

# CODENEXT DRAFT 2 INFO

## Summary of Glen Lakes Meeting, October 16, 2017

*GlenLake and surrounding neighborhoods, are currently zoned RR and is proposed to be zoned RR in the draft 2 Land development code (called CodeNEXT).*

**Draft 2 defines RR in section 23-4D-2050 Rural Residential (RR) Zone as:**

### **A. General Intent**

The RR zone is a residential zone that provides detached housing on large lots. This zone is meant for use in areas where terrain or public service capacity require low density, or to maintain areas with existing rural character.

### **Design Standards that did not change**

- Minimum lot size 1 acre
- Minimum width 100'
- Minimum front setback 40', Minimum side street 25', Minimum side 10', Minimum rear 20'
- Maximum height 35'
- Impervious cover max 25%

### **CodeNEXT Proposed Additional Design Standards**

- Covered porch, open on three sides max of 5' (not apply if for passive energy design or ramps)
- ADU Max height 30' (two stories)

### **Summary of What's Different?**

- **Accessory Dwelling Units (ADU)** are proposed in most residential zoning categories and in RR. An ADU is defined in **Table 23-4E-8030(A)** "An additional structure located at the rear of a lot—sometimes positioned above a garage—that provides space for a single small residential unit, a home office, or other small commercial or service use. Also known as a Granny flat." It cannot be used as a short-term rental. A max of four unrelated adults may reside in an ADU, per 23-4E-7050
- The **parking space minimum** requirement for new homes is one parking space for a car, currently it is two spaces.
- **Easier to subdivide lots** into minimum one acre size, although this will

be difficult in Glenlake because of the septic tank requirement.

- Given the City's desire to have 145,000 more units in the city core, traffic will not improve soon.

## References

[www.communitynotcommodity.com](http://www.communitynotcommodity.com) for CodeNEXT research and neighborhood resolutions <https://www.austintexas.gov/codenext> for City of Austin info on CodeNEXT