

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2015-010 Porch Encroachment

Description: Consider an amendment to Title 25 of the City Code related to street side yard porch encroachment.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- Will allow street side yard porches to project up to five feet into the setback.

Background: Initiated by Planning Commission on September 22, 2015

Current code allows front porches in zoning districts MF-3 or more restrictive to project up to five feet in a front yard setback; this provision is applicable city-wide. The proposed code amendment will allow for a similar provision for street side yards, such that a porch on a street side yard (ie a corner lot) could project up to five feet into the setback.

Staff Recommendation: Approve proposed ordinance.

Board and Commission Actions

November 17, 2015: Forwarded with no recommendation by the Codes and Ordinances Subcommittee on a 4-0 vote (Commissioner Stevens and Seeger absent).

December 8, 2015: To be reviewed by the Planning Commission.

Council Action

December 17, 2015: A public hearing has been set.

Ordinance Number: NA

City Staff: Greg Dutton

Phone: 974-3509

Email: greg.dutton@austintexas.gov

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE TITLE 25 REQUIREMENTS RELATED TO THE OPENNESS OF REQUIRED YARDS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Subsection (G) of City Code Section 25-2-513 (*Openness of Required Yards*) is amended to read as follows:

(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard, a street side yard, or both.

PART 2. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015

§
§
§

Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

October 22nd, 2015

To: Planning Commissioners

From: City of Austin Pedestrian Advisory Council

Re: Support for proposed changes to §25-2-513 of the Land Development Code

Via: Electronic mail

Dear Honorable Planning Commissioners,

The City of Austin Pedestrian Advisory Council met on September 14, 2015. At that meeting, the PAC received a presentation from Mr. Girard Kinney about restrictions on porches in residential side yards and how those restrictions differ from those in front yards.

At this meeting, the PAC voted to support Mr. Kinney's letter to the Codes and Ordinances Subcommittee of the Planning Commission (attached). That letter outlines proposed changes in language that would allow more porches to be built along street side yards on corner lots citywide.

Several PAC members noted during discussion how important porches are in bringing residents out of their homes and engaging with the street, emphasizing that porches are critical for the good pedestrianism that the PAC promotes and supports.

Thank you,

Heyden Black Walker

Chair, City of Austin Pedestrian Advisory Council

The Pedestrian Advisory Council (PAC) shall advise the City of Austin on pedestrian planning, policy, design, funding, education, and enforcement efforts regarding the creation, maintenance and operation of pedestrian facilities in order to ensure a safe and enjoyable circulation for both commuting and recreation within the City of Austin. The PAC's goal is to ensure sensitivity to pedestrian issues in the design and implementation of all public and private projects impacting pedestrians.