

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

City Council
Work Session

June 7, 2017



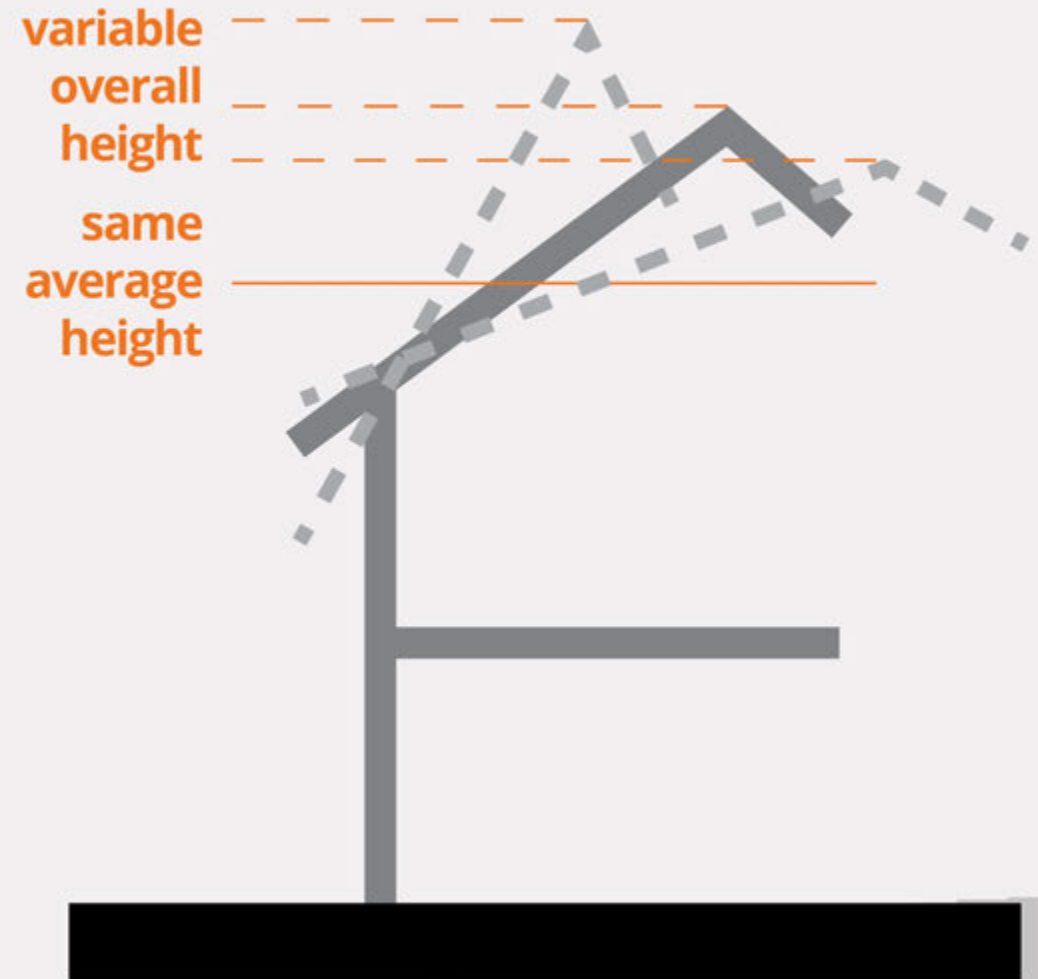
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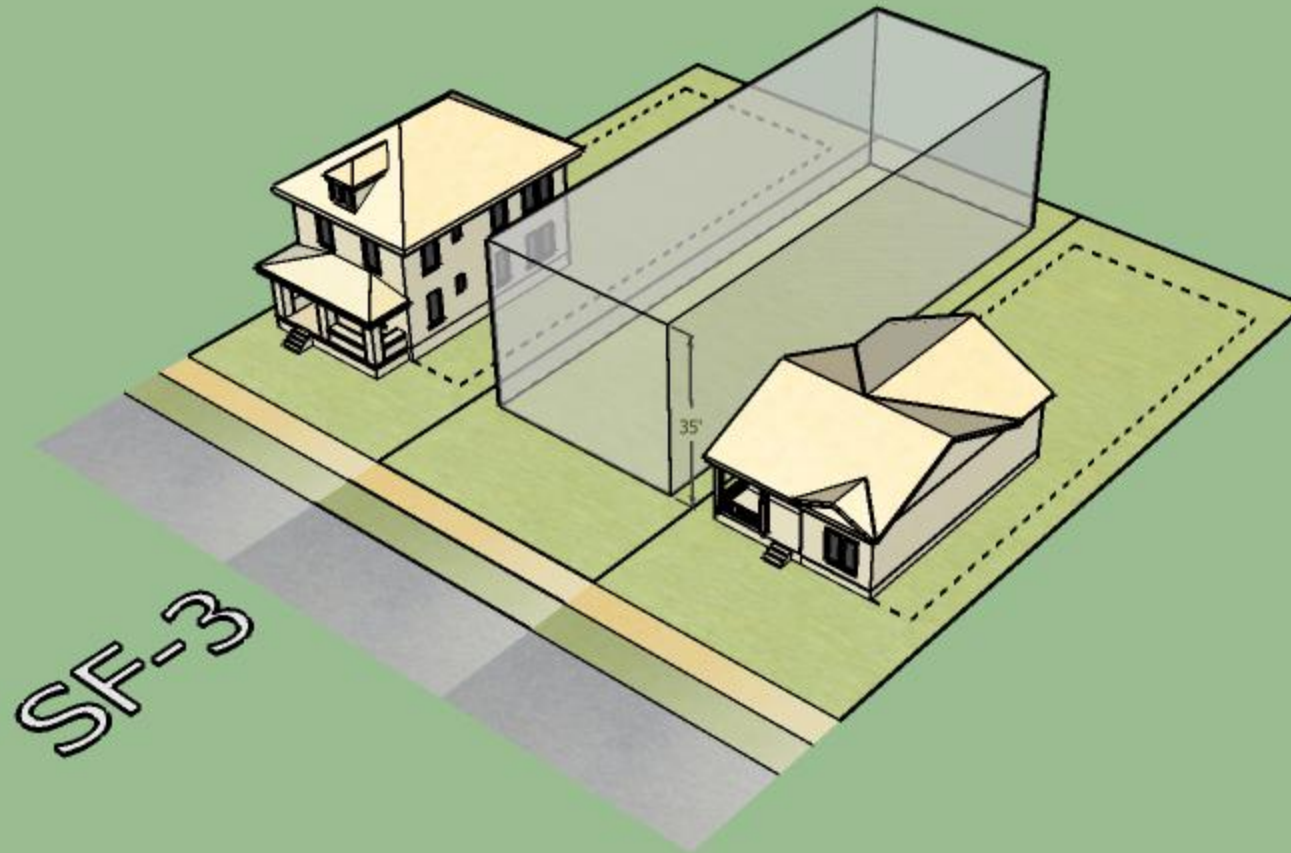
RESIDENTIAL DESIGN STANDARDS



height EXISTING STANDARDS ARE UNPREDICTABLE

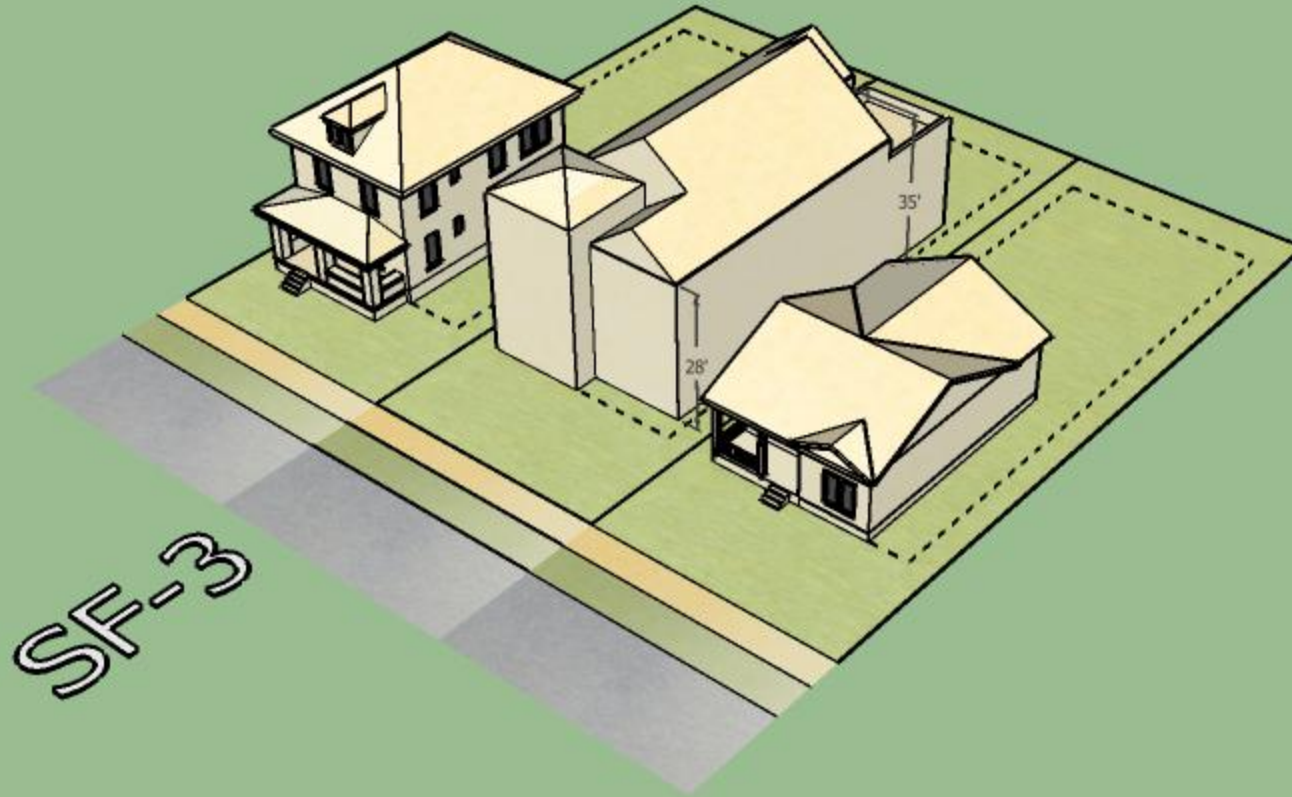
Building height is currently measured in many ways. One way is to the average height of a sloped roof. This methodology is no longer considered best practice as it does not provide a predictable results, can be complicated to measure and enforce.





**Building Envelope Existing SF-3
without McMansion**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Existing SF-3
without McMansion**

Subchapter F

Residential Design and Compatibility Standards

purpose: compatibility within neighborhoods

Height – *overall building height standards*

Height on Sloping Sites – *nuanced height standards for sites with slope*

Building Setbacks – front, rear and side yard setbacks

Setback Planes – standards for building mass that refine building height

Side Wall Articulation – standards for side wall length

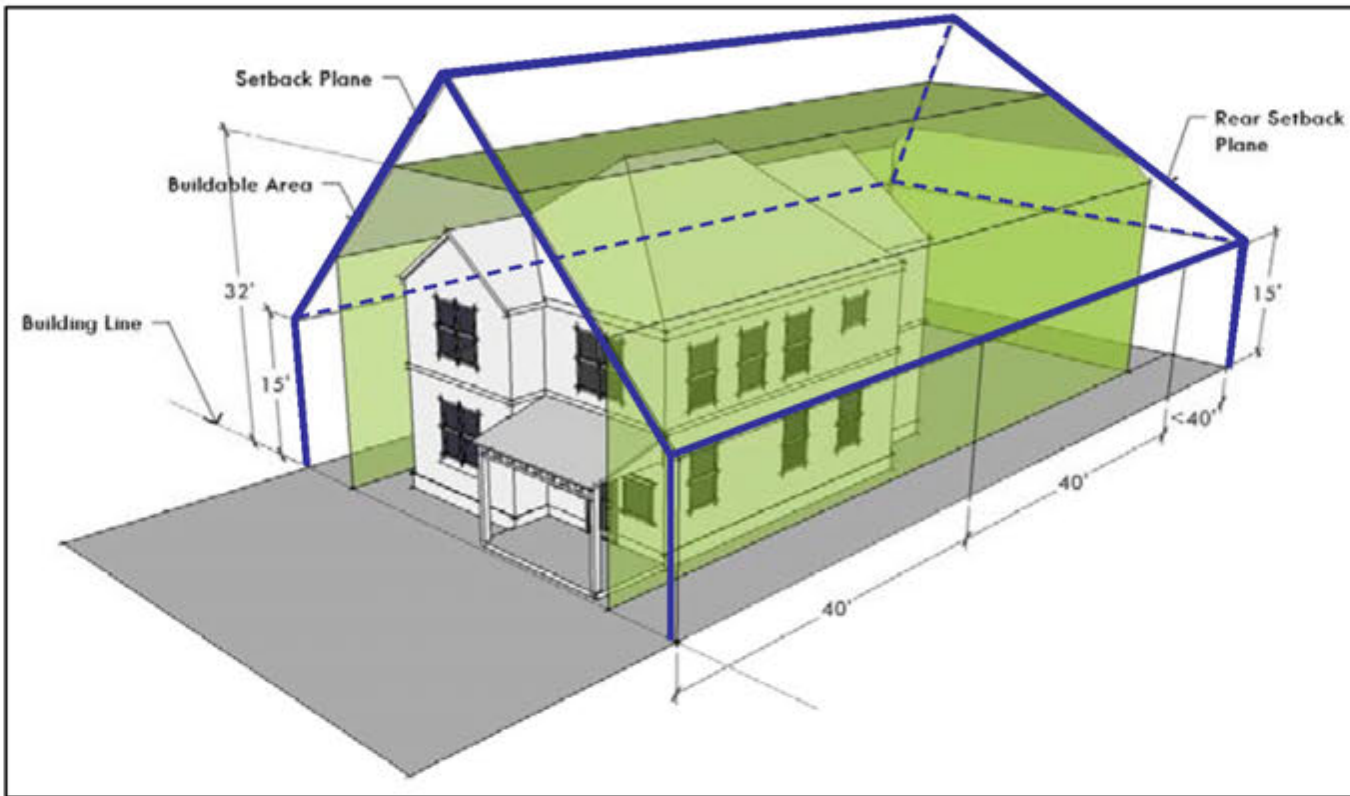


Figure 10: Buildable Area (Combination of Yard Setbacks, Maximum Height Limit, and Setback Planes)

The heavy blue line indicates the “tent” formed by the side and rear setback planes. The buildable area is the smallest area included within the front, side, and rear yard setbacks; maximum height limit; and the combined side and rear setback planes (shown here as the green area).

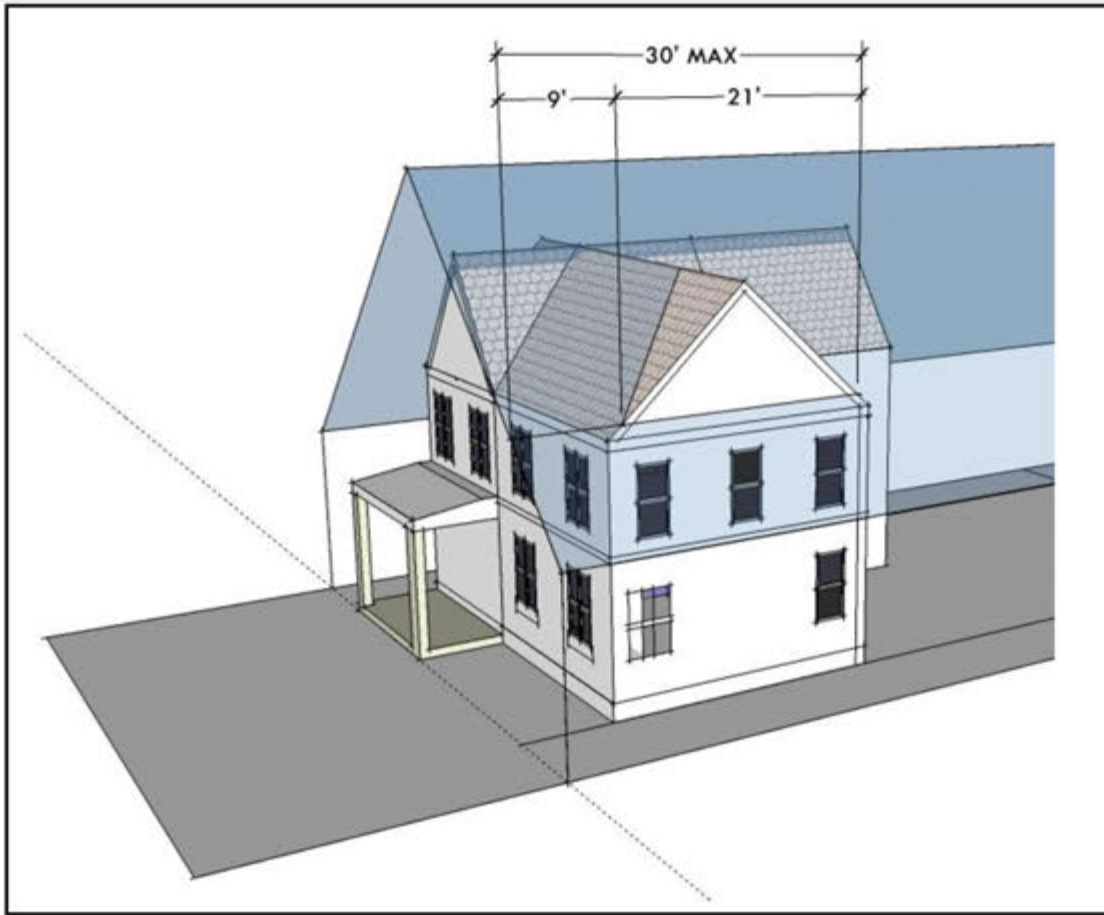


Figure 13: Side-Gabled Roof Exception

A side-gabled roof may project through the side setback plane for a horizontal distance of up to a maximum of 30 feet, measured from the building line. In this example, the gable intrudes into the setback plane beginning 9 feet behind the building line. Therefore, the maximum length of the gable intrusion would be 21 feet.



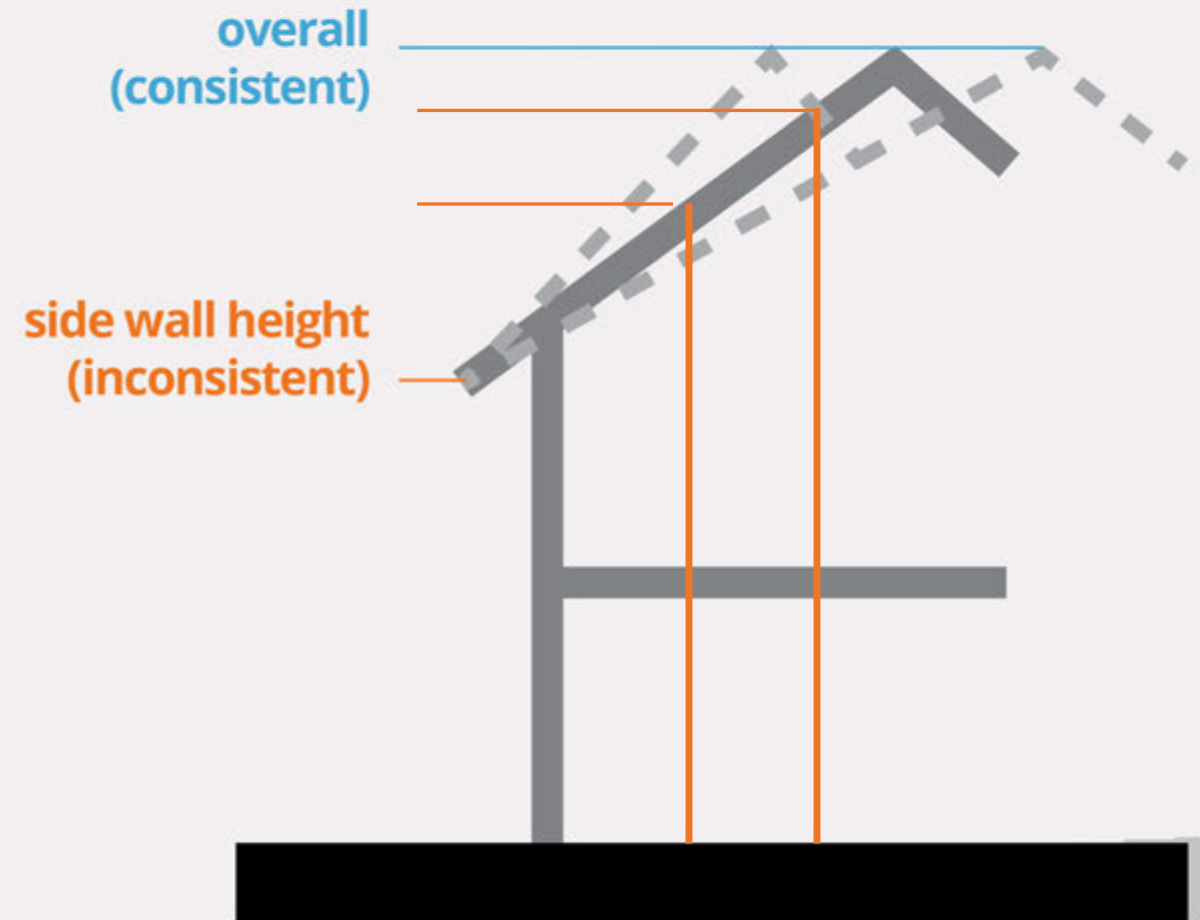
Figure 15 & 16: Dormer Exception (Gable or Shed)

One or more dormers with a combined width of 15 feet or less on each side of the roof may extend beyond the setback plane. The width of the dormer is measured at the point that it intersects the setback plane.

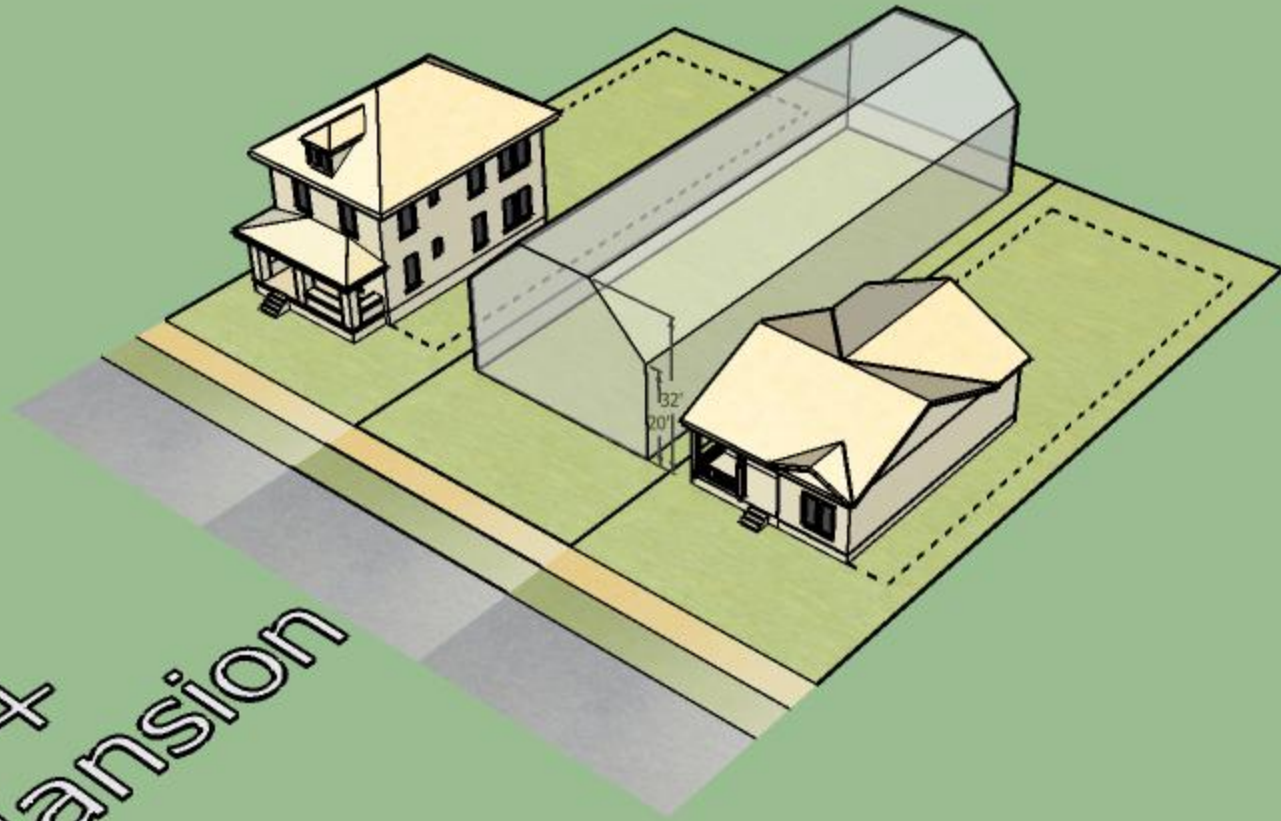
height

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Building height is currently measured in many ways. One way is to the average height of a sloped roof. This methodology is no longer considered best practice as it does not provide a predictable results, can be complicated to measure and enforce.



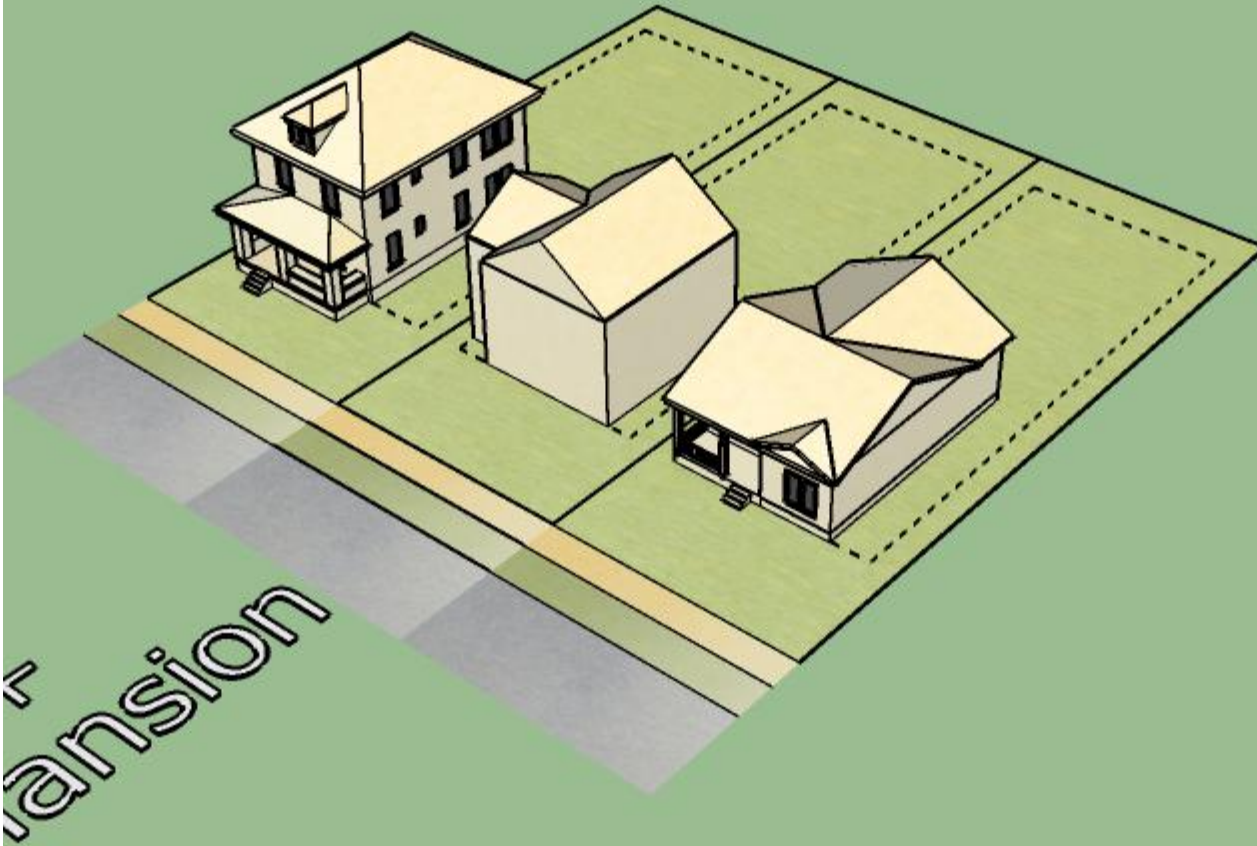
RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



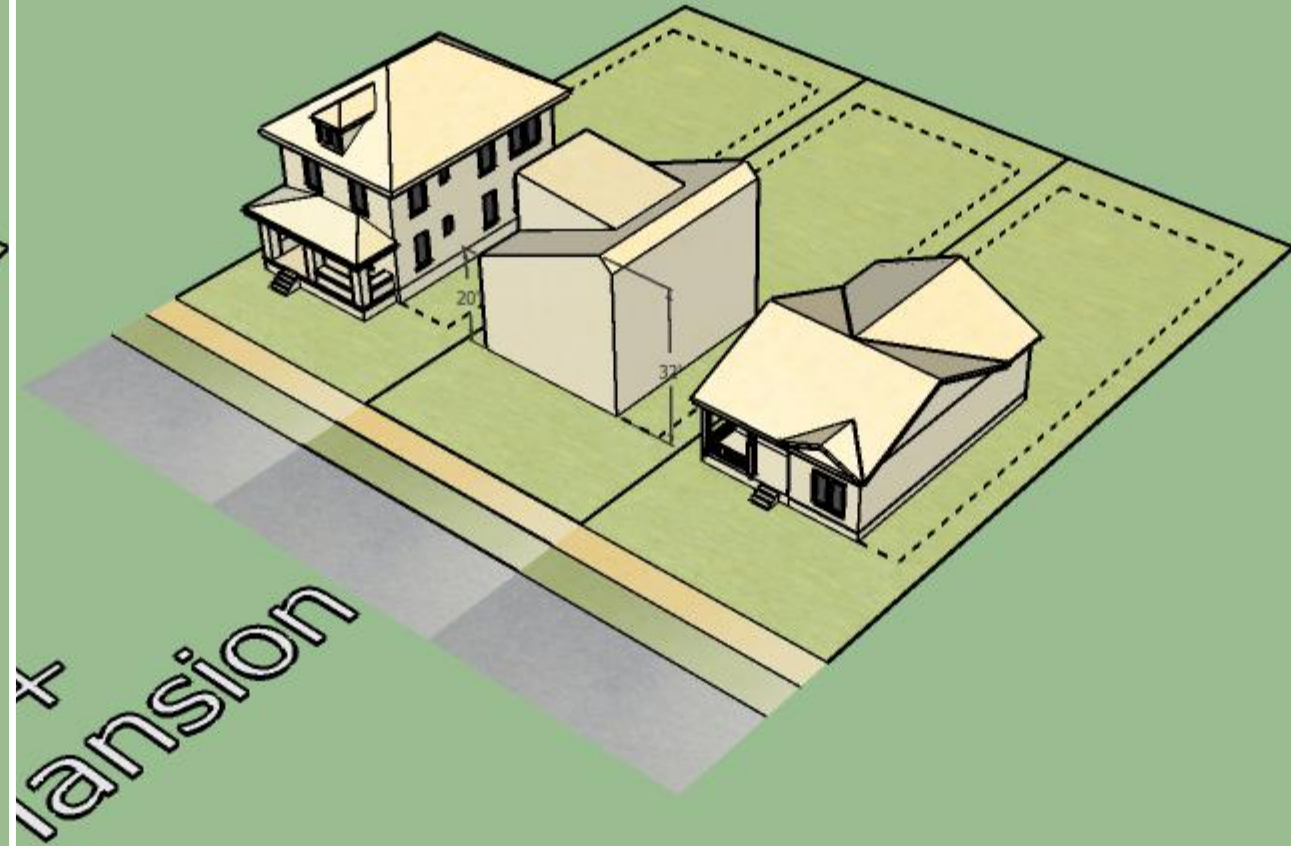
SF-3 +
McMansion

**Building Envelope Existing SF-3
with McMansion**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Existing SF-3
with McMansion**

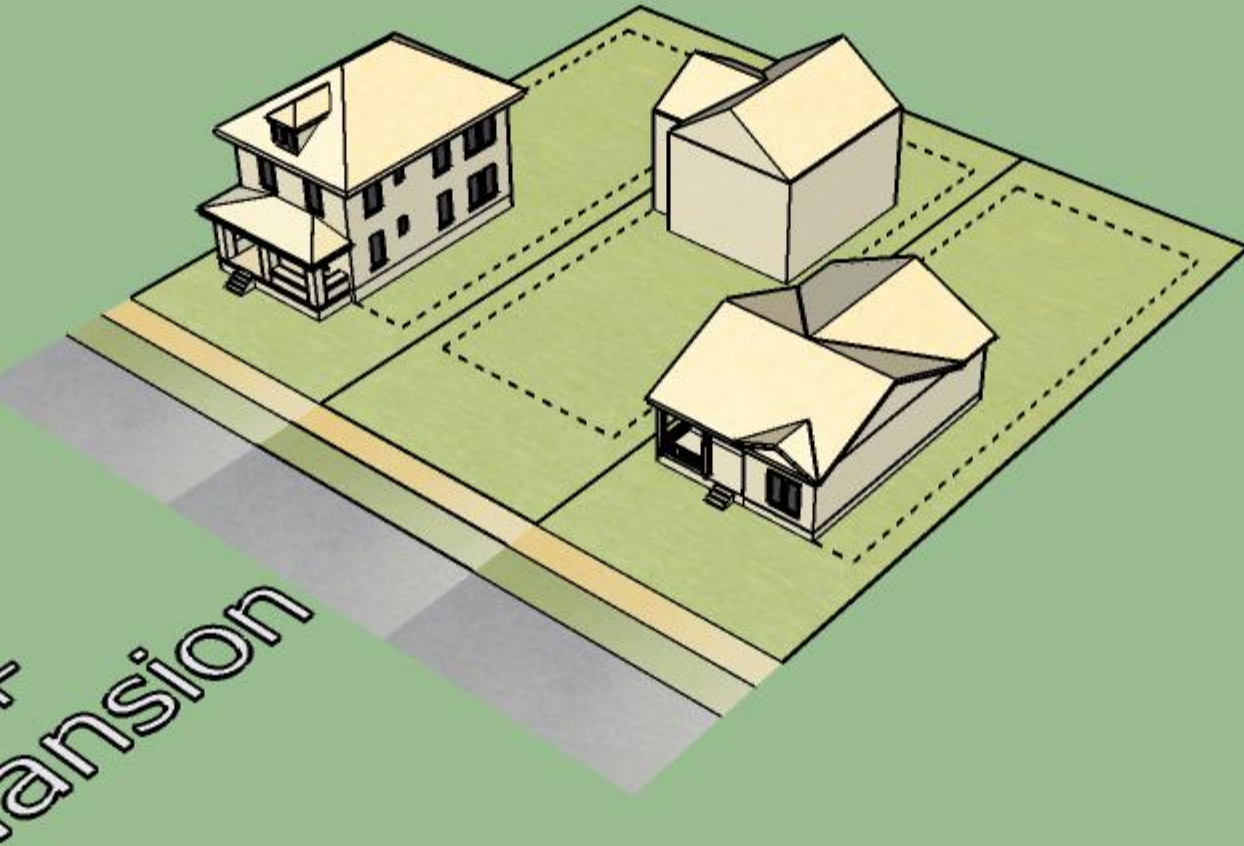


RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

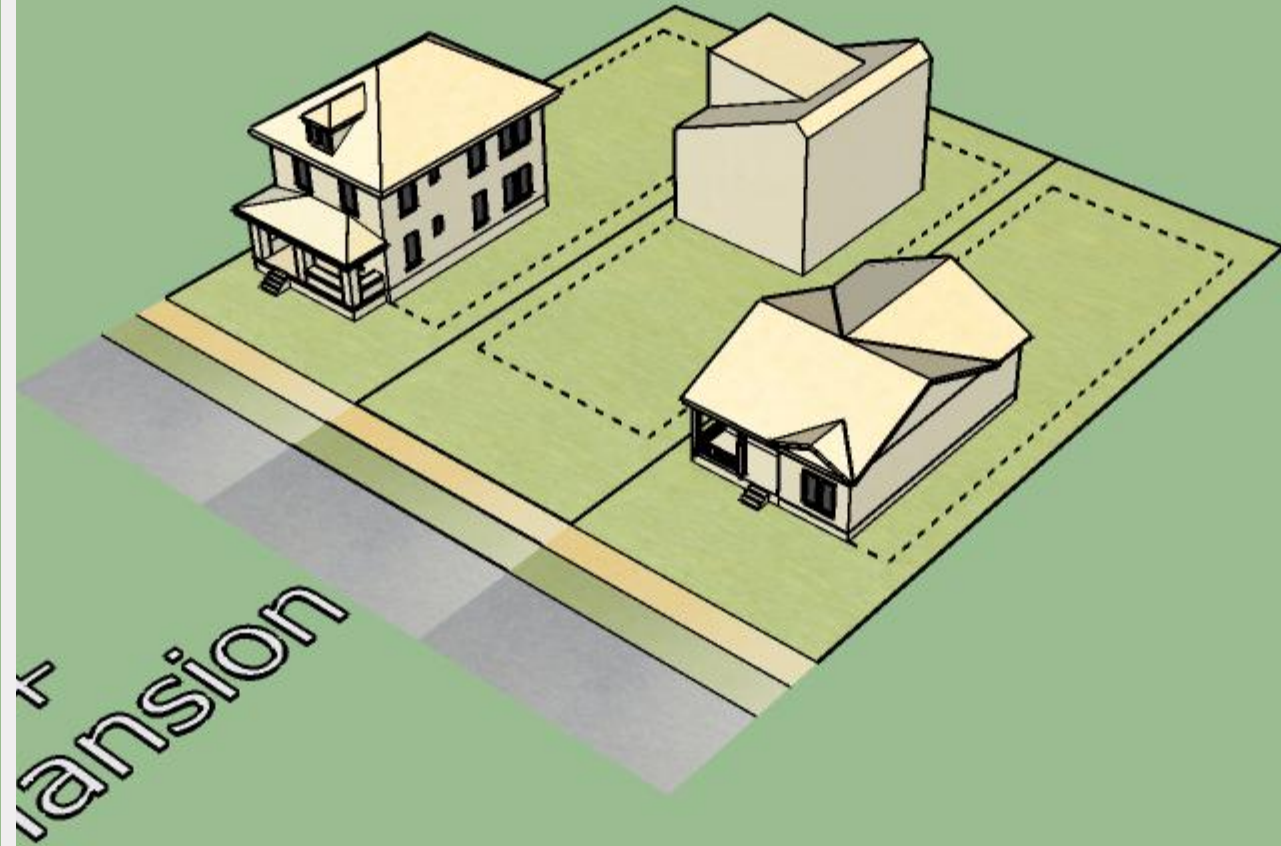


**Massing Existing SF-3
with McMansion**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



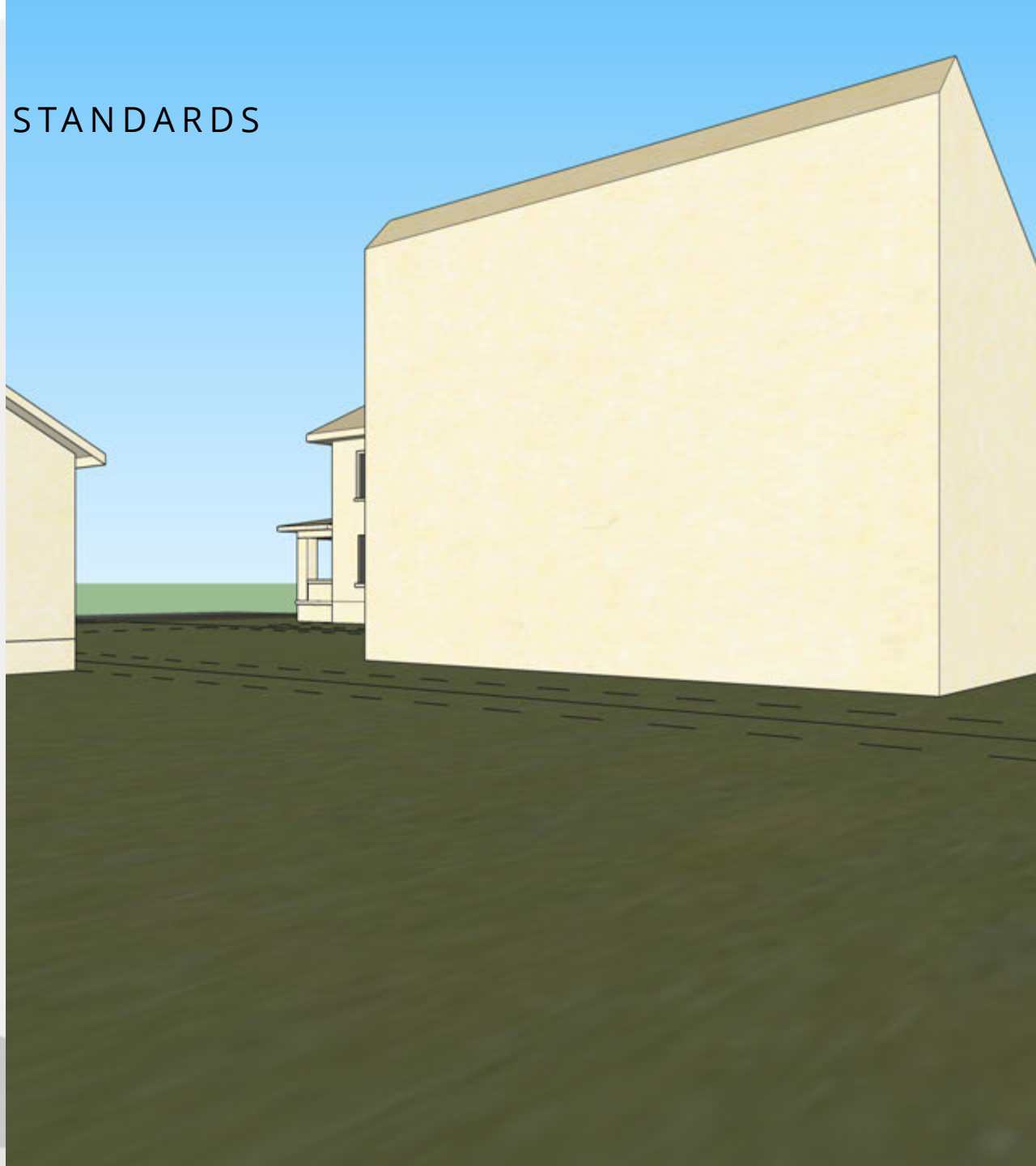
**Massing Existing SF-3
with McMansion**



RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Existing SF-3
with McMansion**



height

CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.

Gables and Dormers remain as an option for articulating roof forms.

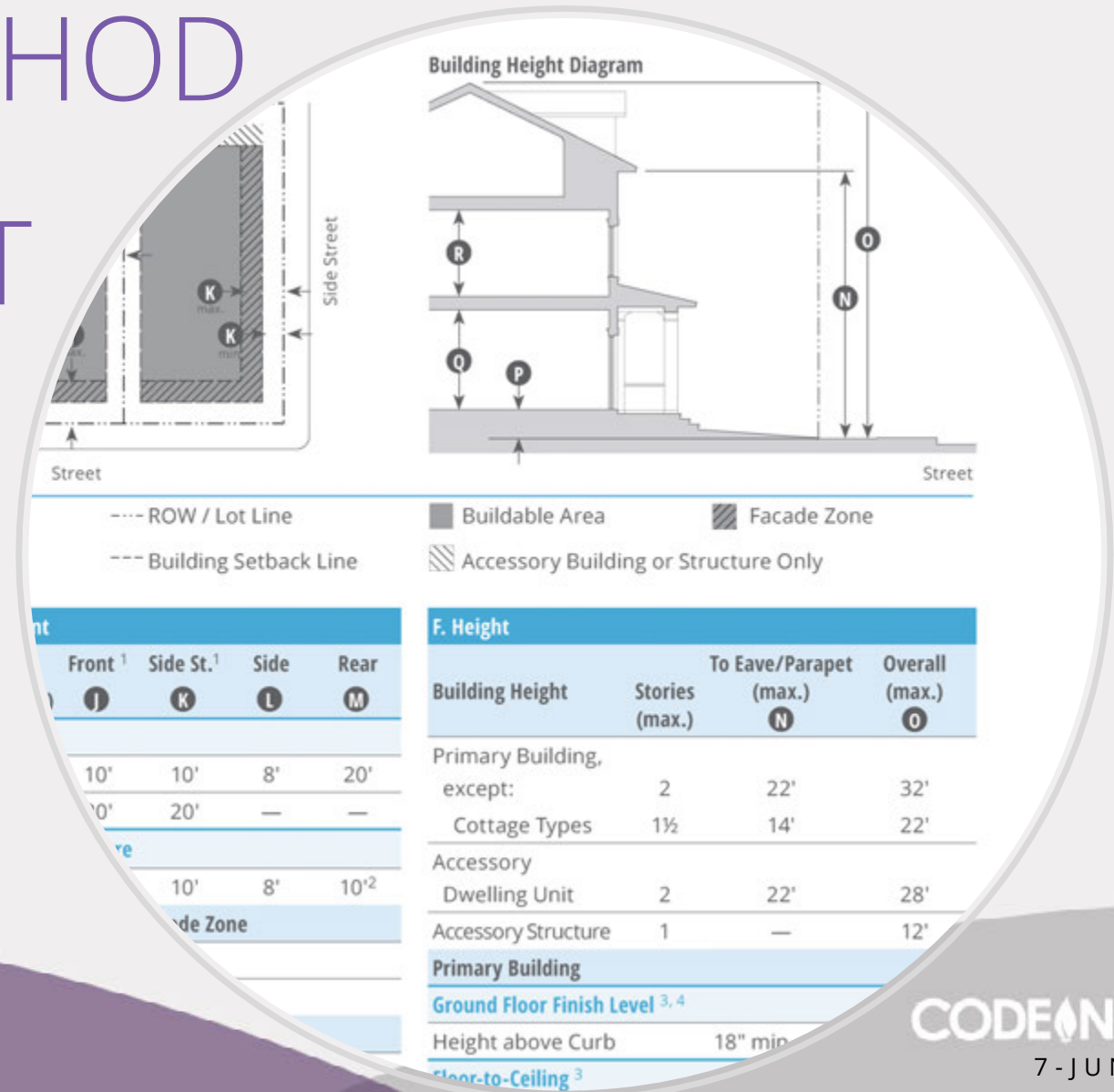


height

CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.

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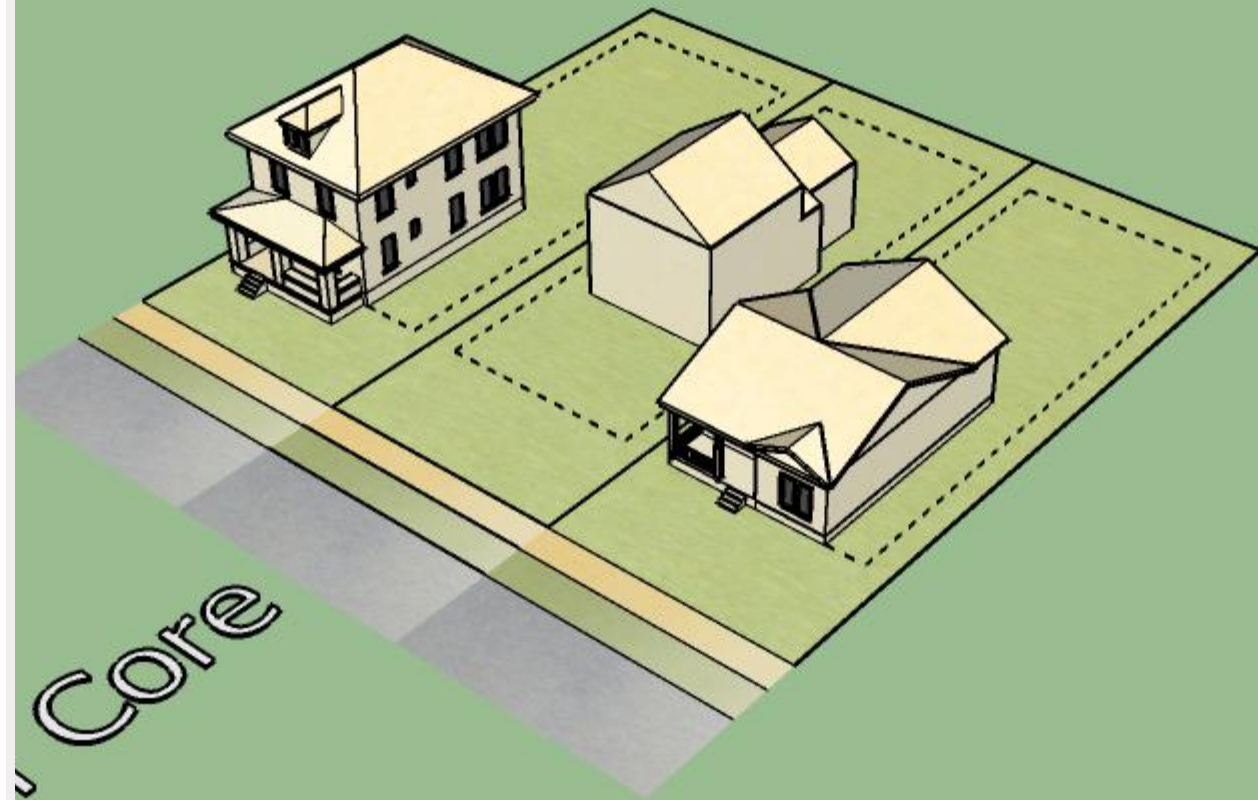
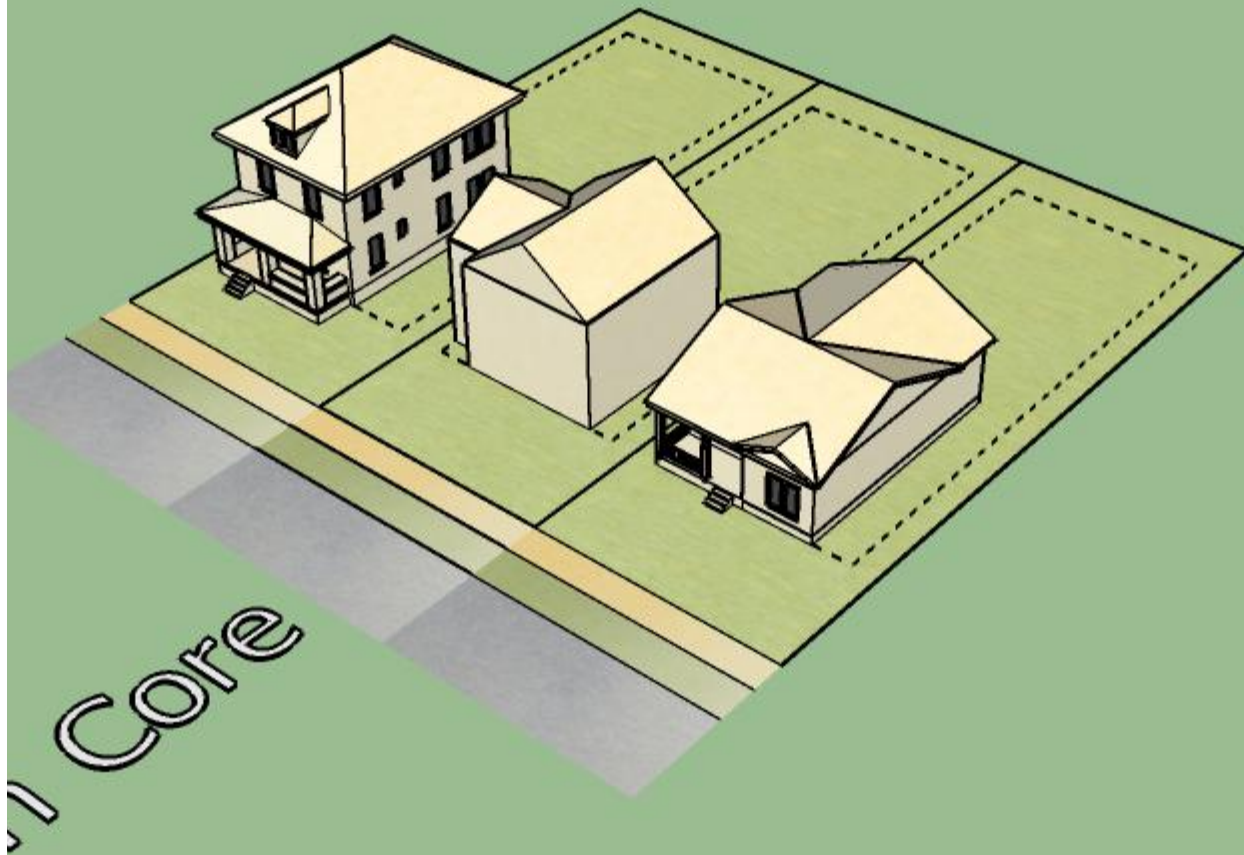
RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



LMDR
Urban Core

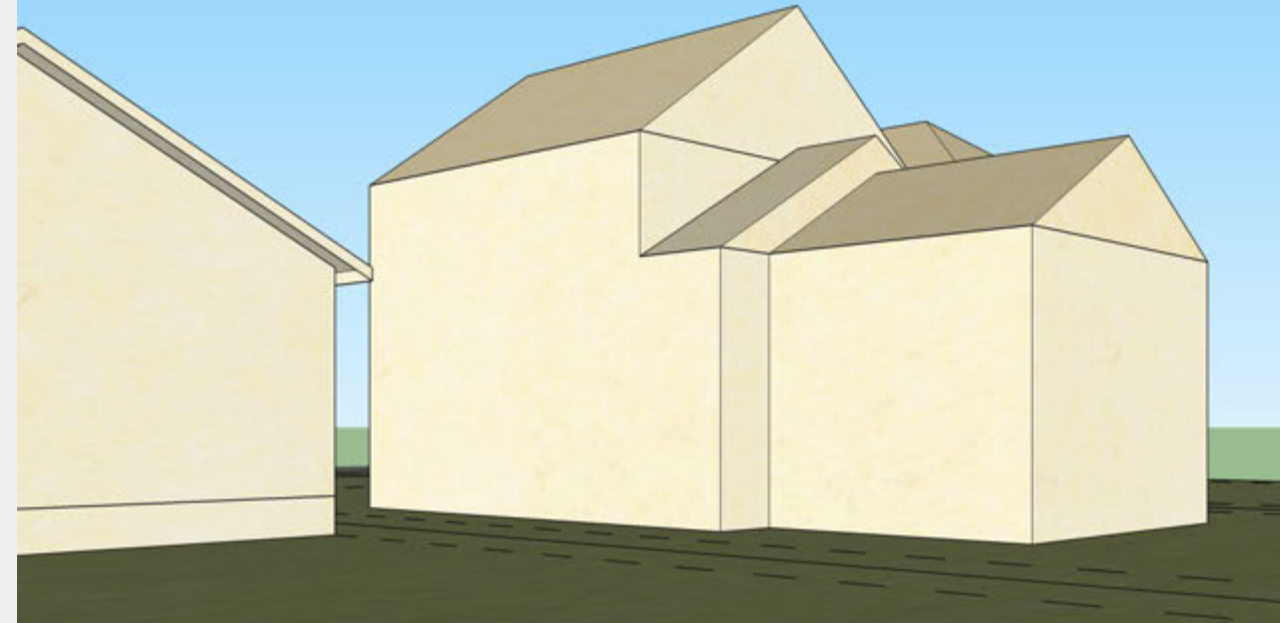
**Building Envelope Proposed
LMDR in Urban Core**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



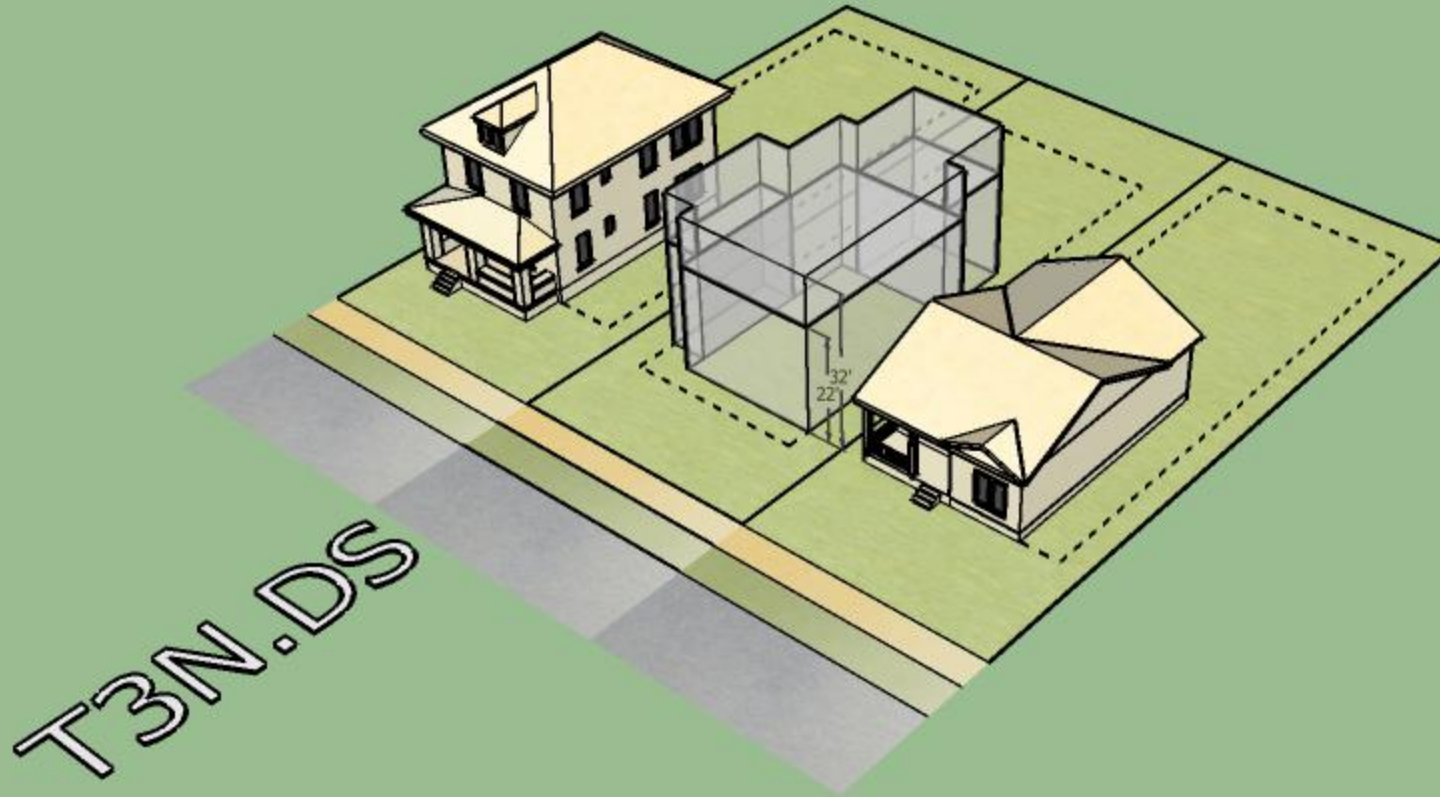
**Massing Proposed LMDR in
Urban Core**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Proposed LMDR in
Urban Core**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Building Envelope Proposed
T3N.DS**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



T3N.DS
Small House

Massing Proposed T3N.DS

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



Massing Proposed T3N.DS

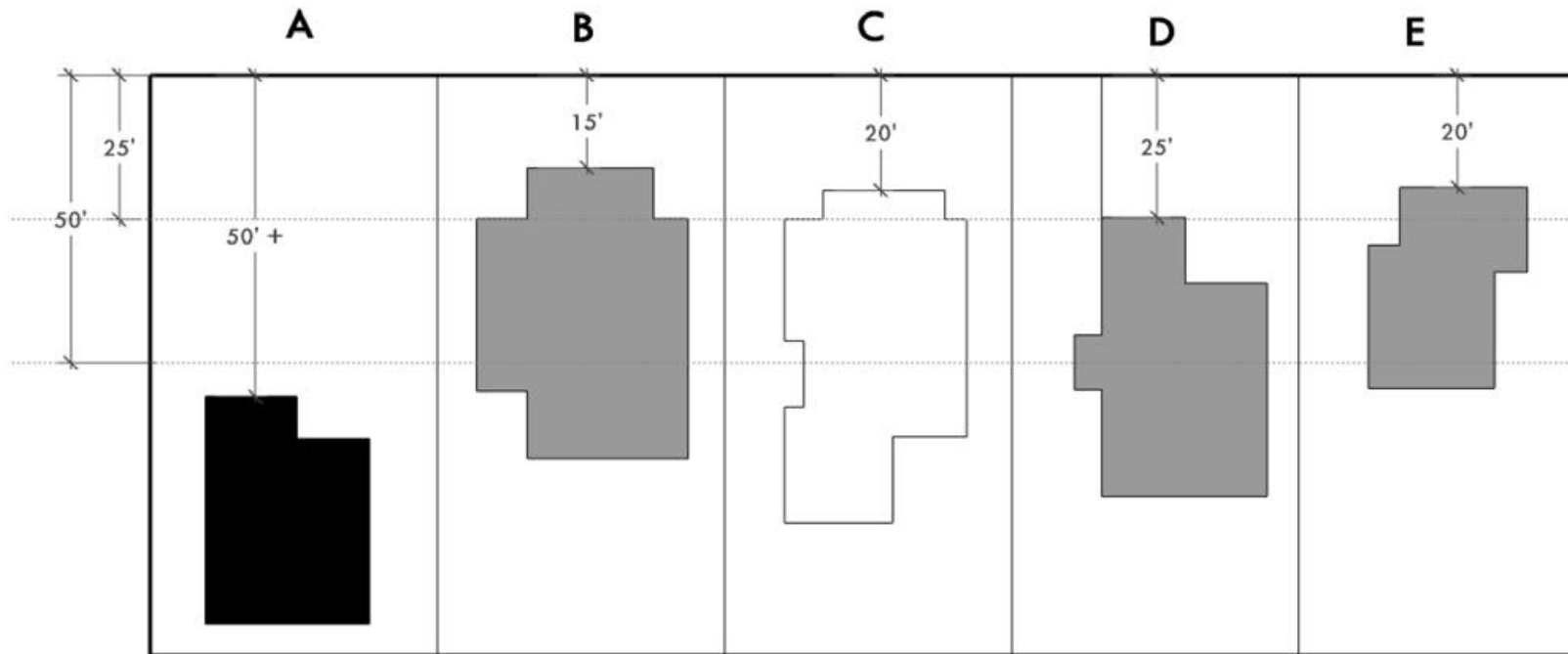
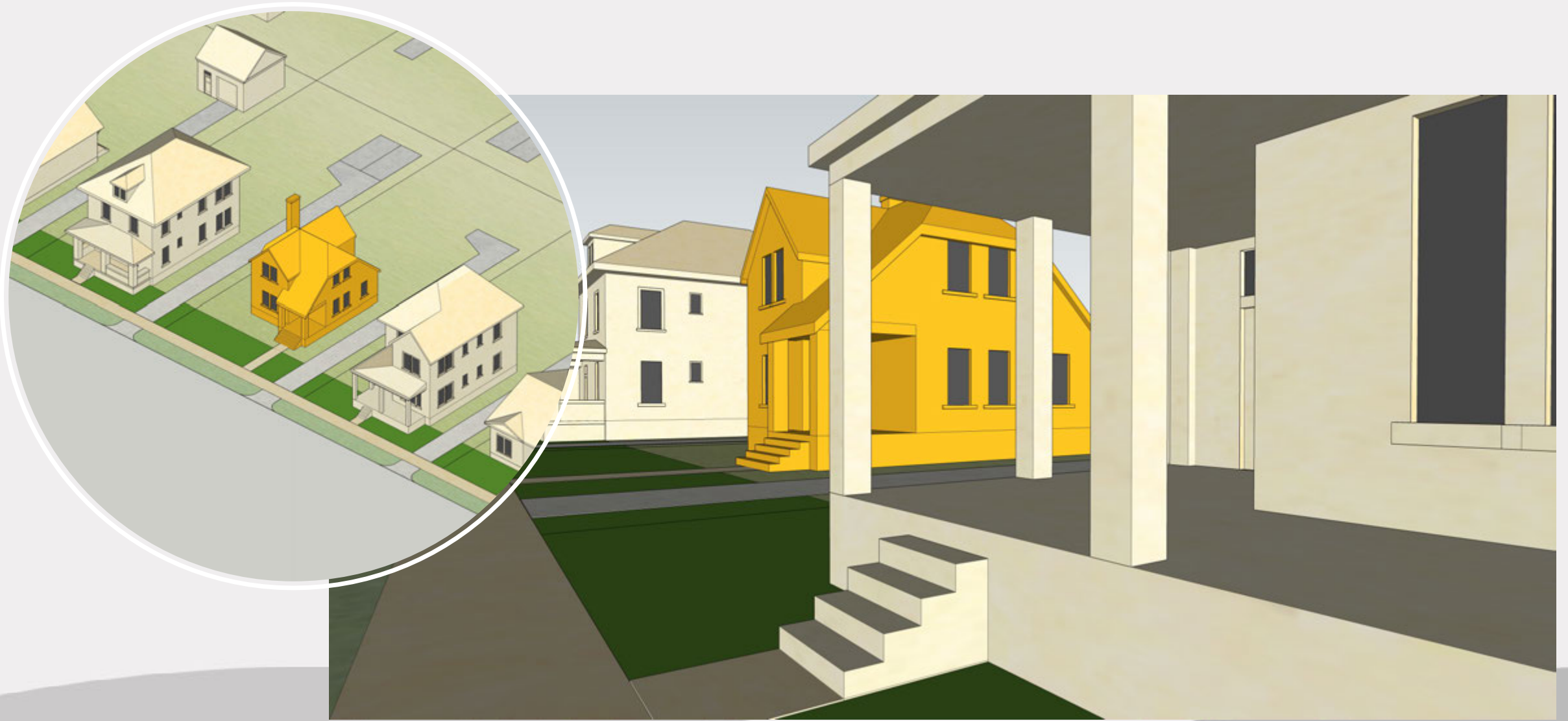


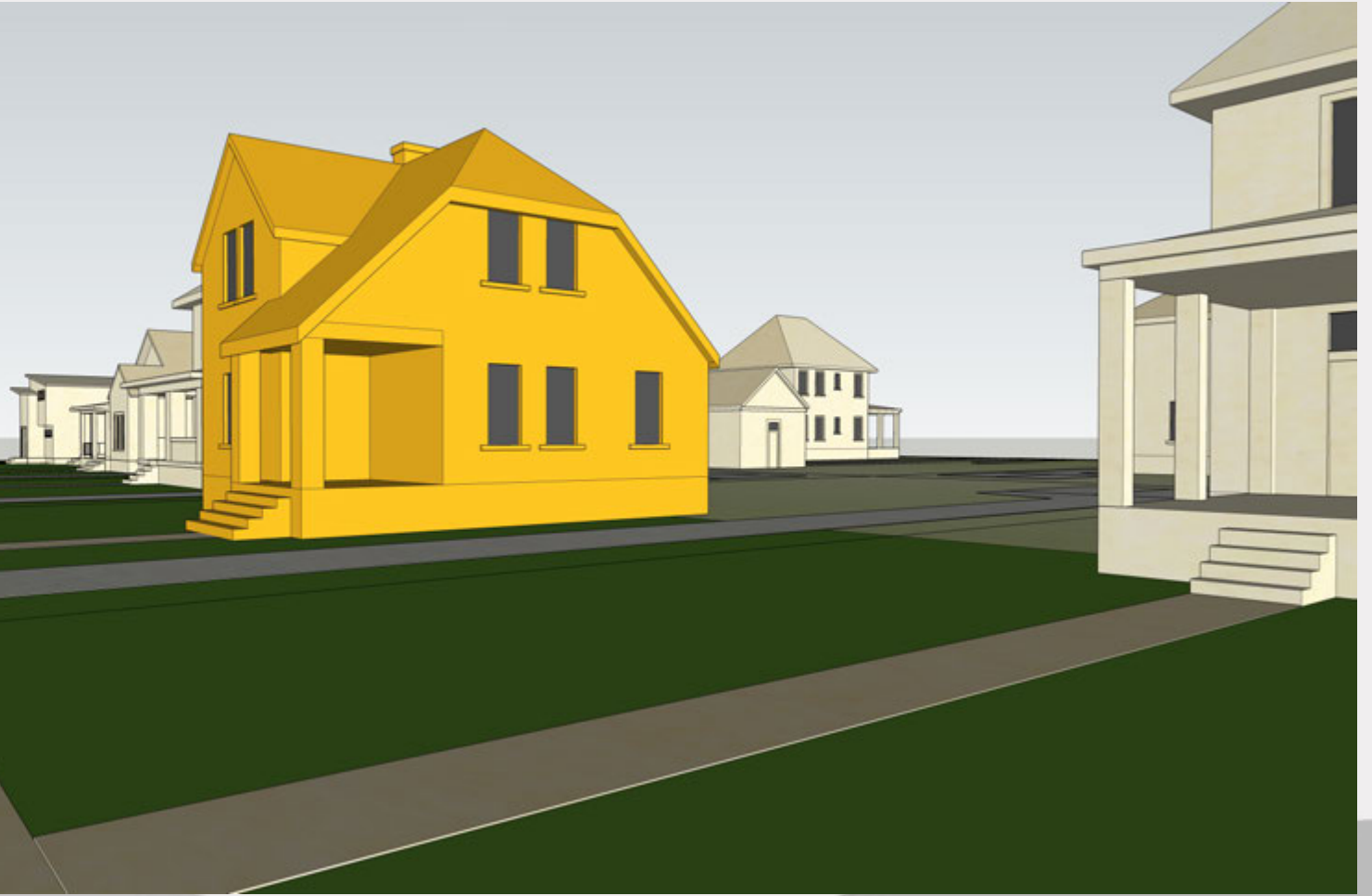
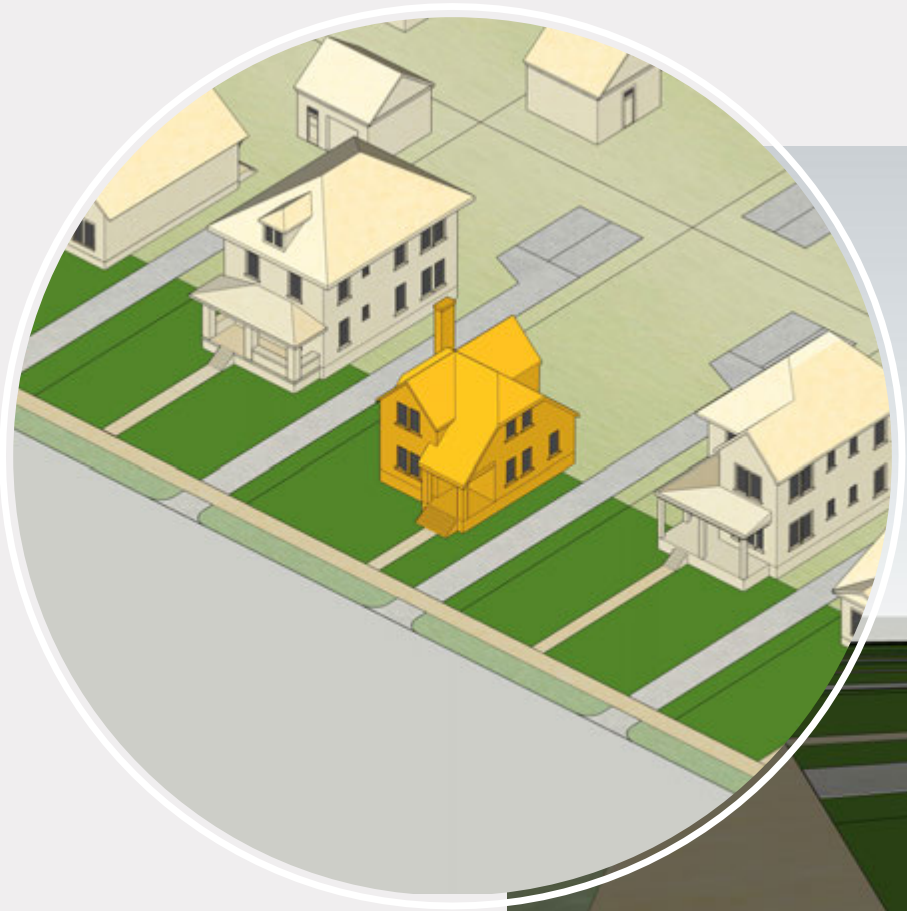
Figure 1: Average Front Yard Setback

In this example, the minimum required front setback in the underlying zoning district is 25 feet. However, because of the variety in existing setbacks of buildings on the same block face, new development on lot C may be located with a setback of only 20 feet, which is the average of the setbacks of lots B, D, and E. The building on lot A is not included in the average because it is located more than 50 feet from the property line.

Front Yard Setback



Front Yard Setback



Front Yard Setback

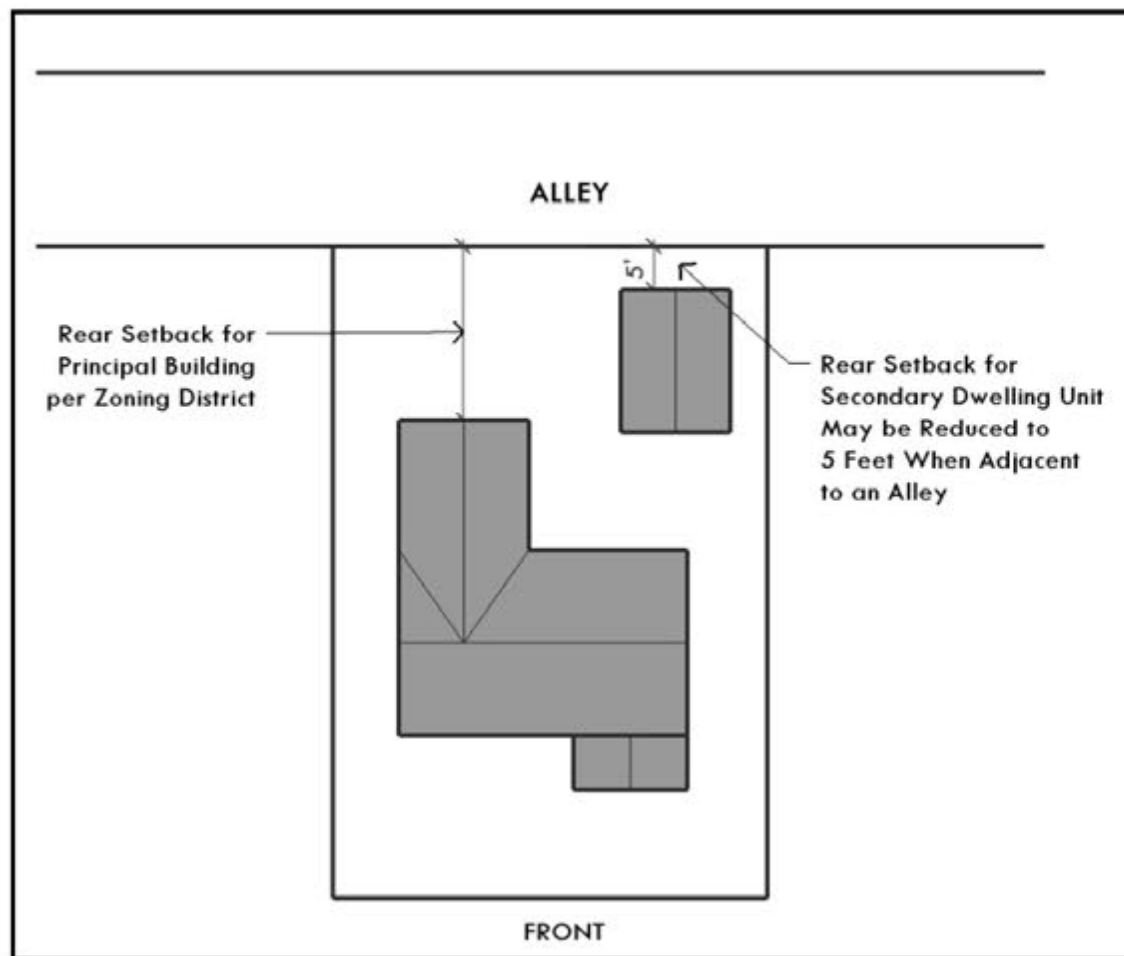


Figure 2: Rear Yard Setback

Rear Yard Setback for Accessory Buildings

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

Residential Non-Transect Zones

23-4D-3090
Low Medium Density Residential (LMDR) Zone

23-4D-3090 Low Medium Density Residential (LMDR) Zone

(A) Development Standards.

Table 23-4D-3090.A below describes the development standards in the LMDR Zone.

Lot Requirements								
Lot Size	5,750 sf min.							
Impervious Cover ¹	45% max.							
Building Cover	40% max.							
¹ The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.								
Building Placement								
Setback (Distance from ROW / Lot Line)	Front ²	Side St.	Side	Rear ³				
Minimum	15'	15'	5'	10'				
² Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.								
³ Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.								
Building Form Within Urban Core Boundary								
Height of Main and Accessory Buildings	To Eave / Stories (max.)	Parapet (max.)	Overall (max.)					
Within 80' of Front Property Line	23'	35'						
Beyond 80' of Front Property Line	1	15'	23'					

Building Form Within Urban Core Boundary (continued)				
Encroachments	Gable End	Dormers		
Within 60' of Front Property Line	30' length max.	15' combined length max.		
Building Size				
The more restrictive shall apply between:				
Gross Floor Area (max.)	2,300 sf			
Floor Area Ratio (max.)	0.4			
Building Articulation				
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.				
Maximum articulated side wall length	36'			
Articulation, depth (min.)	4'			
Articulation, length (min.)	10'			
Building Form Beyond Urban Core Boundary				
Height	Overall (max.)			
Main Building	35'			
Accessory Structure	30'			
Additional Requirements				
Affordable Housing	See Article 23-3E			
Landscaping and Screening	See Division 23-4E-4			
Outdoor Lighting	See Division 23-4E-2			
Parking and Loading	See Division 23-4E-3			
Signage	See Chapter 23-8			

Non-Transect Zones

Impervious Cover may be reduced due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.

Building Placement				
Setback (Distance from ROW / Lot Line)	Front ²	Side St.	Side	Rear ³
Minimum	15'	15'	5'	10'

² Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.

³ Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.

Building Form Within Urban Core Boundary			
Height of Main and Accessory Buildings	To Eave / Stories (max.)	Parapet (max.)	Overall (max.)
Within 80' of Front Property Line	23'	35'	
Beyond 80' of Front Property Line	1	15'	23'

Non-Transect Zones

Transect Zones



Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the next-most immediately adjacent building.

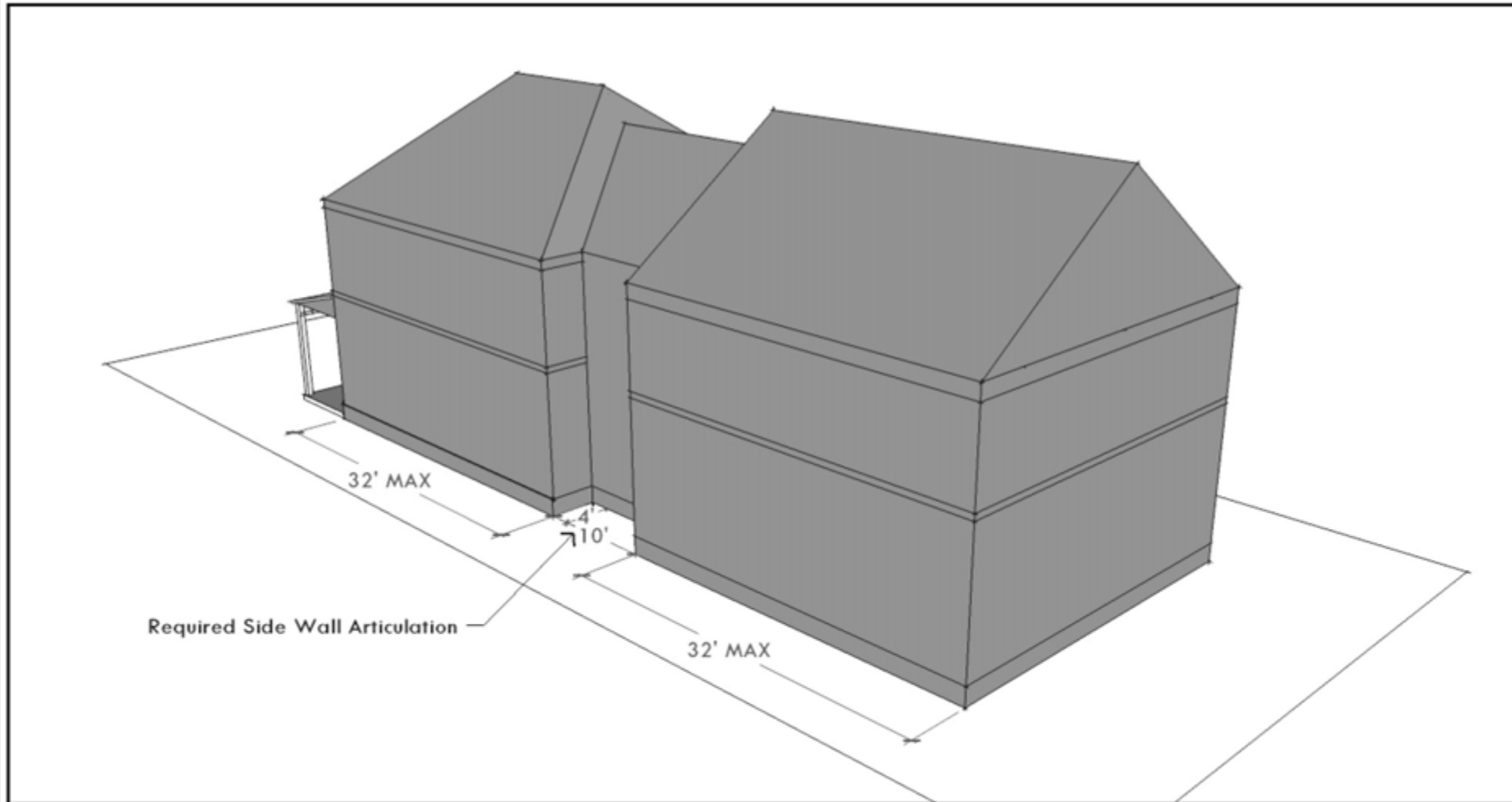


Figure 20: Side Wall Articulation (New Construction)

All new construction must meet the sidewall articulation standards.

Side Wall Articulation

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

Residential Non-Transect Zones

23-4D-3090
Low Medium Density Residential (LMDR) Zone

23-4D-3090 Low Medium Density Residential (LMDR) Zone

(A) Development Standards.

Table 23-4D-3090.A below describes the development standards in the LMDR Zone.

Lot Requirements				
Lot Size	5,750 of min.			
Impervious Cover ¹	45% max.			
Building Cover	40% max.			
¹ The maximum Impervious Cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.				
Building Placement				
Setback (Distance from ROW / Lot Line)	Front ²	Side St.	Side	Rear ³
Minimum	15'	15'	5'	15'
² Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.				
³ Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.				
Building Form Within Urban Core Boundary				
Height of Main and Accessory Buildings	Stories (max.)	To Eave / Parapet (max.)	Overall (max.)	
Within 60' of Front Property Line	2	23'	35'	
Beyond 60' of Front Property Line	1	15'	23'	

Building Form Within Urban Core Boundary (continued)		
Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.

Building Size	
Gross Floor Area (max.)	2,300 sf
Floor Area Ratio (max.)	0.4

Building Articulation	
Max. unarticulated side wall length	36'
Articulation, depth (min.)	4'
Articulation, length (min.)	10'

Building Form Beyond Urban Core Boundary	
Overall (max.)	35'

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Development standards in the LMDR Zone.

Building Form Within Urban Core Boundary (continued)

Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.

Building Size

The more restrictive shall apply between:

Gross Floor Area (max.)	2,300 sf
Floor Area Ratio (max.)	0.4

Building Articulation

Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

Max. unarticulated side wall length	36'
Articulation, depth (min.)	4'
Articulation, length (min.)	10'

Building Form Beyond Urban Core Boundary

Overall (max.)

Non-Transect Zones

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

D. Building Types

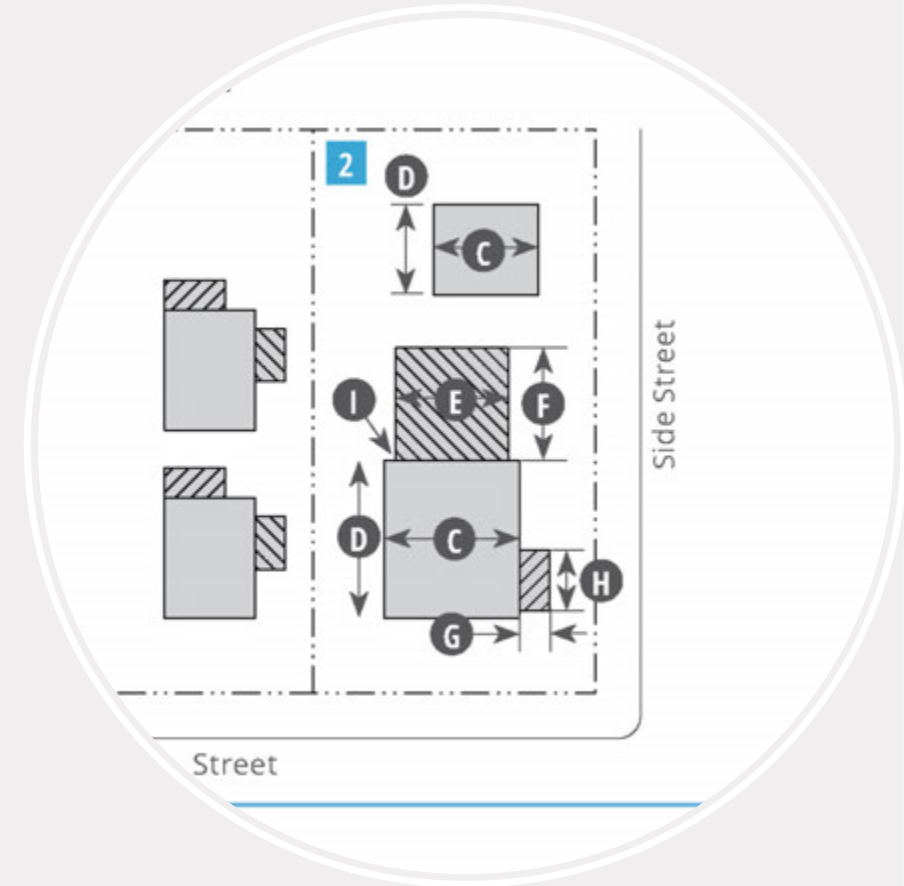
Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.)	Depth (min.)	Main		Rear		Side	
					Width	Depth	Width	Depth	Width, combined	Depth
					C	D	E	F	G	H
Small House Form 2										
Small House	1	1	50' 1	100'	28'	42'	20'	16'	8'	24'
Medium House Form										
Wide House	1	1	50'	100'	48'	32'	20'	22'	N/A	N/A
Duplex: Side-by-side	1	2	50'	100'						
Multiple House Form 1										
Cottage Corner 2	3	1	50'	125'	24'	32'	N/A	N/A	4'	16'
Cottage Court	6	1	100'							
Accessory Building Form 2										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A

Notes

Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min. ①

¹ 25' for lots existing at time of adoption of this Land Development Code.

² Cottage Corner building types shall be located on a corner lot.



Transect Zones

COMPATIBILITY

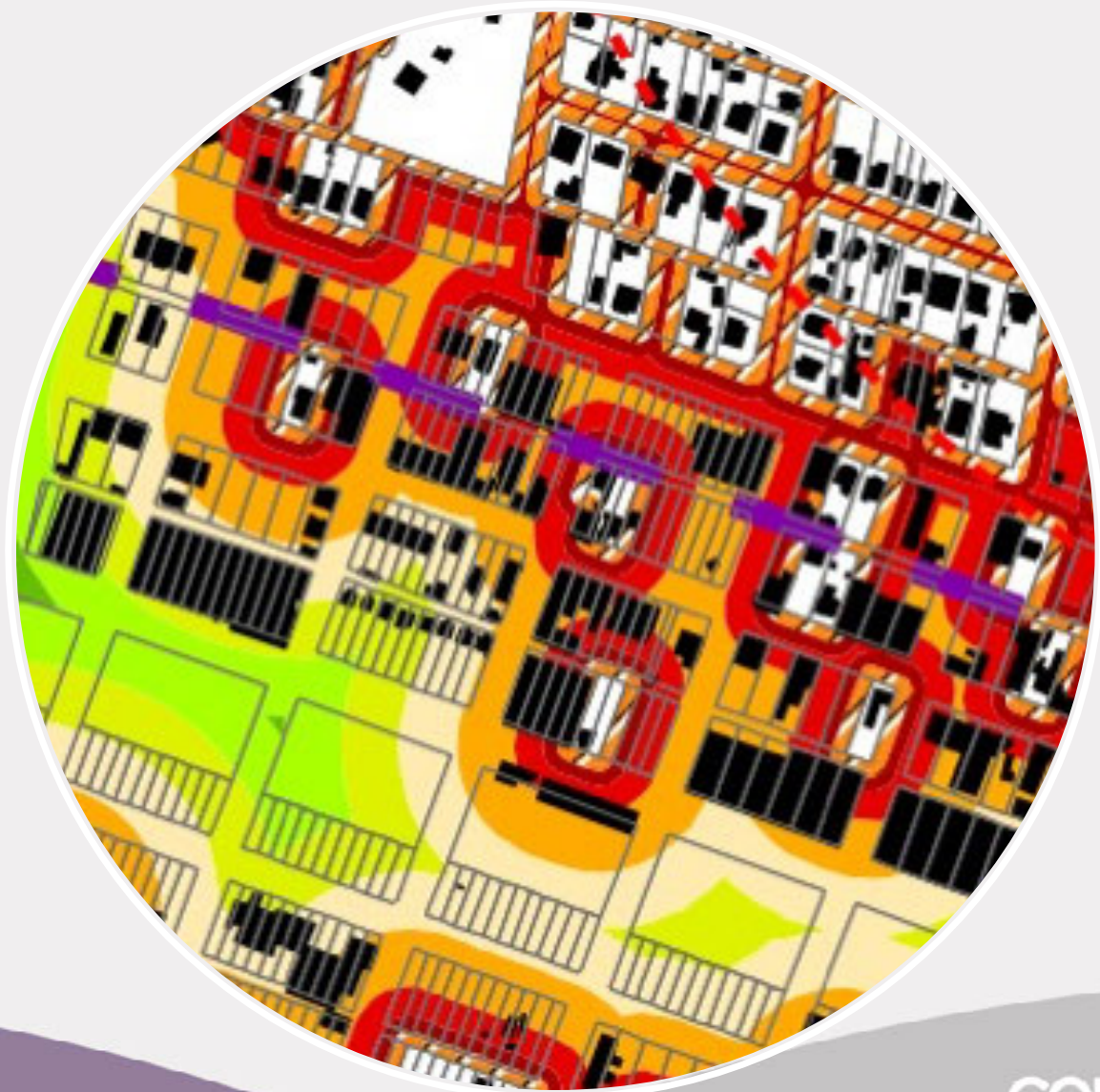


Article 10

Compatibility

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Height
Building Setbacks
Screening
Building Design
Scale & Clustering



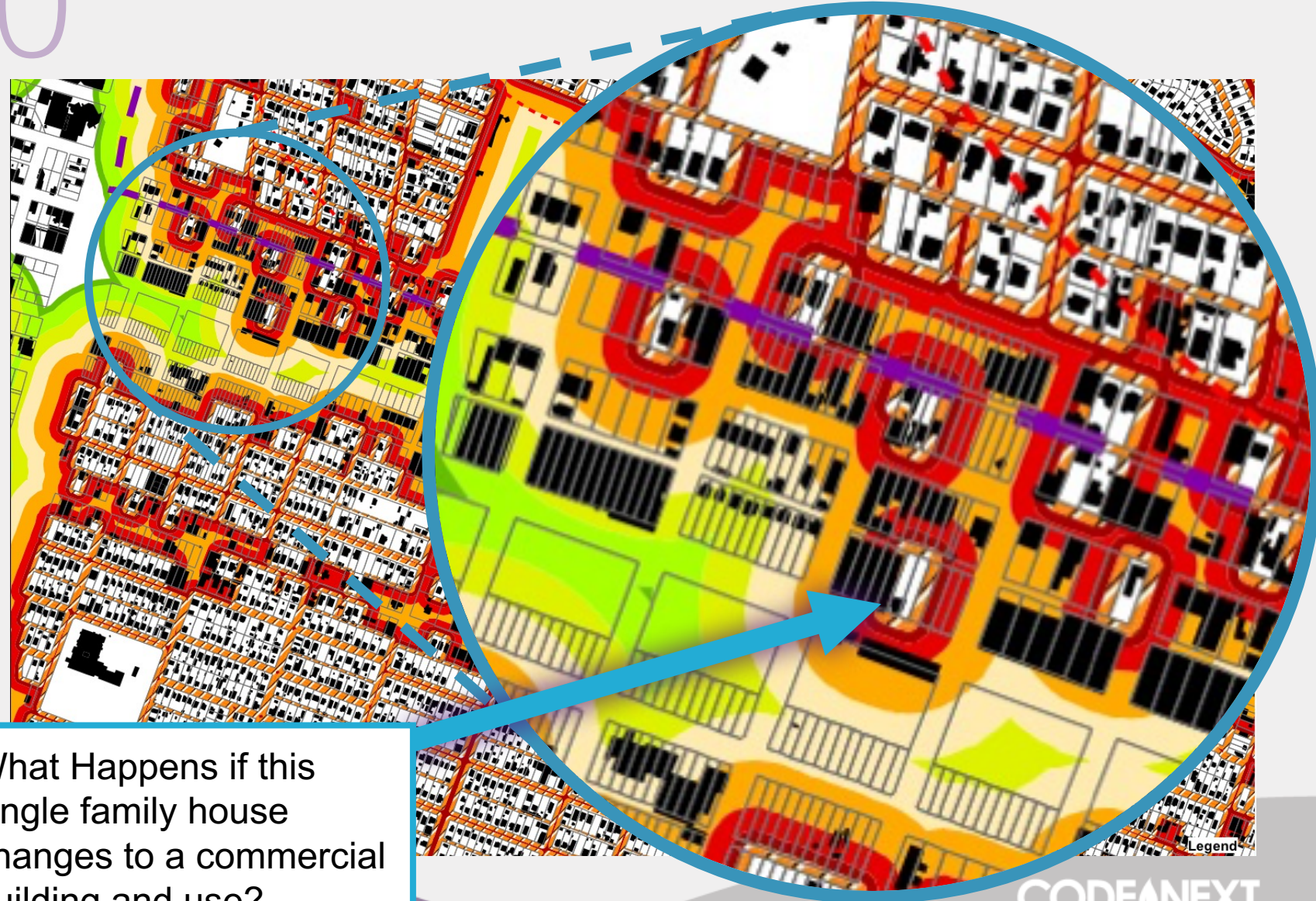
Article 10

Compatibility

Allowed Heights

	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'

What Happens if this single family house changes to a commercial building and use?



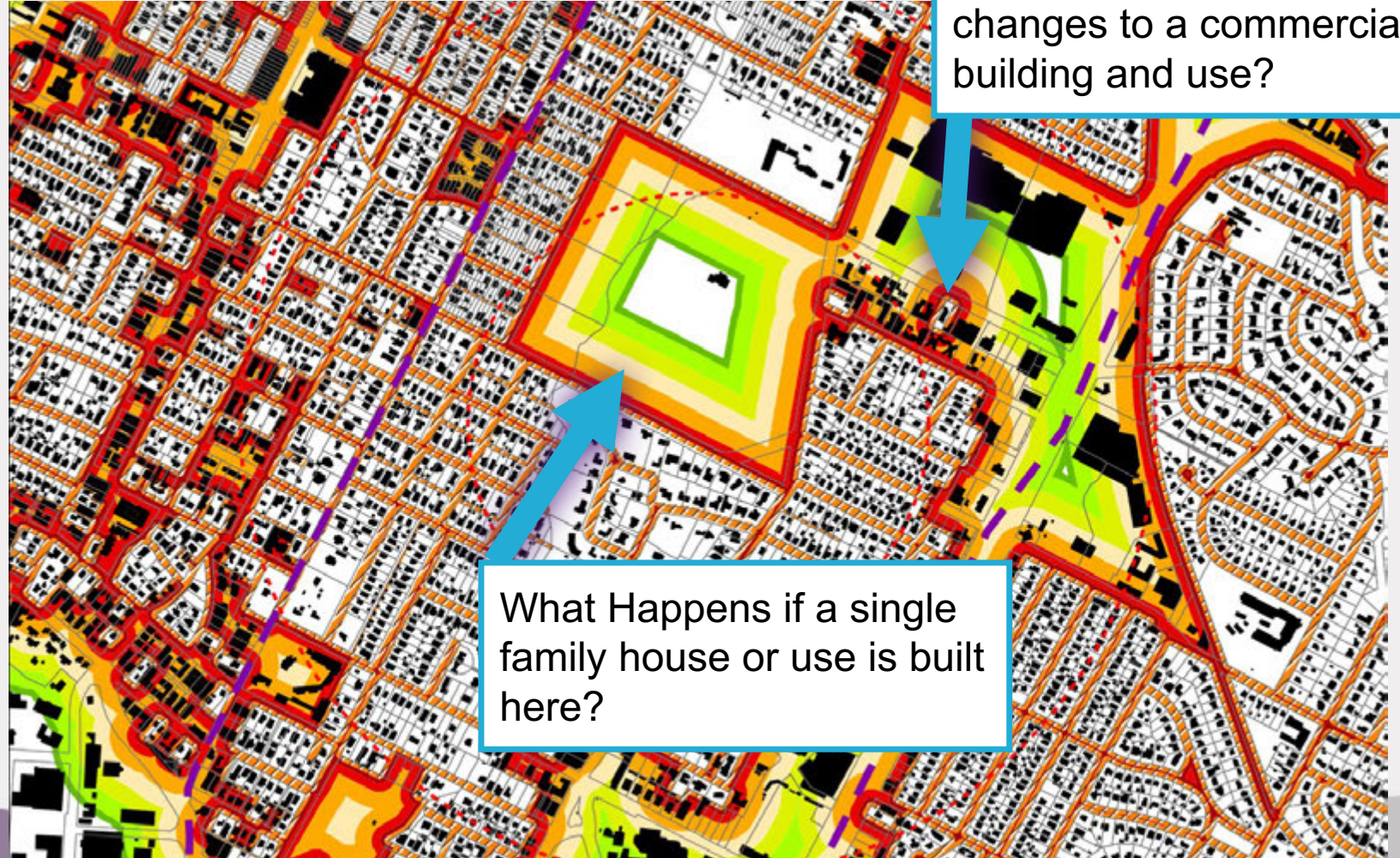
Article 10

Compatibility

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Allowed Heights

	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'



Article 10

Compatibility

Applicability

Medium to High Intensity Residential Zone, Commercial Non-Transect Zone, T5 Main Street and T5 Urban located *directly adjacent to or across an alley from* a Low to Medium Intensity Residential Zone or T3 Neighborhood Transect Zone

(considering adding T4 Neighborhood)

Trigger Zones

- Rural Residential
- Very Low Density
- Low Density
- Low Medium Density
- Low Medium Density- Small Lot
- T3NE and T3N zones
- **T4N zones**
- **Properties with Title 25 zoning that currently trigger compatibility**

Article 10

Compatibility

Setbacks

Increase building setback.

Impervious Cover may not be
due to unique site characteristics, such as
highways, and steep slopes. Where necessary,
the project shall reduce the impervious cover to
comply with other requirements of this Title.

Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'

Density

Dwelling Units per Acre

54

Ratio (max)

1.0

Affordable Units. Developments

may qualify for a density bonus

if the development meets the

Within 50'-100'

Greater than 100'

Landscaping

Perimeter Planting Area

Front or Side Street

Quantity and location of
street setback must meet
Division 23-4E-4 (Landscaping)

Side or Rear

Any Residential Zone or
Transect Zone

Commercial Zone

Building and Parking Lot

Foundation Planting
parking aisle front

1 story structure

Greater than 100'

Planting P

See

Article 10

Compatibility

Height – Non-transect Zones

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the

g FAR. Residential units are allowed
n to maximum FAR.

ing Form

Building Height	Stories (max.)	Overall (max.)
Height	3	40'

Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property

Allowed Height

Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
More than 100'	Set by Zone Standards

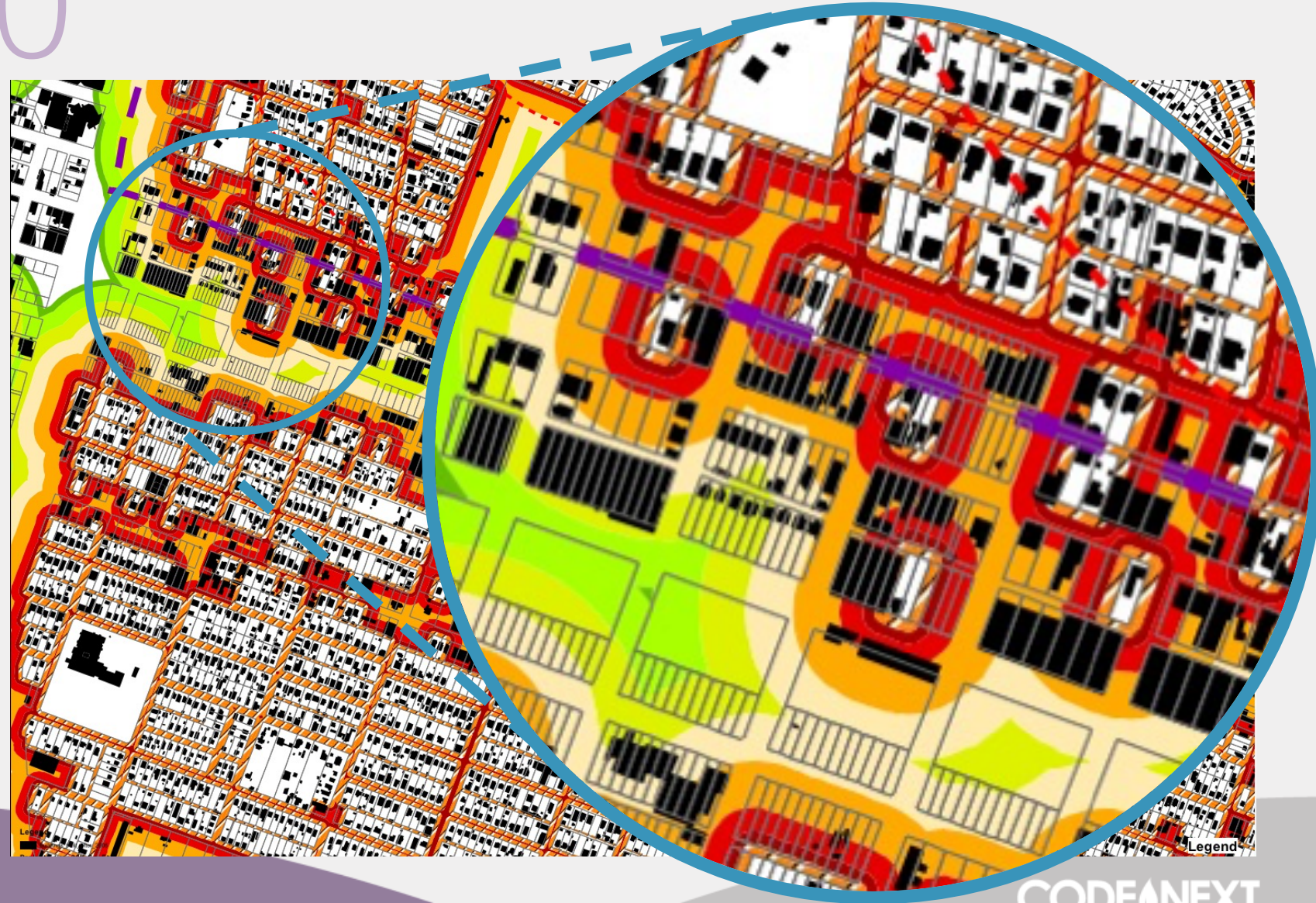
Article 10

Compatibility

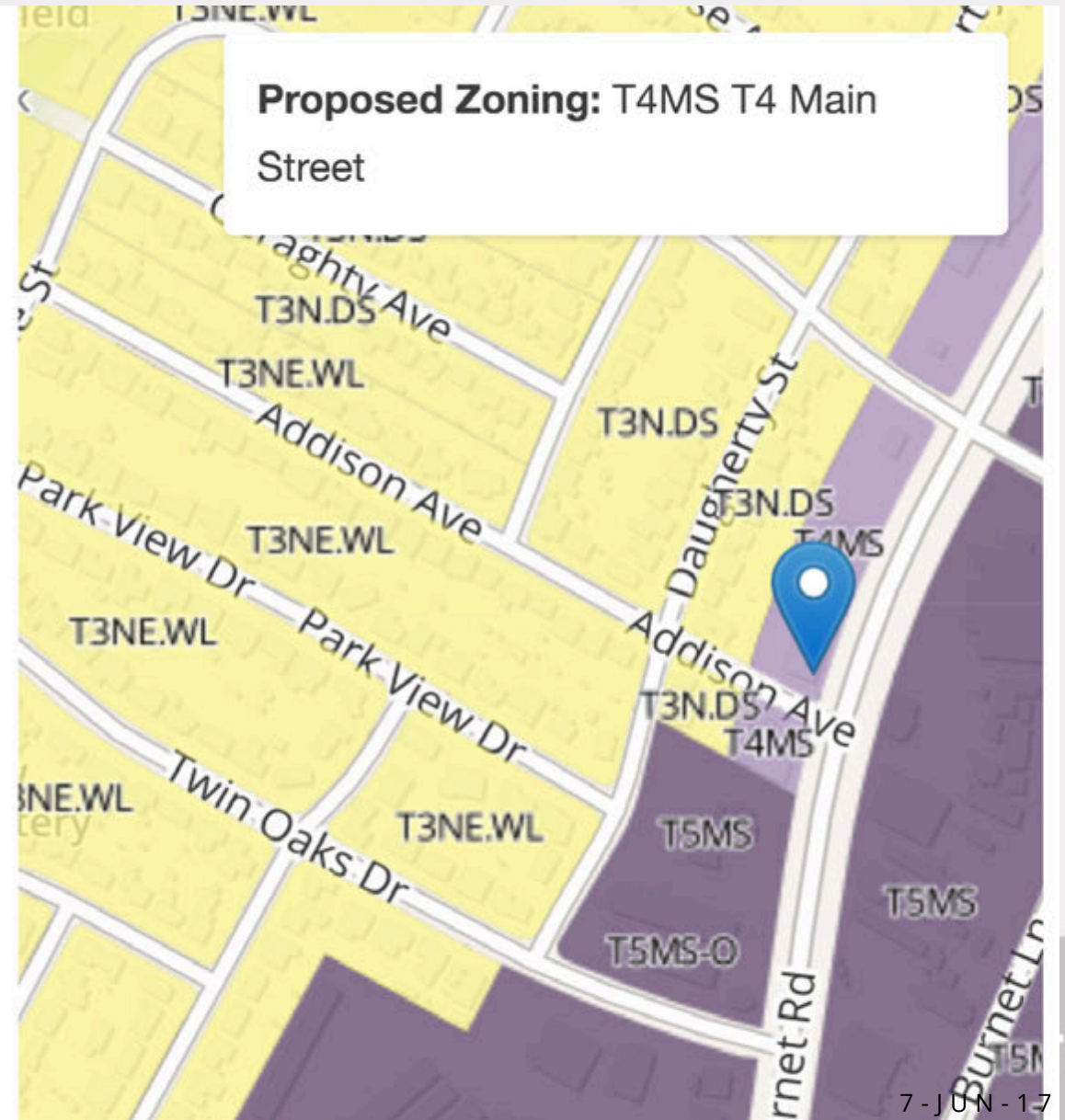
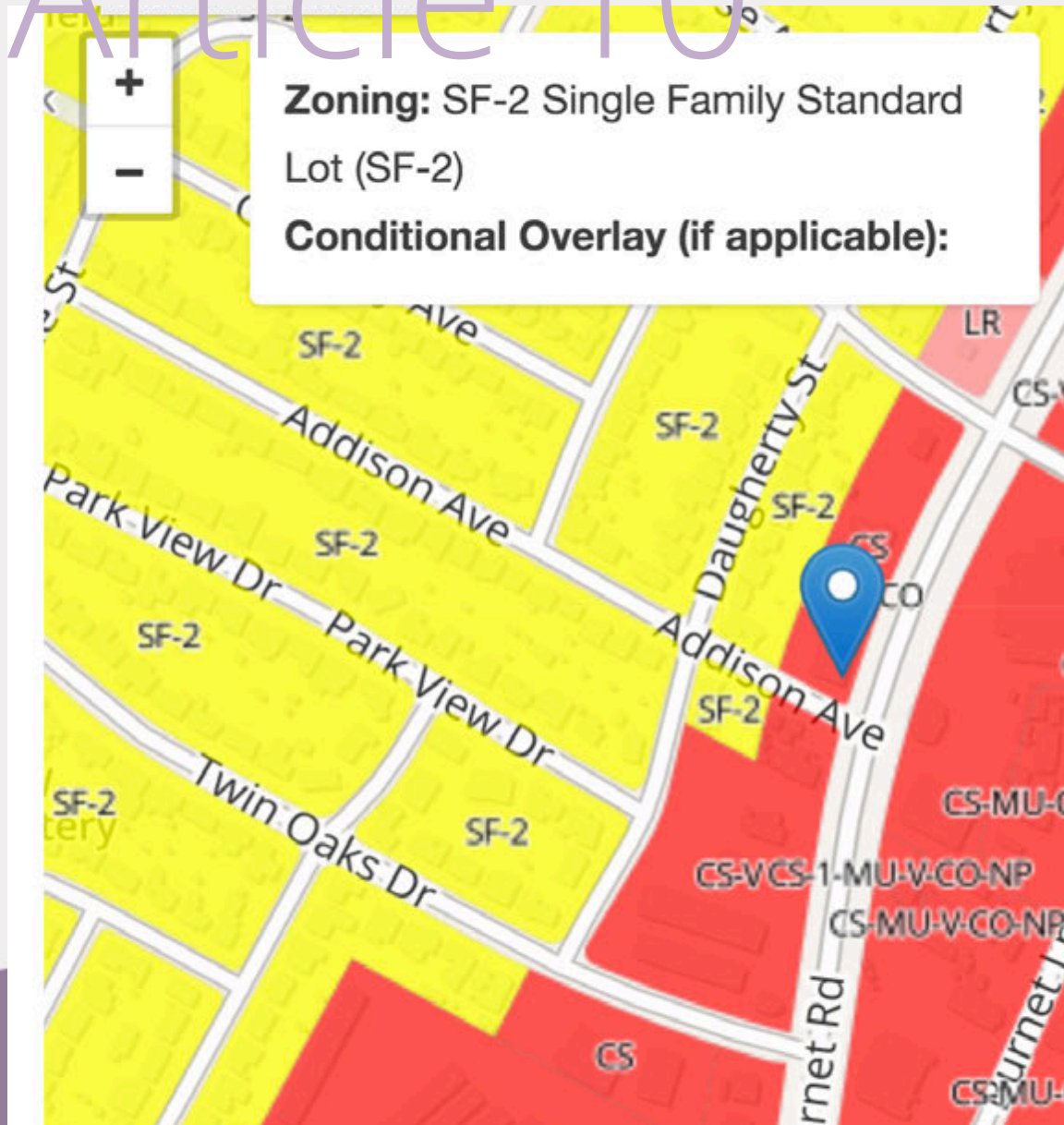
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Allowed Heights

	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'

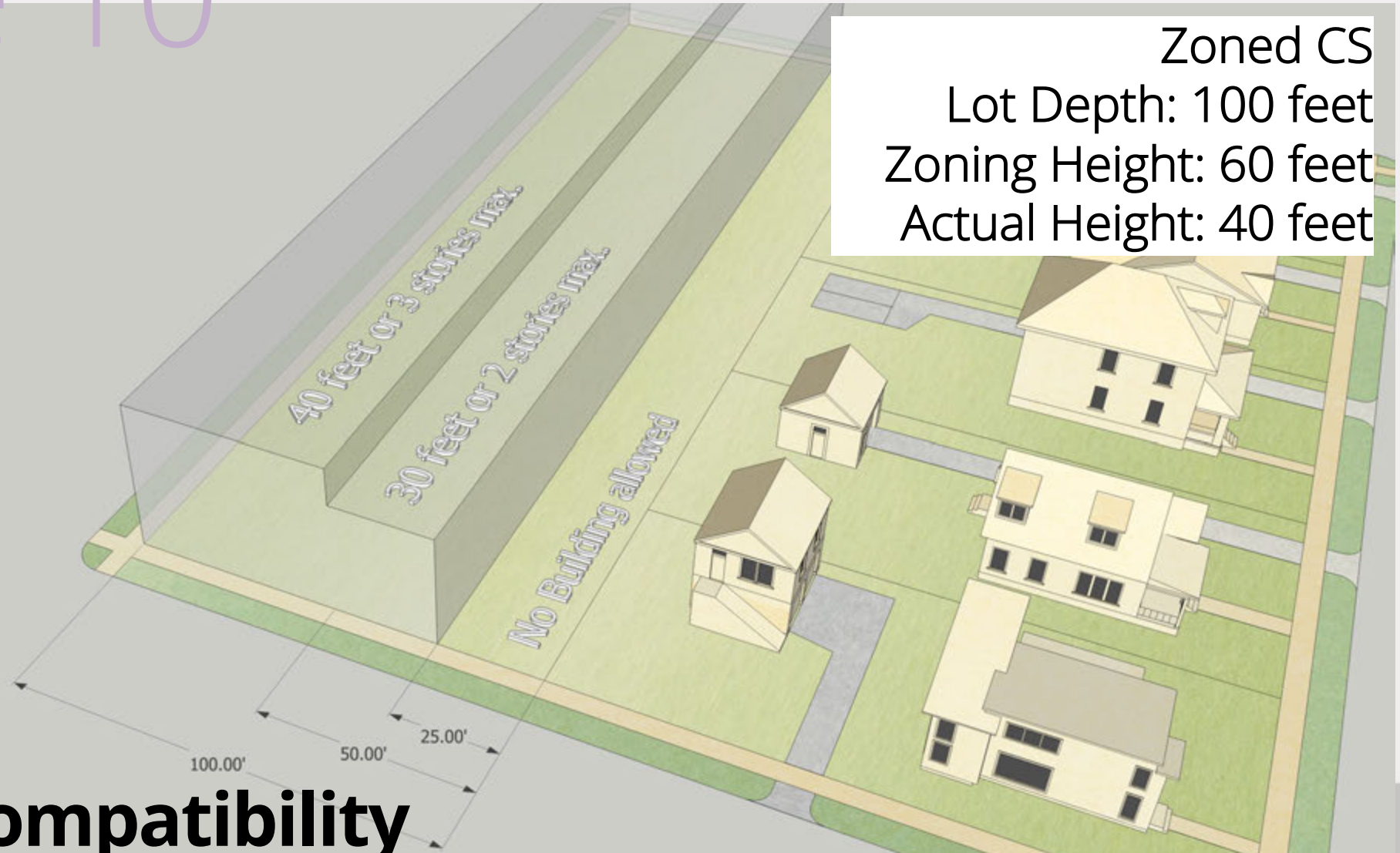


Article 10



Article 10

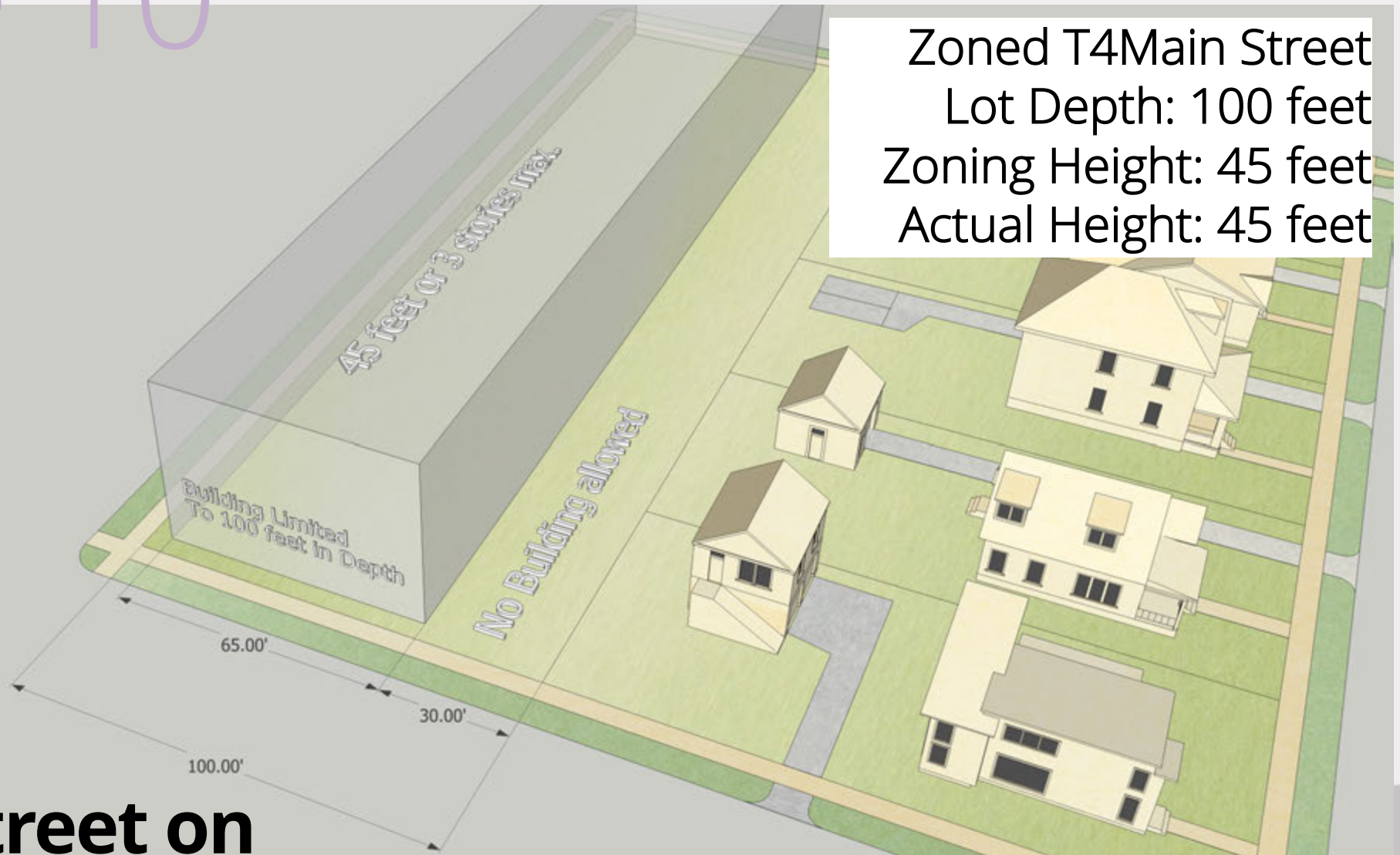
Zoned CS
Lot Depth: 100 feet
Zoning Height: 60 feet
Actual Height: 40 feet



**Existing Compatibility
on 100 foot deep Lot**

Article 10

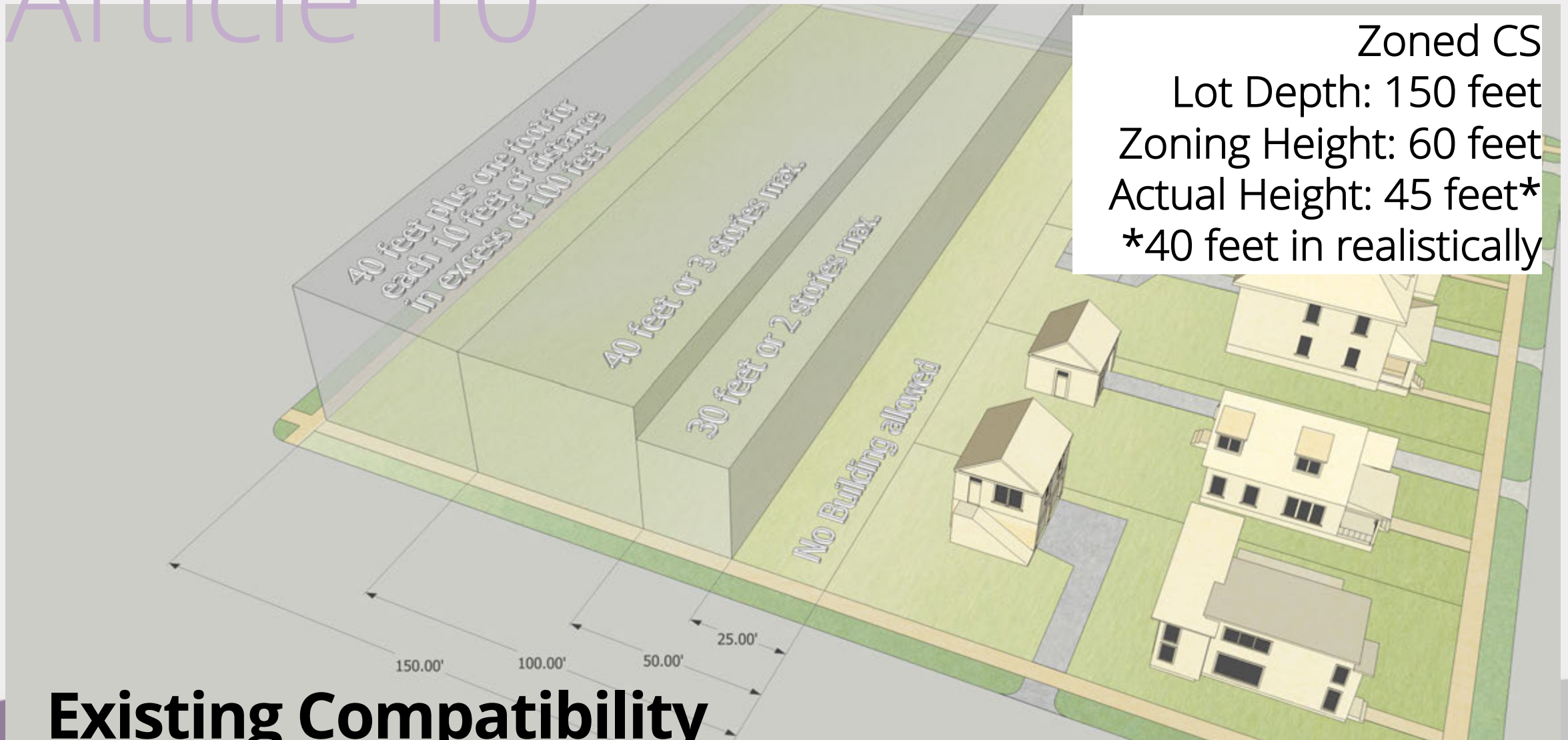
Zoned T4Main Street
Lot Depth: 100 feet
Zoning Height: 45 feet
Actual Height: 45 feet



**T4 Main Street on
100 foot deep lot**

Article 10

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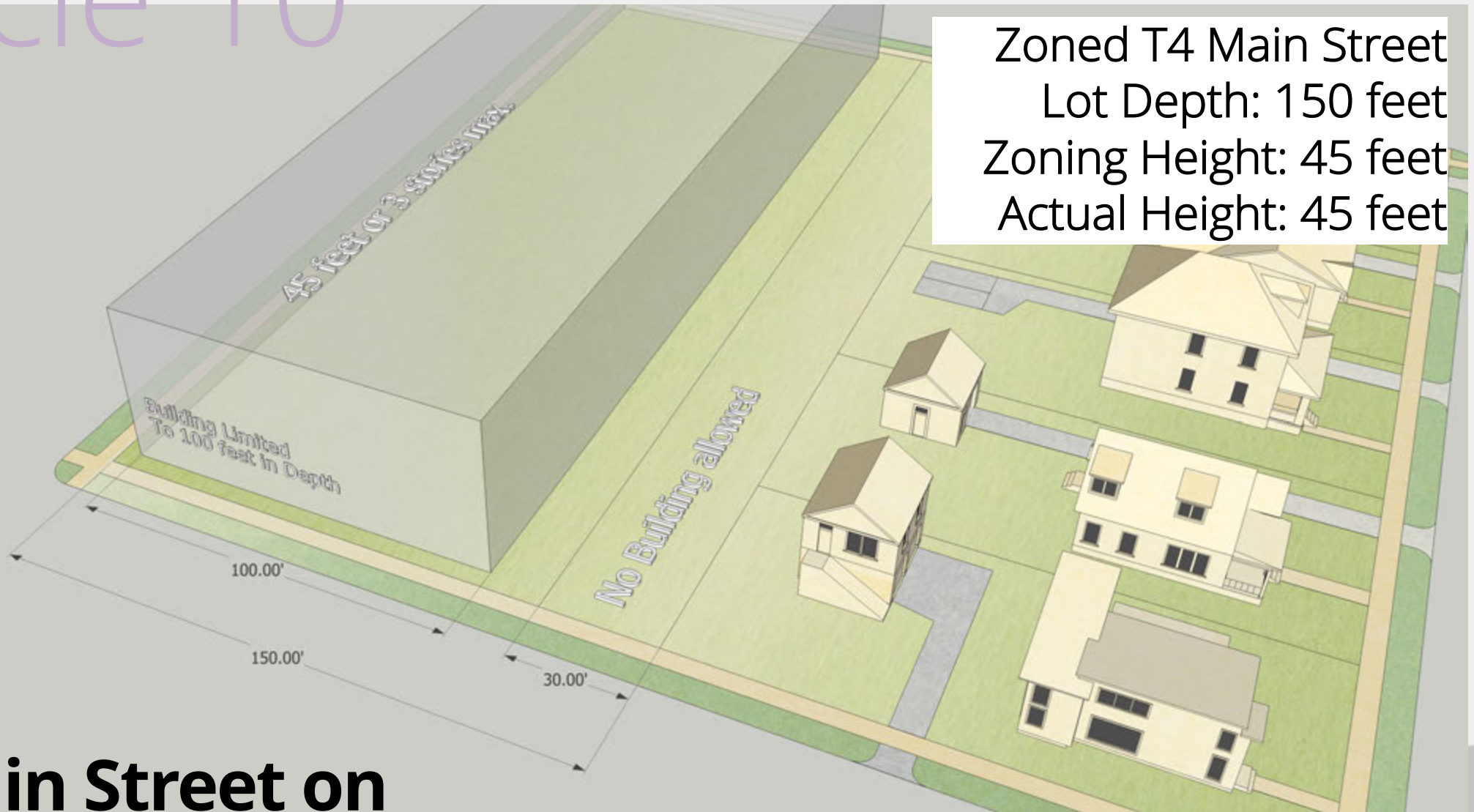


**Existing Compatibility
on 150 foot deep Lot**

Article 10

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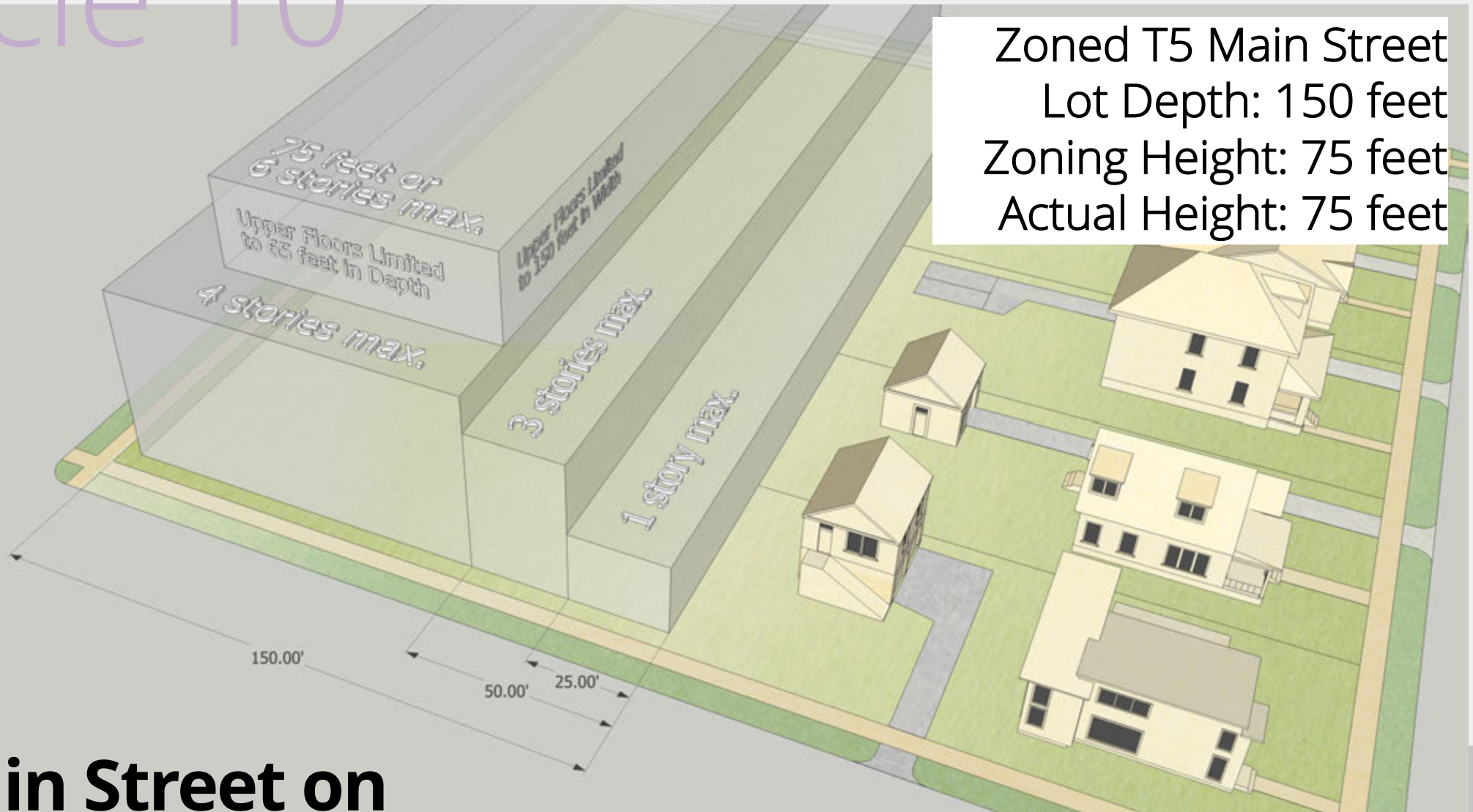
Zoned T4 Main Street
Lot Depth: 150 feet
Zoning Height: 45 feet
Actual Height: 45 feet



**T4 Main Street on
150 foot deep lot**

Article 10

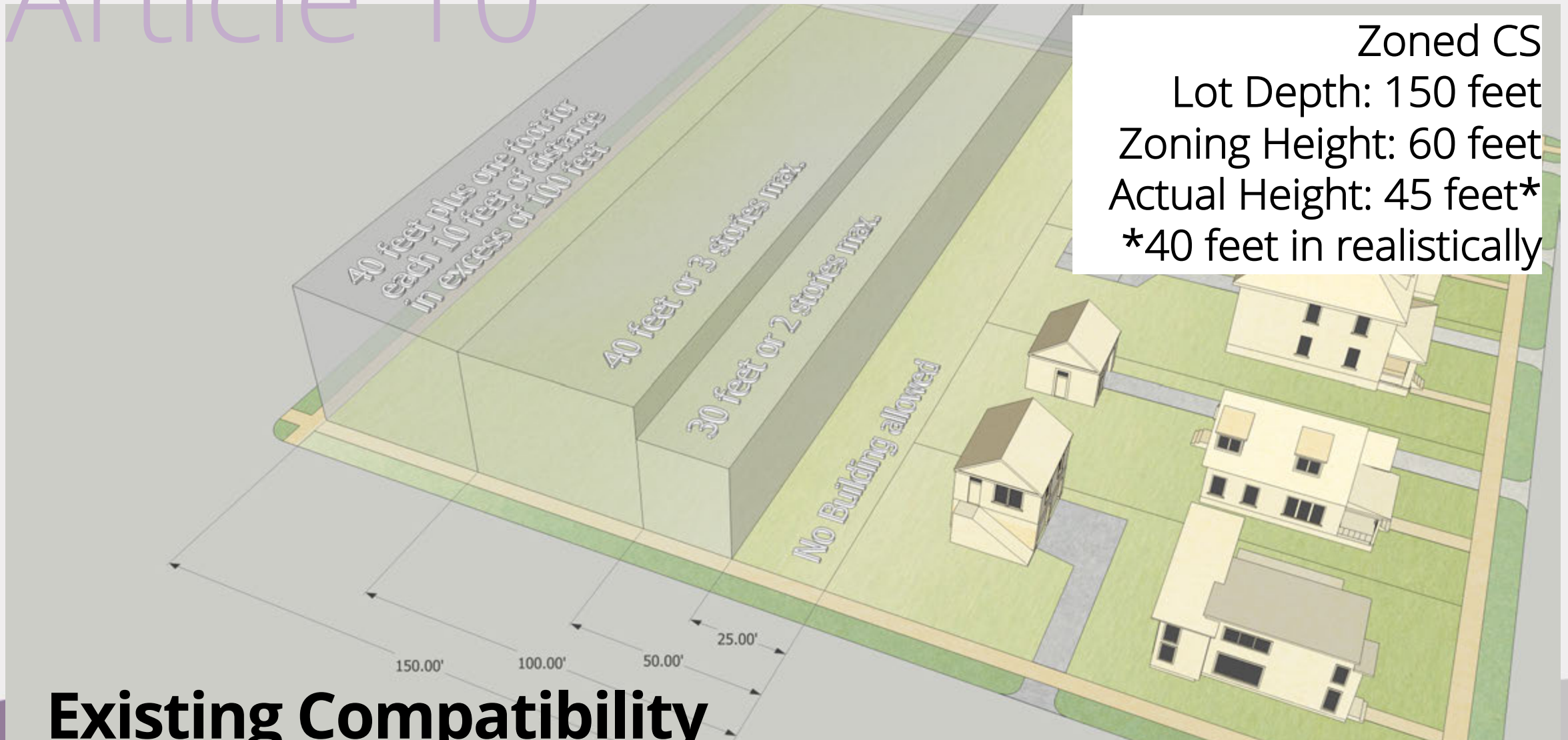
Zoned T5 Main Street
Lot Depth: 150 feet
Zoning Height: 75 feet
Actual Height: 75 feet



**T5 Main Street on
150 foot deep lot**

Article 10

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Zoned CS
Lot Depth: 150 feet
Zoning Height: 60 feet
Actual Height: 45 feet*
*40 feet in realistically

**Existing Compatibility
on 150 foot deep Lot**

SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

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codenext@austintexas.gov



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