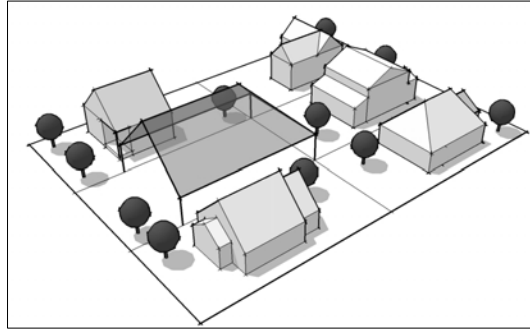


**SUBCHAPTER F:
RESIDENTIAL DESIGN AND
COMPATIBILITY STANDARDS**



**Based on the June 2006 Code Amendments
And the work of the McMansion Task Force**

PUBLIC WORKSHOPS: SEPTEMBER 2006

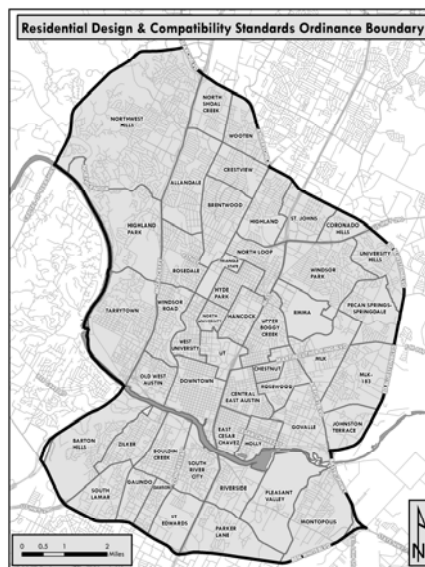
Agenda

- Summary of New Ordinance**
- Review Process**
- Questions and Discussion**

SUMMARY OF NEW ORDINANCE

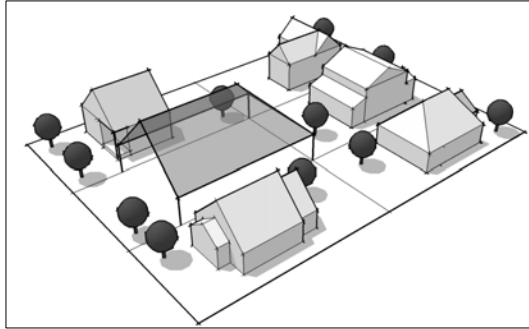
Applicability: Where does this ordinance apply?

- To properties within a set geographic boundary
- And used for the following:
 - Bed and breakfast residential use (group 1 or 2)
 - Cottage special use
 - Duplex residential use
 - Secondary apartment special use
 - Single-family attached residential use
 - Single-family residential use
 - Small lot single-family residential use
 - Two-family residential use
 - Urban home special use
- Exceptions / Conflicts (see p.3)



What does this ordinance do?

1. The ordinance defines the **MAXIMUM AMOUNT OF DEVELOPMENT PERMITTED** on the property, and
2. The ordinance establishes the **BUILDABLE AREA** within which development must occur.



Maximum Development

- The maximum amount of development permitted on a property subject to this ordinance is the **GREATER** of:
 - 0.4 to 1.0 floor-to-area ratio
 - OR
 - 2,300 square feet gross floor area

(Section 2.1, Page 5)

Buildable Area

- The “buildable area” is the area in which development subject to this ordinance may occur, defined by:**
 - Maximum height**
 - Front, side, and rear yard setbacks**
 - Side and rear setback planes**

(Section 3.1, Page 21)

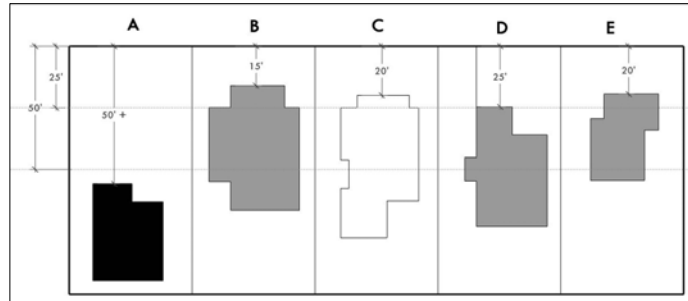
First component of buildable area: HEIGHT

- Maximum building height = 32 feet**
- Only a few exceptions:**
 - Example - Neighborhood planning tools:**
 - Urban homes (35 feet)
 - Cottages (35 feet)
 - Secondary apartments (30 feet)

(Section 2.2, Page 5)

Second component of buildable area: YARD SETBACKS

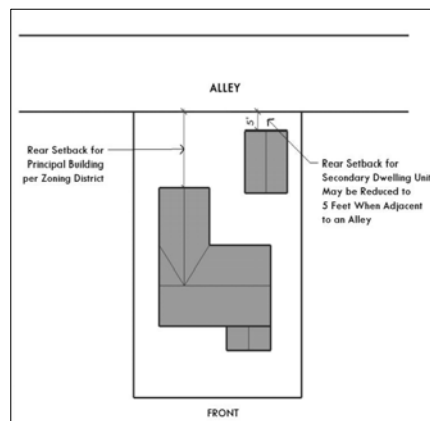
- Minimum FRONT yard setback =
The lesser of:
 - Minimum front yard setback in Code; OR
 - Average front yard setback



(Section 2.3, Page 5)

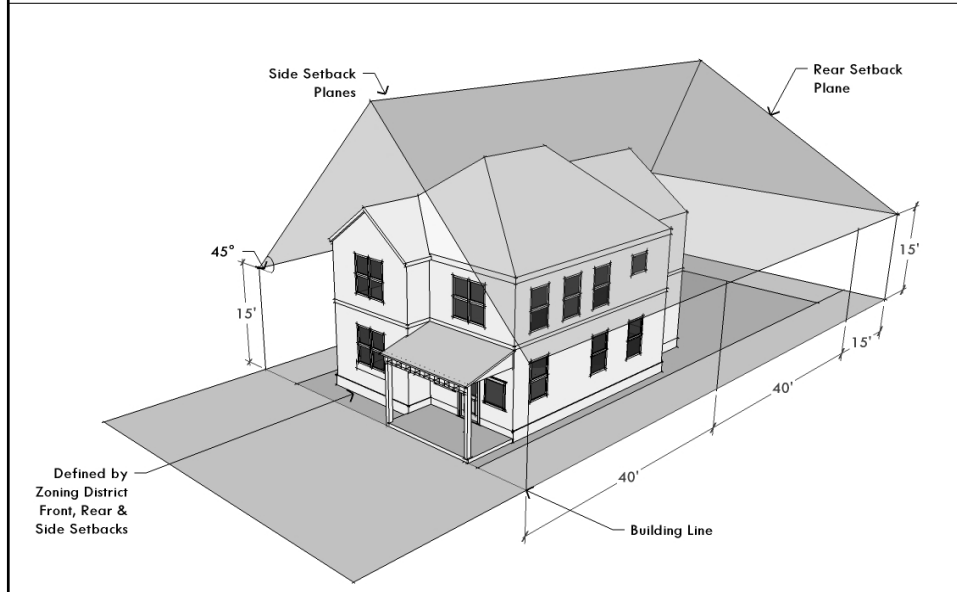
Second component of buildable area: YARD SETBACKS

- Minimum REAR yard setback:
 - Principal structure: Code
 - Secondary structure: Code, or 5 feet if there is an alley in the rear
- Minimum SIDE yard setbacks: Code



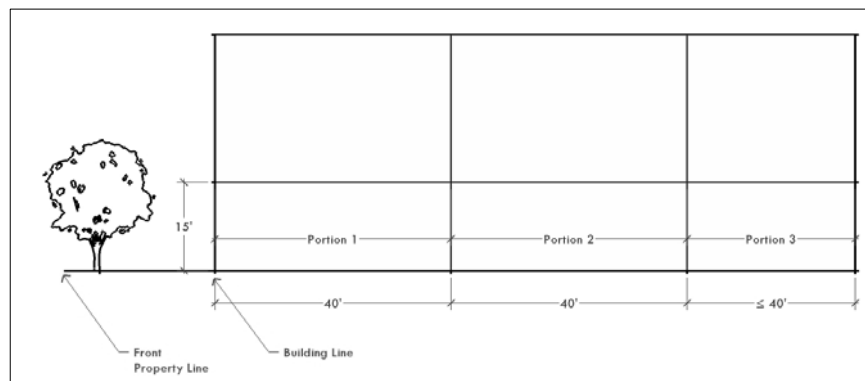
(Sections 2.4 -2.5, Page 6)

Third component of buildable area: SETBACK PLANES



Third component of buildable area: SETBACK PLANES

– Divide the property into 40-foot portions

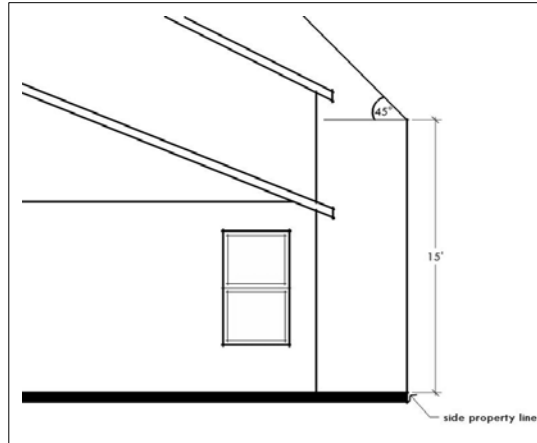


(Figure 4, Page 8)

Third component of buildable area: SETBACK PLANES

– Side setback planes are measured from the side property lines:

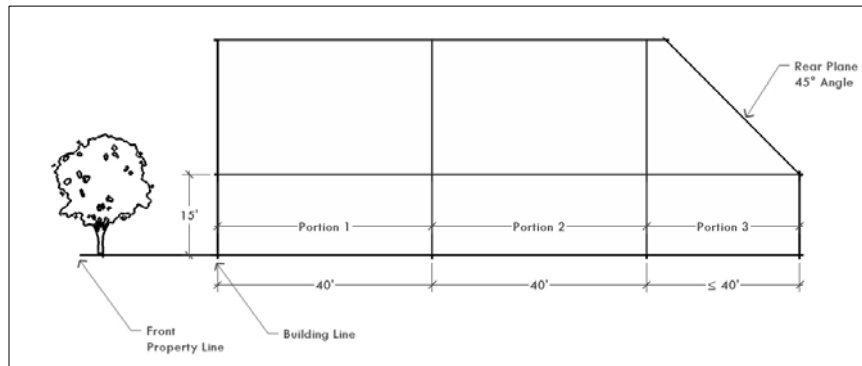
- Inwardly sloping 45-degree angle
- Begins at horizontal line 15 feet directly above the side property line



(Figure 3, Page 7)

Third component of buildable area: SETBACK PLANES

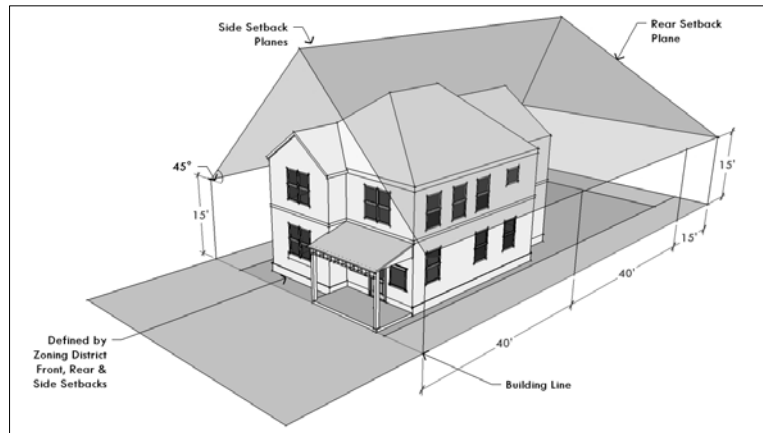
– Rear setback plane



(Figure 6, Page 9)

Third component of buildable area: SETBACK PLANES

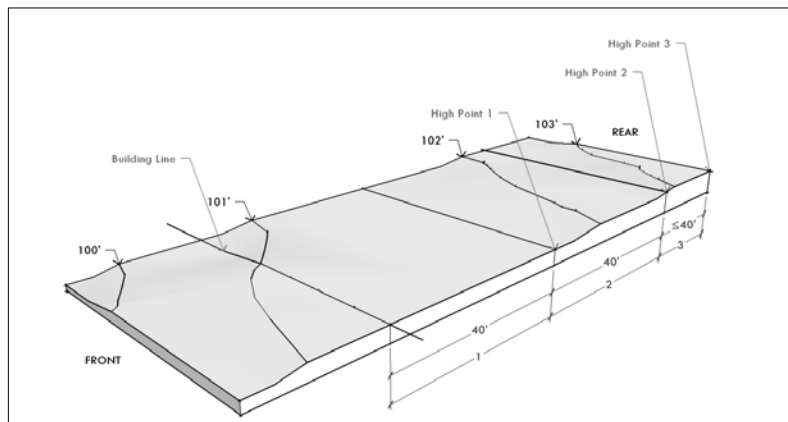
– Side and rear setback planes combined



(Figure 8, Page 10)

Third component of buildable area: SETBACK PLANES

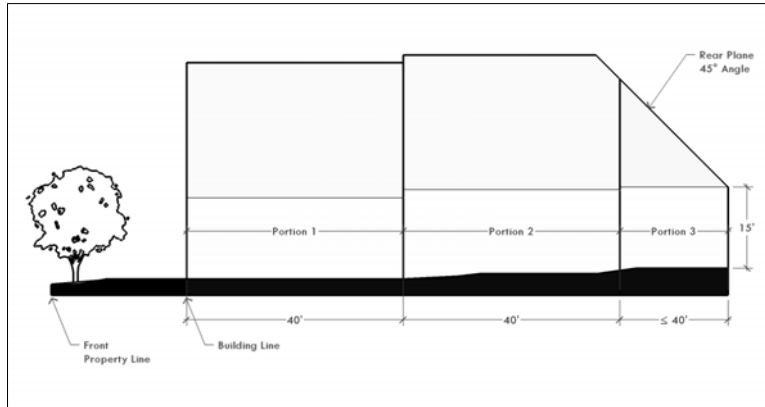
– Determining high points on a sloping lot



(Figure 5, Page 8)

Third component of buildable area: SETBACK PLANES

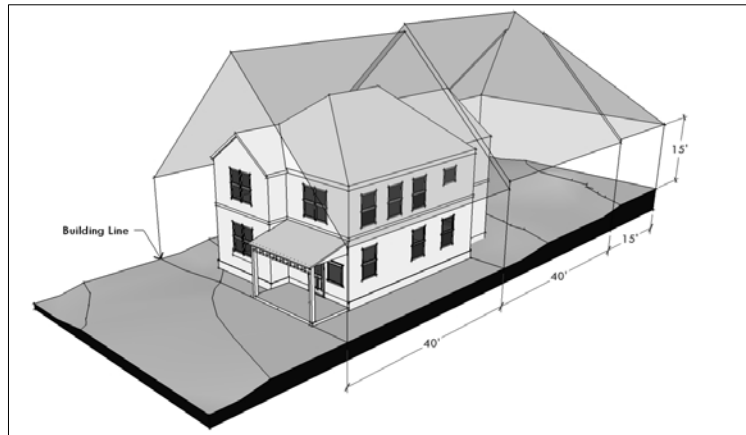
– Creating setback planes on a sloping lot



(Figure 7, Page 9)

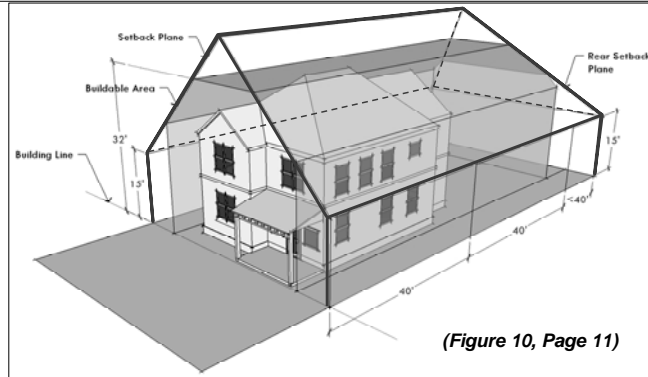
Third component of buildable area: SETBACK PLANES

– Side & rear setback planes on sloping lot



(Figure 9, Page 10)

BUILDABLE AREA



- Smallest area within maximum height, yard setbacks (front, rear, and side), and side and rear setback planes
- Defines the area within which maximum development is permitted (greater of 0.4 FAR or 2,300 sq ft GFA)

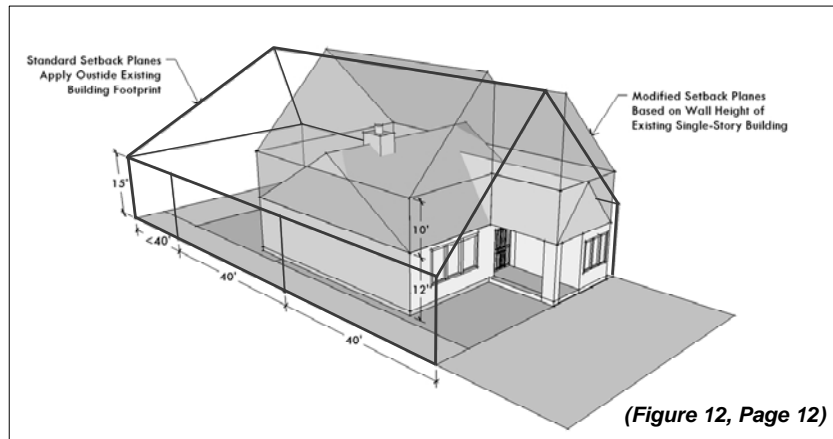
BUILDABLE AREA

- Existing buildings may project into buildable area



Side Setback Plane Exception for Existing One-Story Buildings

- Applies to 1-story building constructed or received building permit before Oct 1, 2006



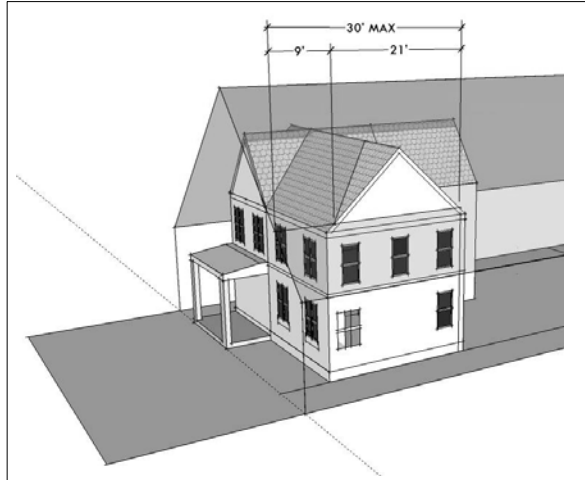
Exceptions to Setback Planes

- A structure may not extend beyond a setback plane, except for:
 - A structure authorized by the Residential Design and Compatibility Commission;
 - A structure consistent with an adopted neighborhood plan that has customized the requirements of this ordinance;
 - A roof overhang or eave (up to two feet);
 - A chimney, vent, antenna, or energy conservation or production equipment not designed for occupancy;
 - Or...

(Section 2.6.E., Page 13)

Exceptions to Setback Planes

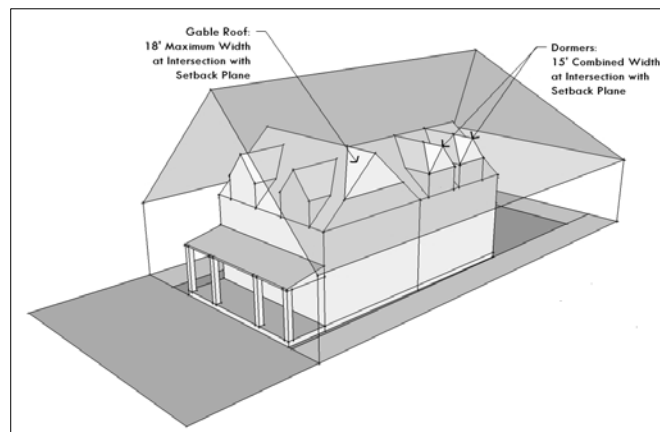
– 30-foot side-gabled roof exception



(Figure 13, Page 13)

Exceptions to Setback Planes

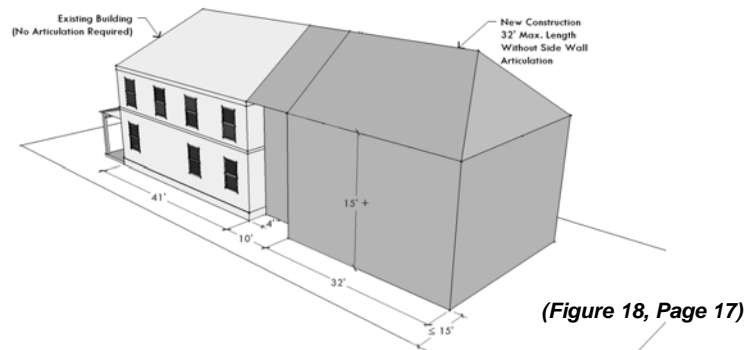
– Gables plus dormers exception



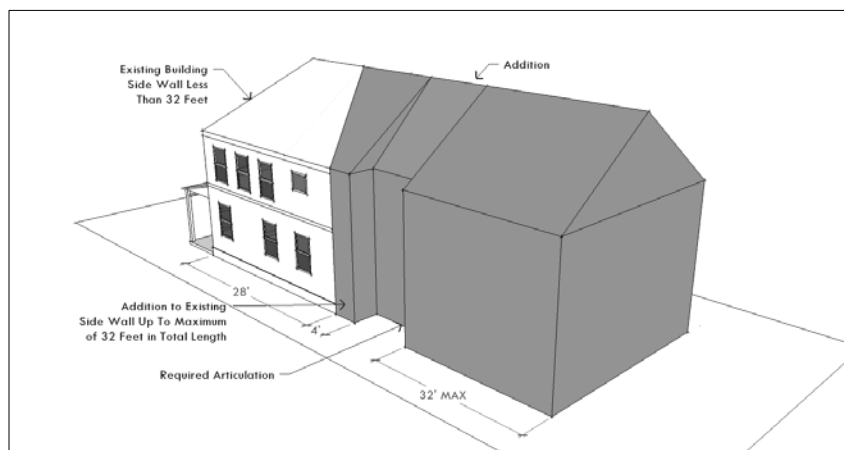
(Figure 17, Page 16)

Side Wall Articulation

- A side wall of a building more than 15 ft high and less than 15 feet from an interior lot line may not extend in an unbroken plane for more than 32 feet.

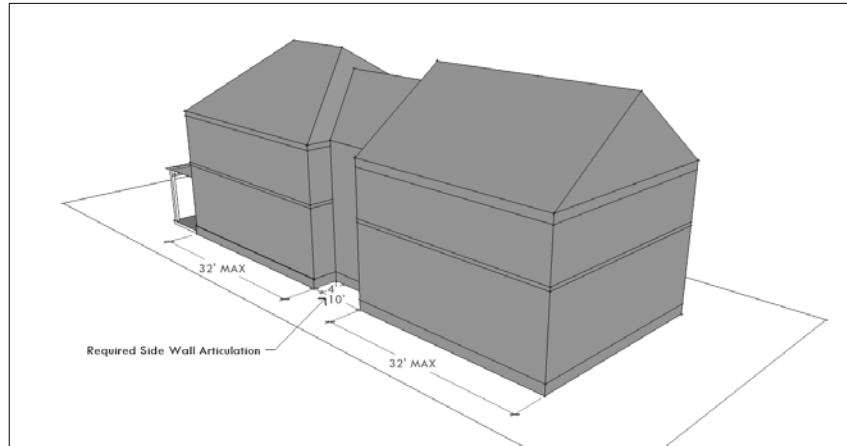


Side Wall Articulation



(Figure 19, Page 18)

Side Wall Articulation



(Figure 20, Page 18)

Organization

- **Article 1: General Provisions**
- **Article 2: Development Standards**
- **Article 3: Definitions and Measurement**
(includes modified definition of "gross floor area")

RESIDENTIAL REVIEW PROCESS

PROCESS SUMMARY

- Topographic survey of lot for review:**
 - Single-story process: Not required
 - Multi-story process: Required

- Certified or sealed plans demonstrating and stating compliance with residential design and compatibility regulations**
 - Single-story process: Not required
 - Multi-story process: Required (sealed by Texas licensed architect, engineer, surveyor or certified professional building designer, AIBD)

PROCESS SUMMARY

- Austin is creating a two-tiered review process:
- The “single-story process” applies only for the following:
 - New construction or addition
 - Single story
 - Maximum height 20'
 - Ceiling height: 15' or less
 - No waiver or variance requested
 - Interior remodel only of any structure
- The “multi-story process” applies to all other projects subject to this ordinance

APPLICATION SUBMITTAL REQUIREMENTS

- One application form for all request types, with instructions indicating what needs to be submitted for each type and location of project
- Three “plot” plans as currently required
- One diagram showing front yard setbacks of existing adjacent structures as applicable for averaging per RD&C, if proposing structure to be closer than zoning front yard setback
- Multi-story projects: 1 topographic survey sealed by a registered Professional Land Surveyor (RPLS) showing 1' elevations of the lot & highpoint elevations at 40' building line segments per standards
- 2 sets of floor plans with building elevations (all sides)
 - Multi-story project submit sealed building elevations of each side and showing building setback planes and buildable area demonstrating and stating compliance with RD&C.
 - All projects submit 1 reduced set of building elevation drawings showing information above (8 ½" X 11"), sealed is applicable.

FOR MORE INFORMATION

- **Contact Residential Review,
512-974-2380,
Erica Eichert, Supervisor,
512-974-2720**
- **[http://www.ci.austin.tx.us/zoning/
sf_regs.htm](http://www.ci.austin.tx.us/zoning/sf_regs.htm)**

QUESTIONS & DISCUSSION