

## Staff Report to RDCC re: common confusions with Subchapter F

- Gross Floor Area Exemptions

The parking area exemptions are quite elaborate and lead to confusion regarding which exemptions apply under which circumstances. Exceptions could be simplified by providing a standard exemption amount (perhaps 400 sq ft to allow a standard two car garage) and eliminating placement restrictions.

The attic exemption is a well-documented area of confusion. The code attempts to restrict the attic space, but given the complexity of potential roof designs, is difficult to lock down in any consistent manner.

The basement exemption is similar, though staff sees far fewer cases proposing basement areas. Walk-out basements still provide for a high level of confusion, primarily around differentiating between natural grade and finished grade.

The ground floor porch exemption can also be difficult to administer, especially on sloping lots where the “ground floor” changes as you move from front to back on the property. The code fails to provide a definition of “ground floor”.

- Building Line

The location of the building line defined in the McMansion ordinance often differs from the minimum front setback line, which is a common confusion. Additionally, since the Subchapter F definition references the principal structure, it leads to loopholes when accessory structures are located to the front of the principal structure.

- Setback Planes

The lack of definition for dormers leads to many disputes over what is and is not a dormer. The shed roof exception actually creates situations where designers change from a flat roof to a shed roof to fall under an exception while actually creating more mass.

Additionally, the ordinance provides no guidance for irregular lots or lots with curved front lot lines.

- Sidewall Articulation

25-2 Subchapter F Article 2.7.1 references the first floor only for measurement of wall height. The language could be changed to reference the upper-most floor to eliminate confusion.

For Your Consideration,

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