

## Residential Review at the City of Austin



**BOA Training**  
February 22, 2024

*Building a Better Austin Together*

- What Residential Plan Review permits
- Zoning Review
- What can be built?
- Red Flags
- Expired Permits
- Permit Requirements
- Special Exemptions
- Substandard Lots
- Fences as Accessory Uses
- Q&A



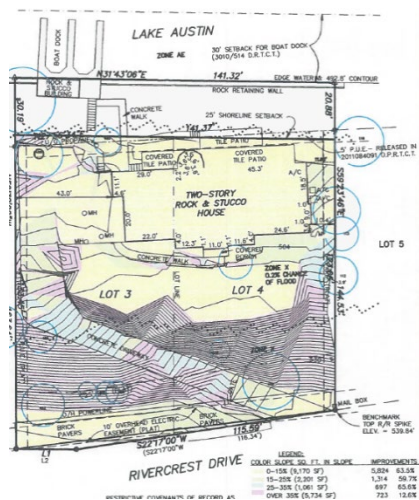
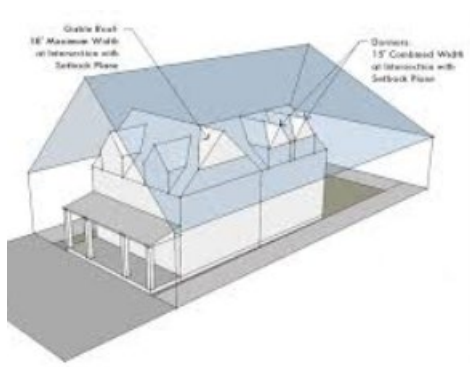
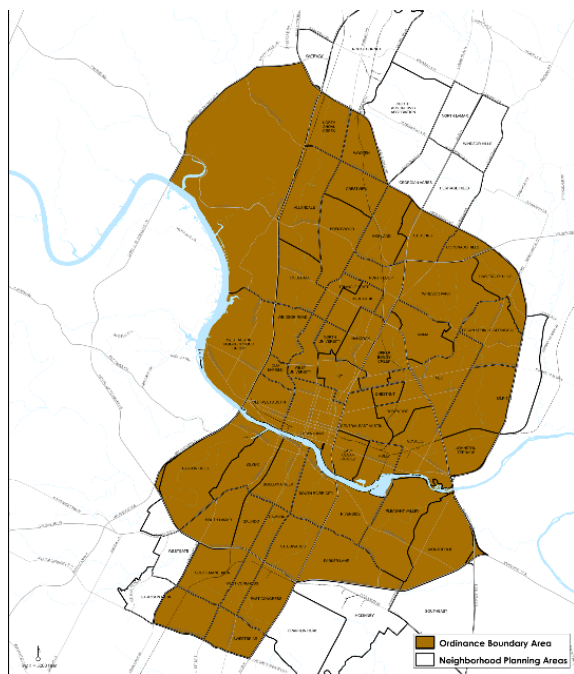
# Residential Overview



**We permit** residential building types that fall under the International Residential Code (IRC) and their accessory structures.

- a. One- and two-family dwelling units no more than (3) stories above grade
- b. Townhouses that are no more than (3) stories above grade and don't have overlapping units
- c. Pools
- d. Garages & carports
- e. New Construction, Additions, Interior Remodels, Garage Conversion, Patio Enclosure, Fences





## 1. Zoning

### a. Common classifications

- LA
- RR
- DR
- SF-1, SF-2, SF-3, SF-4A, SF-5, SF-6
- MF

### b. (+/- 60) neighborhood plans

### c. (6) NCCD's

### d. Conditional Overlays

### e. Subchapter F

### f. PUDs

### g. Driveway & Sidewalk

### h. Parking

### i. Use

- Single family
- Two family
- Duplex
- Accessory Uses

# What can be built?

	LA	RR	SF-1 <sup>3</sup>	SF-2	SF-3	SF-4A	SF-4B
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750	4	5
MINIMUM CORNER LOT AREA (square feet):						4	5
MINIMUM LOT WIDTH:	100	100	60	50	50	4	5
MINIMUM CORNER LOT WIDTH:						4	5
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	2	4	5
MAXIMUM HEIGHT:	35	35	35	35	35	4	5
MINIMUM SETBACKS:							
FRONT YARD:	40	40	25	25	25	4	5
STREET SIDE YARD:	25	25	15	15	15	4	5
INTERIOR SIDE YARD:	10	10	5	5	5	4	10
REAR YARD:	20	20	10	10	10	4	5
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%	4	40%
MAXIMUM IMPERVIOUS COVER:	1	25%	40%	45%	45%	*	60%
MAXIMUM FLOOR AREA RATIO							

- Depends on the zoning classification and the existing conditions – Refer to LDC 25-2-492
  - Building Coverage
  - Impervious Coverage
  - Setbacks
  - Building Height
  - Minimum Lot Size (length/width)
  - Floor to Area Ratio (FAR – Subchapter F)
- How to find a property's zoning:
   
<http://www.austintexas.gov/gis/propertyprofile/>

## Red Flags

Unpermitted work needs to be permitted and is to be included with the proposed scope of work.



1. Converted garage
2. Windows &/or the interior does not match the age of the house
3. No permit found

# Expired Permits



- If solely a remodel or stand alone trade permit before March 2007, the permits can be voided
- Can be reactivated if they have not been reactivated in the past
- If previously received a reactivation, a review of the project will need to be conducted before reactivation
- Age of permit might qualify for a life safety inspection once reactivated



# PERMIT REQUIREMENTS



- Expired Permits
- Work done w/o permit
- Forms
  - Application
  - Austin Energy & Austin Water intake forms
  - Total Demo Permit application
- Drawings
  - Site Plan
  - Floor Plans
  - Exterior Elevations



## Special Exception Process

### LDC 25-2-476

The structure has to have been built 25 years or longer, same configuration - no additions, remodels or change of uses done to it. Proof will need to be provided –old dated aerials, old dated photos, old and current survey showing same structure.

1. Applicant must first seek a permit application with Residential Review (this will be a full review)
  - a. **Residential Technical Review not required**
2. PR gets approved by Residential Review
3. Applicant will call for an Inspection, in which the Inspector will determine that the violation does not pose a hazard to life, health, or public safety.
4. Inspector will issue an Inspection Report to the applicant
5. BP will be put on hold by Inspector until and if the Special Exception is approved by the Board of Adjustment.
6. Applicant will then submit an application for BOA Special Exception thru the AB+ C portal and notify Elaine Ramirez once it has been created and uploaded on-line.
  - a. Completed BOA application (must state this is for a Special Exception)
  - b. Inspection Report
  - c. Survey of Property
7. Applicant will notify Elaine Ramirez once submitted so Invoice can be generated. All must be submitted and **fee** paid for by deadline of next available BOA mtg.
8. Special Exception will be scheduled for the next available BOA Board meeting Agenda.
9. If BOA Special Exception is granted, (applicant must wait the 10 days required BOA Rules of Procedure pg. 14 of 16) applicant will then coordinate with the Inspector to Final Inspection.



# Substandard Lots

- 25-2-943

[https://library.municode.com/tx/austin/codes/code\\_of\\_ordinances?nodeId=IT25LADE\\_CH25-2ZO\\_SUBCHAPTER\\_CUSDERE\\_ART7NOUS\\_S25-2-943SULO](https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=IT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART7NOUS_S25-2-943SULO)

- When a Substandard lot Needs a Variance
- Check for Small lot amnesty If no small lot amnesty check for Substandard requirements
- If it doesn't meet Substandard a Variance is required for total demolition and new construction- there is no mechanism in the code that allows us to administratively reduce the required lot area.

**PART 4.** The following applies to a single-family residential use on an existing legal lot:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.



- [Ordinance No. 20230720-156 | Code of Ordinances | Austin, TX | Municode Library](#)
  - D) Except as otherwise provided in this section, a solid fence constructed along a property line may not exceed a height of six feet measured from the natural grade up
  - E) If there is a change in grade of at least one foot measured along any run of a solid fence along a property line, then the portion of the fence where the grade change occurs may be constructed to a maximum height of seven feet.
- Utility Easements can have fences.
- Fences along a street/ROW need COA approval.







**QUESTIONS?**

