

McMansions Single-Family Development Regulations for Austin

WHERE DO THE OCTOBER 1, 2006 REGULATIONS APPLY?

The October 1 regulations do not apply to every property within the City. They apply only within specific boundaries (greater central Austin). The Mueller Development is exempt from the regulations. Properties zoned SF-4A are also exempt unless they are adjacent to properties zoned SF-2 and SF-3.

WHAT RESIDENTIAL STRUCTURES ARE SUBJECT TO THE OCTOBER 1 REGULATIONS?

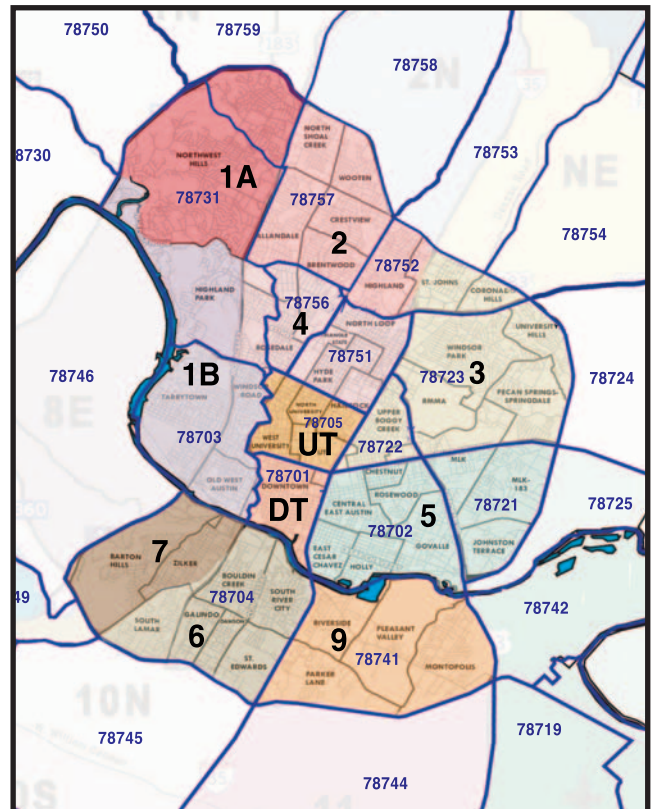
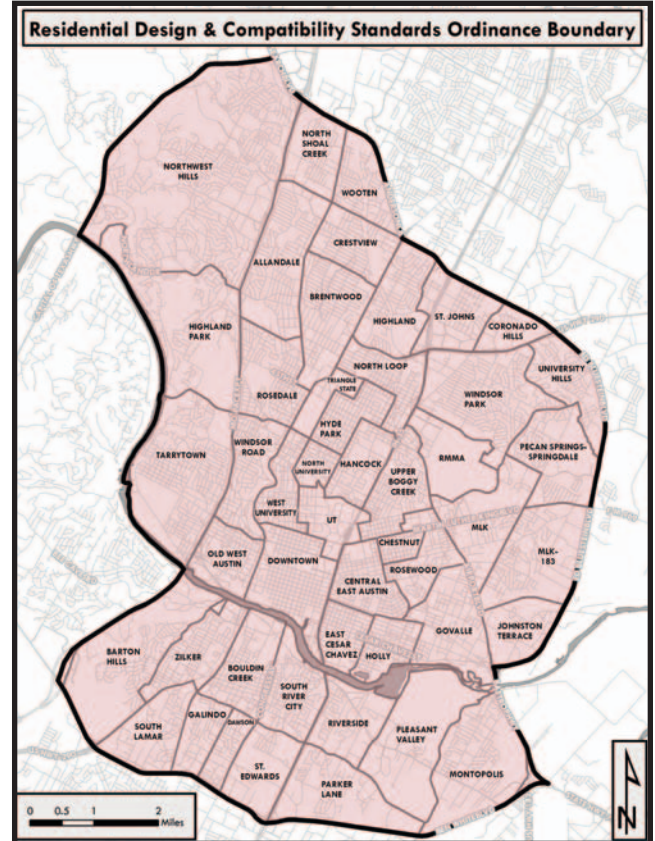
The same structures that were regulated under the interim regulations will continue to be regulated but bed and breakfast (group 1) residential structures were added:

- Single-family
- Small-lot single-family
- Single-family attached
- Duplex
- Two-family
- Secondary apartment (neighborhood planning tool)
- Urban home (neighborhood planning tool)
- Cottage lot (neighborhood planning tool)
- Bed and breakfast (group 1) residential
- Bed and breakfast (group 2) residential

HOW ARE THE REGULATIONS DIFFERENT THAN THE CITY'S NORMAL REQUIREMENTS?

The October 1 regulations will;

- Limit the size of new and remodeled structures to the greater of
 - 2,300 square feet (different than under interim regulations) or
 - 0.4 FAR (floor to area ratio) limit applies to combined sq. ft. of all residential units on a lot)
- Add new provisions that explain how square footage must be calculated for;
 - Second and third story covered porches (included in your square footage, counted the same as under the interim regulations)
 - Basements meeting certain criteria (excluded in your square footage, counted the same as under the interim regulations)
 - Garages and other parking areas (included after a certain amount)
 - Areas with ceiling heights of greater than 15 feet (included by counting the square footage twice)
 - Mezzanines and lofts (included)
 - Habitable attic spaces meeting certain criteria (excluded)
- Add a building envelope requirement, with side and rear setback planes, so that all structures on a site must fit within this envelope (there is an allowance for remodels; some building features are allowed to protrude through the setback planes)
- Add a side wall articulation requirement (if a structure is less than 2,000 square feet in gross floor area AND less than 32 feet in height, articulation is NOT required)
- Change how height is measured so that it is measured from the lower of natural or finished grade
- Change the maximum height
 - From 35 feet to 32 feet for single-family, small-lot single-family, single-family attached, bed and breakfast (group 1 and group 2) residential structures
 - From 30 feet to 32 feet for duplexes
 - From 30 feet to 32 feet for two-family residential structures
 - (The 35 ft height limit stays in effect for urban home and cottage lot special uses.)
 - (The 30 foot height limit stays in effect for secondary apartment special uses.)
- Require that the two units of a duplex share a common roof and a common wall for at least 50% of the maximum depth of the building, and prohibit the separation of the two units by a breezeway, carport, or other open building element; instead of a shared common wall, the two units can share a common floor and ceiling.
- Decrease the minimum rear yard setback from 10 feet to 5 feet for a secondary dwelling unit if the lot abuts an alley



McMansions cont.

- Amend how noncomplying structures may be modified (applies citywide to all uses, not just residential uses)
- Amend when and how a damaged or destroyed noncomplying structure may be restored (applies citywide to all uses, not just residential uses)
- Allow neighborhoods within the regulated areas to modify certain elements of the regulations
- Establish minimum front yard setbacks that are slightly different than the setbacks prescribed previously in the City's Land Development Code (same as under the interim regulations as they were modified on June 22)

** The above list is meant only to summarize the highlights of the October 1 regulations.

** Please read the ordinance at http://www.ci.austin.tx.us/zoning/sf_regs.htm describing the October 1 regulations for more details.

* The Council also approved an amendment to the new residential design and compatibility standards (the "McMansion ordinance"). This amendment exempts new construction that is less than 2000 square feet in gross floor area and less than 32 feet in height from the side wall articulation requirement.

CAN I APPLY FOR A WAIVER TO THE OCTOBER 1 REGULATIONS?

Unlike the interim regulations, the Council cannot grant a waiver to the October 1 regulations. However, there will be Residential Design and Compatibility Commission made up of residential design professionals and other citizens appointed by the Council who will have the ability to review projects and grant modifications to certain requirements of the October 1 regulations.

If you have questions about interpretation of the new regulations or applying for a building permit for new construction or an addition, please call the Residential Review division of the Watershed Protection and Development Review (WPDR) Department at (512) 974.2747.

If you need other information, please contact Tina Bui in the Neighborhood Planning and Zoning Department at (512) 974.2755 or at tina.bui@ci.austin.tx.us.

