Carver Branch Library 1161 Angellina Street Austin, Texas 78702	Northwest Austin Tuesday, September 24, 6:30 p.m. Northwest Recreation Center 2913 Northland Drive Austin, Texas 78757
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512-974-2843
Para información en español,
llame al 512-974-2843

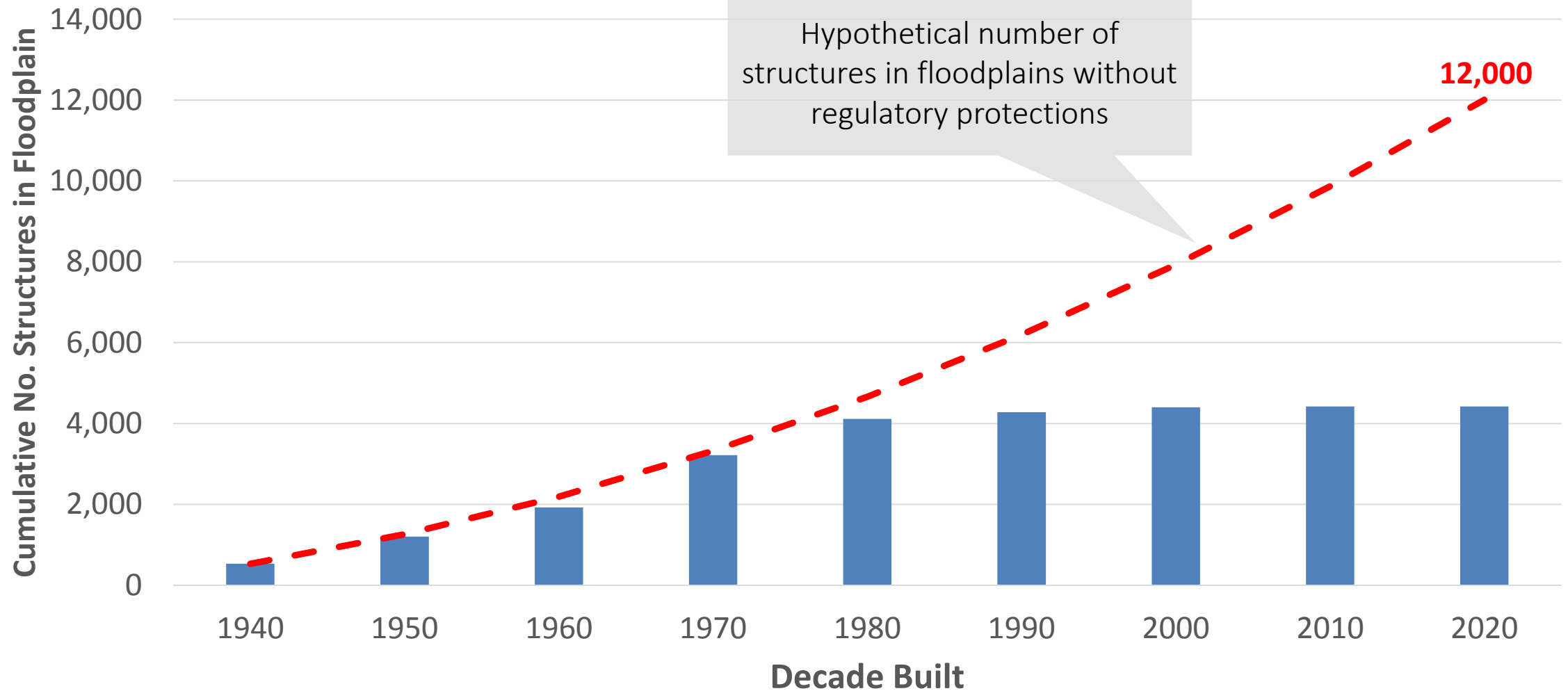
www.austintexas.gov/floodplainchanges

Watershed Regulations: Flood Mitigation



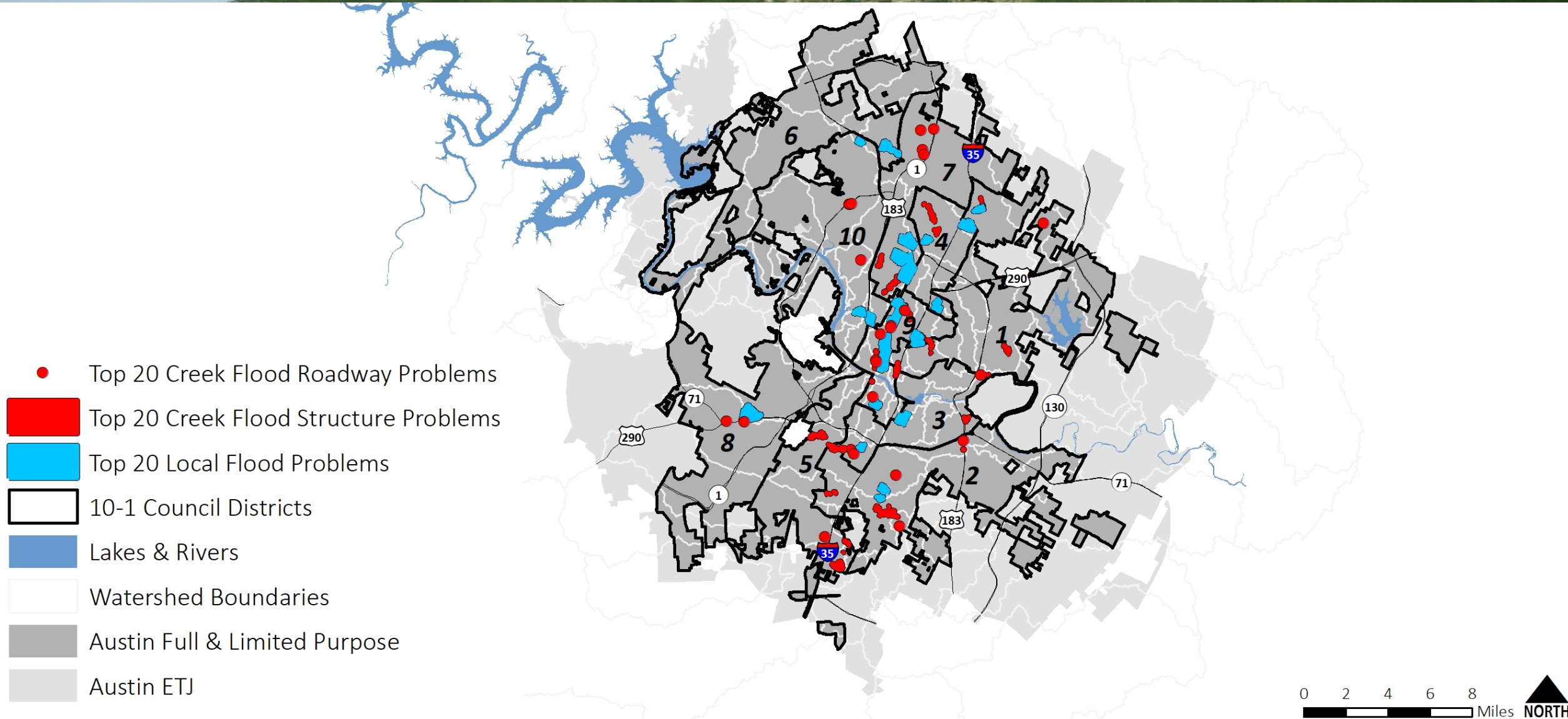
Count of structures in the current 100-year floodplain by decade

Watershed Regulations: Flood Mitigation



Count of structures in the current 100-year floodplain by decade

Watershed Challenges: Flood Mitigation



Watershed Challenges: Flood Mitigation

- Older sites built before drainage regulations were introduced in 1974 lack detention facilities and are often highly impervious
- Runoff from these sites can contribute to downstream flooding and erosion
- Redevelopment in Austin's central core has put even greater pressure on existing infrastructure, which is often aging and undersized



Watershed Challenges: Flood Mitigation

- Current code requires commercial & multifamily projects and residential subdivisions demonstrate no additional adverse flooding
- Redevelopment projects that do not increase impervious cover or change drainage patterns are generally not required to provide flood mitigation
- As Austin grows and redevelops, key opportunities for improvement are being missed in areas that already experience flooding



CodeNEXT Proposal: Flood Mitigation for Redevelopment

- Redevelopment to contribute its fair share to address existing drainage issues by accounting for existing impervious cover
- Tools for mitigating flood impacts & reducing peak flows include:
 - Detention
 - Conveyance
 - Regional Stormwater Management Program (RSMP)



Subsurface Detention



Parking Lot Detention



Conveyance Upgrades



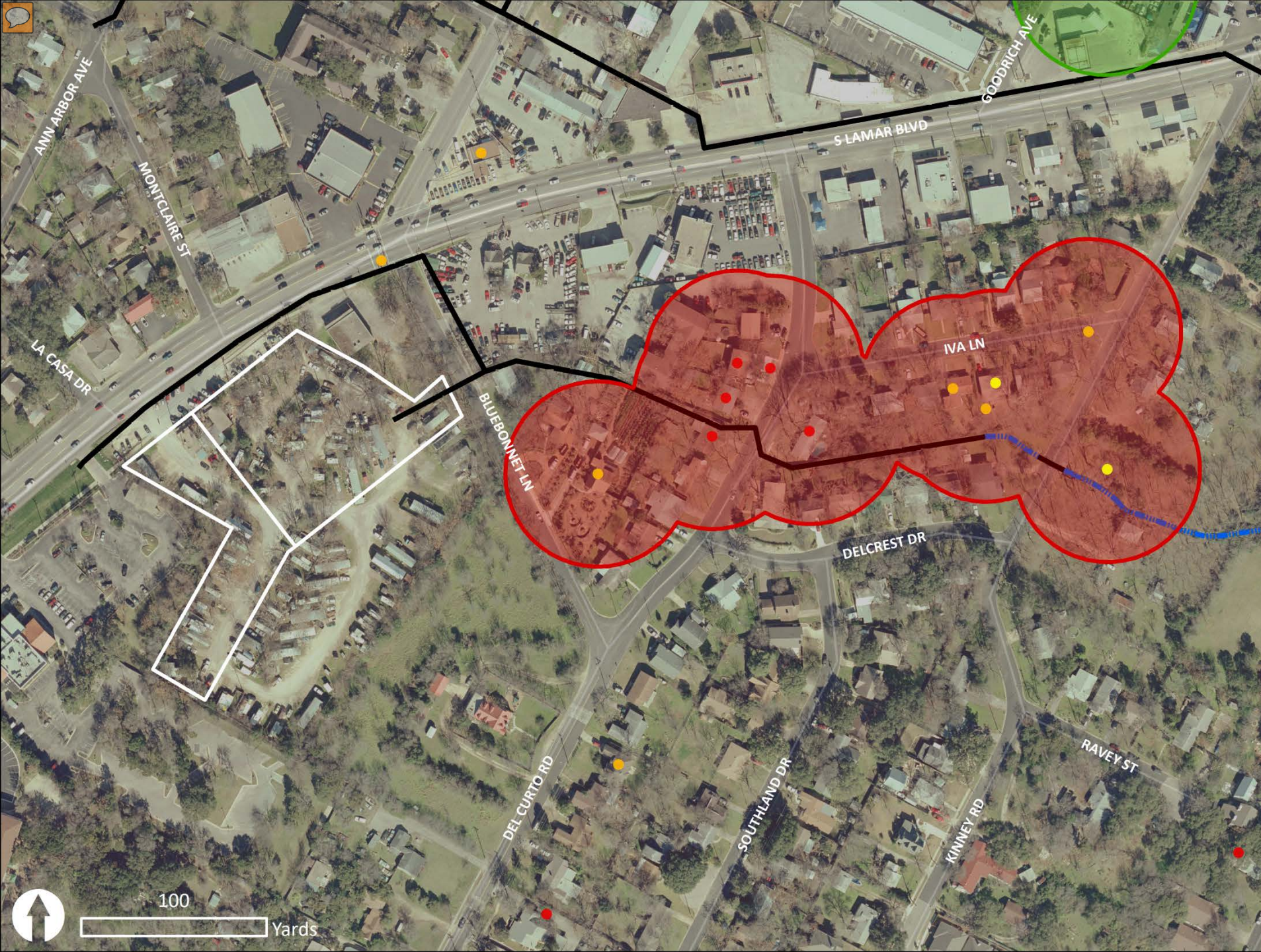
Regional Solutions

Example 1: Maria's Taco Express & Walgreens

Original Site

Maria's Taco Express & Mobile Home Park
2.9 acres





Original Site

Localized Flood
complaint points

2003



Redevelopment

Maria's Taco
Express &
Walgreens

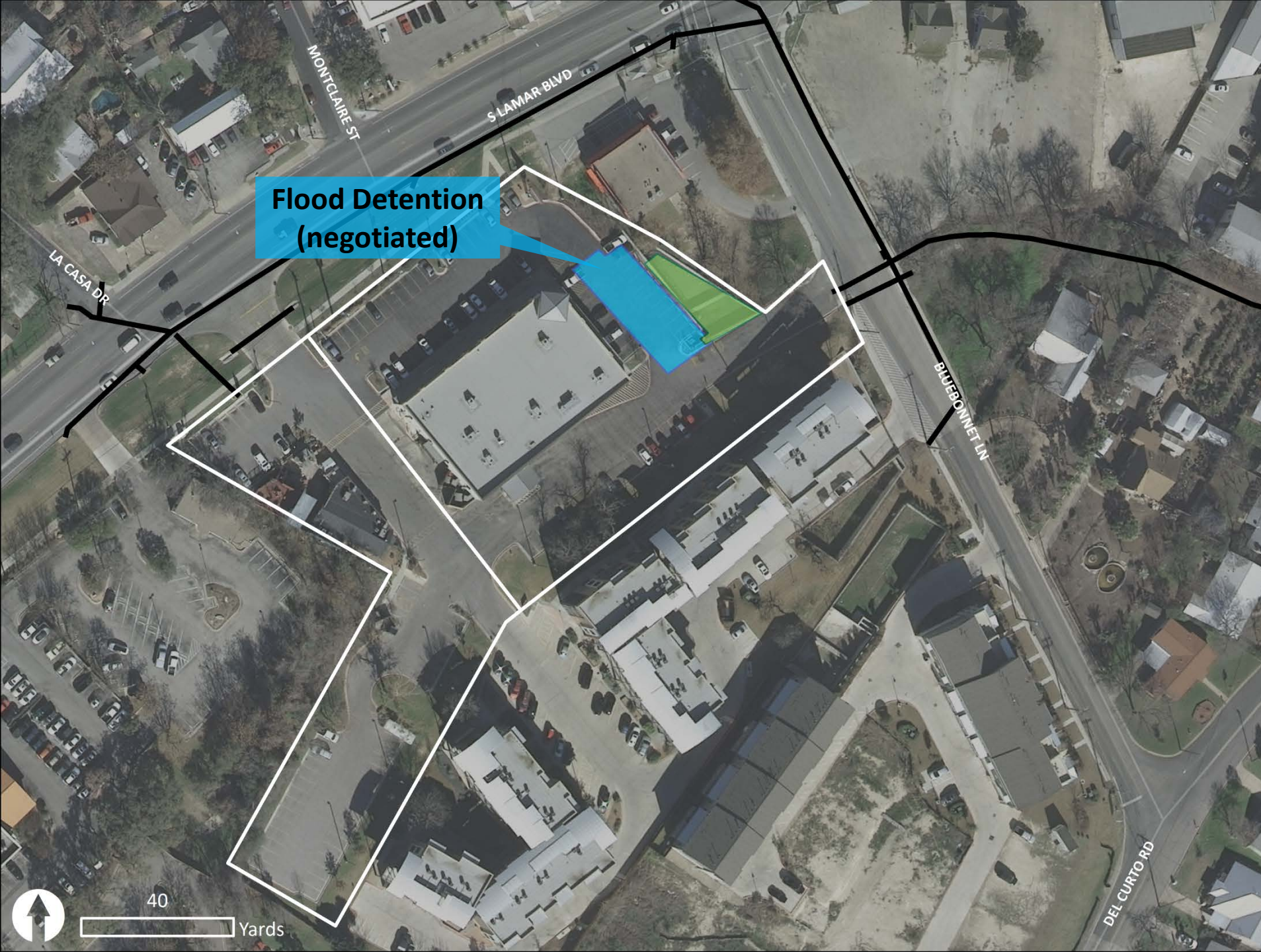


2007



Redevelopment

Water quality controls (required by current code)



Flood Detention
(negotiated)

Redevelopment

Added flood
detention vault
under parking lot

40
Yards

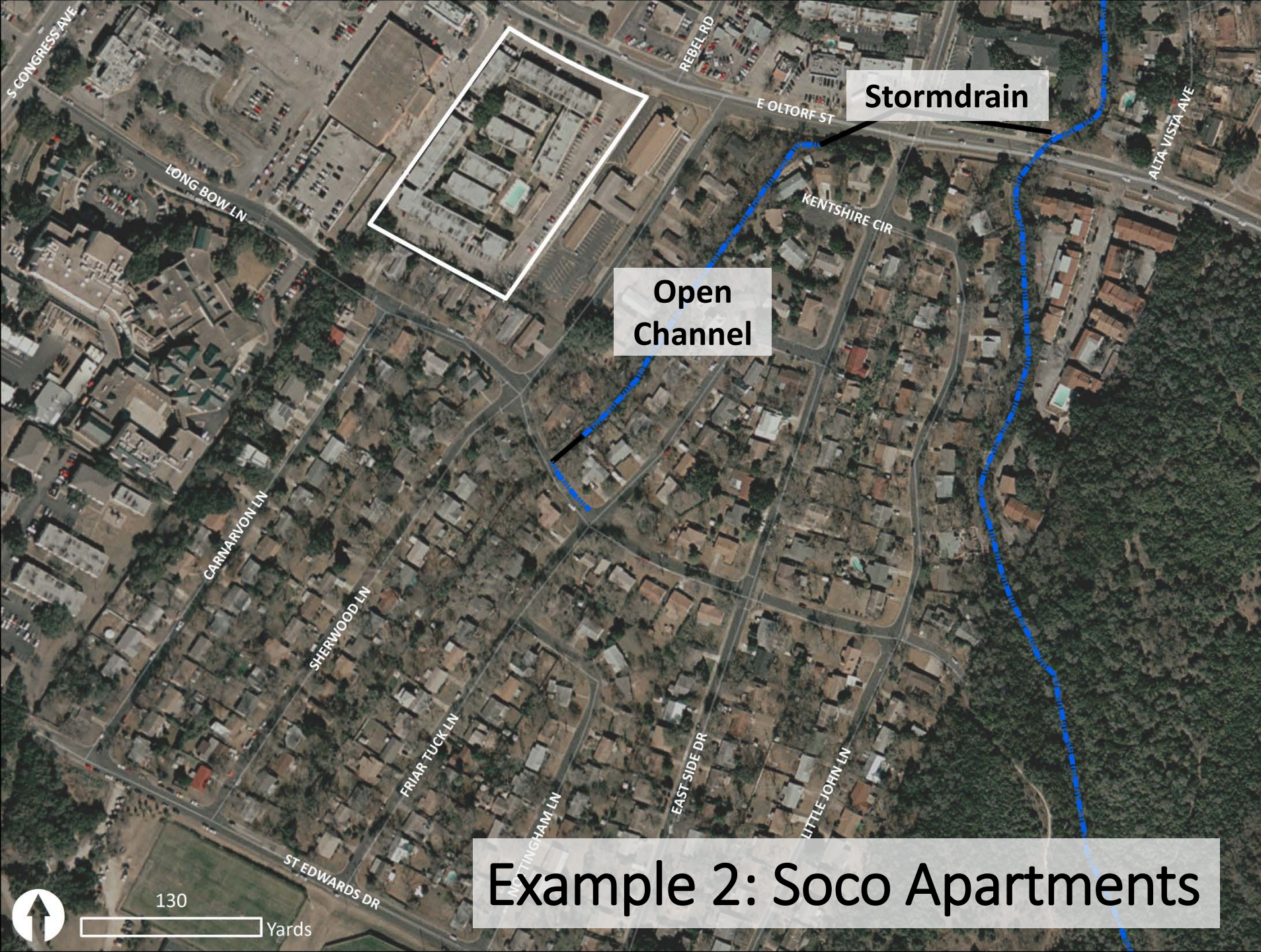
2007



Redevelopment

Upgraded
drainage
infrastructure

2007



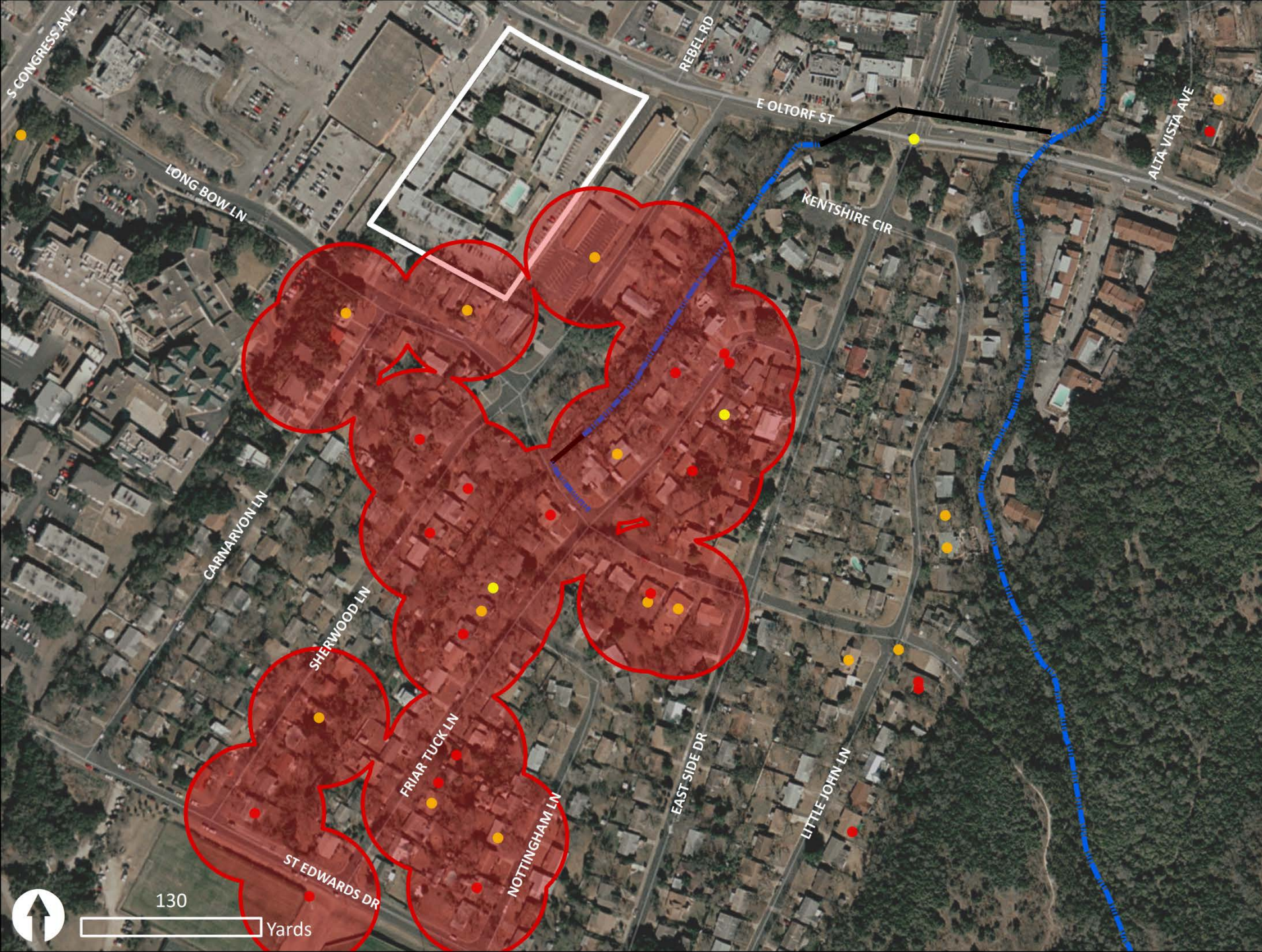
Original Site

Sunnymeade
Apartments
3.96 acres

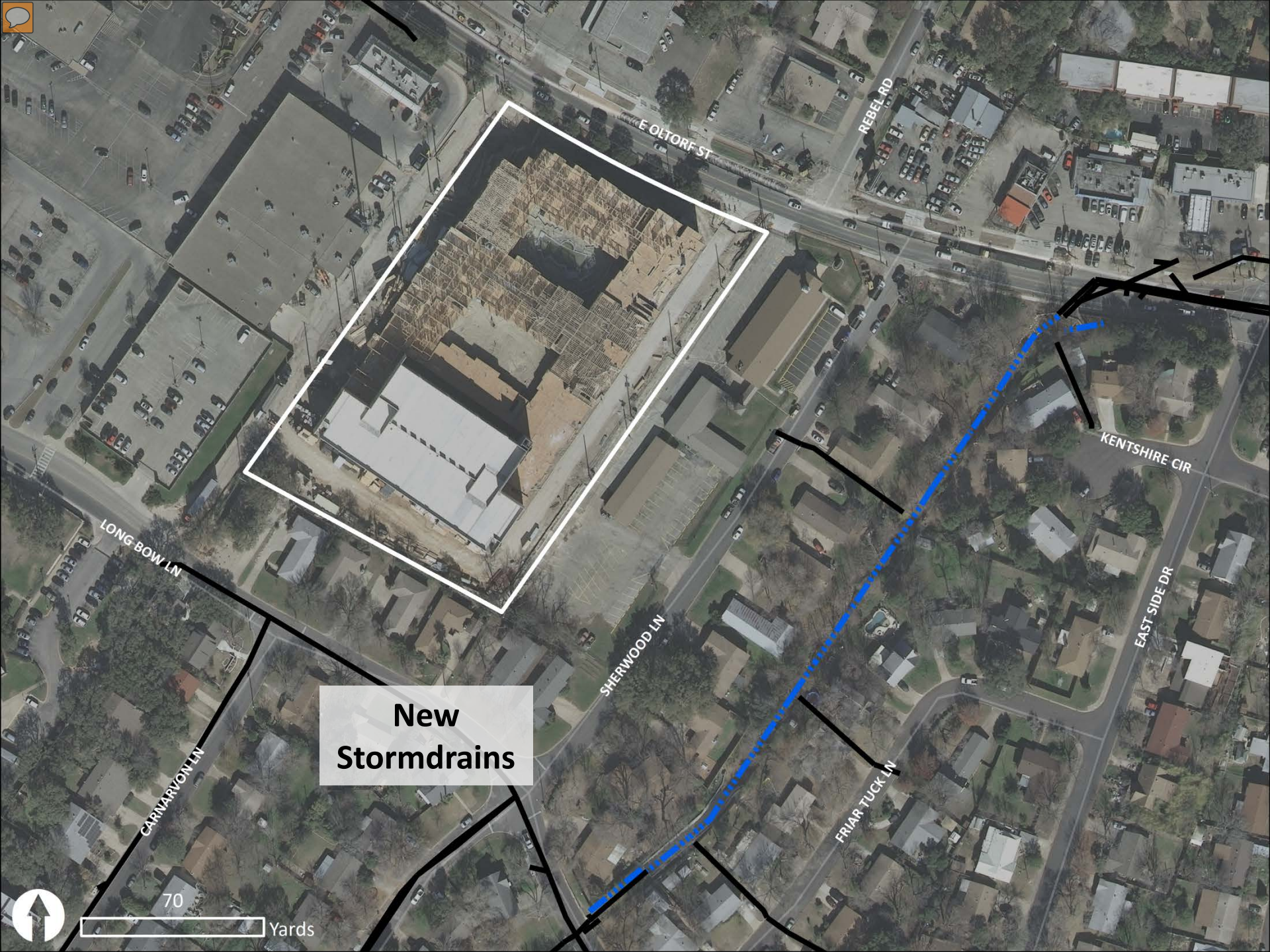
Example 2: Soco Apartments

Original Site

Localized Flood
complaint points



2008



Redevelopment

City improvements with Longbow Ln CIP project

New Stormdrains



Original Site

No detention required

Overland Flow
across neighboring
property



Redevelopment

Added flood
detention
chambers

Flood Detention
(negotiated)

Water Quality
Pond (per Code)

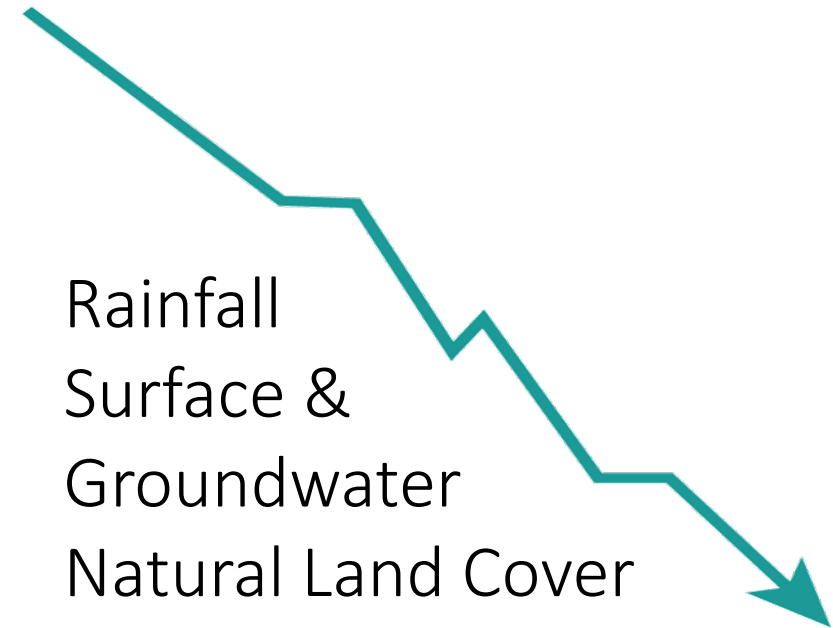
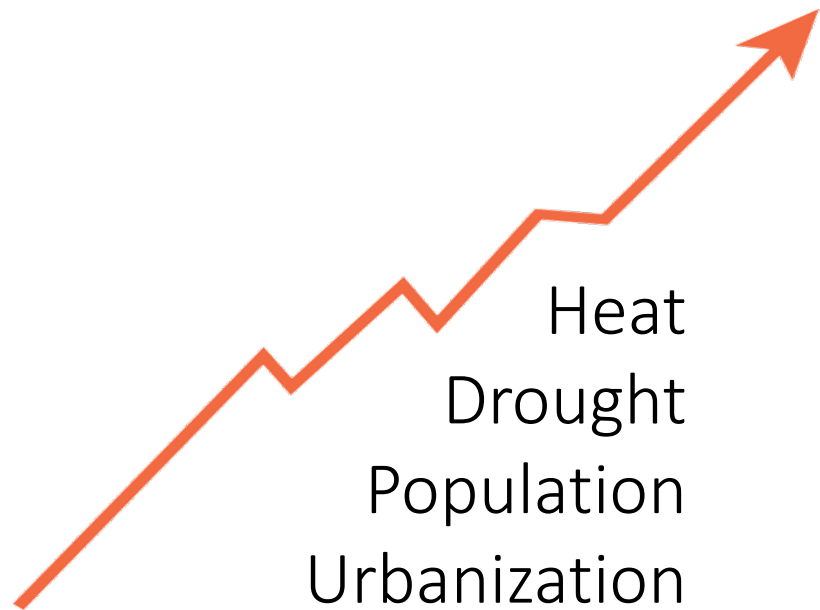
70
Yards



An architectural rendering of a modern urban development. The scene is viewed from an elevated perspective. In the center, a large, multi-story building with a yellow facade and blue-tinted windows stands prominently. To its left, a smaller building with a green roof is visible. In the foreground, a wide, paved road with several cars is shown. To the right of the road, a row of modern, multi-story buildings with blue and white facades is visible. The entire scene is interspersed with lush green trees and landscaping. A semi-transparent horizontal band across the middle of the image contains the text.

Green Infrastructure/ Beneficial Use of Stormwater

Watershed Challenges and the Need for Water Stewardship



Current requirements for stormwater controls do not significantly address goals of enhancing creek baseflow, sustaining on-site vegetation, and reducing potable water consumption.

CodeNEXT Proposal: Green Infrastructure & Beneficial Use of Stormwater

- **Infiltrate** to mitigate the impacts of impervious cover
 - Improve stream baseflow
 - Pollutant removal
 - Reduce creek scour and erosion
 - Improve aquatic habitat
 - Enhance recreational values
- **Conserve** potable water indoors and outdoors
- **Green stormwater infrastructure** for resiliency





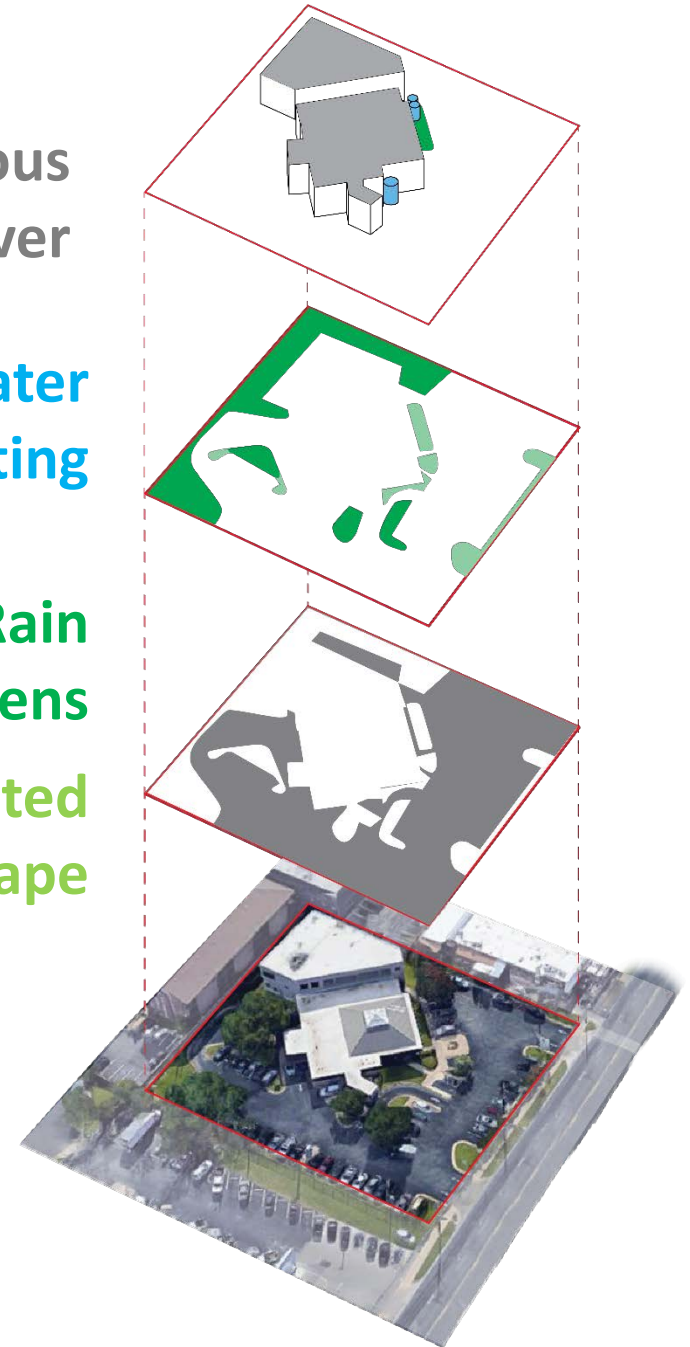
**Impervious
Cover**

**Rainwater
Harvesting**

**Rain
Gardens**

**Irrigated
Landscape**

**Toilet
Flushing**



An aerial architectural sketch of a city block. The drawing shows several multi-story buildings with various architectural styles, including modern glass-fronted structures and older brick buildings. A central green lawn area is surrounded by trees and walkways. A street with several cars is visible on the right side. The overall style is a loose, artistic sketch with visible lines and soft shading.

Next Steps

Flood Mitigation for Residential Infill and “Missing Middle” Housing

- Seeking to balance affordability goals with avoidance of drainage problems
- Analyses in progress to assess extent and severity of potential impacts
- Opportunity to lessen review burden for missing middle housing
- Assessing potential impacts on City resources & permitting process





Additional Analyses and Next Steps

- Impervious cover watershed analysis (updated)
- Modeling for estimating creek flood and localized flood impacts:
 - Redevelopment proposal
 - Residential infill
- Missing Middle: drainage & environmental considerations
- Continue work (e.g., capital projects) for existing drainage concerns
- Balance community priorities



Contact Information

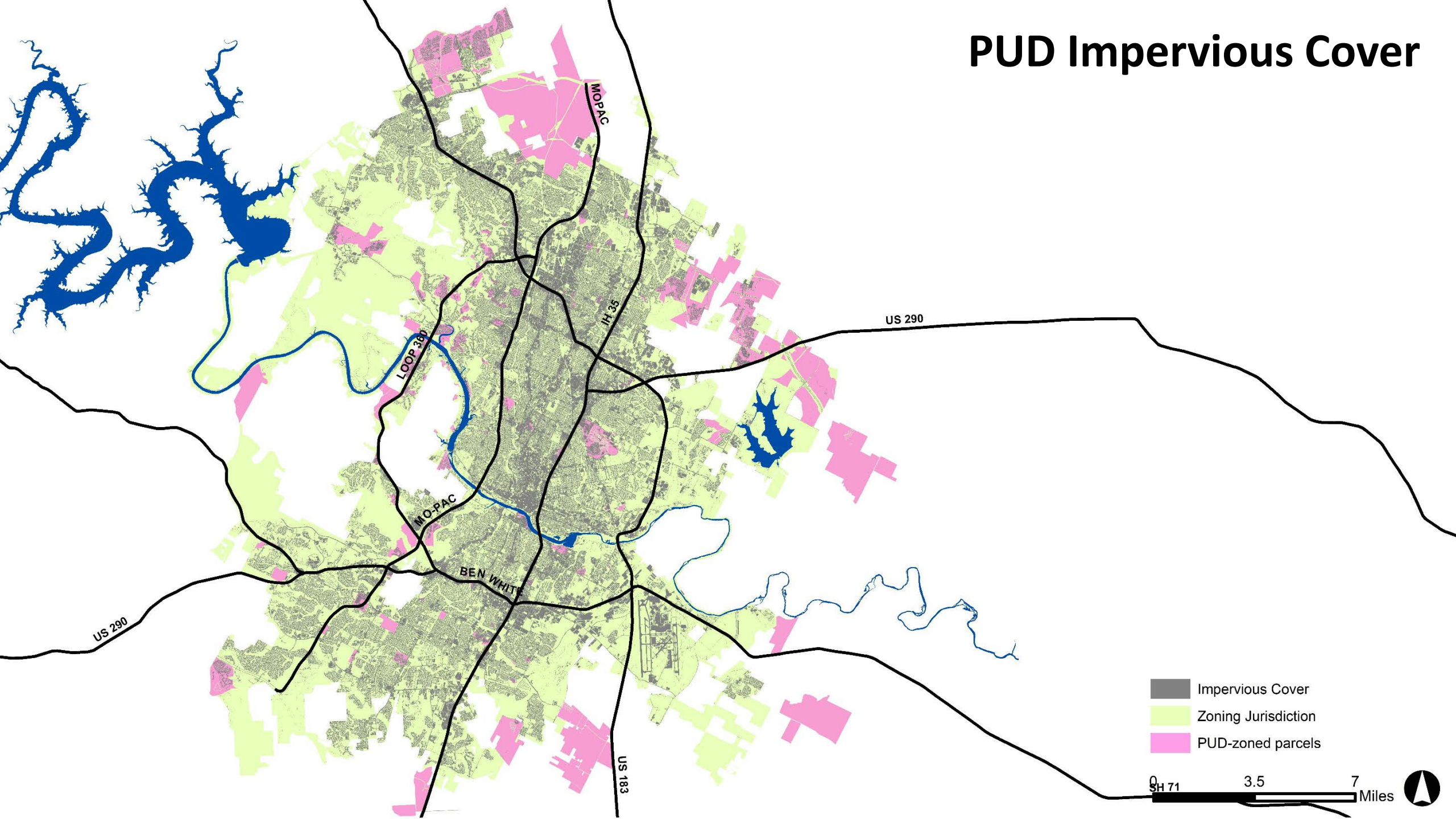
Matt Hollon

Watershed Protection Department
City of Austin

(512) 974-2212

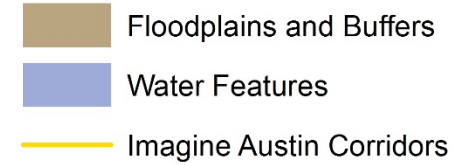
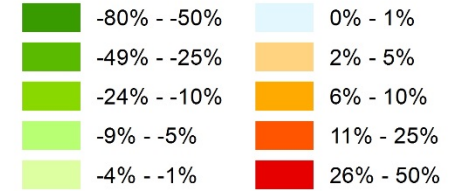
matt.hollon@austintexas.gov

PUD Impervious Cover

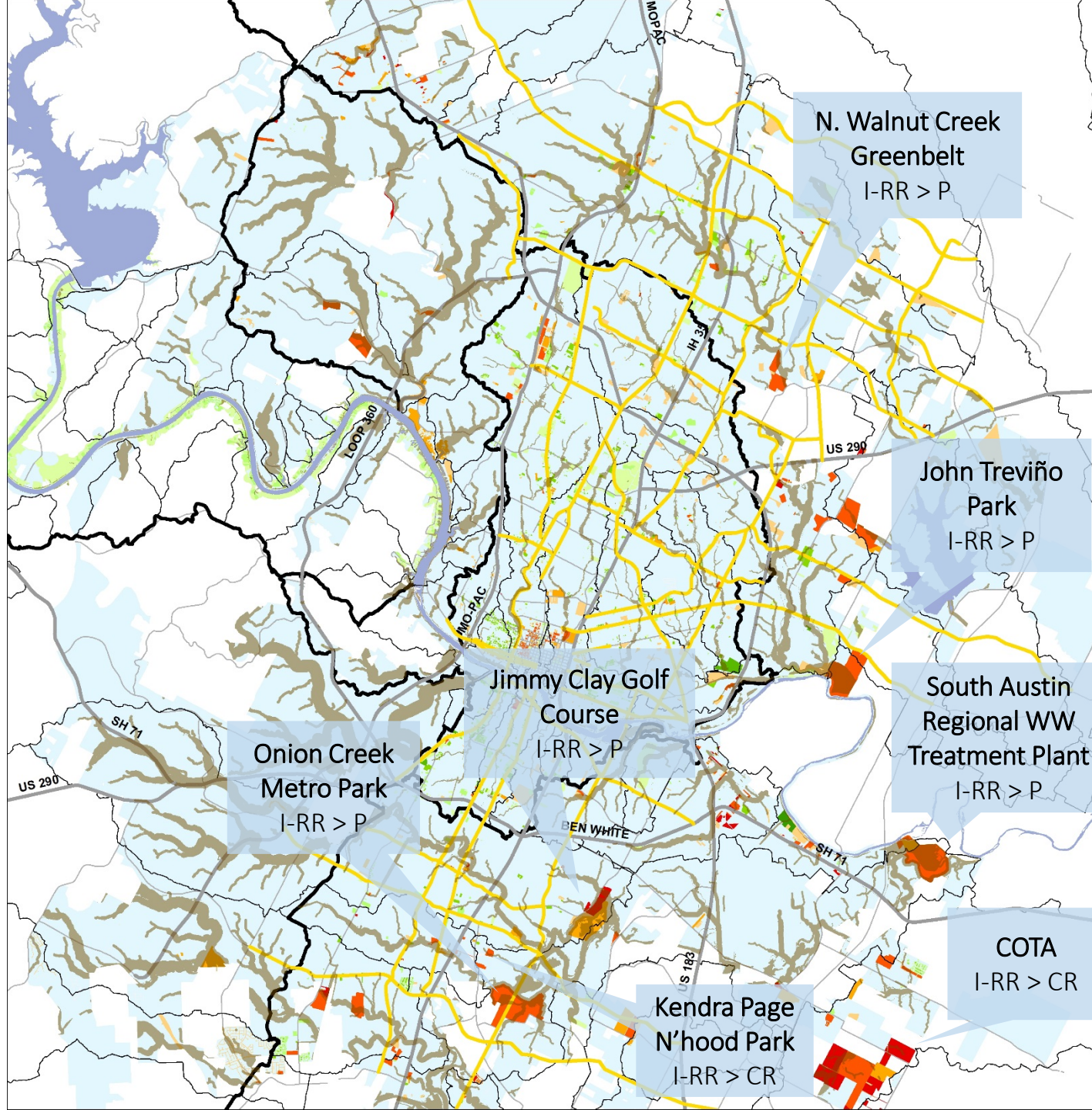


Full Purpose Jurisdiction

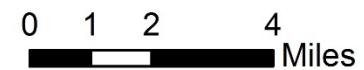
Difference from Current Impervious Cover Max



Parcels with the largest increases in max IC is largely attributable to rezoning from I-RR to a zone in alignment with its current land use



This map has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Impervious Cover Analysis Results (Draft 1 - updating soon)

Watershed	Watershed Area Within City Limits (acres)	Existing Impervious Cover (%)	Allowed Maximum Impervious Cover (%)		Difference between Current and Proposed Entitlements
			Current LDC	Proposed LDC	
Total	214,775	25%	49.6%	49.8%	0.25%
Urban Watersheds	38,594	48%	64.4%	64.1%	-0.35%

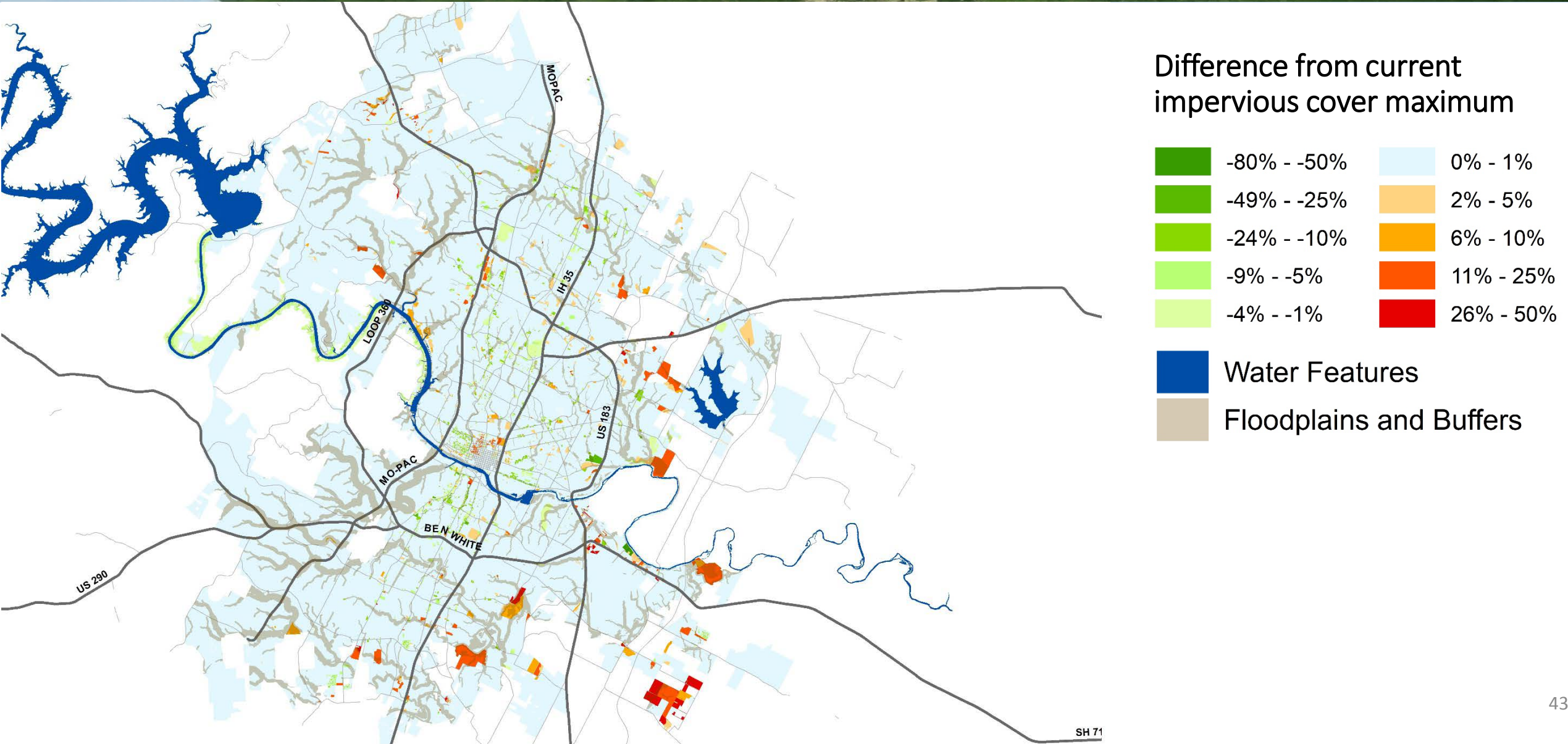
Note: This analysis does not account for environmental protections that may be located on a parcel, including stream buffers, steep slopes, Critical Environmental Feature setbacks, and protected trees. These protections potentially lower the total amount of impervious cover for any given parcel.

Impervious Cover Analysis Results (Draft 1 - updating soon)

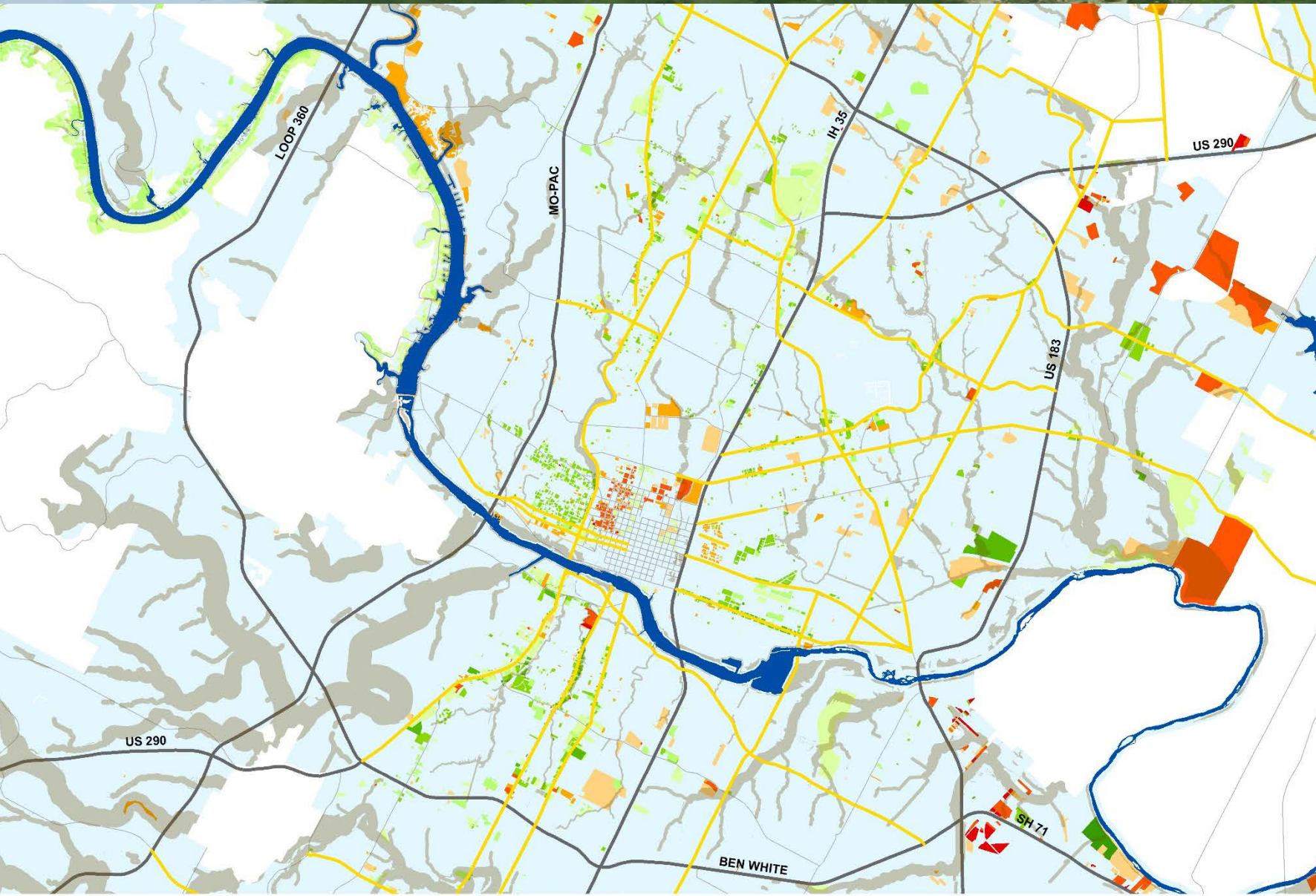
Existing Zoning	Percent of City	Existing IC	Current Max IC	Proposed Max IC	Pct Unbuilt IC
Single-Family	33%	20%	34%	35%	18%
Public	12%	6%	24%	24%	8%
Commercial/Multifamily	29%	32%	67%	66%	40%
PUDs	13%	7%	67%	67%	32%
No Zoning	14%	55%	59%	59%	1%
Grand Total	100%	25%	49.6%	49.8%	100%

- Commercial, Multifamily, and PUD zoning categories represent over 70% of unbuilt impervious cover (IC) entitlements.
- Under the new proposal, these properties would have to prove no adverse impact relative to undeveloped conditions.

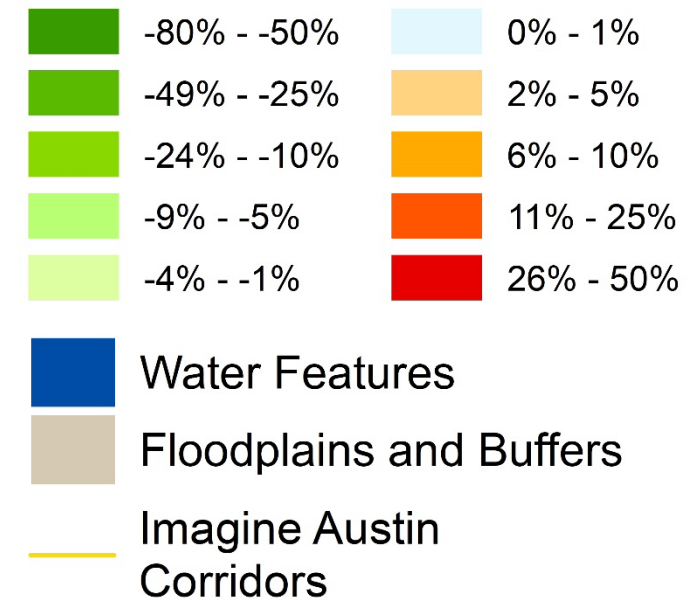
Impervious Cover Analysis Results (Draft 1 - updating soon)



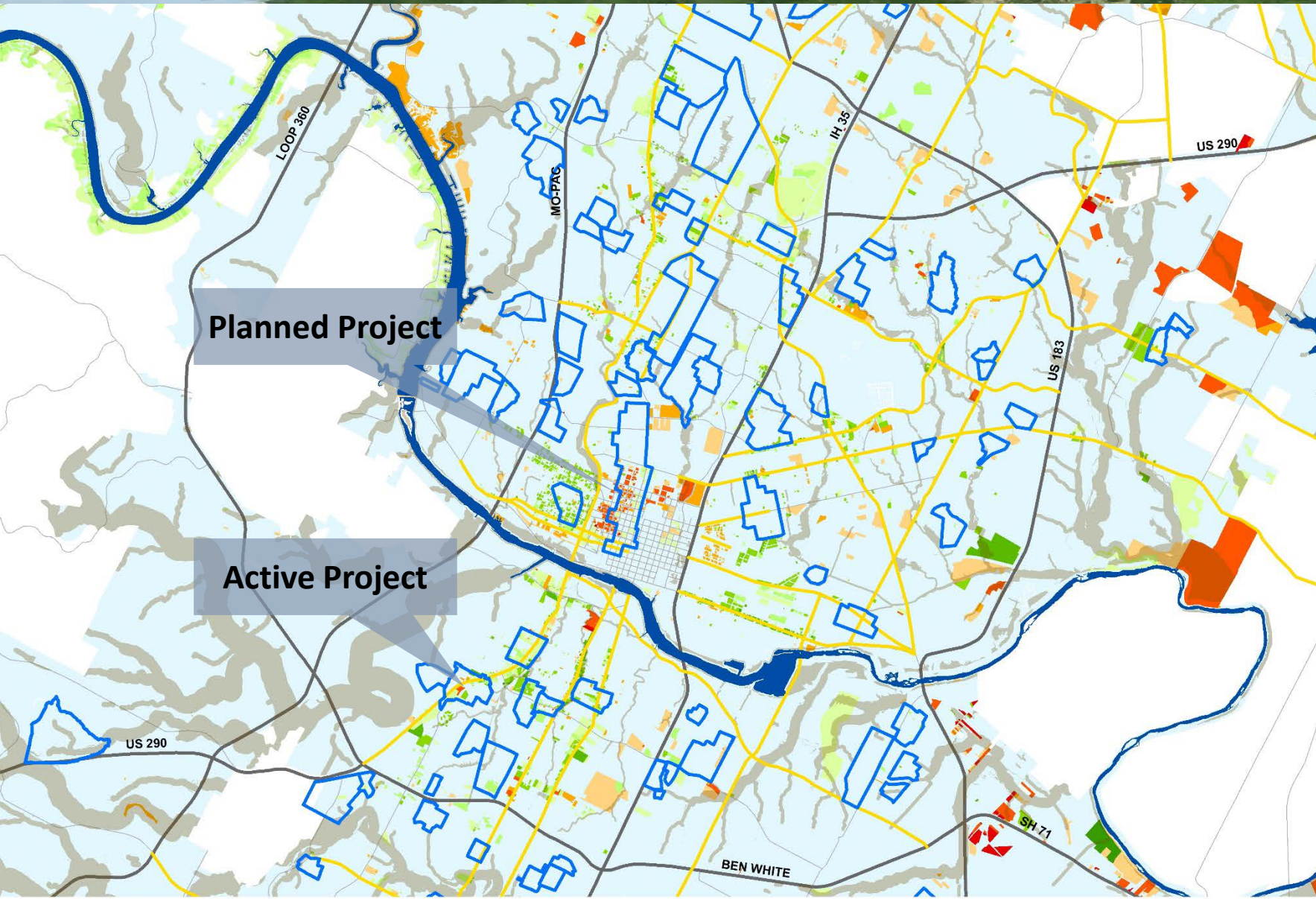
Impervious Cover Analysis Results (Draft 1 - updating soon)



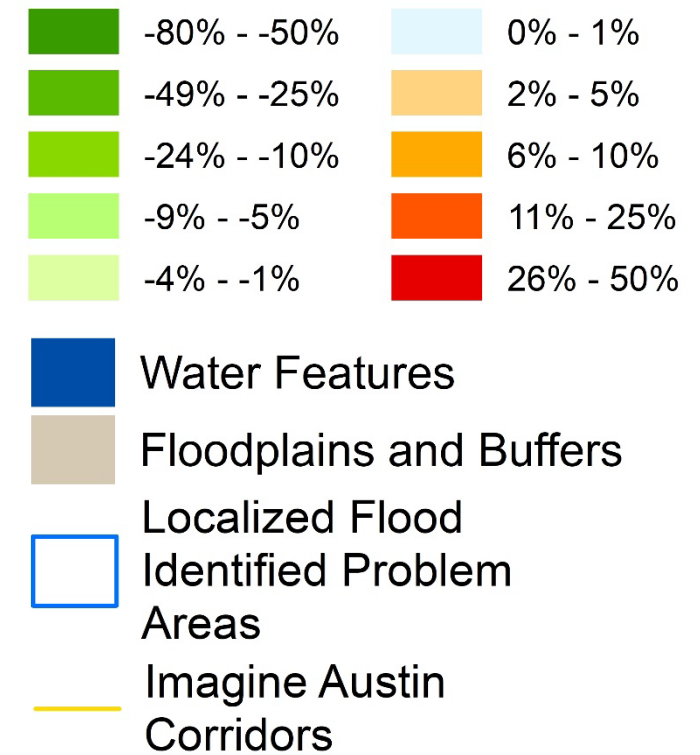
Difference from current impervious cover maximum



Impervious Cover Analysis Results (Draft 1 - updating soon)



Difference from current impervious cover maximum

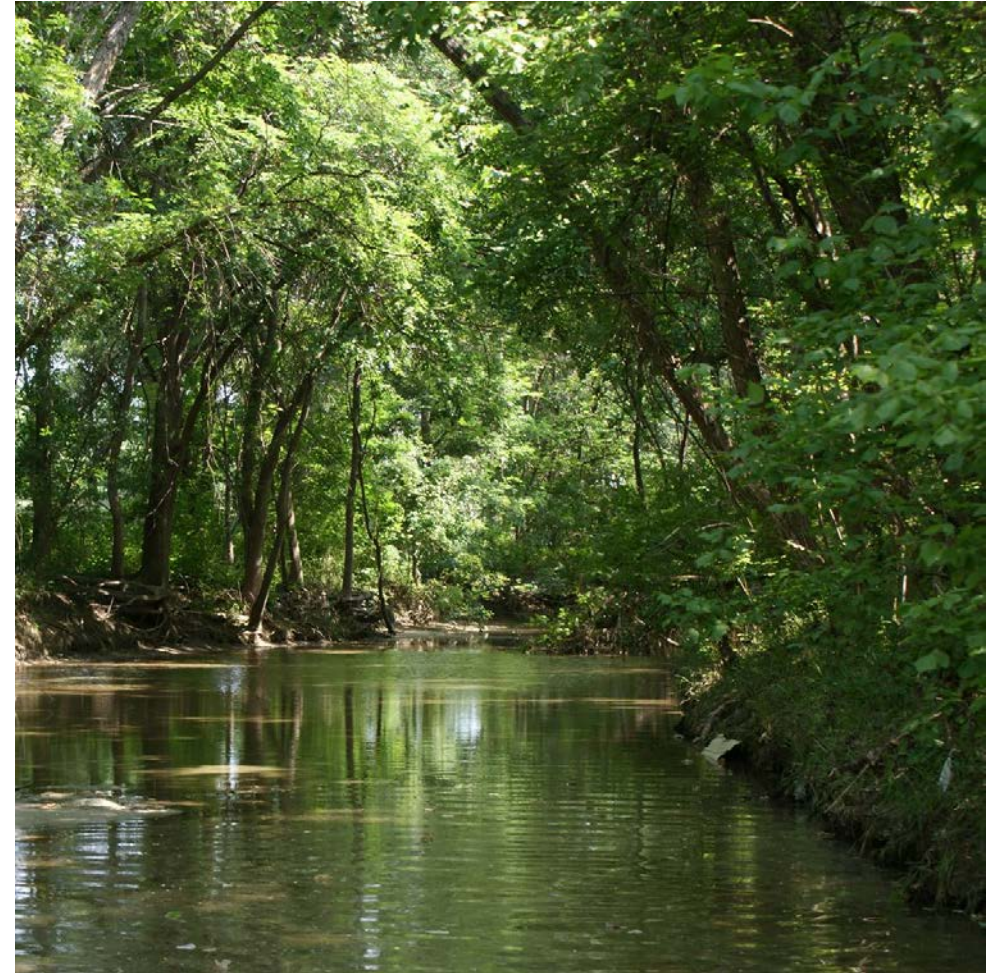




Additional Water Quality Changes

Additional water quality proposals include:

- Decompaction of soils after construction
- Revised creek crossing requirements for streets
- Limited payment-in-lieu option for small, infill subdivisions in Suburban Watersheds
- Improved code organization



Impervious Cover Analysis Results (Draft 1 - updating soon)

Watershed	Watershed Area Within City Limits (acres)	Existing Impervious Cover (%)	Allowed Maximum Impervious Cover (%)		Difference between Current and Proposed Entitlements
			Current LDC	Proposed LDC	
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Impervious Cover Analysis Results (Draft 1 - updating soon)

Existing Zoning	Percent of City	Existing IC	Current Max IC	Proposed Max IC	Pct Unbuilt IC Increase
Single-Family	33%	20%	34%	35%	18%
Public	12%	6%	24%	24%	8%
Commercial/Multifamily	29%	32%	67%	66%	40%
PUDs	13%	7%	67%	67%	32%
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