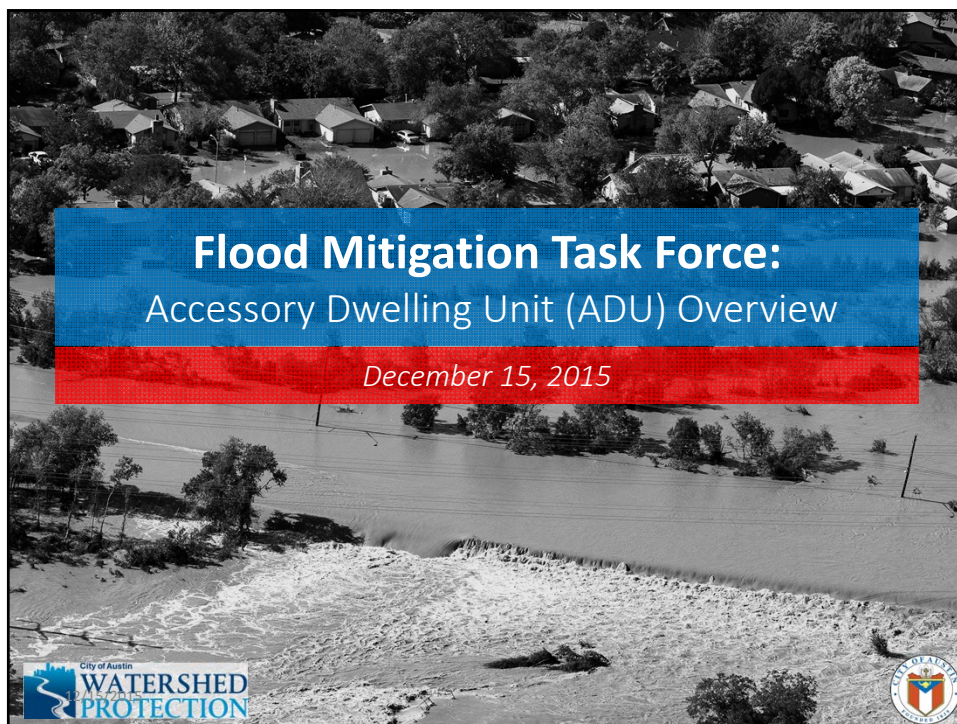




Background

What is an ADU?



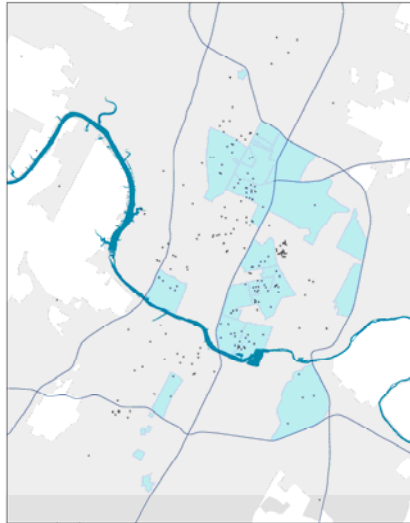
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Secondary, smaller unit on a lot with a primary house

2

Background

How many are there in Austin?



~230 permitted and
built since 2007

Average: 30 per year

Adopted Secondary Apartment
Infill Option
• Permitted Secondary Apartment

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Background

Recent ADU regulation changes

At the **November 19, 2015** meeting, City Council approved the following changes to ADU regulations:

- Reduce minimum lot size for Two Family Residential use from 7,000 to 5,750 and allow as a permitted use on SF-2
- Set the maximum ADU size to 1,100 ft³ or 0.15 FAR (whichever is smaller)
- Reduce building separation to 10 ft
- Eliminate requirement that an entry be more than 10 ft from a property line
- Remove driveway requirement
- Provide one parking space for the ADU
- Eliminate parking requirement for ADU within 1/4 mile of an Imagine Austin activity corridor that is also served by transit
- Limit use as short-term rental to a maximum of 30 days per year for ADUs constructed after October 1, 2015
- Prohibit use as a Type 2 short term rental

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Potential Drainage Impacts of New ADU Regulations

- Concern has been expressed that these changes could exacerbate localized drainage and flooding problems.
- This analysis examines available information and puts the impact of ADUs in context within citywide drainage and flooding concerns.

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Impervious Cover Analysis

Conclusions

- Council's ADU changes do not increase the allowable base zoning impervious cover.
- There is no significant difference in impervious cover levels between ADU and new SFR development.
- Increases in impervious cover on SFR lots comes in many forms (e.g. expansions, garages, driveways, etc.)
- Regardless of the form of expansion, new construction is effectively maximizing the available impervious cover on a given lot.

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Macro vs. Micro-Level Impacts

- At the watershed (macro) level, the combined impact of *all forms* of impervious cover on drainage systems is of concern.
- At the site (micro) level, individual changes in impervious cover and associated drainage patterns can potentially have negative localized impacts.

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Macro vs. Micro-Level Mitigation Strategies

What can we do about the impacts of incremental increases in impervious cover across a watershed? (macro-level)

- Capital projects to improve drainage systems, provide flood detention, and/or remove structures from low-lying areas.
 - Current rate of investment will require many years to resolve all existing drainage and flood problems.
- Regulatory solutions associated with commercial and multi-family Site Plans requiring “no adverse impact.”
 - Future code improvements under consideration with CodeNEXT may require the retrofitting of drainage systems or flood detention as redevelopment occurs.
- Public-private partnerships.

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Macro vs. Micro-Level Mitigation Strategies

What can we do about localized impacts of site-level increases in impervious cover? (micro-level)

- “No adverse impact” is not currently reviewed in the Building Permit application process.
- Such a requirement has been considered in the past (e.g. McMansion), but design, permitting, and post-construction maintenance challenges have obscured a clear path for such solutions.
- Another potential improvement would be to require Building Permits to provide a drainage plan

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Takeaway

- Increasing impervious cover *is* a major concern in areas which lack adequate storm drainage systems.
- WPD expects impervious cover levels in these areas to increase regardless of changes in ADU policy, however
- ADUs could potentially marginally increase the rate of construction, but they are not expected to significantly change the overall trend.

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Regulatory Status

On Nov. 19, 2015, the Austin City Council approved the following changes to the ADU regulations in [Resolution No. 20140612-062](#):

- Reduce minimum lot size for ADUs on SF-3 zoned lots to 5,750 square feet.
- Set the max. size of an ADU to 1,100 sq. ft. or 0.15 FAR whichever is smaller
- Reduce building separation to 10 feet (front to back and side to side).
- Eliminate requirement that an entry be more than 10 ft. from a property line.
- Remove driveway requirement
- Provide one parking space for the ADU in addition to main structure parking.
- Eliminate parking requirement for ADU within 1/4 mile of an activity corridor as identified in the Imagine Austin Comprehensive Plan also served by transit
- Limit use as short-term rental to a maximum of 30 days per year for ADUs constructed after October 1, 2015.
- Prohibit use as a Type 2 short-term rental.

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<http://www.austintexas.gov/page/ADU> 11

Contact Information

Jose Guerrero

Assistant Director
(512) 974-3386

jose.guerrero@austintexas.gov

Kevin Shunk

Floodplain Office/Flood Warning
(512) 974-9176

kevin.shunk@austintexas.gov

Morgan Byars

Value Engineering
(512) 974-9790

morgan.byars@austintexas.gov

Flood Mitigation Task Force:

<https://www.austintexas.gov/fmtf> Main Webpage

12/15/2015 <https://floodmitigationtaskforce.bloomfire.com/> Additional Resources Webpage

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