



PLANNING  
DEPARTMENT

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

Council Work Session

November 28, 2023



# Summary of Proposed Changes

- Allow up to 3 homes on property zoned Single Family (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 Subchapter F, often called “McMansion” standards, to lots with 1 home
- Allow tiny homes that meet certain standards to be considered a dwelling unit
- Remove limitation on the number of unrelated adults allowed to live together



# What restrictions continue to apply?

- Site constraints or other limitations such as deed restrictions or HOA restrictions that may restrict the number of units
- 35' height limit in all zones
- Building cover and impervious cover limitations\*

\*Remain the same everywhere except in SF-1, where building cover changes from 35% to 40% and impervious cover changes from 40% to 45% for 2 or 3 homes.



# 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.

## Open House

Monday, November 6  
6:00 – 8:00 PM

Austin Central Library,  
710 W. Cesar Chavez 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.

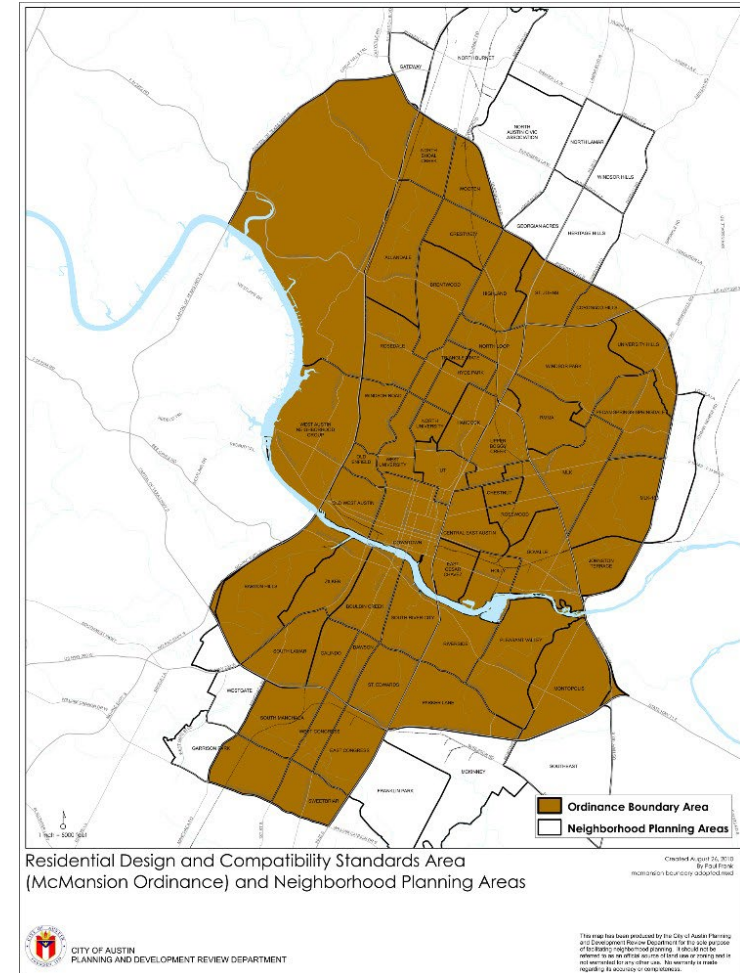


### Planning Commission Amendments

[illegible][illegible]

# Proposed Floor-to-Area Ratio (FAR) Maximums

- Floor-to-Area Ratio (FAR) maximums for Two-Unit and Three-Unit developments
  - Limits per site, per unit, and per two units
  - Limits apply only within McMansion area
- Goals
  - Limit size of individual units
  - Encourage multiple units on one site





# Floor-to-Area Ratio (FAR) and Square Footage (sq. ft.) Maximums within McMansion Area



LOT SIZE	CURRENT REGS. PER SITE (.4 FAR)	PROPOSED TWO-UNIT PER SITE (.55 FAR)	PROPOSED THREE-UNIT PER SITE (.65 FAR)
5,750 Sq. Ft.	2,300 Sq. Ft.	3,200 Sq. Ft.	3,750 Sq. Ft.
8,000 Sq. Ft.	3,200 Sq. Ft.	4,400 Sq. Ft.	5,200 Sq. Ft.
10,000 Sq. Ft.	4,000 Sq. Ft.	5,500 Sq. Ft.	6,500 Sq. Ft.



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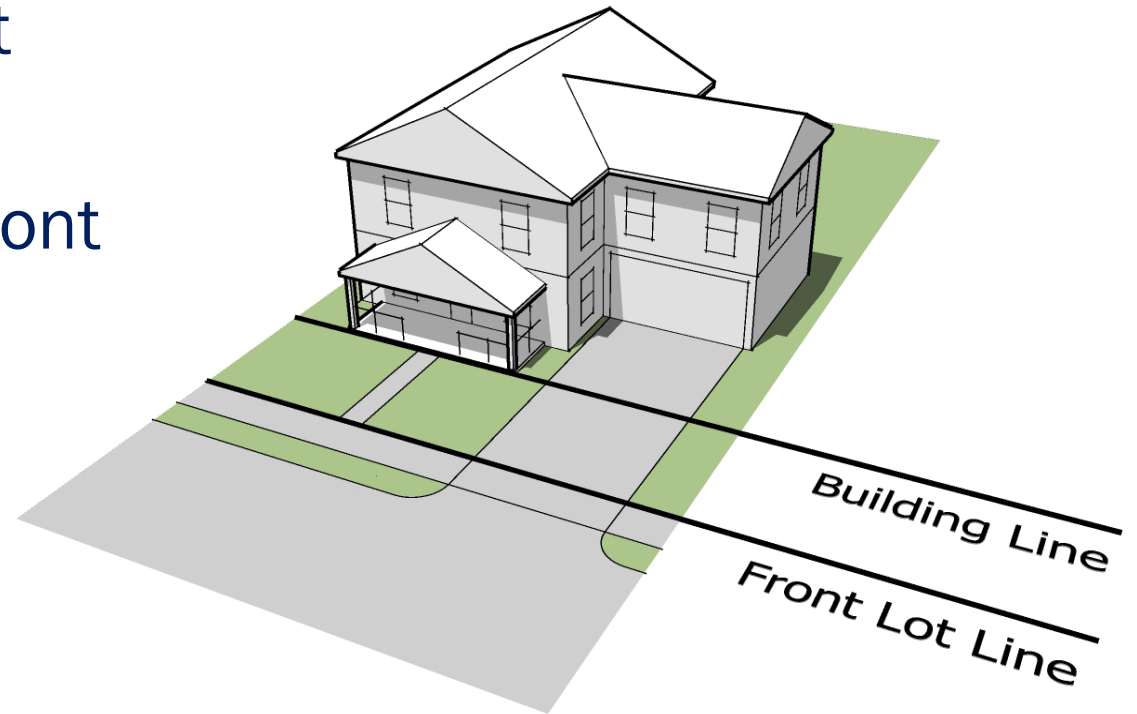


# Design Standards

- Apply existing design standards for entries, driveways, and garage placement to Two-Unit and Three-Unit Residential uses
- Re-assess design standards following comprehensive analysis and modeling during Phase 2

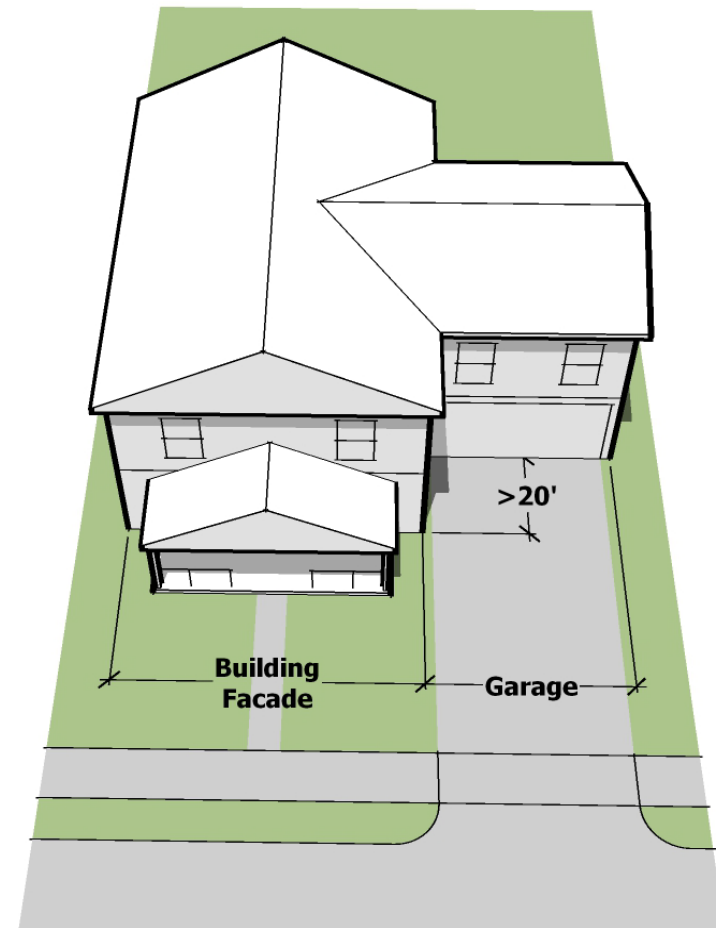
# Design Standards – Entry and Driveway Requirements

- The entryway of at least one unit must face the street
- Impervious cover between the front lot line and the building may not exceed 40 percent



# Design Standards – Garage and Carport Placement

- A garage cannot be closer to the street than the front of the house
- Garage width is limited if it is not at least 20 feet behind the front of the house





# Preservation Bonus

## ■ Goals

- Maintain older, potentially more affordable housing stock
- Preserve the look of existing neighborhoods from the street
- Reduce demolitions and keep housing materials out of the landfill

## ■ Eligibility & Requirements

- A development can utilize the preservation bonus if it preserves a structure built in 1960 or earlier
- Requires preservation of 100% of the façade
- Requires preservation of at least 50% of the existing structure

## ■ Incentives

- FAR of the preserved square footage does not count towards the FAR limit of the site



# Sustainability Bonus

- Goals
  - Maintain existing, potentially more affordable housing stock
  - Reduce greenhouse gas emissions due to new construction
  - Reduce demolitions and keep housing materials out of the landfill
- Eligibility & Requirements
  - A development can utilize the sustainability bonus if it preserves a structure that is older than 20 years and built after 1960
  - Requires preservation of at least 50% of the existing structure
- Incentives
  - FAR of the preserved square footage does not count towards the FAR limit of the site



# Other Planning Commission Recommendations

- Exempt some garage space from FAR maximums
- Remove 1,100 sq. ft. size limit for second unit
- Change front, rear, and street side yard setbacks
  - Front setback can be averaged based on nearby existing building setbacks
  - Rear setback reduced to 5 ft. if there's an alley
  - Street side yard setback reduced to 10 ft. for corner lots
- Ensure that the effective date is 60 days after final adoption



# For More Information

- Website: [publicinput.com/LDCupdates](http://publicinput.com/LDCupdates)
  - Proposal Summary and Background Information
  - Video of Joint Meeting Presentation
  - Questions and Answers
  - How to Provide Input
  - How to Protest the Changes
- Email: [LDCupdates@austintexas.gov](mailto:LDCupdates@austintexas.gov)
- Phone: (512) 974-7220



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Thank You