

PC WG Approved HOME Amendments

Sr. No.	Proposed by	Topic	Proposed Amendment	Justification	Notes	WG Vote Tally
1	Haynes	Hearing Date	Alternate for Voting: If the Planning Commission needs more time at the extended meeting on November 14, the Commission may select to continue on November 28.			5-1-0
2	Azhar	Floor Area Ratio (FAR) Cap Per Development	For a development within the Subchapter F boundary: <ul style="list-style-type: none"> <li>The maximum amount of development permitted on a property subject to this ordinance with 2 units is limited to the greater of 0.55 floor-to-area ratio or 3,200 square feet of gross floor area as defined in § 25-1-2.</li> <li>The maximum amount of development permitted on a property subject to this ordinance with 3 units is limited to the greater of 0.65 floor-to-area ratio or 3,750 square feet of gross floor area as defined in § 25-1-21.</li> </ul> No change is recommended for a development outside the Subchapter F boundary.	Limiting the size of developments and making sure there is alignment with Subchapter F. Based on staff, and AIA feedback	Existing § 25-1-21 definition: "GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas."	6-0-0
3b - Option 2	Azhar	Floor Area Ratio (FAR) Cap Per Unit	For a multi unit development within the Subchapter F boundary: <ul style="list-style-type: none"> <li>The maximum amount of development permitted for one unit on a property subject to this ordinance is limited to the greater of 0.40 floor-to-area ratio or 2,300 square feet of gross floor area as defined in § 25-1-21 for a two unit and three unit development, with an exception for an existing unit on the site that would not comply with this requirement.</li> <li>The maximum amount of development permitted for two units on a property subject to this ordinance is limited to the greater of 0.50 floor-to-area ratio or 3,200 square feet of gross floor area as defined in § 25-1-21 for a three unit development, with an exception for existing units on the site that would not comply with this requirement.</li> <li>The maximum amount of development permitted for three units on a property subject to this ordinance is limited to the greater of 0.65 floor-to-area ratio or 3,750 square feet of gross floor area as defined in § 25-1-21 for a three unit development, with an exception for existing units on the site that would not comply with this requirement.</li> </ul> No change is recommended for a development outside the Subchapter F boundary.	Limiting the size of developments and making sure there is alignment with Subchapter F. Based on staff, and AIA feedback	§ 25-1-21 definition: "GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas."	4-2-0
4	Azhar	1,100 sq ft Limitation Removal	Remove the limitation that "One of the dwelling units may not exceed 1,100 total square feet."	Limitations on unit size are meant to be accomplished through FAR. Based on staff, and AIA feedback. This is to be replaced with the per unit FAR caps in the previous amendment as a control on unit size.		6-0-0
5	Azhar	Historic Preservation Bonus	A development can utilize the historic preservation bonus if it preserves a structure built in 1960 or earlier. <ul style="list-style-type: none"> <li>For a development utilizing a historic preservation bonus, the FAR of the existing structure does not count against the FAR limits for any additional allowable dwelling units.</li> <li>A development utilizing a historic preservation bonus is entitled to an optional bonus unit in addition to other allowable dwelling units, with no additional FAR allowed, subject to review by the Law Department. Revise the definition of "multifamily residential" and other terms accordingly.</li> <li>A development utilizing a historic preservation bonus must preserve at least 50 percent of the existing structure and preserve 100 percent of the street-facing facade with remodeling or alterations allowed using the criteria below:                             <ul style="list-style-type: none"> <li>To preserve 100 percent of the facade, any remodeling or alterations to a side-gabled, cross-gabled, hipped, or pyramidal roof form must be located behind the existing roof ridge line or peak.</li> <li>To preserve 100 percent of the facade, any remodeling or alterations to a front-gabled, shed roof or flat roof form must be located the lesser of 15 feet from the front facade or one-half of the width of the front wall.</li> <li>If a development requires a 15 feet clearance on the side of the existing structure in order to build other allowable dwelling units, the Historic Preservation Office shall permit the removal or alteration of an existing or converted carport or garage to provide such a clearance.</li> </ul> </li> <li>All modifications must meet the requirements of the Historic Design Standards as determined by the Historic Preservation Office.</li> </ul>	Creating an incentive to preserve historically significant homes. Based on Preservation Austin feedback		5-1-0
6a - Option 1	Azhar	Sustainability Preservation Bonus	A development can utilize the sustainability preservation bonus if it preserves a structure that is older than 15 years and built after 1950. <ul style="list-style-type: none"> <li>For a development utilizing a sustainability preservation bonus, the FAR of the existing structure does not count against the FAR limits for any additional allowable dwelling units.</li> <li>A development utilizing a sustainability preservation bonus must preserve at least 50 percent of the existing structure.</li> </ul>	Creating an incentive to preserve existing homes and limit the amount of wasted material created through demolition. Based on staff feedback		4-2-0
6b - Option 2	Azhar/Woods	Sustainability Preservation Bonus	A development can utilize the sustainability preservation bonus if it preserves a structure that is older than 15 years. <ul style="list-style-type: none"> <li>For a development utilizing a sustainability preservation bonus, the FAR of the existing structure does not count against the FAR limits for any additional allowable dwelling units.</li> <li>A development utilizing a sustainability preservation bonus must preserve at least 50 percent of the existing structure.</li> </ul>	Creating an incentive to preserve existing homes and limit the amount of wasted material created through demolition. Based on staff feedback		4-2-0
7	Azhar	Front Yard Setback - From Subchapter F	A. Minimum Setback Required. The minimum front yard setback required for development subject to this ordinance is the lesser of: 1. The minimum front yard setback prescribed by the other provisions of this Code; or 2. The average front yard setback, if an average may be determined as provided in Subsection B. below. B. Average Front Yard Setback. The following rules apply for purposes of the setback calculation required by Paragraph A.2: 1. A front yard setback is the distance between the front lot line and the closest front exterior wall or building facade of the principal residential structure located on the lot. 2. Except as provided in paragraph 3, average front yard setback is determined using the front yard setback of the four principal residential structures that are: (a) built within fifty feet of the front lot line; and (b) closest to, and on the same side of the block, as the property subject to the setback required by this section. 3. If less than four structures satisfy the criteria in paragraph B.2, average front yard setback is calculated using the number of existing residential structures on the same side of the street block as the property subject to the setback required by this section. If there are no structures on the same side of the block, average front yard setback is calculated using the front yard setbacks of the four structures on the opposite side of the block that are closest to the property subject to the setback required by this section. If there are less than four structures on the opposite side of the block, the lesser number of structures is used in the calculation.	Align with existing Subchapter F policies. Based on AIA feedback		6-0-0
8	Azhar	Rear Yard Setback - From Subchapter F	All structures shall comply with the rear yard setback prescribed by other provisions of this Code, but the minimum rear yard setback of an additional dwelling unit may be reduced to five feet if the rear lot line is adjacent to an alley or lot with a non single-family use. Staff may consider other features to allow for this setback exception, while meeting other health, safety, and environment requirements.	Align with existing Subchapter F policies and create flexibility. Based on AIA feedback		6-0-0
9	Shaw	Reduce street side yard setback	For a multiunit development, reduce street side-yard set back to 10 ft. (allows for 5 ft. + room for sidewalk) in the case of a corner lot.	This provides incentive for 3 unit development or 2 and 3 unit development. Based on AIA feedback.	(utility, fire clearances will still apply)	4-2-0
10	Azhar	Front Door and Driveway Requirements	For a multiunit development: <ul style="list-style-type: none"> <li>The front door of at least one unit must face the front lot line.</li> <li>The requirements for a driveway must match those allowed for one-unit or two-unit developments in the existing code.</li> </ul>	Ensure an activated street front and minimize the impact of driveways. Based on staff feedback		4-2-0
11	Azhar	General Recommendation: Annual Report	Require that an annual report be presented to the Planning Commission with information on program implementation.	Create an opportunity to assess success, identify issues, and make adjustments in the future. Based on stakeholder feedback		6-0-0
12	Azhar	General Recommendations: One-unit FAR Limitations and Limitations Outside Subchapter F Boundary	After adoption of this ordinance, staff should present recommendations on FAR limitations for one-unit residential developments and all developments outside of Subchapter F boundary to further accomplish the goals of this ordinance.	Ensure better alignment with and reconsideration of Subchapter F. Based on staff and AIA feedback		6-0-0
13	Azhar	General Recommendation: Historic Preservation Bonus Information	Staff should explore opportunities to proactively share educational information about the historic preservation bonus as a part of the permitting process, including for demolition permits.	Create an opportunity to inform those seeking a permit to consider utilizing the preservation incentive. Based on Preservation Austin feedback		6-0-0
14	Shaw	Duplex	Remove any differences between two-unit residential and duplex (lot size, building coverage, lot width) requirements. Duplex should follow base zoning district for lot size and dimensions.	Why do we need separate standards for two-unit res and duplex?	New Staff Note for Duplex removes this requirement for SF3 lots. (D) This subsection applies to a duplex residential use. (1) On a lot with a lot area of less than 10,000 square feet, a duplex structure may not exceed 4,000 square feet of gross floor area or contain more than six bedrooms. (2) On a lot with a lot area of 10,000 square feet or more, a duplex structure may not exceed a floor-to-area ratio of 0.57 to 1.	6-0-0
15	Shaw	STRs - New General Recommendation	General Recommendation: Council and staff should highly prioritize amending codes for permitting and enforcement rules for short term rentals that comply with State Law and recent court rulings and to limit the impact that large quantity of short term rentals have on housing availability.	This is a major concern of neighborhoods. State Laws and recent court decisions have limited City of Austin ability to regulate short term rentals. As additional units are constructed within single family neighborhoods, the City needs regulations to manage the number of short term rentals (especially STR2) to assure adequate housing capacity.		6-0-0
16	Shaw	Infrastructure - New General Recommendation	General Recommendation: Council should require all relevant departments assess the impacts of additional units in single family neighborhoods and the infrastructure required.	This is a major concern of neighborhoods. This will allow City Utility Departments to estimate resources needed as units increase over time within SF1, SF2, SF3 zoned neighborhoods.		6-0-0
17	Maxwell	Code Consistency	Ensure that all provisions of Title 25 that do not apply to one or two units do not apply to three units. This section supersedes the other provisions of Title 25 (Land Development)."	Supersedes any other code elements that may be redundant, inconsistent or confusing and unnecessarily complicate the practical application of HOME Phase I		6-0-0