

Proposed Code Remedy

**Subchapter F, Residential Design and Compatibility Standards
("McMansion")**Problem

Subchapter F contains many exemptions, with some not well defined such as ground floor porch. These exemptions include:

1. Thirty-foot side-gabled roof (§ 2.6.E (3)(a))
2. Gables plus dormer (§ 2.6.E (3)(b))
3. Protrusions into side and rear setback planes (§ 2.6.D)
4. Detached parking areas up to 450 sq. ft. (§ 3.3.2.A)
5. Attached parking areas up to 200 sq. ft. (§ 3.3.2.B)
6. Ground floor porches up to 200 sq. ft. (§ 3.3.3.A)
7. Habitable space below grade (§ 3.3.3.B)
8. Habitable portion of an attic (§ 3.3.3.C)
9. Enclosed area less than 5 feet in height (§ 3.3.4)

The overarching reason to eliminate these exemptions is for simplicity and clarity. Many of these exemptions require additional and confusing detailed calculations, and, as the AIA Austin has noted, are open to staff interpretation. Another reason is the lack of clear definitions, such as "ground floor porch," which can be on the second floor of a house built on a slope.

Solution

Eliminate these exemptions listed above and increase the Floor-to-Area-Ratio (FAR) to .45 from the current .40.