



---

PLANNING  
DEPARTMENT

# Changes to Residential Uses and Standards (Including HOME Amendments)

Joint Planning Commission and City Council Meeting

October 26, 2023



# Austin Aims to Expand Housing Opportunities

## What are the goals for the proposed changes?

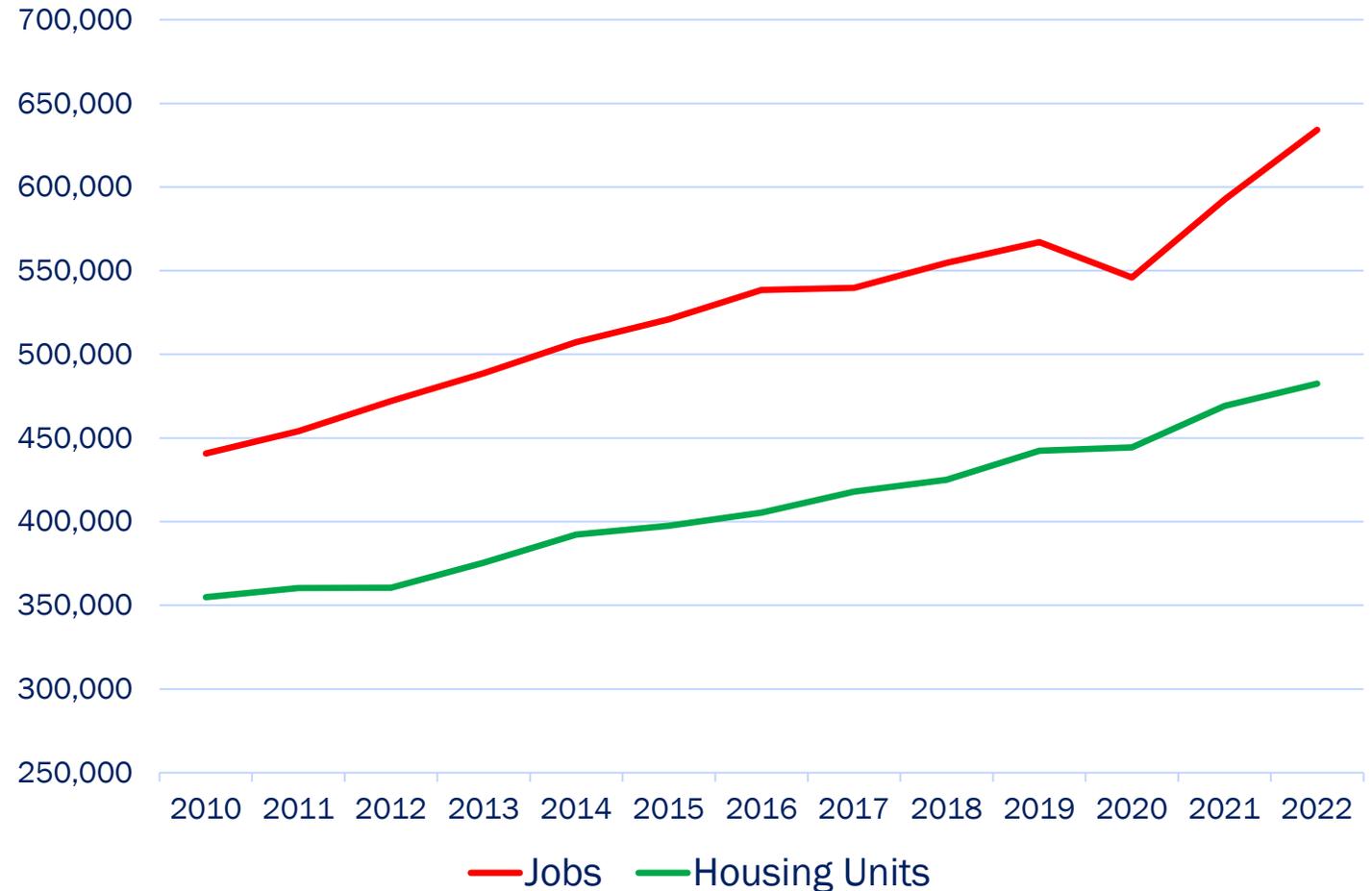
- Create more housing options affordable to middle-income earners
- Give homeowners options to house a family member or caregiver on their property, or earn passive income
- Increase housing supply
- Create walkable neighborhoods with a variety of housing types in line with *Imagine Austin* goals
- Support Project Connect transit investment
- Respond to climate change by reducing transportation emissions, slowing suburban sprawl, and incentivizing smaller, more energy-efficient homes



# Jobs/Housing Balance

- Since 2010, over 66,000 more jobs have been created in Austin than housing units produced
- The jobs/housing balance has increased from 1.24 jobs for every housing unit in 2010 to 1.31 in 2022

## Number of Jobs and Housing Units in Austin

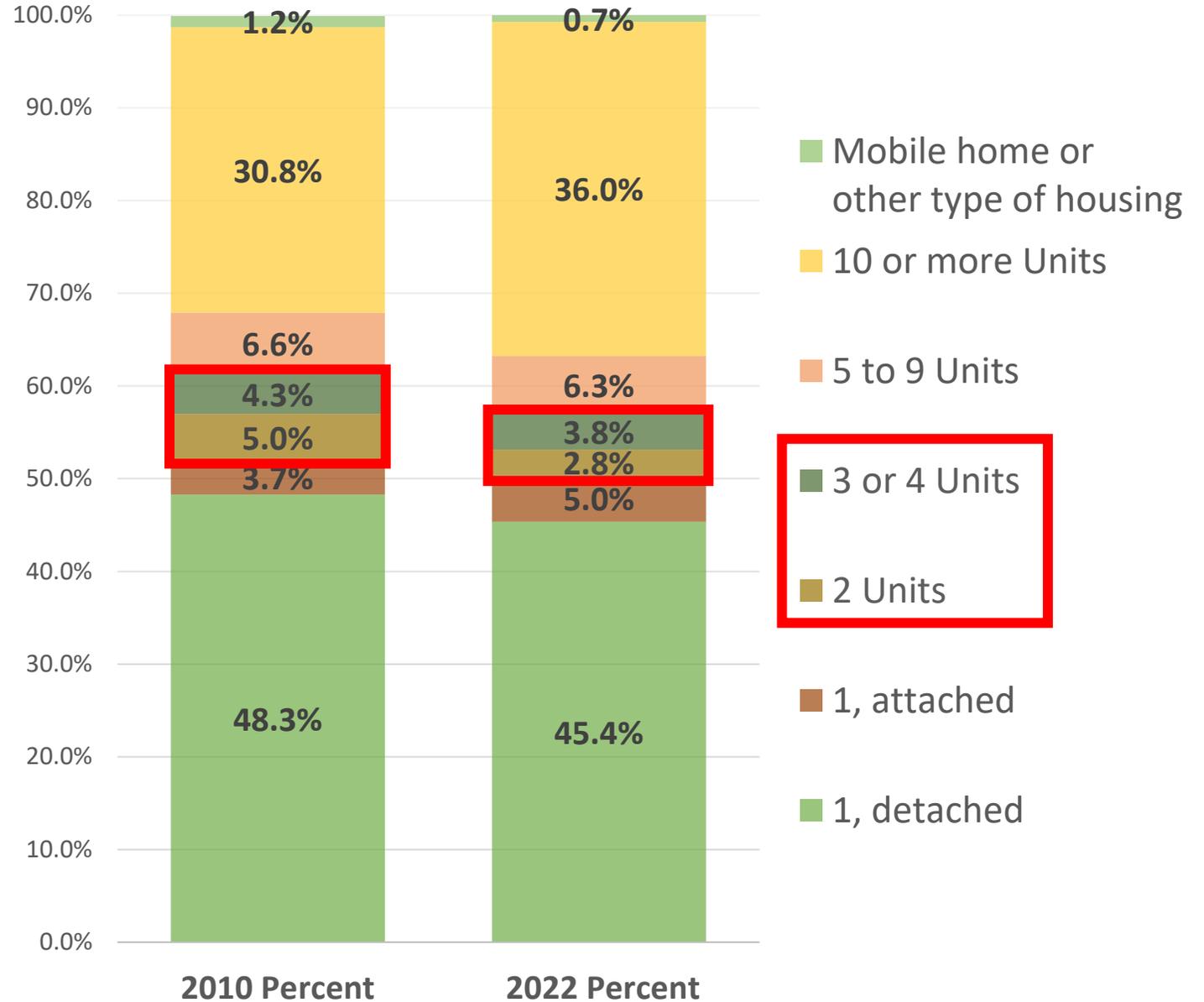


Source: Bureau of Labor Statistics (BLS) 2010-2022



# Changes in Housing Types

- Percentage of 2-,3-, and 4-unit housing types has decreased since 2010
- Number of duplexes decreased by ~28% since 2010



Source: American Community Survey (ACS) 2010-2022



# Resolutions Initiating Code Amendments

- Jun. 1, 2023 – **Eliminate Unrelated Adult Occupancy Limits**  
[Resolution No. 20230601-048](#)
- Jul. 20, 2023 – **Single Family Lot and Use Modifications (HOME Amendments)**  
[Resolution No. 20230720-126](#)
- Sept. 14, 2023 – **Tiny Homes and RVs**  
[Resolution No. 20230914-083](#)

## Previous Resolutions

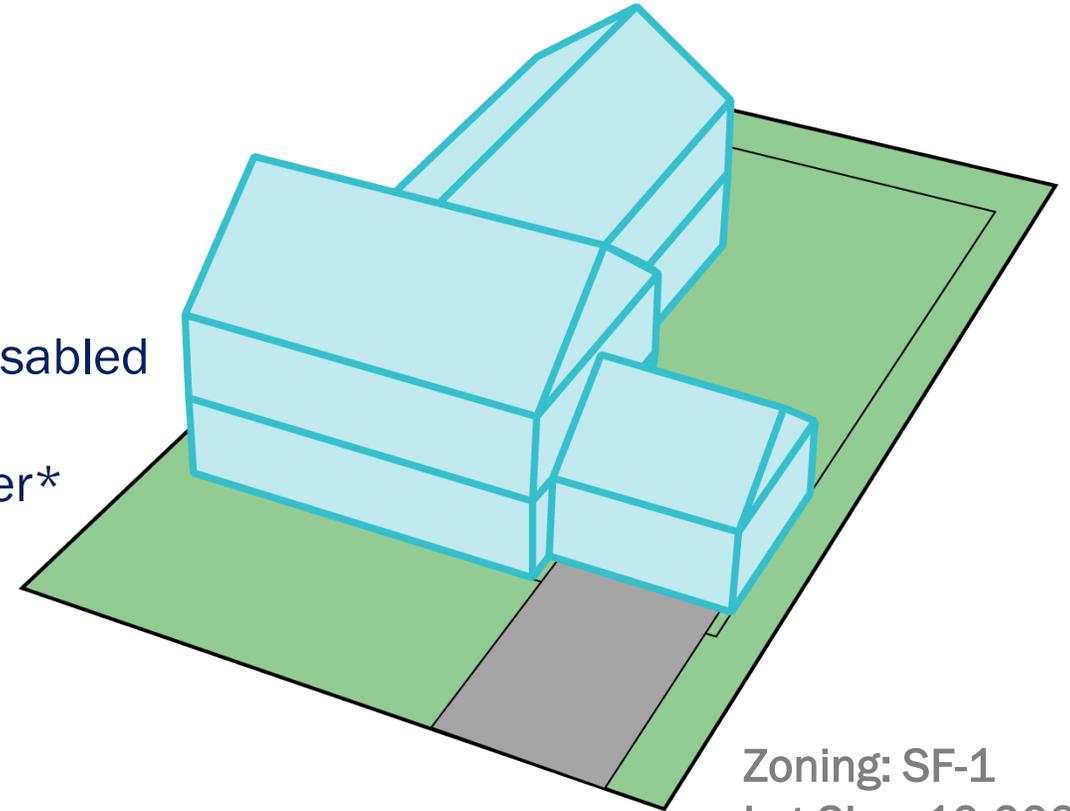
- Dec. 9, 2021 – **Expand Accessory Dwelling Units (ADU)**  
[Resolution No. 20211209-064](#)
- Jun. 9, 2022 – **Increase ADU Flexibility**  
[Resolution No. 20220609-062](#)



# What can I build today on a single-family (SF) zoned property?

## Property zoned SF-1 or SF-2:

- One single-family home;
  - + an interior apartment for someone who is disabled or over 60 years old; or
  - + separate home for guests or an onsite worker\*



<u>Maximum:</u>	<u>SF-1</u>	<u>SF-2</u>
Building Cover	35%	40%
Impervious Cover (IC)	40%	45%
Height	35 ft	35 ft

Zoning: SF-1  
 Lot Size: 10,000 sf  
 Unit: 4,700 sf  
 FAR: 0.5  
 IC: 34%

*\*Only on larger lots*

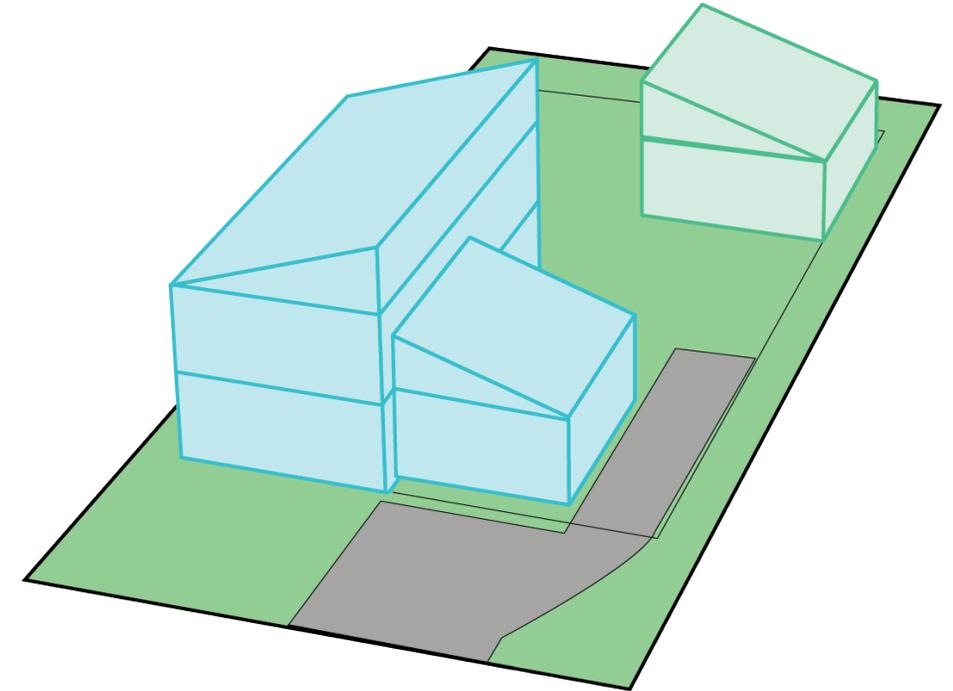


# What can I build today on a single-family (SF) zoned property?

## Property zoned SF-3:

- One single-family home;
  - + an interior apartment for someone who is disabled or over 60 years old; or
  - + separate home for guests or an onsite worker\*; or
  - + an accessory dwelling unit (ADU); or
- A duplex\*
- Building cover: 40%
- Impervious cover (IC): 45%
- Height limit: 35 ft

*\* Only on larger lots; additional limits apply*

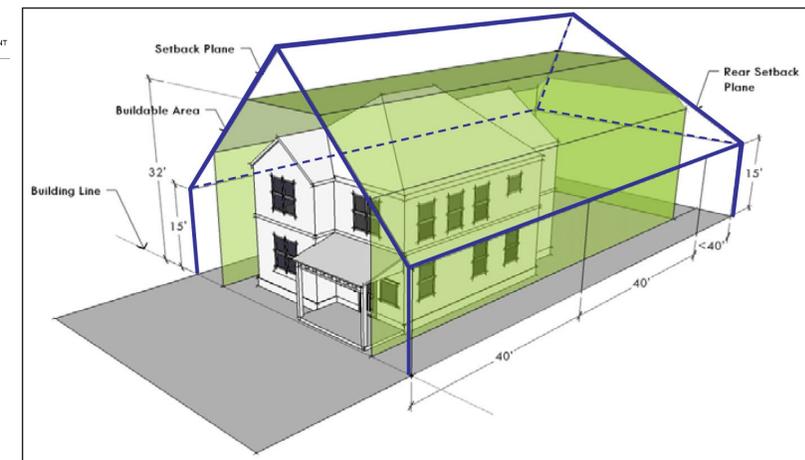
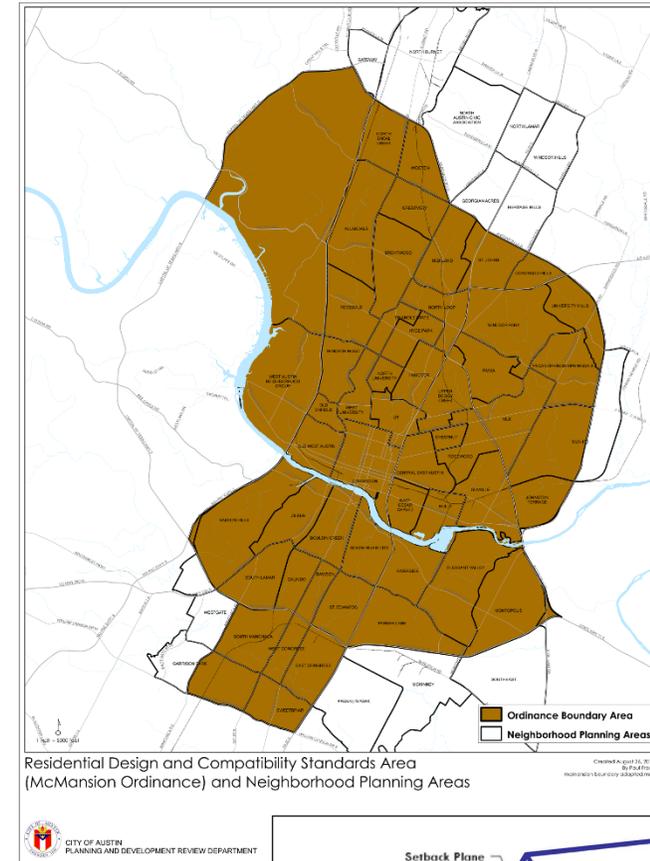


Zoning: SF-3  
Lot Size: 5,750 sf  
Unit: 2,100 & 1,100 sf  
FAR: 0.4  
IC: 37%



# Residential Design and Compatibility Standards (“McMansion”)

- Regulates the size of new residential construction, remodels, and additions to existing buildings in the specified geography
- Sets a maximum floor area, building envelope, and some design standards for new development





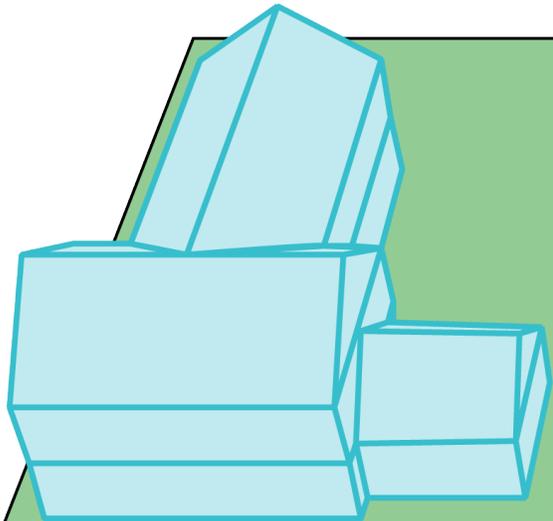
# What are the proposed changes?

## Single Family Lot and Use Modifications (HOME Amendments)

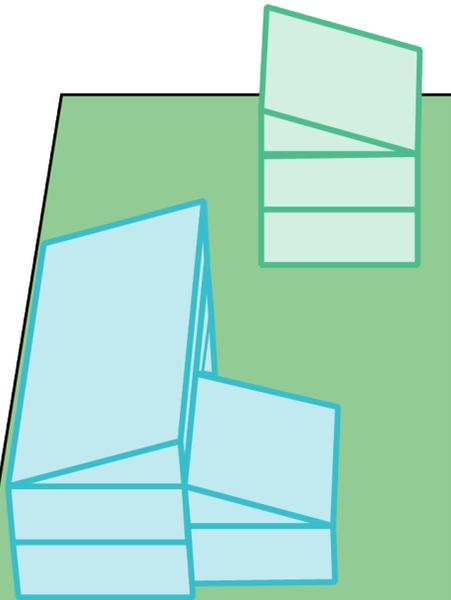
- ✓ Allow up to 3 homes on property zoned SF-1, SF-2, and SF-3
- ✓ Simplify regulations for building 2 homes
- ✓ Remove duplicative accessory apartment, guesthouse, and on-site worker home provisions
- ✓ Limit applicability of “McMansion” standards to lots with 1 home
- ✓ Allow tiny homes that meet certain standards to be considered a dwelling unit



# One- to Three-Unit Use Examples



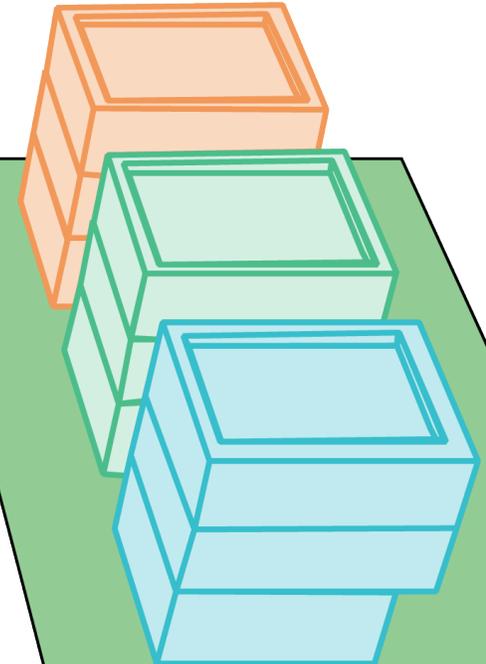
Single-Unit



Two-Unit



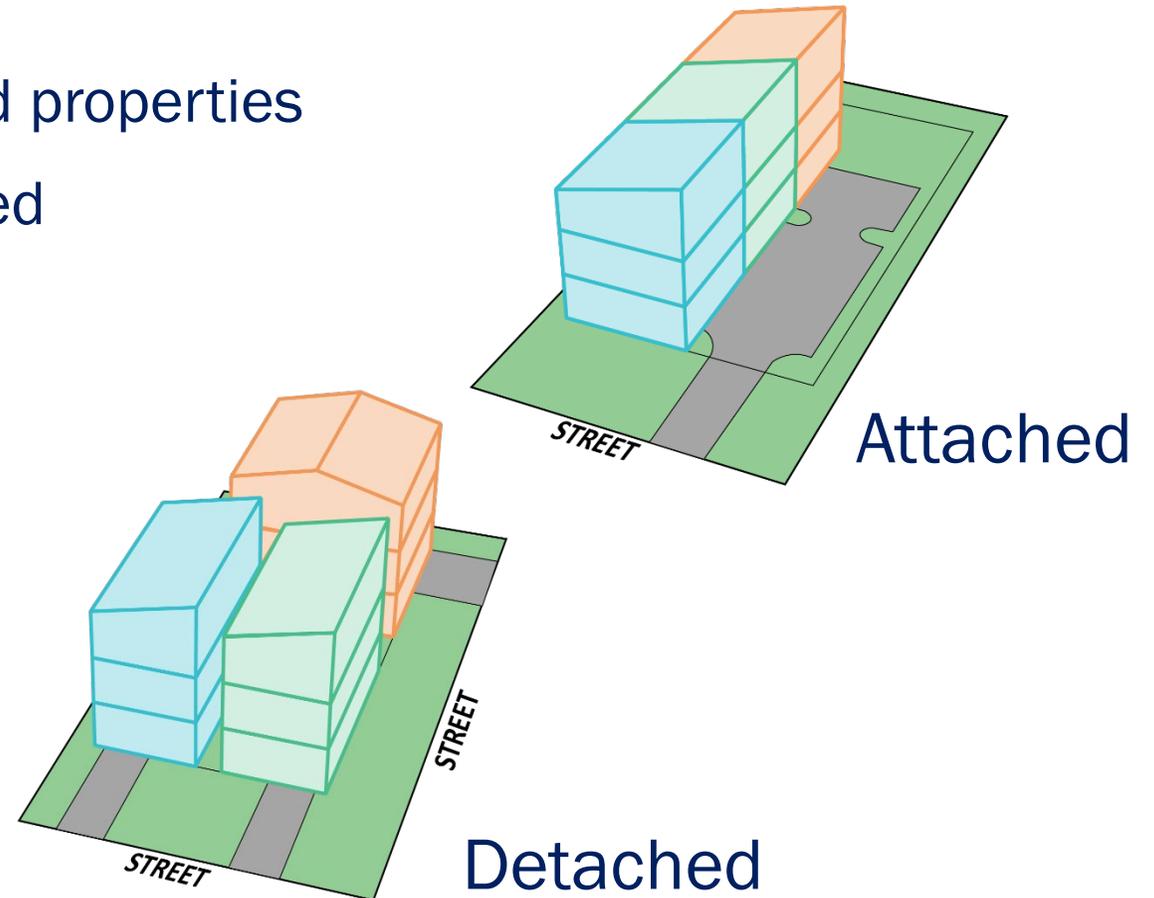
Duplex



Three-Unit

# What could I build with a Three-Unit Use?

- 3 homes on SF-1, SF-2, and SF-3 zoned properties
- Options for attached, detached, or mixed configurations of the homes
- Exempt from “McMansion” standards
- Building cover: 40%
- Impervious cover (IC): 45%
- Height limit: 35 ft
- Minimum lot size: 5,750 sf





# Three-Unit Use Examples

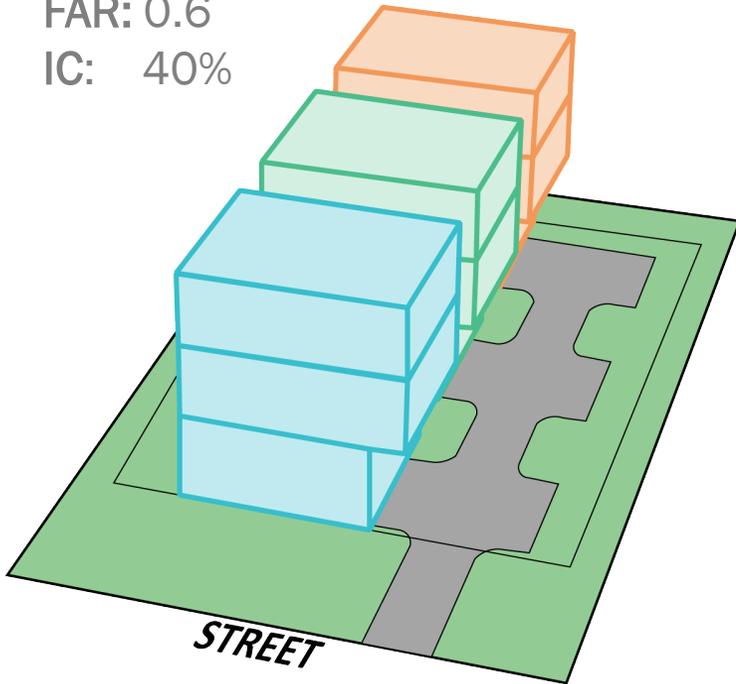
Zoning: SF-1

Lot Size: 10,000 sf, 75 ft x 133 ft

Unit: 1,900 sf (3x)

FAR: 0.6

IC: 40%



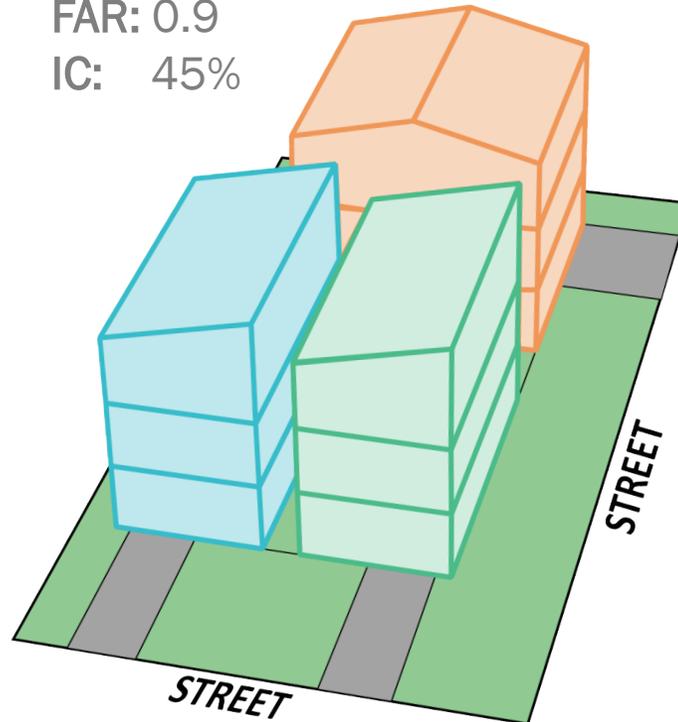
Zoning: SF-3

Lot Size: 8,000 sf, 65 ft x 123 ft

Unit: 2,100 sf (2x), 3,200 sf

FAR: 0.9

IC: 45%



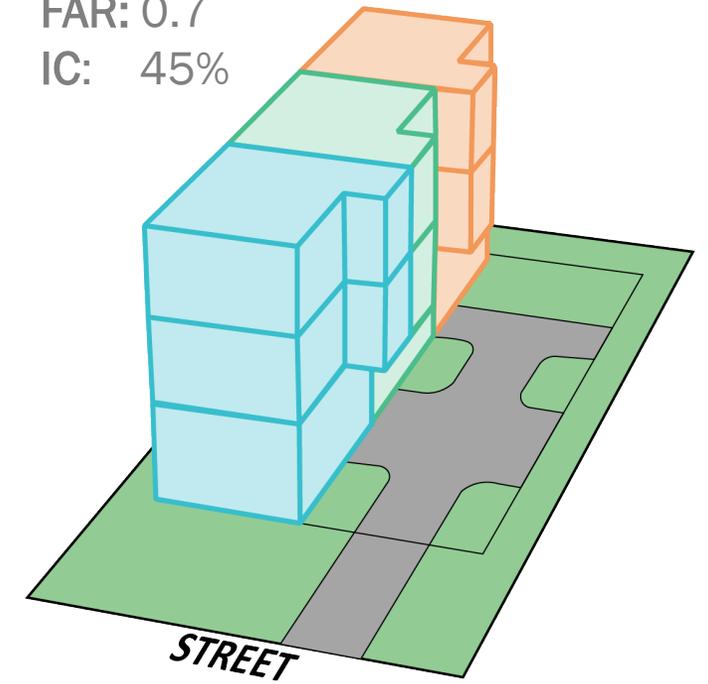
Zoning: SF-3

Lot Size: 5,750 sf, 50 ft x 115 ft

Unit: 1,300 sf (3x)

FAR: 0.7

IC: 45%

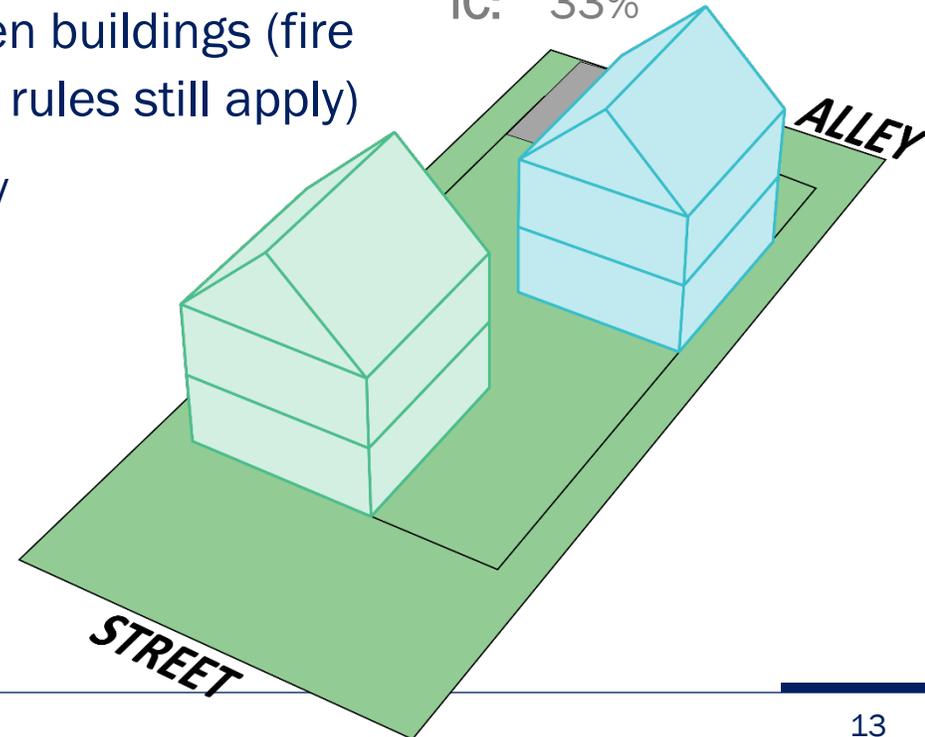




# What could I build with a Two-Unit Use?

- 2 detached homes on SF-1, SF-2, and SF-3 zoned properties
- One of the 2 homes limited to 1,100 sf
- Exempt from “McMansion”
- Building cover: 40%
- Impervious cover (IC): 45%
- Height limit: 35 ft
- Minimum lot size: 5,750 sf
- No restrictions on:
  - Number of stories (zoning height limits remain unchanged)
  - Distance between buildings (fire code separation rules still apply)
  - Size of 2nd story

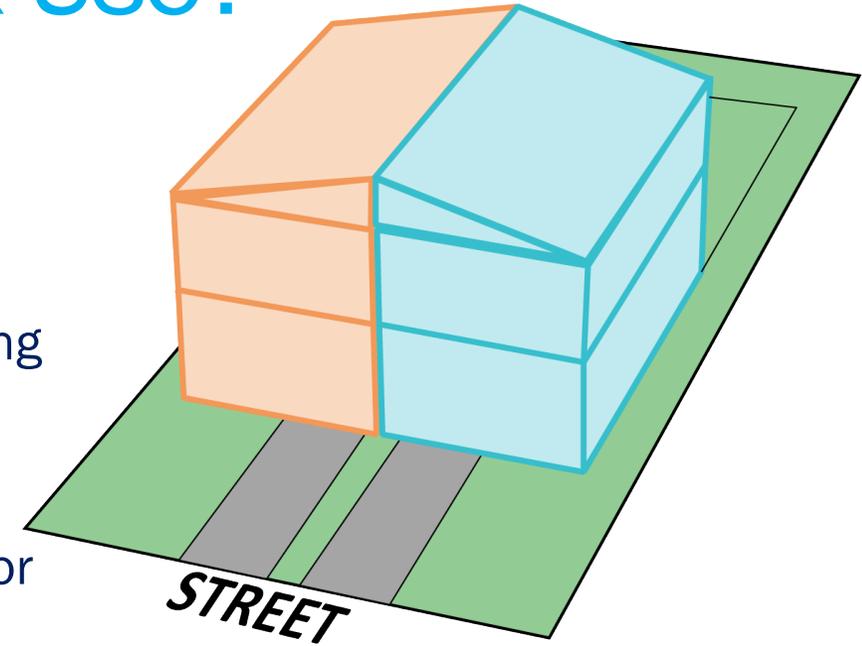
Zoning: SF-3  
Lot Size: 5,750 sf,  
65 ft x 123 ft  
Unit: 1,200 sf, 1,100 sf  
FAR: 0.4  
IC: 33%





# What could I build with a Duplex Use?

- 2 attached homes on SF-1, SF-2, and SF-3 zoned properties
- Exempt from “McMansion”
- Building cover: 40%
- Impervious cover (IC): 45%
- Height limit: 35 ft
- Minimum lot size: 5,750 sf
  - Decreased from 7,000 sf
- No restrictions on:
  - Gross floor area
  - Number of stories (zoning height limits remain unchanged)
  - Shared floors, ceilings, or walls



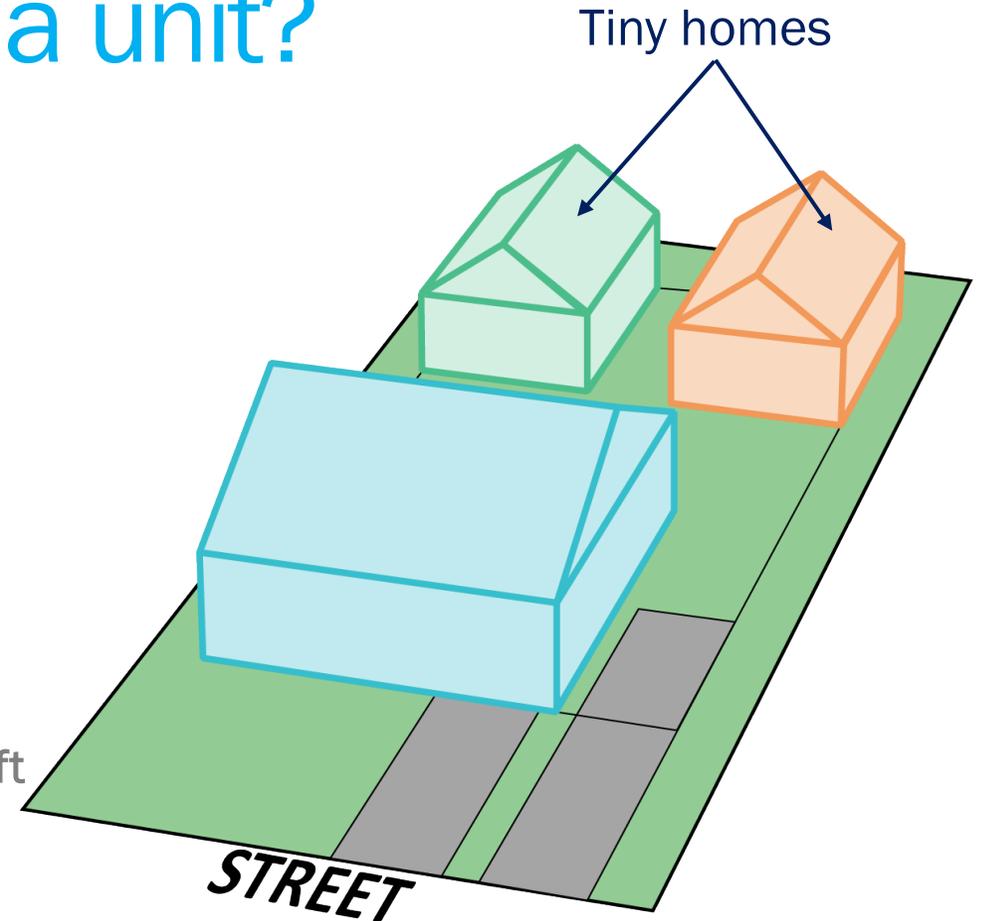
Zoning: SF-3  
Lot Size: 5,750 sf, 50 ft x 115 ft  
Unit: 1,400 sf each  
FAR: 0.5  
IC: 36%



# Can a Tiny Home be used as a unit?

- Tiny homes will count as housing units
- Tiny homes are less than 400 sf and meet the standards of the International Residential Code (IRC)

Zoning: SF-3  
Lot Size: 5,750 sf, 50 ft x 115 ft  
Unit: 800 sf, 380 sf (2x)  
FAR: 0.3  
IC: 42%





# What happens to the existing accessory uses?

- Remove redundant accessory apartment, guesthouse, and house for on-site worker uses



# What is the process to allow three units on a lot zoned SF-1, SF-2, or SF-3?

## ■ Today:

- Three units not allowed on a SF-1, SF-2, or SF-3 zoned property
- Rezoning would be required
- Site constraints or other limitations may restrict the number of units

## ■ With the Proposed Changes:

- Up to three units could be built with no zoning change
- Site constraints or other limitations may restrict the number of units



# What are the proposed changes?

## Unrelated Adult Occupancy Restrictions

- ✓ Remove limitation on the number of unrelated adults allowed to live together
  - Currently, a maximum of 4 unrelated adults can live together within the “McMansion” area, and 6 can do so outside of the “McMansion” area
- ✓ Occupancy limits will be enforced through the Property Maintenance Code, not through zoning
  - Sets a minimum bedroom size tied to the number of occupants in a bedroom



# HOME Amendments, Phase 2

## Potential review and adoption in Spring 2024:

- Reduce the minimum lot size for single-family zoned lots
- Allow more types of housing in single-family neighborhoods, such as fourplexes, townhomes, cottage courts, and garden homes
- Adjust regulations to incentivize multiple smaller homes on single-family lots
- Evaluate criteria to allow recreational vehicles (RVs) on single-family zoned properties
- Create innovative drainage and utility solutions



# Public Hearing Opportunities and Possible Action

## Joint Planning Commission & City Council Meeting

Thursday, October 26  
2:00 PM

Austin City Hall, 301 W. 2<sup>nd</sup> St.

## Planning Commission Meeting

Tuesday, November 14  
6:00 PM

Austin City Hall, 301 W. 2<sup>nd</sup> St.

## City Council Special Called Meeting

Thursday, December 7  
10:00 AM

Austin City Hall, 301 W. 2<sup>nd</sup> St.



## For More Information

- **Open House: Monday, November 6**
  - 6:00 - 8:00 PM
  - Central Library, 710 W Cesar Chavez St
- Website: [publicinput.com/LDCupdates](https://publicinput.com/LDCupdates)
- Email: [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)
- Phone: (512) 974-7220



---

PLANNING  
DEPARTMENT

Thank You