

VOTE - 1-5 support to recommend considering ease of acceptance					
1- easy to get consensus support		3 - good idea but needs further review	5-very difficult to get consensus - controversial		
<b>RECOMMENDATION FROM AIA</b>			<b>ADJUSTMENT COMMENTS</b>		
<b>Recommendation 1: Remove barriers to development by amending code to allow frequently occurring, more basic variance requests:</b>					
Action 1.1: Revise the compatibility setback standards in Article 10 by adding a list of items that can be in the 0-25' no structure zone. Include a list of exceptions for items such as driveways, internal fence, transformers, permanent trash refuse, screening, marquee signs, fire lanes, above ground water detention systems, etc. Or revise the language to exempt anything but a building, not a structure. (LDC, Article 10 Section 25-2-1051)			-PC has approved decks, parking, detention ponds, etc - no 'buildings' allowed, no dumpsters - JS		
Code states that no permanent 'structure' can be within this zone. Therefore, small permanent items that serves the building cannot be built in this zone without getting a variance request. This would help to reduce project timelines and costs, and give more area back to the buildings, to help make buildings more affordable.					
<b>Recommendation 2: Incentivize the preservation of more of Austin's 'naturally occurring affordable housing' and historic neighborhood character</b>					
Action 2.1: Implement the 2022 Preservation Incentive Proposal created by Preservation Austin + Austin Infill Coalition. - complex doc, needs further review - JS					
<b>Recommendation 3: Give SF-3 property owners more flexibility in how to develop 2 units on their lot</b>					
Action 3.1: Eliminate cap for an ADU size (currently 1100sf), allowing detached units to be any combination of sizes on a lot, as long as the overall result doesn't exceed maximum allowed FAR. Note: this would effectively eliminate the ADU category of housing unit (however, it is quickly becoming an obsolete designation, in favor of simply "residential unit"). (LDC, Section 25-2-774).					
Action 3.2: Eliminate the common wall duplex requirements, similar to above, allowing property owners to attach or detach units as makes sense for their property and needs. (LDC, Section 25-2-773).					
Action 3.3: Reduce street side yard setback to 10' from 15'. Consider reducing rear setback from 10' to 5'. (LDC, 25-2-492)					
Action 3.4: Only require 1 off street parking space per unit and no parking space for units under 1100sf within 1/4 mile of transit (the latter is current code already). (LDC, 25-6, Appendix A)					
Action 3.5: Eliminate 200sf FAR exemption for attached garages, which incentivize building of extra space for car storage rather than people. Potentially allow equivalent increase in FAR across SF-3 zoning instead of exempting garages from FAR, of which garages can be a part if developers/homeowners choose. (LDC, Subchapter F, Article 3, 3.3.2)					
<b>Recommendation 4: Incentivize building of smaller homes (eg.1000sf-1600sf) with yard access and fee-simple ownership opportunity) in new housing stock</b>					
Current code is producing a bias of large homes over 2000sf (estimated at over 70% of new single-family and townhomes). This is limiting the range of fee-simple housing options available to the citizens of Austin in new housing stock, by producing an oversized proportion of higher-cost homes and an inadequate proportion of lower-cost and mid-range homes. To remedy this, lower-cost and mid-range home development must be incentivized.					
Action 4.1: Reduce minimum lot sizes for SF3 zoning:					
(a) Standard SF-3 Lot minimum: reduce from 5750sf to 5000sf					
(b) Create new 'SF-3 Small Lot' category: reduce minimum lot size to 2500sf in SF-3 zoning and allow 1 unit Create specific 'Small Lot' regulations for these lots ie: 30 street frontage					
Action 4.2: Create 'Quick Turnaround', low-cost subdivision plat process for single family lots to allow easy subdivision of existing SF-3 lots.					
<b>Recommendation 5: Create pilot program to test development of 'cottage court' style developments on SF-3 lots over 10,000sf (or contiguous SF-3 lots with equivalent combined minimum area)</b>					
Action 5.1: Remove restriction on number of units on SF-3 lots over 10,000sf					
Action 5.2: Allow projects to go through normal residential review as long as units are only attached to a max of one other (ie. duplex) - keeping building code under IRC rather than IBC.					
Action 5.3: Quick Turnaround plat recommended in 4.2 could also apply in the case of joining two lots together to allow this form of development.					
<b>Recommendation 6: Make townhomes easier to develop on SF5/6 &amp; MF lots</b>					
Action 6.1: Eliminate site area minimum requirements for townhomes and multifamily buildings. (LDC Section 25-2-776)					
Action 6.2: Also remove site area per unit requirements from SF5/6 & MF zoning for lots, and allow for buildings be developed by the FAR, Impervious, and Parking Requirements.					
Action 6.3: Create an expedited Site Plan 'Lite' Process for 3-12 units - reduce review timeline and fees from typical Site Plan.					



## 2022 PRESERVATION INCENTIVE PROPOSAL

Preservation Austin and Austin Infill Coalition have partnered to generate a proposal for a new Preservation Incentive that will support the preservation of historic homes and neighborhoods through the creation of neighborhood-scale density and compatible infill.

### A NEW INCENTIVE

The current Land Development Code **incentivizes demolition**. This proposal aims to **incentivize the preservation** of Austin's older and historic homes by maintaining the unique and diverse character of Austin's neighborhoods, while providing new housing for all types of people.

The council-adopted **Imagine Austin Comprehensive Plan (2012)** identified the need "to meet the market demand of our growing and diversifying population, the range of available housing choices must expand throughout the City." The plan also identified the protection of "historic buildings, structures, sites, places, and districts in neighborhoods throughout the city" as a priority for the City. **This proposal addresses both these goals.**

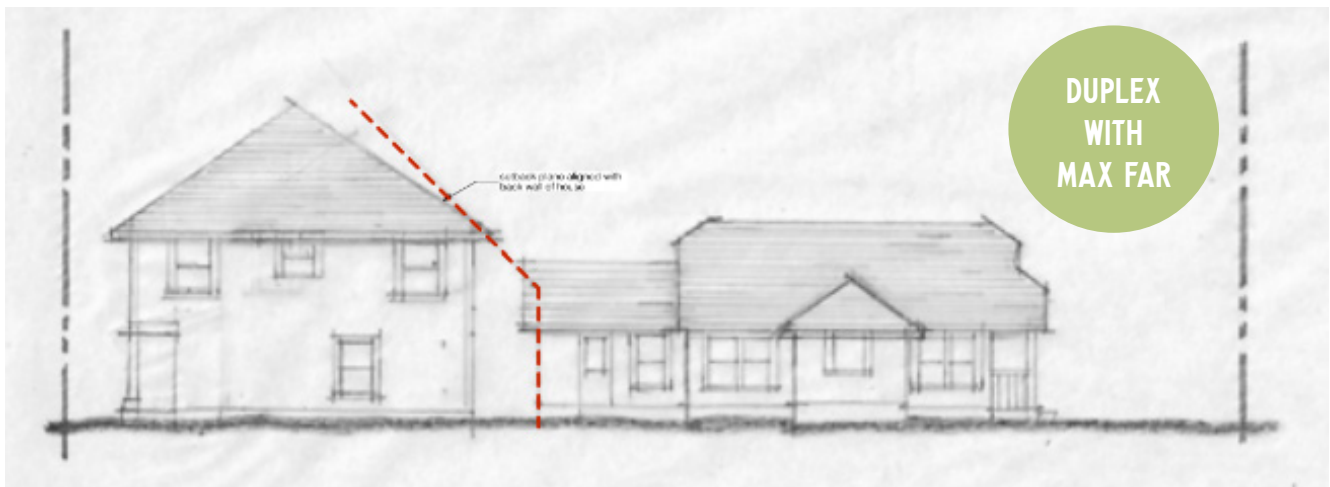
In addition to achieving greater preservation and density, studies have shown that preservation in tandem with new residential development tends to have a positive impact on affordability.

### WHAT IT DOES

#### This Preservation Incentive will:

1. Preserve the historic character of older homes and neighborhoods
2. Increase the supply of a variety of housing types (ADUs, duplexes, single-family)
3. Preserve the naturally-occurring affordability of older housing stock
4. Promote equity goals by creating income-generating opportunities for existing homeowners and allowing more Austinites to live in historic neighborhoods
5. Enable greater density and connectivity within Austin's older neighborhoods
6. Promote sustainability by diverting landfill waste from demolitions

### HOW IT LOOKS



# HOW IT WORKS FOR HOMES 45 YEARS+

## Tier 1 Preserved Structure

**Preserved Structure:** Retains high degree of architectural integrity.

**Goal:** Preserve eligibility for future historic designation.

**Outcome:** Project is subject to greater preservation requirements in exchange for bonus incentives.

## Tier 2 Preserved Structure

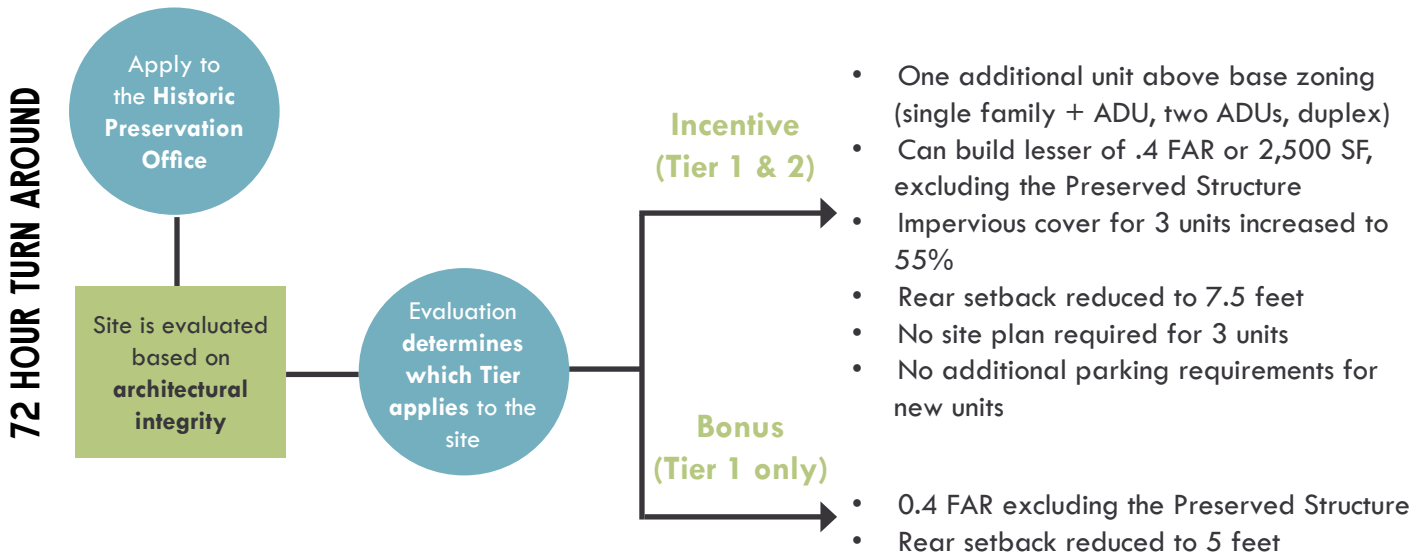
**Preserved Structure:** Does not meet the standards for architectural integrity.

**Goal:** Preserve existing housing and neighborhood scale.

**Outcome:** Project is subject to form-based preservation requirements in exchange for the base incentives.

## ELIGIBILITY

## INCENTIVES



## PRESERVATION REQUIREMENTS

### Alterations/Additions (All Tiers)

- 100% of street-facing facades preserved
- 75% of total walls preserved
- Additions may be no taller than the roof of the Preserved Structure
- Window and door materials, patterns, sizes and locations preserved

### New Construction (All Tiers)

- No new construction in front of the Preserved Structure
- Modified McMansion tent creates appropriate setback/height
- Roof form must match the Preserved Structure or be hip/gable configuration
- Restricted height

### Tier 1 - Additional Requirements

Alterations to a Tier 1 Preserved Structure are subject to the **City of Austin Historic Design Standards** subject to the approval of the **Historic Preservation Office**.

**PRESERVATION REQUIREMENTS ARE IN EFFECT FOR 10 YEARS AFTER PROJECT COMPLETION**



## 2022 PRESERVATION INCENTIVE PROPOSAL

Preservation Austin and Austin Infill Coalition have partnered to generate a proposal for a new Preservation Incentive that will support the preservation of historic homes and neighborhoods through the creation of neighborhood-scale density and compatible infill.

### A NEW INCENTIVE

The current Land Development Code **incentivizes demolition**. This proposal aims to **incentivize the preservation** of Austin's older and historic homes by maintaining the unique and diverse character of Austin's neighborhoods, while providing new housing for all types of people.

The council-adopted **Imagine Austin Comprehensive Plan (2012)** identified the need "to meet the market demand of our growing and diversifying population, the range of available housing choices must expand throughout the City." The plan also identified the protection of "historic buildings, structures, sites, places, and districts in neighborhoods throughout the city" as a priority for the City. **This proposal addresses both these goals.**

In addition to achieving greater preservation and density, studies have shown that preservation in tandem with new residential development tends to have a positive impact on affordability.

### WHAT IT DOES

#### This Preservation Incentive will:

1. Preserve the historic character of older homes and neighborhoods
2. Increase the supply of a variety of housing types (ADUs, duplexes, single-family)
3. Preserve the naturally-occurring affordability of older housing stock
4. Promote equity goals by creating income-generating opportunities for existing homeowners and allowing more Austinites to live in historic neighborhoods
5. Enable greater density and connectivity within Austin's older neighborhoods
6. Promote sustainability by diverting landfill waste from demolitions

### HOW IT LOOKS



# HOW IT WORKS FOR HOMES 45 YEARS+

## Tier 1 Preserved Structure

**Preserved Structure:** Retains high degree of architectural integrity.

**Goal:** Preserve eligibility for future historic designation.

**Outcome:** Project is subject to greater preservation requirements in exchange for bonus incentives.

## Tier 2 Preserved Structure

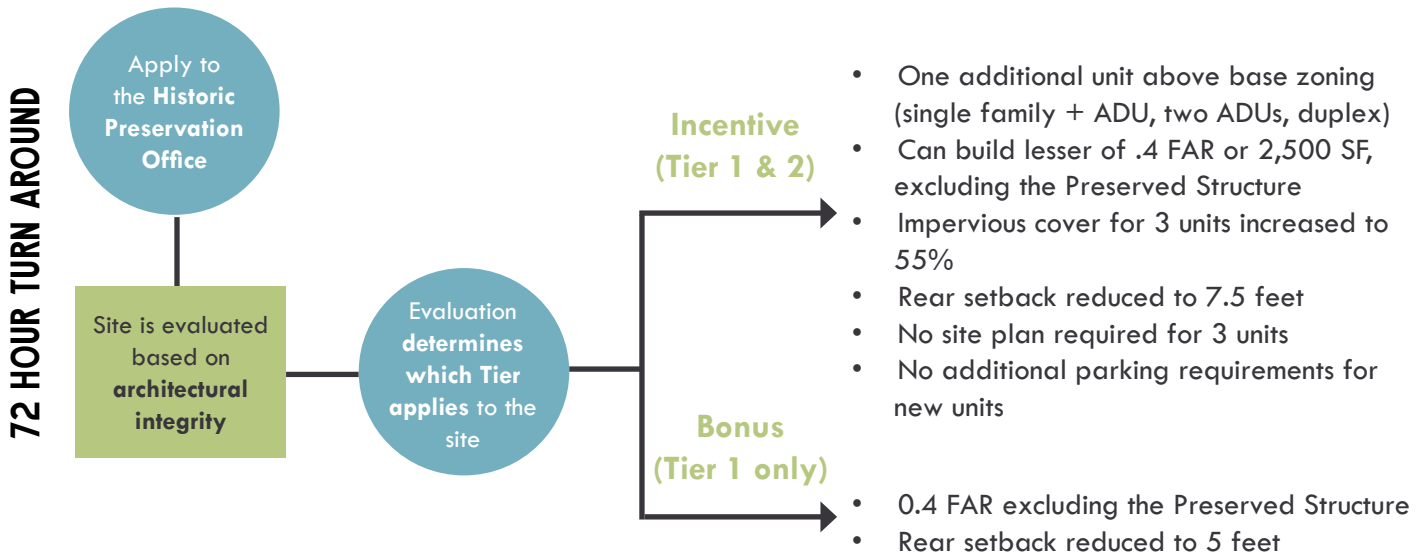
**Preserved Structure:** Does not meet the standards for architectural integrity.

**Goal:** Preserve existing housing and neighborhood scale.

**Outcome:** Project is subject to form-based preservation requirements in exchange for the base incentives.

## ELIGIBILITY

## INCENTIVES



## PRESERVATION REQUIREMENTS

### Alterations/Additions (All Tiers)

- 100% of street-facing facades preserved
- 75% of total walls preserved
- Additions may be no taller than the roof of the Preserved Structure
- Window and door materials, patterns, sizes and locations preserved

### New Construction (All Tiers)

- No new construction in front of the Preserved Structure
- Modified McMansion tent creates appropriate setback/height
- Roof form must match the Preserved Structure or be hip/gable configuration
- Restricted height

### Tier 1 - Additional Requirements

Alterations to a Tier 1 Preserved Structure are subject to the **City of Austin Historic Design Standards** subject to the approval of the **Historic Preservation Office**.

**PRESERVATION REQUIREMENTS ARE IN EFFECT FOR 10 YEARS AFTER PROJECT COMPLETION**

VOTE - 1-5 support to recommend considering ease of acceptance					
1- easy to get consensus support		3 - good idea but needs further review	5-very difficult to get consensus - controversial		
<b>RECOMMENDATION FROM AIA</b>			<b>ADJUSTMENT COMMENTS</b>		
<b>Recommendation 1: Remove barriers to development by amending code to allow frequently occurring, more basic variance requests:</b>					
Action 1.1: Revise the compatibility setback standards in Article 10 by adding a list of items that can be in the 0-25' no structure zone. Include a list of exceptions for items such as driveways, internal fence, transformers, permanent trash refuse, screening, marquee signs, fire lanes, above ground water detention systems, etc. Or revise the language to exempt anything but a building, not a structure. (LDC, Article 10 Section 25-2-1051)			-PC has approved decks, parking, detention ponds, etc - no 'buildings' allowed, no dumpsters - JS		
Code states that no permanent 'structure' can be within this zone. Therefore, small permanent items that serves the building cannot be built in this zone without getting a variance request. This would help to reduce project timelines and costs, and give more area back to the buildings, to help make buildings more affordable.					
<b>Recommendation 2: Incentivize the preservation of more of Austin's 'naturally occurring affordable housing' and historic neighborhood character</b>					
Action 2.1: Implement the 2022 Preservation Incentive Proposal created by Preservation Austin + Austin Infill Coalition. - complex doc, needs further review - JS					
<b>Recommendation 3: Give SF-3 property owners more flexibility in how to develop 2 units on their lot</b>					
Action 3.1: Eliminate cap for an ADU size (currently 1100sf), allowing detached units to be any combination of sizes on a lot, as long as the overall result doesn't exceed maximum allowed FAR. Note: this would effectively eliminate the ADU category of housing unit (however, it is quickly becoming an obsolete designation, in favor of simply "residential unit"). (LDC, Section 25-2-774).					
Action 3.2: Eliminate the common wall duplex requirements, similar to above, allowing property owners to attach or detach units as makes sense for their property and needs. (LDC, Section 25-2-773).					
Action 3.3: Reduce street side yard setback to 10' from 15'. Consider reducing rear setback from 10' to 5'. (LDC, 25-2-492)					
Action 3.4: Only require 1 off street parking space per unit and no parking space for units under 1100sf within 1/4 mile of transit (the latter is current code already). (LDC, 25-6, Appendix A)					
Action 3.5: Eliminate 200sf FAR exemption for attached garages, which incentivize building of extra space for car storage rather than people. Potentially allow equivalent increase in FAR across SF-3 zoning instead of exempting garages from FAR, of which garages can be a part if developers/homeowners choose. (LDC, Subchapter F, Article 3, 3.3.2)					
<b>Recommendation 4: Incentivize building of smaller homes (eg.1000sf-1600sf) with yard access and fee-simple ownership opportunity) in new housing stock</b>					
Current code is producing a bias of large homes over 2000sf (estimated at over 70% of new single-family and townhomes). This is limiting the range of fee-simple housing options available to the citizens of Austin in new housing stock, by producing an oversized proportion of higher-cost homes and an inadequate proportion of lower-cost and mid-range homes. To remedy this, lower-cost and mid-range home development must be incentivized.					
Action 4.1: Reduce minimum lot sizes for SF3 zoning:					
(a) Standard SF-3 Lot minimum: reduce from 5750sf to 5000sf					
(b) Create new 'SF-3 Small Lot' category: reduce minimum lot size to 2500sf in SF-3 zoning and allow 1 unit Create specific 'Small Lot' regulations for these lots ie: 30 street frontage					
Action 4.2: Create 'Quick Turnaround', low-cost subdivision plat process for single family lots to allow easy subdivision of existing SF-3 lots.					
<b>Recommendation 5: Create pilot program to test development of 'cottage court' style developments on SF-3 lots over 10,000sf (or contiguous SF-3 lots with equivalent combined minimum area)</b>					
Action 5.1: Remove restriction on number of units on SF-3 lots over 10,000sf					
Action 5.2: Allow projects to go through normal residential review as long as units are only attached to a max of one other (ie. duplex) - keeping building code under IRC rather than IBC.					
Action 5.3: Quick Turnaround plat recommended in 4.2 could also apply in the case of joining two lots together to allow this form of development.					
<b>Recommendation 6: Make townhomes easier to develop on SF5/6 &amp; MF lots</b>					
Action 6.1: Eliminate site area minimum requirements for townhomes and multifamily buildings. (LDC Section 25-2-776)					
Action 6.2: Also remove site area per unit requirements from SF5/6 & MF zoning for lots, and allow for buildings be developed by the FAR, Impervious, and Parking Requirements.					
Action 6.3: Create an expedited Site Plan 'Lite' Process for 3-12 units - reduce review timeline and fees from typical Site Plan.					