

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2015-006 Garage Placement

Description: Consider amendments to Title 25 of the Land Development Code related to the neighborhood plan design tool garage placement standards.

Proposed Language: See attached draft ordinance.

Summary of proposed code changes:

- Clarification that the garage placement design tool allows garages to be 50% the width of the adjacent (attached or detached) house (building façade).

Background: Initiated by Planning Commission on August 25, 2015.

The garage placement tool is a design tool that is optional for neighborhoods going through the neighborhood planning process. The tool stipulates that garages within 20 feet of the front façade of the adjacent home may be no more than 50% of the width of the façade of the house (1/3 of the total house + garage façade). The intent of the tool is to minimize the mass and impact of garages, which are often built closer to the street than the home. However, section 25-2-1604(C)(2) of the land development code states that:

“If the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.”

Staff has interpreted “principal structure” to mean a house plus attached garage, which allows for a garage that is 1/2 of the total house + garage façade, which was not the *intent* of the garage placement design tool; the intent was to allow up to 1/3 of the total house + garage façade. The proposed amendment would clarify the original intent of the design tool.

Staff Recommendation: Recommended

Board and Commission Actions

March 15, 2016: Recommended by the Codes and Ordinances Subcommittee on a 3-0 vote (Commissioner Kazi absent).

March 22, 2016: To be reviewed by the Planning Commission.

Council Action

March 31, 2016: A public hearing has been scheduled.

Item C-08

2 of 7

C20-2015-006

Ordinance Number: NA

City Staff: Greg Dutton

Phone: 974-3509

Email: greg.dutton@austintexas.gov

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO
GARAGE PLACEMENT STANDARDS FOR PROPERTIES WITHIN A
NEIGHBORHOOD PLAN COMBINING DISTRICT.

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

PART 1. Section 25-2-1604 (*Garage Placement*) of the City Code is amended to read as follows:

- (A) This section applies to a single-family residential use, a single-family attached residential use, a duplex residential use, a secondary apartment special use, or a two-family residential use.
- (B) In this section:
- (1) **BUILDING FACADE** means the front-facing [building facade] exterior wall or walls of the first floor of the principal structure on a lot, and the term excludes the building facade of the portion of the principal structure designed or used as a parking structure. Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows, and other similar features as determined by the building official, are not considered part of the building facade.
- (2) **PARKING STRUCTURE** means a garage or carport, either attached or detached from the principal structure.
- (C) A parking structure with an entrance that faces the front yard:
- (1) may not be closer to the front lot line than the front-most exterior wall of the first floor of the building facade; and
- (2) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50 percent of the width of the building facade [principal structure], measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

PART 2. This ordinance take effect on _____, 2016.

PASSED AND APPROVED

_____, 2016 § _____
 § _____
 § _____
Steve Adler
Mayor

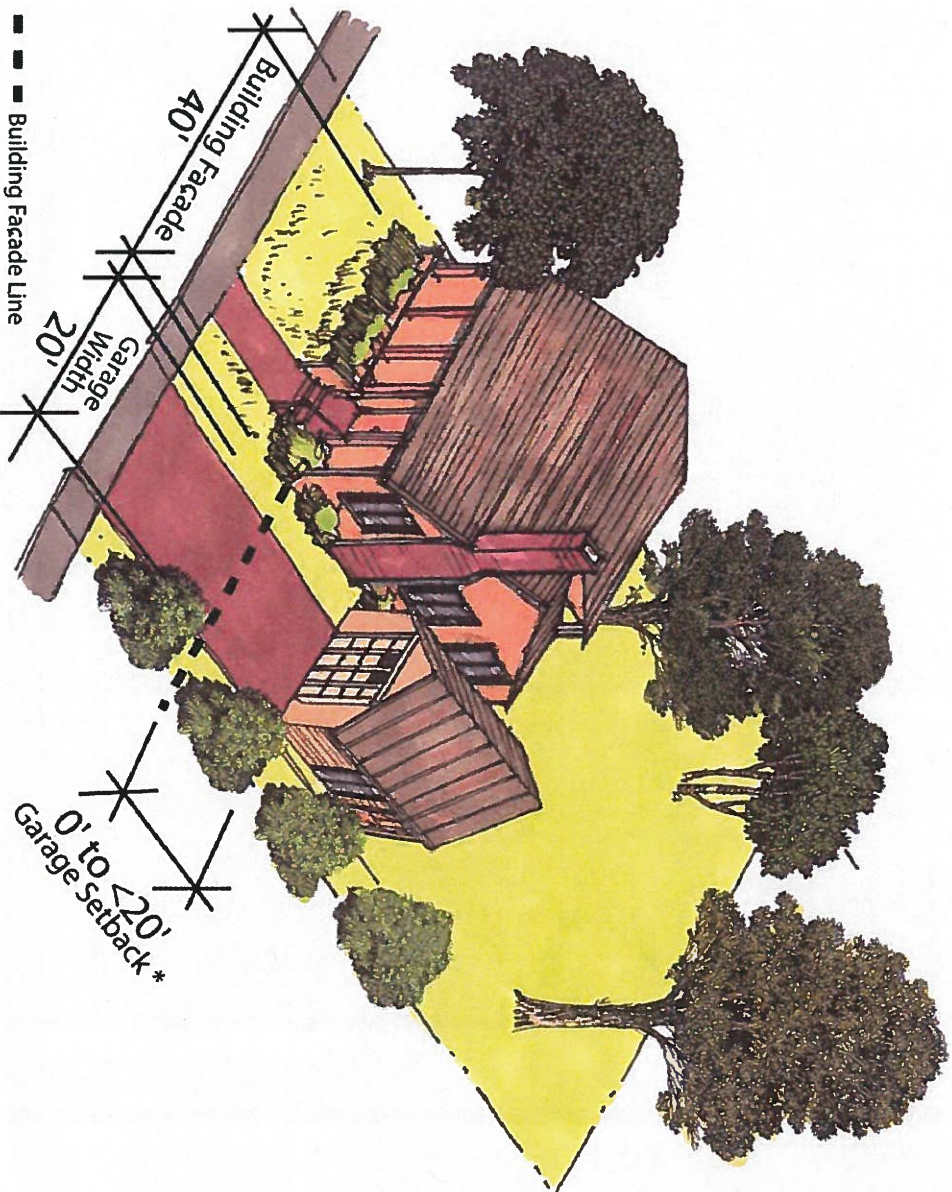
APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

Garage Placement for New Single-Family Construction

LDC 25-2-1604

Attached or detached garages and/or *carports* with entrances that face a front yard must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15').

There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.



Dutton, Greg

PUBLIC COMMENT

From: David Whitworth <[REDACTED]>
Sent: Tuesday, March 08, 2016 1:03 PM
To: Dutton, Greg
Subject: Re: FW: Garage placement code amendment draft language

PS. Single-family attached, which allows 25 foot wide lots, wouldn't get a front facing garage at all under this new concept.

David Whitworth

On Tue, Mar 8, 2016 at 12:44 PM, David Whitworth <[REDACTED]> wrote:
Greg,

Please consider my response below to the garage placement tool. Thanks!

David Whitworth

----- Forwarded message -----

From: David Whitworth <[REDACTED]>
Date: Tue, Mar 8, 2016 at 12:42 PM
Subject: Re: FW: Garage placement code amendment draft language
To: [REDACTED]

So this is terrible. On a standard lot which is 40ft buildable width after set backs, 1/3 means you get 13.33ft for a garage. Even worse for the small lot amnesty, cottage lot, and urban home infill tools which are narrower. 20ft behind the front façade is incredibly significant. This adds big time impervious cover pushing a garage that far back. Architects are having to dodge trees, easements, deal with grade issues, meet McMansion, etc. and this is just one more bizarre parameter making things more and more unworkable. It was hard enough at 1/2, but 1/3 is overkill.

This is simply too much. It will increase the cost of home for a variety of reasons: fewer sites are then feasible bidding them up, Duplexes which are a more affordable housing model are dis-incentivized by this, and you basically need more land to make this work which we know affects the cost of housing big time in central Austin.

This reminds me of something else that was revised recently resulting in a death blow on the premise that they meant something else 20 years ago. It is on the tip of my tongue, I just can't remember.

David Whitworth
David Whitworth Development Company
512-294-5139

[REDACTED]
www.dwdcaustin.com

On Tue, Mar 8, 2016 at 11:49 AM, Geoffrey Tahuahua <[REDACTED]> wrote:

We saw this at council last week to set a public hearing on 3/31. What is everyone's thoughts on this? Does anyone have any particular examples where this would significantly increase costs?

--

Geoffrey Tahuahua

Vice President of Public Policy

Home Builders Association of Greater Austin

[REDACTED] | Direct : (512) 982-9175 | Mobile: (210) 557-3876 | [REDACTED]

From: Dutton, Greg [mailto:Greg.Dutton@austintexas.gov]

Sent: Tuesday, March 8, 2016 11:42 AM

To: Dutton, Greg <Greg.Dutton@austintexas.gov>

Cc: Rusthoven, Jerry <Jerry.Rusthoven@austintexas.gov>; Guernsey, Greg <Greg.Guernsey@austintexas.gov>; Word, Daniel <Daniel.Word@austintexas.gov>; McDonald, John <John.McDonald@austintexas.gov>

Subject: Garage placement code amendment draft language

Hi all,

You are receiving this email because you have expressed interest or may be interested in a proposed code amendment regarding the neighborhood design tool for garage placement. Previously, Planning Commission initiated a code amendment to clarify that for neighborhoods that adopted this tool that the garage may not be more than 1/2 the width of the adjacent home (that is, not including the garage), or 1/3 of the total structure, including the garage. Please see attached draft language and initiation review sheet for more information.

Staff would welcome any input or questions you have on this item. You're welcome to contact me via phone or email, or I'm happy to set up a time to meet and discuss. We anticipate this item being to Council on March 31st. We will seek input from the Codes and Ordinances Subcommittee next week (3/15) and PC on 3/22.

Many thanks,

Greg