**NCCD QUESTIONS OUTSTANDING FROM 5-22-17 (DRAFT 1)**

NCCD= F 25- What does that actually mean? What we were told as residents in NCCDs was that this zoning would stay the same. This is (according to what I have heard) contradicted in draft 3.0. There is a link in draft 3.0 that says if a zoning change is applied for, the zoning must then come into compliance with the new code. Does that mean that the zoning becomes another “system”?

This section explains that since NCCDs will no longer be allowed…- who made that decision? Were any of the NCCDs consulted? The NCCD tool is recognized by the State of Texas as a conservation tool. If it is good enough for the State and other Texas cities, it should be an allowable tool in Austin.

These were unanswered questions from a meeting in North Hyde Park with stakeholders from all 6 of the NCCDs and Greg Guernsey, 5/22/17.

Unanswered Questions:

1. If the NCCD does not reference the McMansion Ordinance, then does it still apply? The “tent” is not mentioned in the code.

(Mr. Guernsey said he would ask the consultants and get back to us).

1. What about substandard lots? Does the new code apply to NCCDs?
2. The Remodel Ordinance is missing in CodeNEXT, and it is not specifically mentioned in the NCCDs- will it apply?
3. Compatibility Standards are not mentioned in the new code, but our NCCDs were based upon their existence- will they still apply to the NCCD?
4. We need to remember that the Council never meant to get rid of compatibility standards nor neighborhood plans, (referenced in IACP- p. 207).
5. Dumpster placement is gone (for 20 ft) and some screening- will that regulation still apply in the NCCD?
6. Noise abatement for 70 Decibels is missing?
7. **The NCCD are only compendiums (compendia) to the existing code.** NCCDs will be mostly meaningless, if the old code does not apply. Will the old code apply for the NCCD to be relevant? Where will it be referenced if is still applies? The
8. If there is a request for a zoning change to a property referenced in the NCCD, what will the change become- new code? Are there “equivalency” zonings? Will their extra entitlements apply if the zoning change is allowed?
9. Occupancy limits were supposed to remain at 4 unrelated adults and was listed in the first draft erroneously (according to Mr. Guernsey when the first draft was released). In draft 3.0, the occupancy of unrelated adults is back to 6 per property.
10. Will subchapter E (Design Standards) still apply?