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**ORDINANCE AMENDMENT REVIEW SHEET**

**Amendment:** C20-2011-031 Subchapter F Ceiling Height

**Description:** Consider ordinances amending Chapter 25 of the City Code to add back a provision in Subchapter F regarding 15 foot ceiling heights, which was inadvertently removed.

**Proposed Language:** See attached draft language.

**Staff Recommendation:** Staff recommends this amendment.

**Background:** Initiated by Planning Commission on October 25, 2011.

Subchapter F spells out residential design and compatibility standards. A section on gross floor area calculation stating that "an area with a ceiling height greater than 15 feet is counted twice" was inadvertently removed. This code amendment would re-insert that language.

**Board and Commission Actions**

**Planning Commission Subcommittee on Codes and Ordinances** – Voted to send this item to full Planning Commission on February 19, 2013. Vote: 6-0.

**Planning Commission** – A public hearing is scheduled for March 12, 2013.

**Council Action**

**City Council** – A public hearing at City Council has been set for April 11, 2013.

**Ordinance Number:** NA

**City Staff:** Greg Dutton

**Phone:** 974-3509

**Email:** greg.dutton@austintexas.gov

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Below is the current code; proposed code language is in **RED**.

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**§ 3.3. GROSS FLOOR AREA.**

In this Subchapter, GROSS FLOOR AREA has the meaning assigned by Section [25-1-21](#) (*Definitions*), with the following modifications:

**3.3.1.** In this Subchapter, GROSS FLOOR AREA means all enclosed space, regardless of its dimensions, that is not exempted under subsections 3.3.2, 3.3.3, or 3.3.4.

**3.3.2.** Subject to the limitations in paragraph C below, the following parking areas and structures are excluded from gross floor area for purposes of this Subchapter:

- A. Up to 450 square feet of:
  - 1. A detached rear parking area that is separated from the principal structure by not less than 10 feet;
  - 2. A rear parking area that is 10 feet or more from the principal structure, provided that the parking area is either:
    - a. detached from the principal structure; or
    - b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or
  - 3. A parking area that is open on two or more sides, if:
    - i. it does not have habitable space above it; and
    - ii. the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport.
- B. Up to 200 square feet of:
  - 1. An attached parking area if it used to meet the minimum parking requirement; or

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2. A garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either:

- a. detached from the principal structure; or
- b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width.

C. An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.

**3.3.3.** Porches, basements, and attics that meet the following requirements shall be excluded from the calculation of gross floor area:

A. A ground floor porch, including a screened porch, provided that:

- 1. the porch is not accessible by automobile and is not connected to a driveway; and
- 2. the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

B. A habitable portion of a building that is below grade if:

1. The habitable portion does not extend beyond the first-story footprint and is:

- a. Below natural or finished grade, whichever is lower; and
- b. Surrounded by natural grade for at least 50% of its perimeter wall area, if the habitable portion is required to be below natural grade under paragraph 1.a.

2. The finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

C. A habitable portion of an attic, if:

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1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater;
2. It is fully contained within the roof structure;
3. It has only one floor;
4. It does not extend beyond the footprint of the floors below;
5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and
6. Fifty percent or more of the area has a ceiling height of seven feet or less.

**3.3.4.** An enclosed area shall be excluded from the calculation of gross floor area if it is five feet or less in height. For purposes of this subsection:

- A. Area is measured on the outside surface of the exterior walls; and
- B. Height is measured from the finished floor elevation, up to either:
  1. the underside of the roof rafters; or
  2. the bottom of the top chord of the roof truss, but not to collar ties, ceiling joists, or any type of furred-down ceiling.

**3.3.5** An area with a ceiling height greater than 15 feet is counted twice.

*Source: Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20080618-093.*