Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: 64
AGENDA DATE: Thu 03/02/2006
PAGE: 1 of 1

SUBJECT: *Conduct a public hearing and consider an amendment to Title 25 of the City Code to* establish use and site development regulations applicable to single family residential uses, duplexes and other residential uses within certain zoning districts (McMansion).

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Greg Guernsey

FOR MORE INFORMATION CONTACT: Greg Guernsey, 974-2387; Tina Bui, 974-2755

PRIOR COUNCIL ACTION: 2/16/06 - Council approved an ordinance relating to interim development regulations, including a moratorium, applicable to the construction and remodeling of certain residential uses and construction and remodeling within certain residential districts; creating a task force to consider and make recommendations on amendments to the City Code relating to certain residential uses and construction and remodeling within certain residential districts; and directing the City Manager to initiate a Code amendment adopting the development regulations set out in the ordinance.

BOARD AND COMMISSION ACTION: To be reviewed by Planning Commission on February 28, 2006.

PURCHASING: N/A

MBE / WBE: N/A

Approved by Council on 2nd & 3rd rdngs (02/16/06)

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INTER
REGULATIONS APPLICABLE TO CERTA
AND RELOCATION PERMITS FOR SINGI
STRUCTURES IN AREAS OF THE CITY W
DRAINAGE INFRASTRUCTURE; AND DE

Mc Mansion
3-2

BE IT ORDAINED BY THE CITY COUNCIL

PART 1. FINDINGS.

The Council finds that:

(1) Protection of the character of older nei
Austin is in the public interest.

(2) The character of an older neighborhood includes safe and adequate drainage facilities.

(3) The character of older neighborhoods includes appropriate scale and bulk of structures that may be different from what is appropriate in newer subdivisions that have modern infrastructure.

(4) The City first established drainage regulations to address fully developed conditions on March 7, 1974, with the adoption of Ordinance No. 740307-F. Subdivisions approved before March 7, 1974 were not required to construct facilities that took into account storm water flow increases resulting from future development.

(5) Storm drain systems in older subdivisions are currently operating near or beyond capacity. The remaining portion of the capacity, if any, in the drainage system in the older neighborhoods is committed to the redevelopment.

(6) Interim development regulations are needed to study the impact of redevelopment of older neighborhoods and the effect on the aging infrastructure.

(7) The City has adopted a drainage utility fee to fund the construction of drainage facilities. The revenue generated from the fee is not sufficient to meet the identified need for drainage facilities. The City desires to explore alternative methods, including land use regulations, to address the drainage problem.

(8) The interim development regulations in this ordinance are limited to areas of the City where the shortage of drainage facilities exists.

(9) Redevelopment of the area subject to this ordinance without appropriate controls could result in conditions which would be detrimental to the health, safety and welfare of the residents of the City of Austin.

(10) Existing development ordinances and regulations and applicable laws are inadequate to prevent redevelopment of duplex or single-family uses from causing overcapacity of the drainage system because the development will increase impervious cover and could overwhelm the drainage infrastructure and be detrimental to the public health, safety and welfare in the area covered by this ordinance.

(11) These interim development regulations achieve the objectives of protecting the infrastructure by allowing redevelopment to the extent appropriate for the existing infrastructure.

(12) The City of Austin is committed to investigating and determining appropriate redevelopment regulations within the affected area by June 6, 2006.

PART 2. DEFINITIONS AND MEASUREMENTS.

In this ordinance:

(1) DIRECTOR means the Director of the Watershed Protection and Development Review Department.

(2) DUPLEX STRUCTURE means a structure used for a duplex residential use, as defined in Title 25 *(Land Development)* of the City Code.

(3) ~~(2)~~ SINGLE-FAMILY STRUCTURE means a structure used for one of the following uses, as defined in Title 25 *(Land Development)* of the City Code:

(a) single-family residential use;

(b) small lot single-family residential use;

(c) urban home special use; and

(d) cottage special use.

(4) ~~(3)~~ SQUARE FEET means square feet of "gross floor area", as defined in Title 25 *(Land Development)* of the City Code, excluding a private garage.

PART 3. DEVELOPMENT REGULATIONS.

In a subdivision within the City limits for which the original final plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted [~~is not required by law to be subdivided~~], applications for the following types of permits for structures must comply with the following to be accepted for filing:

(1) An application for a demolition or relocation permit for a duplex or single-family structure must be filed concurrently with an application for a permit described in Section (2) or (3).

(2) For a building permit for a new duplex or single-family structure on a lot where a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of the following:

(a) 0.4 to 1 floor-to-area ratio;

(b) 2,500 square feet; or

(c) 20 percent more square feet than the existing or pre-existing structure.

(3) For a remodel permit to increase the size of a duplex or single-family structure, the structure's size after the remodel is limited to the greater of the following:

(a) 0.4 to 1 floor-to-area ratio;

(b) 2,500 square feet; or

(c) the existing size plus 1000 square feet, if the applicant has been granted a homestead exemption for the duplex or single-family structure.

PART 4. WAIVER.

(1) The Council may waive [~~by resolution~~] a development regulation in Part 3 if the Council determines that:

(a) the regulation imposes undue hardship on the applicant; and

1. the development proposed by the applicant will not adversely affect the public health, safety and welfare; or

2. the applicant is proposing to mitigate the effect of the redevelopment by providing adequate safeguards which the Council finds would adequately protect the health, safety and welfare of the public;

(b) a development agreement permits the activity; [~~or~~]

(c) the applicant has a right acquired under Texas Local Government Chapter 245 (*Issuance of Local Permits*), or has a common law vested right that has been fully adjudicated by a court of competent jurisdiction; or [~~.~~]

(d) the applicant is providing appropriate drainage facilities at the applicant's cost.

(2) The applicant for a waiver must prove all facts necessary to satisfy the criteria in Section (1).

(3) An application for a waiver must be filed with the director on a form provided by the director and must include the following information:

(a) the name and address of the applicant;

(b) the address and legal description of the property;

(c) evidence to support the criteria in Section (1); and

(d) other information that the director may reasonably require to evaluate the waiver application.

(4) The director shall make a recommendation to the Council on each application for a waiver. [~~Before acting on a waiver, the Council shall hold a public hearing and provide notice of the public hearing under Section 25-1-132(B)(2) (*Notice of Public Hearing*) of the City Code.~~]

(5) The Council shall vote on whether to grant a waiver not later than the 10th day after the date of receiving the waiver application.

PART 5. NONAPPLICABILITY.

The prohibitions established in this ordinance do not apply to the following:

(1) an application for a building permit to perform building, electrical, plumbing, mechanical, sidewalk or driveway repairs or to other work that does not increase the size of a single-family residential structure; or

(2) an application for a building permit, demolition permit, relocation permit, or remodel permit that was filed before February 10, 2006.

PART 6. CITY MANAGER RECOMMENDATIONS.

The City Manager is directed to initiate the review and amendment of existing City Code provisions relating to single-family residential uses and to present Council with a recommendation of proposed amendments on or before May 7, 2006.

PART 7. EXPIRATION.

This ordinance expires June 6, 2006 at 11:59 p.m.

PART 8. SEVERABILITY.

The provisions of this ordinance are severable. If a provision of this ordinance or its applications to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 9. EMERGENCY DECLARED; EFFECTIVE DATE.

The Council finds that the continued development of large single-family uses in areas of the City for which subdivisions were approve before the City required drainage facilities to account for new development would negatively affect property in the area, overwhelm aging drainage infrastructure, negatively affect the public health, safety and welfare of the public, and impede the Council's efforts to examine the effect of certain land uses on the City's drainage infrastructure. The Council further finds that this constitutes an emergency. Because of the emergency, this ordinance takes effect immediately on its passage for the immediate preservation of the public peace, health, and safety.

PASSED AND APPROVED

§
§
_____, 2006 § _____
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

Development Regulations

Interim Single-Family Development Regulations

On Feb. 9, 2006, the Austin City Council approved on first reading interim development regulations for some new single-family residential construction and remodels.

On Feb. 16, 2006, the Council approved the interim development regulations on second and third readings. The substantive change made was the addition of duplexes to the regulations.

People wishing to build a duplex or home or add on to a duplex or home may still do so under the temporary regulations adopted by the Council. The interim regulations do not prohibit new duplex and single-family home construction or remodels. The regulations limit the size of some new duplexes and single-family homes and remodels. The interim regulations are also limited to subdivisions which were originally platted before the City established drainage regulations on March 7, 1974.

To provide for public participation and gather more public input, the City Council appointed a task force (PDF) to further study the issue and make recommendations on permanent changes. The task force is comprised of citizens representing neighborhoods and the building industry.

The third meeting of the task force will be from 1 to 3 p.m. Friday, Feb. 24, 2006, at Austin City Hall, 301 W. Second St. Free public parking is available in the City Hall parking garage which must be entered from the Lavaca Street side.

The interim regulations adopted can remain in effect through June 6, 2006, though the City Council has sent out notice for possible consideration and action again on March 2, 2006, (PDF) should the task force recommend that Council adopt changes at that time.

If you have questions about applying for a building permit for new construction or a remodel or if you have questions about the waiver process, please call the Zoning Review division of the Watershed Protection and Development Review Department at (512)974.2380.

If you need more information, please contact Tina Bui in the Neighborhood Planning and Zoning Department by e-mail or by calling (512) 974-2755.

Click here to sign up for meeting notices and related information

- Interim single-family regulations adopted on 2nd and 3rd readings on Feb. 16, 2006 (PDF)
- Task Force Members (PDF)
- Planning Commission Recommendations on Issues to be Considered by Task Force (PDF)
- Presentation from City staff on drainage problems in older subdivisions (PDF)

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Development Regulations

Where do these temporary regulations apply?

The temporary regulations don't apply to every property in the City of Austin. They are limited to subdivisions which were originally platted before the City established drainage requirements.

The temporary regulations apply to properties subdivided before March 7, 1974, or on a tract that may legally be developed without being platted.

Then, the temporary regulations apply if you are constructing or adding on to a new duplex or single-family home.

- on a property where a duplex or single-family home was demolished or moved or
- on a property where a duplex or single-family home will be demolished or moved.

If a duplex or single-family residence never existed on a property, the temporary regulations do not apply.

The temporary regulations do not apply to two-family residential or secondary apartments.

If you apply for a permit to demolish or move a duplex or home, you must concurrently apply for a residential construction building permit.

What are the restrictions? What can I build?

New duplexes and homes: If you are building a new duplex or single-family home on a property where a duplex or house was or will be demolished or moved, the maximum size of the new home is limited to the greater of the following

- 0.4 to 1 floor-to-area ratio (FAR);
- 2,500 square feet; or
- 20 percent more square feet than the structure that was moved or will be moved.

Additions: If you are adding on to a duplex or single-family structure, the maximum size of the structure after the remodel is limited to the greater of the following

- 0.4 to 1 floor-to-area ratio (FAR);
- 2,500 square feet; or
- the existing size plus 1000 square feet, if the property carries a homestead exemption for property tax purposes.

How does the City measure square feet?

Square footage is measured as the total enclosed area of all floors in a building, if the floor has a clear height of more than six feet. Parking facilities (e.g., garages, carports), driveways, unenclosed porches and atria airspace do not count in your square footage measurement.

What is floor-to-area ratio (FAR)?

FAR measures the square footage of a building relative to the amount of land on which it sits .

The City of Austin defines FAR as the ratio of the gross floor area to the gross site area (total lot area). That is, the square footage of a home (as defined above) compared to the square footage of the lot.

For example, if a home is 4,000 square feet in size and the size of the lot is 10,000 square feet, the FAR is 4,000 dived by 10,000, which is equal to 0.40.

$$\text{FAR} = \frac{\text{Square footage of home}}{\text{Square footage of lot}}$$

$$\text{FAR} = \frac{\text{4,000 square feet}}{\text{10,000 square feet}} = 0.4$$

Other examples:

Lot square footage	Square footage of home when FAR is limited to 0.4
5,750	2,300
7,000	2,800
8,000	3,200
10,000	4,000
Click here to use FAR calculator	

What if I want to build or add on to a duplex or a home beyond the limits allowed under this ordinance?

The temporary regulations allow for waivers to the ordinance.

The City Council may waive part or all of these development regulations if they determine that

a. the regulation imposes undue hardship on the applicant; and
   1. the development proposed will not adversely affect the public health, safety and welfare; or
   2. the applicant is proposing to mitigate the effect of the redevelopment by providing adequate safeguards which the Council finds would adequately protect the health, safety and welfare of the public;
b. a development agreement permits the activity;
c. the applicant has a right acquired under Texas Local Government Chapter 245, or has a common law vested right that has been fully adjudicated by a court of competent jurisdiction; or
d. the applicant is providing appropriate drainage facilities at the applicant's cost.

The applicant for the waiver must prove all of the facts necessary to satisfy the criteria listed above.

To apply for a waiver, an application must be submitted (PDF) to the Zoning Review Division of the Watershed Protection and Development Review (WPDR) Department, located on the 2nd floor of One Texas Center (505 Barton Springs Road). It is advised that an applicant sign in to see a planner during the hours of 8:00 a.m. to 1:00 p.m. to ensure that the application is complete. The Director of the City's Watershed Protection and Development Review Department will make a recommendation to the City Council on each application. The Council will then vote to grant a waiver not later than the 10th day after the date of receiving the waiver application.

Who can I contact for more information?

If you have questions about applying for a building permit for new construction or a remodel or if you have questions about the waiver process, please call the Zoning Review division of the Watershed Protection and Development Review Department at 974.2380.

If you are submitting an application for a permit or waiver, it is advised that applicants speak with a residential zoning reviewer. Residential zoning reviewers are located on the 2nd floor of the City's One Texas Center building, located at 505 Barton Springs Road. Walk-in hours are 8:00 a.m. to 1:00 p.m. The phone number is 974.2380.

If you need further information, you can also contact Tina Bui of the Neighborhood Planning and Zoning Department or call (512) 974-2755.

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Development Regulations

Interim Single-Family Development Regulations: (FAR) Calculator

The interim development regulations approved by the City Council on February 9, 2006 do not prohibit new single-family home construction or remodels. . People wishing to build a duplex or home or add on to a duplex or home may still do so under the temporary regulations adopted by the Council.

The regulations limit the size of some new duplexes and single-family homes and remodels. The *interim regulations are also limited to areas of the City where a shortage of drainage facilities exists.*

I need to know how much I can build according to the floor-area-ratio (FAR) limit. How do I find out?

The FAR limit is easy to calculate. Simply multiply your total property size by 0.4, or use our online FAR calculator below.

To see what the maximum total living area in square feet you could build on your property, enter the approximate square footage of your property and click "Calculate FAR".

Total property Area in Square Feet: Calculate FAR

What are the restrictions? What can I build?

New duplexes and homes: If you are building a new duplex or single-family home on a property where a duplex or house was or will be demolished or moved, the maximum size of the new home is limited to the greater of the following

- 0.4 to 1 floor-to-area ratio (FAR);
- 2,500 square feet; or
- 20 percent more square feet than the home that was moved or will be moved.

Additions: If you are adding on to a duplex or single-family structure, the maximum size of the structure after the remodel is limited to the greater of the following

- 0.4 to 1 floor-to-area ratio (FAR);
- 2,500 square feet; or
- the existing size plus 1000 square feet, if the property carries a homestead exemption for property tax purposes

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SINGLE-FAMILY RESIDENTIAL & DUPLEX REGULATIONS

Planning Commission Recommendations on Issues to be Considered by Task Force

Planning Commission action taken on February 14, 2006. Recommendations were incorporated into motion made to approve recommendations passed by City Council on first reading but add duplexes to the uses subject to the interim development regulations (J.M. Cortez, M. Dealey 2nd; 7-1 with C. Galindo voting no, J. Reddy absent).

- Consider impervious cover change where needed to address flooding
- Allow floor-to-area ratios (FARs) to be set in neighborhood plans
- Consider high drainage fees in older areas
- Allow a larger house if the walls step back from side yard (e.g., 5-foot setback for 1st floor, 10-foot setback for 2nd floor); Different square footage allowances for 1st floor and 2nd floor (sometimes referred to as a second-story ratio)
- Prohibit mechanical equipment in the side yard
- Trigger new, stronger compatibility requirements based on size of home, including requirements on garage placement, landscaping, building materials
- Consider whether design standards should be enforced in neighborhood plans
- Develop a waiver process based on consent from surrounding neighbors
- Create a mechanism so neighborhoods not in neighborhood planning areas can adopt design tools provided for in neighborhood planning process
- Consider issues of sustainability associated with large houses such as energy use, water use, solid waste
- Look at how to build more apartments and duplexes in neighborhoods with good drainage
- Make recommendations to Planning Commission and City Council on where to direct dense development
- Consider using floor area to footprint as a metric (e.g., 2.5)
- Study the root causes of larger single-family homes (e.g., financing, profit margins/drivers, tax policy, etc.)

Interim Regulations

Single Family Residences
February 16, 2006

Task Force Composition—16 members

8 Members from the Development Community

- Homebuilders Associations
  - ✓ David Arscott
- Real Estate Council of Austin (RECA)
  - ✓ Terry Mitchell
- American Institute of Architects (AIA)
  - ✓ Sabas Flores , William Burkhardt (member to be added after 02/16/06)
- Heritage Society
  - ✓ Dennis McDaniel
- Remodeler
  - ✓ Clint Small
  - ✓ Dolores Davis
- Infill Architects
  - ✓ Michael Casias
- At Large
  - ✓ Silver Garza

8 Members Representing Neighborhoods

- North
  - ✓ Chris Allen (Rosedale)
- South
  - ✓ Danette Chimenti (South River City)
- East
  - ✓ Melvin Wrenn
- West
  - ✓ Noah Kennedy (Pemberton Heights)
- Central
  - ✓ Mary Gay Maxwell (CANPAC)
- At Large
  - ✓ Karen McGraw (Hyde Park)
- Citywide
  - ✓ Laura Morrison (ANC)
  - ✓ Michael Cannatti (Tarrytown/ WANG)

Proposed Meeting Schedule and Stakeholder Process

Staff recommends a weekly Task Force meeting to develop permanent regulations for single family residential uses and construction and remodeling within certain residential districts. We will publicize this standing weekly meeting for all interested stakeholders. The Task Force will be charged with presenting a draft ordinance to the Planning Commission by April 25, 2006 and to the City Council by May 4, 2006 to ensure the final regulations are adopted by May 7, 2006. **The first Task Force meeting is scheduled for Friday, February 17, 2006 from 1:00 -3:00 in the City Council Chambers at City Hall.**

Task Force Interests/Problems
Residential Development Regulations

Compatibility/Massing

- Massing & Scale
- Walls up to the property line
- Look at compatibility standards
- Size
- Setbacks
- Height
- Context
- 2D & 3D Story Limits
- Upshifting housing scale
- Definition of height

Neighborhood Character/Architectural Concerns/Quality of Life

- Preserve Architectural Character of neighborhood
- Protect Adjacent Property Owner Rights & Quality of Life
- Demo of nice homes
- Neighborhood Uniqueness
- Ok with Wholesale Neighborhood change?
- Neighborhood Standards
- Neighborhood Identity
- East Austin Issues
- How to protect neighborhood input
- What do neighborhoods support
- Quality of Architecture
- How to quantify architectural quality
- Design Guidelines/ Review
- Protecting Green Space
- Building Technology
- Loss of Trees
- Uniqueness, 'Keep Austin Weird'
- Legislating characteristics
- Family housing (e.g., modern day family with 2-3 children)
- Parking location

- ***Density/Planning for Growth***
- Where do new residents go?
- Impervious Cover
- Neighborhood plans don't put density in SF areas
- Promote Redevelopment
- Targeted Areas
- Where does density go?
- Gentrification

SINGLE-FAMILY RESIDENTIAL & DUPLEX REGULATIONS

MEETING MINUTES & NOTES 02.21.06

- Lot capacity
- How much on one lot?
- Legislating characteristics
- Tax base

- Economic Issues
- Equity value for homeowners
- Affordability
- Stock of modest housing
- Affordability provided by duplexes
- Market Demand
- Business Disrupts ???
- Property Values

Drainage/Utility Issues
- Drainage
- Group home use of water/ wastewater etc.
- What happens to Drainage Fees?
- Community Drainage Infrastructure
- Upstream Drainage
- Rainwater

Enforcement of Existing Code
- Enforcement
- ~~Parking~~ [Moved to section on "Neighborhood Character/Architectural Concerns/Quality of Life"]
- Lack of Enforcement protocol
- Impervious cover
- Permit application and location requirements

Additional Issue
- Research & Data
- Group Homes
- Duplexes- 2 houses or a unified building?
- Impact of Duplexes under current code

Single Family House Size Data: Trends and Existing Conditions for Austin Neighborhoods

Introduction, Methodology and Discussion

Introduction

The purpose of this effort is to produce information about the sizes (in terms of square feet) of single family houses in Austin, including data on trends over time and existing conditions by neighborhood areas. The resultant products include:

- typical house sizes of existing housing stock by neighborhood,
- average house sizes of new housing stock created in the past five years by neighborhood and subdivision,
- ranking and graph of recently built house sizes by neighborhood,
- a listing of the very largest houses built during the past year.

Discussion

Clearly, the physical size of single family houses built in Austin has increased significantly over the past five decades. For example, the standard house built in Brentwood in the late 1940's is about 1,200 square feet and housed Austin's first wave of returning GI's and their new families; whereas today, the typical house being built in Circle C is almost 4,000 square feet in size—more than three times the size of the Brentwood classic. Interestingly, the size of the average family living in these structures has actually steadily decreased over the same period of time (about 4.3 persons per family on average in 1950 compared to 3.1 persons per family today).

There are very few neighborhoods in Austin that have not seen at least some level of residential redevelopment in the form of substantial renovations, remodeling projects, and today, tear-down and re-builds. This activity has resulted in "house size multi-modalism" within Austin neighborhoods. In other words, neighborhoods tend to have two to three distinct clusters of house size groupings. For example, in Rosedale, there is the group of original homes that are seldom larger than 900 square feet; then there is the

group of houses that have had renovations yielding additional bedrooms, larger kitchens and bathrooms and sometimes family rooms. These structures can typical range in size from 1,450 to 2,400 square feet. And today, original houses in Tarrytown, for example, that may have initially been no more than 1,300 square feet in size are being demolished and replaced with structures that often range anywhere from 5,000 to 10,000 square feet in size.

Methodology

Information from the Travis Central Appraisal District is used to create a sample of house sizes within existing neighborhoods and to determine the decades when that stock was built. Building permit information is used to calculate the average sizes of new house built within Austin since 2000 by neighborhood.

This document is produced by Ryan Robinson, City Demographer, Department of Neighborhood Planning and Zoning, City of Austin, January 2006.
ryan.robinson@ci.austin.tx.us *cityofaustin.org/census*

Single Family House Sizes

Existing Housing Stock

City of Austin

SORTED BY SQUARE FEET, DESCENDING

Neighborhood	Typical Square Feet	Circa
Pemberton	4,288	late 30's, early 40's
Old Enfield	3,698	30's 40s
Tarrytown East	2,790	late 30's to late 40's
Spicewood	2,637	70's, 80's
Onion Creek	2,582	80's, 90's
Northwest Hills	2,575	60's, 70's
Tarrytown West	2,571	early to late 40's
Lost Creek	2,564	70's, 80's
Highland Park West	2,400	late 40's, early 50's
Shady Hollow	2,171	70's, 80's
Great Hills	2,154	70's, 80's
Cherrywood	2,036	40's, 50's
Barton Hills	2,021	60's, 70's
Rollingwood	1,870	60's, 70's
Allendale	1,840	60's
Hyde Park	1,828	20's, 30's and 40's
Quail Creek	1,682	late 60's, 70's
Travis Heights	1,637	20's, 30's and 40's
Balcones Woods	1,615	70's
Cherry Creek	1,514	70's
Univesrity Hills	1,474	60's
Brykerwoods	1,432	30's, 40's, 50's
North University	1,427	20's, 30's and 40's
Travis Country (original section)	1,413	70's
Rosedale	1,329	30's 40s
Bouldin	1,315	40's, 50's
Zilker	1,269	30's 40s
Brentwood	1,221	late 40's, 50's
Dove Springs	1,134	70's
Crestview	1,082	50's
Oakmont Heights	1,080	late 30's, 40's, 50's
Holly	989	teens, 20's and 30's
Central East Austin	987	20's, 30's and 40's
Montopolis	962	40's, 50's
Rainey	959	30's 40s
Cesar Chavez	935	teens, 20's and 30's

Single Family House Sizes

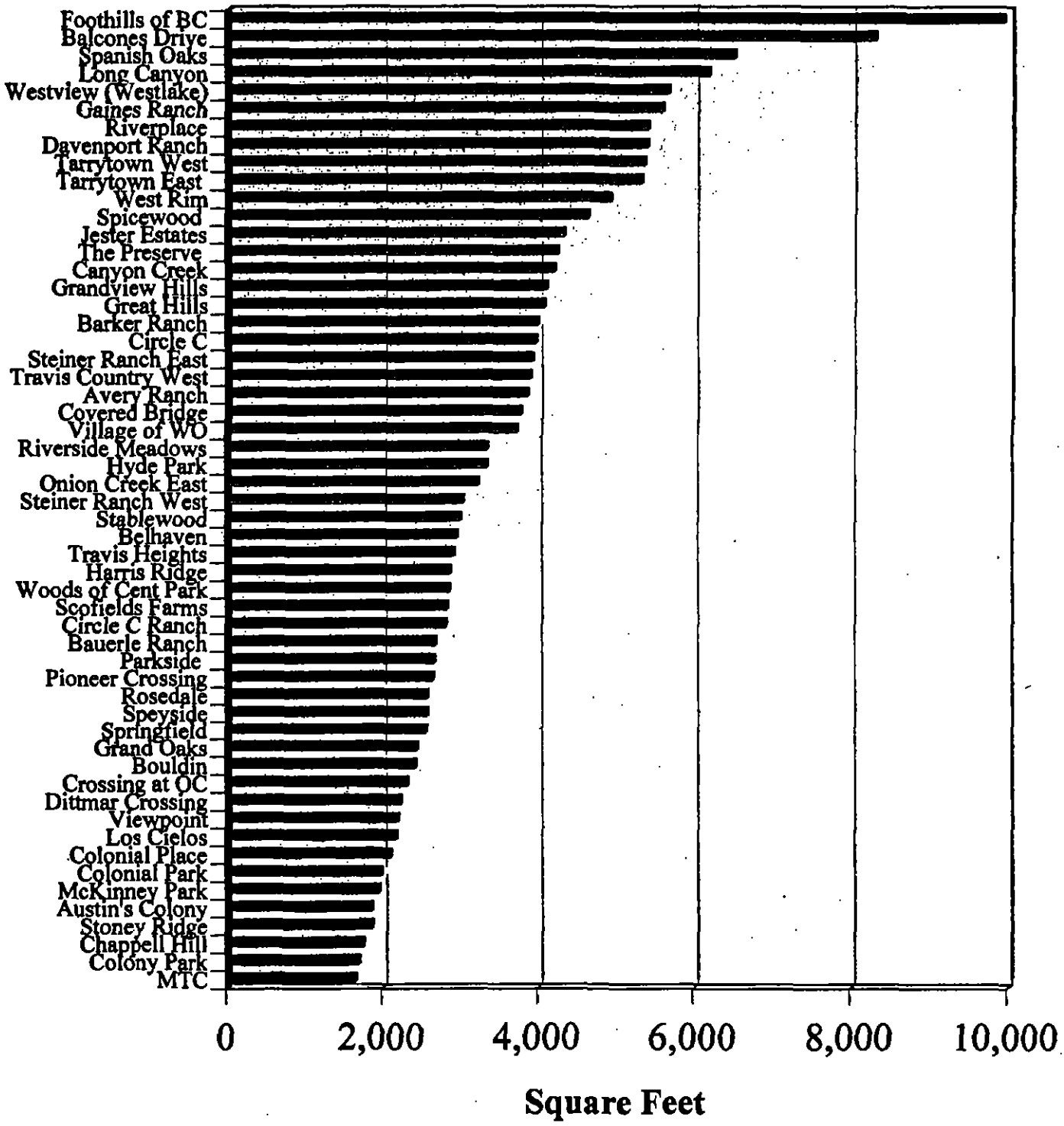
Structures Built from 01/01/2000 through 01/01/2006

City of Austin

SORTED BY AVERAGE, DESCENDING

Subdivision--Area	Average Square Feet	Minimum Square Feet	Maximun Square Feet	Size Range
Foothills of Barton Creek	9,925	4,000	15,680	11,680
Balcones Drive and Environs	8,303	6,680	11,328	4,648
Spanish Oaks	6,510	2,028	12,350	10,322
Long Canyon	6,185	4,885	9,285	4,400
Westview (Westlake)	5,670	2,500	15,500	13,000
Gaines Ranch	5,591	2,700	9,949	7,249
Riverplace	5,410	1,450	10,150	8,700
Davenport Ranch	5,400	2,300	13,450	11,150
Tarrytown West (of Exposition)	5,360	2,750	13,410	10,660
Tarrytown East (of Exposition)	5,320	1,750	9,620	7,870
West Rim (Northwest Hills)	4,920	3,360	6,400	3,040
Spicewood at Bull Creek	4,630	2,437	15,400	12,963
Jester Estates	4,325	3,161	6,928	3,767
The Preserve at Barton Creek	4,242	2,000	7,450	5,450
Canyon Creek	4,195	2,381	5,698	3,317
Grandview Hills	4,095	3,040	7,300	4,260
Great Hills	4,065	1,735	7,560	5,825
Barker Ranch at Shady Hollow	3,990	2,481	5,530	3,049
Circle C	3,965	2,051	7,800	5,749
Steiner Ranch East	3,915	1,859	6,263	4,404
Travis Country West	3,888	2,045	6,222	4,177
Avery Ranch	3,850	2,130	7,125	4,995
Covered Bridge	3,766	1,866	5,403	3,537
Village of Western Oaks	3,717	2,106	5,060	2,954
Riverside Meadows	3,340	2,000	5,410	3,410
Hyde Park	3,333	1,100	5,579	4,479
Onion Creek East Addition	3,220	2,590	4,637	2,047
Steiner Ranch West	3,025	1,645	5,360	3,715
Stablewood	2,985	1,722	5,312	3,590
Belhaven	2,950	1,575	4,580	3,005
Travis Heights	2,910	1,369	5,448	4,079
Harris Ridge	2,860	1,775	4,390	2,615
Woods of Century Park	2,850	1,925	6,500	4,575
Scofields Farms	2,825	1,658	4,398	2,740
Circle C Ranch	2,803	2,042	3,439	1,397
Bauerle Ranch	2,670	2,181	3,685	1,504
Parkside at Slaughter Creek	2,655	2,070	5,718	3,648
Pioneer Crossing	2,635	1,620	3,945	2,325
Rosedale	2,568	1,584	3,505	1,921
Speyside	2,565	1,525	3,536	2,011
Springfield	2,550	1,225	3,435	2,210
Grand Oaks	2,430	1,080	3,026	1,946
Bouldin	2,410	1,050	6,464	5,414
Crossing at Onion Creek	2,308	1,005	3,317	2,312
Dittmar Crossing	2,220	1,078	3,291	2,213
Viewpoint	2,185	1,365	3,875	2,510
Los Cielos	2,170	1,525	3,255	1,730
Colonial Place	2,100	1,245	2,825	1,580
Colonial Park	1,975	1,140	2,580	1,440
McKinney Park East	1,950	1,105	3,015	1,910
Stoney Ridge	1,850	1,140	2,500	1,360
Austin's Colony	1,850	1,450	2,450	1,000
Chappell Hill	1,745	1,175	2,726	1,551
Colony Park	1,685	1,380	2,131	751
Meadows at Trinity Crossing	1,640	1,025	2,275	1,250

Single Family House Sizes, Average of New Construction, 2000 to 2006



Large Houses

Largest Houses Issued Permits: 01/01/2005 through 01/24/2006

City of Austin

SORTED BY SQUARE FEET, DESCENDING

Permit	Address	ZIP Code	Value	Square Feet	Description	Floors
05001334	100 PASCAL LN	78746	$6,000,000	29,153	EXTENSIVE TEAR-DOWN & REBUILD	3
05001503	3602 AGAPE LN	78735	$5,850,000	25,127	NEW TWO STORY RES W/ATT GARAG	2
05022109	4401 N CAPITAL OF TEXAS HWY	78746	$2,830,000	15,885	NEW 2 STY SF RES-W/ATT GARAGES	2
05004851	14007 PANORAMA DR	78732	$1,500,000	14,284	NEW 2 STY SF RESIDENCE W.ATT 2	2
05006306	3718 HUNTERWOOD PT	78746	$2,200,000	12,780	NEW 2 STY SF RESIDENCE/2 ATT G	2
05016019	7006 MOUNTAIN TRL	78732	$550,000	10,801	NEW TWO STORY RES W/ATT GARAGE	2
05018519	2911 REGENTS PARK	78746	$875,000	10,612	NEW TWO STORY RES W/ATT GARAGE	2
05008206	7084 COMANCHE TRL	78732	$1,000,000	10,554	NEW SF RESIDENCE W/ ATTACHED G	3
06003058	1402 ROCKCLIFF RD	78746	$950,000	10,444	NEW TWO STORY RES W/ATT GARAGE	
05008977	13815 PECAN DR	78734	$953,000	10,293	NEW 2 STORY SF RES W/ATT'D GA	2
05003453	9624 WOODY RIDGE VW	78730	$1,114,990	10,173	NEW SF RESIDENCE W/ ATTACHED G	2
05004855	7084 COMANCHE TRL	78732	$500,000	10,065	NEW SF RESIDENCE W/ ATTACHED G	3
05006073	13125 PERRYTON DR	78732	$800,000	10,055	NEW SF RESIDENCE W/ COV'D PATI	
05018819	3813 TRAVIS COUNTRY CIR	78735	$1,000,000	9,949	SF RESIDENCE W/ATTACHED GARAGE	2
05019083	1801 WESTLAKE PASS	78746	$1,300,000	9,934	NEW 1 STY SF RESIDENCE W.ATT C	1
05002009	6425 SOTER PKWY	78735	$1,811,841	9,818	NEW SF RESIDENCE W/ ATTACHED G	2
05017999	100 W CANYON CIR	78746	$1,200,000	9,722	NEW TWO STORY RES W/ATT GARAGE	2
05020069	2409 SPRING LN	78703	$500,000	9,699	NEW 3 STY 6 BDRM DUPLEX W.ATT	3
05016567	2315 QUARRY RD	78703	$717,000	9,587	NEW THREE STORY RES W/ATT BREE	3
05019823	1911 CALLE CALICHE	78733	$925,000	9,509	SF RESIDENCE W/ATTACHED GARAGE	3
05010423	6717 OASIS PASS	78732	$800,000	9,473	NEW THREE STORY RES W/ATT GARA	3
05015009	13218 SHORE VISTA DR	78732	$700,000	9,394	NEW 1 STY SF RESIDENCE W/ATT G	1
05000839	5931 BOLD RULER WAY	78746	$1,050,000	9,393	NEW 2 STY SF RESIDENCE W.ATT G	2
05020993	4917 MIRADOR DR	78735	$1,100,000	9,306	SF RESIDENCE W/ATTACHED GARAGE	2
05021019	12906 PARK DR	78732	$700,000	9,243	NEW 3 STY SF RESIDENCE W.ATT G	3
05014438	5812 STANDING ROCK DR	78730	$1,271,200	9,139	NEW 2 STY SF RESIDENCE W.ATT G	2
05023194	1708 CROMWELL HILL	78703	$1,500,000	9,077	ADD M-BDRM, BATH, PORCH (COVD	3
05012084	4300 BONNELL VISTA CV	78731	$350,000	8,901	1 STORY 6 BR DUPLEX WITH ATT'D	2
05021076	3806 AGAPE LN	78735	$1,200,000	8,821	NEW SF RESIDENCE W/ATTACHED GA	3
05015489	13011 PERRYTON DR	78732	$1,242,380	8,756	NEW 2 STY SF RESIDENCE W.ATT G	2
05018717	7038 COMANCHE TRL	78732	$650,000	8,621	DEMO & REBUILD NEW 3 STRY SF R	3
05004118	3805 AGAPE LN	78735	$1,043,000	8,526	NEW SF RESIDENCE W/ATTACHED GA	2
05021784	2109 GRISWOLD LN	78703	$675,000	8,492	NEW TWO STORY RES W/ATT GARAGE	2
05018518	3901 AGAPE LN	78735	$1,322,000	8,474	NEW ONE STORY RES W/ATT GARAG	1
05014181	10205 MILKY WAY DR	78730	$750,000	8,456	NEW 2 STY SF RESIDENCE W. 2- A	2
05002847	1903 EXPOSITION BLVD	78703	$485,000	8,396	NEW SIX BEDRM DUPLEX W/ ATTACH	2
05003927	3408 BUNNY RUN	78746	$1,200,000	8,320	NEW SF RESIDENCE W/ ATTACHED G	2
05020068	2413 SPRING LN	78703	$500,000	8,308	NEW 3 STY-6 BDRM DUPLEX W./ATT	3
05016795	3504 WINDSOR RD	78703	$650,000	8,154	NEW TWO STORY RES W/ATT PORTE	2
05015709	8403 HORSESHOE LEDGE	78730	$533,924	8,145	NEW TWO STORY RES W/ATT GARAGE	2
05015323	2641 W 45TH ST	78731	$40,000	8,000	REMODEL EXISTING KITCHEN & BAT	
05022777	8934 TOWANA TRL	78736	$628,000	7,986	NEW SF RESIDENCE W/ATTACHED GA	2
05001398	3004 SCENIC DR	78703	$550,000	7,945	NEW SF RESIDENCE W/ ATTACHED G	2
05002053	6905 VALBURN DR	78731	$850,000	7,838	NEW THREE STORY RES W/ATT GARA	3
05014282	10912 SKY ROCK DR	78739	$159,594	7,800	NEW 2 STY SF RESIDENCE W.ATT G	2
05004233	8120 TWO COVES DR	78730	$435,000	7,621	NEW SF RESIDENCE W/ ATTACHED G	2
05017309	6433 SOTER PKWY	78735	$1,450,000	7,484	NEW 2 STY SF RESIDENCE W.ATT G	2
05022778	8930 TOWANA TRL	78736	$618,000	7,421	NEW SF RESIDENCE W/ATTACHED GA	1
05017468	1907 EXPOSITION BLVD	78703	$595,000	7,412	NEW 2 STY DUPLEX W/ATT GARAGE	2
05020546	8800 BIG VIEW DR	78732	$1,201,280	7,330	NEW SF RESIDENCE W/ ATTACHED G	2
05017775	8700 BIG VIEW DR	78732	$550,000	7,248	NEW TWO STORY RES W/ATT GARAGE	2
05018595	2618 SPRING LN	78703	$850,000	7,202	NEW TWO STORY RES W/ATT GARAG	2
05020378	6901 GREENSHORES DR UNIT 2	78730	$1,500,000	7,196	NEW SF RESIDENCE W/ATTACHED GA	2
05017263	10415 MILKY WAY DR	78730	$525,000	7,145	NEW 2 STY SF RESIDENCE W.ATT G	2
05018962	10500 AVERY CLUB DR BLDG 26	78717	$327,760	7,127	NEW 2 STORY SF RES W/ATTACHED	2
05021470	1744 CANONERO DR	78746	$1,200,000	7,104	SF RESIDENCE W/BREEZEWAY ATTAC	2
05012349	2909 WATER BANK CV	78746	$787,000	7,083	NEW TWO STORY RES W/ATT GARAGE	2
05021797	1900 SCENIC DR	78703	$1,600,000	7,047	NEW SF RESIDENCE W/ATTACHED GA	2
05001426	6008 ELEOS CIR	78735	$890,443	7,034	NEW SF RESIDENCE W/ ATTACHED G	2
05013645	3802 AGAPE LN	78735	$1,000,000	7,032	NEW 2 STORY SF RES. W/ATTACHED	2
05006553	10501 MILKY WAY DR	78730	$920,000	7,023	NEW 2 STY SF RESIDENCE W.ATT G	2
05009699	4513 SPANISH OAK TRL	78731	$353,715	6,986	NEW TWO STORY RES W/ATT GARAGE	2
05008871	10408 MILKY WAY DR	78730	$800,000	6,975	NEW TWO STORY RES W/ATT GARAGE	2
05012607	10500 MILKY WAY DR	78730	$500,000	6,867	NEW TWO STORY RES W/ATT GARAGE	2

05002195	8017 MULEY DR	78759	$717,098	6,740	NEW TWO STORY RES W/ATT GARAGE	2
05018200	1205 NORWALK LN UNIT 3A 3B	78703	$570,000	6,738	NEW TWO STORY DUPLEX W/ATT COV	2
05011593	3920 AGAPE LN	78735	$900,000	6,710	NEW 1 STORY SF RES W/ATT GARA	1
05017310	6120 CHARIS CT	78735	$1,350,000	6,631	NEW 2 STY SF RESDIENCE W.ATT G	2
05005123	6200 SOTER PKWY	78735	$1,039,000	6,624	NEW SF RESIDENCE W/ ATTACHED G	2
05004119	5900 BOLD RULER WAY	78746	$750,000	6,605	NEW SF RESIDENCE W/ ATTACHED G	2
05012397	8401 DENALI PKWY	78726	$600,000	6,583	NEW TWO STORY RES W/ATT GARAGE	2
05016762	4727 PALISADE DR	78731	$800,000	6,567	NEW 3 STY SF RESIDENCE W.ATT G	3
05018161	10620 MILKY WAY DR	78730	$243,925	6,544	NEW 2 STORY SF RES. W/ATTACHED	2
05019478	8201 DENALI PKWY UNIT 3	78726	$825,000	6,537	SF RESIDENCE W/ATTACHED GARAGE	2
05023144	10704 PURSLANE CV	78733	$375,000	6,536	NEW 2 STORY SF RES W/ATTACHED	2
06002762	2621 EXPOSITION BLVD	78703	$400,000	6,501	NEW TWO STORY DUPLEX W/ATT GAR	2
05004282	1506 ROCKCLIFF RD	78746	$280,000	6,487	NEW THREE STORY RES W/ATT GARA	1
05021241	1036 LIBERTY PARK DR BLDG 41	78746	$289,245	6,487	NEW 2-STY, DUPLEX CONDO W/ATTA	2
05021314	1036 LIBERTY PARK DR BLDG 14	78746	$289,245	6,487	NEW 2-STY, DUPLEX CONDO W/ATTA	2
05020710	1808 FOREST TRL	78703	$838,545	6,486	NEW THREE STORY RES W/ATT GARA	3
05012771	10500 AVERY CLUB DR BLDG 13	78717	$352,760	6,473	NEW TWO STORY RES W/ATT GARAGE	2
05008975	2805 WARREN ST	78703	$251,733	6,451	NEW TWO STORY DUPLEX W/ATT GAR	2
05009965	2715 GREENLEE DR	78703	$750,000	6,431	NEW TWO STORY RES W/ATT GARAGE	2
05010405	2816 WATER BANK CV	78746	$700,000	6,422	2 STORY SF RES W/2 ATT'D GARAG	2
05022776	8924 TOWANA TRL	78736	$613,000	6,421	NEW TWO STORY RES W/ATT GARAGE	2
05015419	7503 STONECLIFF CIR	78731	$600,000	6,354	NEW 2 STY SF RESIDENCE W/ATT G	2
05012450	6115 MOUNTAIN VILLA CIR	78731	$625,000	6,344	NEW TWO STORY RES W/ATT GARAGE	2
05015132	5408 JEFF DAVIS AVE	78756	$400,000	6,312	NEW 2 STY DUPLEX(5 BDRMS)W/ATT	2
05000181	10104 D-K RANCH RD	78759	$360,000	6,273	NEW 2 STY SF RESIDENCE W.ATT G	2
05010799	7408 JOURNEYVILLE DR	78735	$165,000	6,265	NEW THREE STORY RES W/ATT GARA	3
05018423	10500 AVERY CLUB DR BLDG 24	78717	$351,553	6,262	NEW 2 STY SF RESIDENCE W.ATT G	2
05020853	10500 AVERY CLUB DR BLDG 18	78717	$351,553	6,251	NEW TWO STORY RES W/ATT GARAGE	2
05023145	10812 STRAW FLOWER DR	78733	$317,000	6,238	NEW 2 STORY SF RES W/ATTACHED	2
05012000	5224 MC CARTY LN	78749	$168,500	6,229	NEW TWO STORY DUPLEX W/ATT GAR	2
05008215	3307 TEXAS STAR LN	78746	$570,000	6,200	NEW 2 STORY SF RES. W/ATTACHED	2
05008406	3505 BUNNY RUN	78746	$660,000	6,200	2 STORY SF RES W/ATTACHED GARA	2
05023290	1211 MARSHALL LN	78703	$300,000	6,191	NEW TWO STORY DUPLEX W/ATT GAR	2
05012317	4407 BALCONES DR	78731	$350,000	6,179	2 STORY SF RES W/AT'D GARAGE A	2
05018760	3221 GILBERT ST	78703	$400,000	6,177	SF RESIDENCE W/ATTACHED GARAGE	2
05012001	5218 MC CARTY LN	78749	$160,000	6,121	NEW ONE STORY RES W/ATT GARAGE	1
05020501	10209 MILKY WAY DR	78730	$450,000	6,096	NEW TWO STORY RES W/ATT GARAGE	2
05023318	3810 PETES PATH	78731	$300,000	6,069	NEW DUPLEX 2/ATTACHED GARAGE &	2
05022292	7812 CRANDALL RD	78739	$251,900	6,043	NEW TWO STORY RES W/ATT GARAGE	2
06002142	1820 W 11TH ST	78703	$500,000	6,039	NEW DUPLEX W/ATTACHED GARAGES	2
05015880	11501 HOLLISTER DR	78739	$251,900	6,036	NEW 2 STORY SF RES. W/ATTACHED	2
05006158	6409 SOTER PKWY	78735	$900,000	6,027	NEW 2 STY SF RESIDENCE W.ATT G	2
05002167	10500 AVERY CLUB DR BLDG 11	78717	$338,334	6,022	NEW 2 STY SF RESIDENCE W.ATT G	2
05004631	8308 DENALI PKWY	78726	$450,000	6,022	NEW SF RESIDENCE W/ ATTACHED G	2
05003838	6700 ELFLAND DR	78746	$850,000	6,021	NEW THREE STORY RES W/ATT GARA	3
05009332	10416 MILKY WAY DR	78730	$154,485	6,011	1 STORY SF RES/ATT'D GARAGE AN	1
05004633	3501 BUNNY RUN	78746	$400,000	5,943	NEW SF RESIDENCE W/ ATTACHED G	2
05023291	1209 MARSHALL LN	78703	$300,000	5,927	NEW TWO STORY DUPLEX W/ATT GAR	2
05023041	7920 CRANDALL RD	78739	$251,900	5,920	NEW SF RESIDENCE W/ATTACHED GA	2
05013788	1605 MILAGRO DR	78733	$378,000	5,915	NEW 2 STY SF RESIDENCE W./ATT	2
05002641	3808 AGAPE LN	78735	$968,000	5,894	NEW SF RESIDENCE W/ ATTACHED G	2
05003263	6716 CUESTA TRL BLDG 3	78730	$500,000	5,891	NEW SF RESIDENCE W/ ATTACHED G	2
05006497	8412 DENALI PKWY BLDG 4	78726	$585,400	5,881	NEW 2 STY SF RESIDENCE W.ATT G	2
05010805	7320 JOURNEYVILLE DR	78735	$165,000	5,879	NEW THREE STORY RES W/ATT GAR	3
05005097	2500 SARATOGA DR	78733	$600,000	5,820	NEW 2 STY SF RESIDENCE W.ATT G	2
05004750	11305 HOLLISTER DR	78739	$194,490	5,811	SF RESIDENCE W/ATTACHED GARAGE	2
05002773	3708 JOSH LN	78730	$575,000	5,809	NEW SF RESIDENCE W/ BASEMENT,	2
05004852	14423 RIDGETOP TER	78732	$1,030,000	5,776	NEW 2 STY SF RESIDENCE W/ATT G	2
05006069	7800 CRANDALL RD	78739	$237,710	5,769	NEW 2 STRY RES., W/ATTACHED GA	2
05015475	11417 HOLLISTER DR	78739	$237,710	5,764	NEW 2 STORY SF RES. W/ATTACHED	2
05016566	1701 MILAGRO DR	78733	$310,000	5,744	NEW TWO STORY RES W/ATT GARAGE	2
05013786	1608 MILAGRO DR	78733	$341,000	5,743	NEW 2 STY SF RESIDENCE W.ATT G	2
05021877	6300 AYRES DR	78746	$758,000	5,734	NEW SF RESIDENCE W/ATTACHED GA	3
05004812	2128 DRY TORTUGAS TRL	78747		5,718	NEW 1 STY SF RESIDENCE W.ATT G	
05000354	3408 TRAVIS COUNTRY CIR	78735	$250,000	5,711	NEW SF RESIDENCE W/ ATTACHED G	2
05020855	1504 MILAGRO DR	78733	$332,980	5,706	NEW SF RESIDENCE W/ATTACHED GA	2
05014413	3716 LAGOOD DR	78730	$425,000	5,688	NEW TWO STORY RES W/ATT GARAGE	2
05010738	3413 BUNNY RUN	78746	$460,000	5,679	2 STORY SF RES W/ATTD GARAGE A	2
05006620	11313 HOLLISTER DR	78739	$237,710	5,664	NEW, 2 STORY SF RES., W/ATTACH	2
05013486	11409 HOLLISTER DR	78739	$237,710	5,619	NEW 2 STRY SF RES. W/ATTACHED	2
05007209	7912 CRANDALL RD	78739	$194,490	5,616	NEW SF 2 STORY RES W/ATTACHED	2
05023267	10628 SENNA HILLS DR	78733	$262,330	5,599	NEW TWO STORY SF RES W/ATTACHE	2

05013050	16205 DOUBLE EAGLE DR	78717	$271,520	5,584	NEW 2 STY SF RESIDENCE W.ATT G	2
05018041	4212 AVENUE H	78751	$388,042	5,579	NEW 2 STY SF DUPLEX-W/ATT GARA	2
05018720	12825 SHORE VISTA DR	78732	$300,000	5,573	NEW TWO STORY SF RES W/ATTACHE	2
05010012	10500 ROY BUTLER DR	78717	$215,000	5,558	NEW 2 STORY SF RES. W/ATTACHED	2
05018422	10708 PURSLANE CV	78733	$310,000	5,545	NEW 2 STY SF RESIDENCE W.ATT G	2
05015890	7920 CRANDALL RD	78739	$255,390	5,512	NEW TWO STORY SF RES. W/ATTACH	2
05012396	10201 MILKY WAY DR	78730	$508,472	5,508	NEW ONE STORY RES W/ATT GARAGE	1
05006615	10520 MEDINAH GREENS DR	78717	$131,000	5,502	NEW, 2 STORY RES., W/ATTACHED	2
05008578	11309 HOLLISTER DR	78739	$178,020	5,495	NEW TWO STORY SF RES. W/ATTACH	2
05018660	14812 AVERY RANCH BLVD BLDG 3	78717	$274,200	5,484	NEW TWO STORY DUPLEX W/ATT GA	2
05006139	10216 MILKY WAY DR	78730	$400,000	5,473	NEW TWO STORY RES W/ATT GARAGE	2
05005231	7916 CRANDALL RD	78739	$197,505	5,452	NEW SF RESIDENCE W/ ATTACHED G	2
05022515	10215 JAMES RYAN WAY	78730	$375,000	5,433	NEW 2 STORY SF RES W/ATTACHED	2
05011192	7112 OTHELLO CV	78735	$165,000	5,432	NEW 2 STORY SF RES. W/ATTACHED	2
05020253	8401 BIG VIEW DR	78732	$500,000	5,431	NEW SF RESIDENCE W/ATTACHED G	1
05006642	7708 CRANDALL RD	78739	$195,470	5,421	NEW, 2 STORY SF RES., W/ATTACH	2
05012534	7200 MAGENTA LN	78739	$159,075	5,420	NEW TWO STORY SF RES. W/ATTACH	2
05007780	7929 CRANDALL RD	78739	$159,930	5,407	NEW 2 STORY SF RES., W/ATTACHE	2
05021144	1704 JUSTIN LN	78757	$300,000	5,401	NEW TWO STORY DUPLEX W/ATT CAR	2
05005991	6716 CUESTA TRL BLDG 4	78730	$500,000	5,397	NEW TWO STORY RES W/ATT GARAGE	2
05020858	15101 SUNNINGDALE ST	78717	$283,514	5,389	NEW SF RESIDENCE W/ATTACHED GA	2
05015938	1209 KINNEY AVE BLDG 9	78704	$245,220	5,388	NEW MULTI-FAMILY RESIDENTIAL -	3
05010794	7324 JOURNEYVILLE DR	78735	$165,000	5,386	NEW THREE STORY RES W/ATT GARA	3
05009307	6208 SOTER PKWY	78735	$850,000	5,378	NEW ONE STORY SF RES. W/ATTACH	1
05018108	2711 GREENLEE DR	78703	$325,000	5,366	NEW TWO STORY RES W/ATT GARAGE	2
05022352	10700 PURSLANE CV	78733	$332,054	5,364	NEW SF RESIDENCE W/ATTACHED GA	2
05020449	13802 PANORAMA DR	78732	$500,000	5,357	NEW TWO STORY RES W/ATT GARAGE	2
05020285	3814 RIDGELEA DR	78731	$389,000	5,356	NEW TWO STORY DUPLEX W/ATT GAR	2
05022092	3720 JOSH LN	78730	$410,000	5,354	NEW SF RESIDENCE W/ATTACHED GA	2
05005203	14812 AVERY RANCH BLVD BLDG 3	78717	$221,200	5,352	NEW 2 STY DUPLEX (CONDO)W.ATT	2
05009764	14812 AVERY RANCH BLVD BLDG 4	78717	$217,000	5,352	NEW TWO STORY DUPLEX-CONDO W/A	2
05007589	1919 RUE DE ST TROPEZ	78746	$394,000	5,338	SF RESIDENCE W/ATTACHED GARAGE	2
05006154	7804 CRANDALL RD	78739	$217,580	5,329	NEW, 2 STRY RES., W/ATTACHED G	2
05004511	10500 AVERY CLUB DR BLDG 15	78717	$320,477	5,328	NEW TWO STORY RES W/ATT GARAGE	2
05021801	11413 HOLLISTER DR	78739	$217,580	5,317	NEW SF RESIDENCE W/ATTACHED GA	2
05001565	9800 PALMBROOK DR	78717	$437,951	5,316	NEW SF RESIDENCE W/ ATTACHED G	2
05015689	1613 MILAGRO DR	78733	$321,021	5,307	NEW 2 STY SF RESIDENCE W.ATT G	2
05008781	9704 PALMBROOK DR	78717	$300,000	5,294	NEW TWO STORY RES W/ATT GARAGE	2
05005992	6716 CUESTA TRL BLDG 1	78730	$475,000	5,286	NEW SF RESIDENCE W/ ATTACHED G	2
06002161	3816 RIDGELEA DR	78731	$389,000	5,286	NEW TWO STORY DUPLEX W/ATT GA	2
05019133	7505 JOURNEYVILLE DR	78735	$161,645	5,285	NEW TWO STORY SF RES W/ATTACHE	2
05008273	1402 BARCLAY DR BLDG D	78746	$315,000	5,280	2 STORY SF RES W/ATTACHED GARA	2
05023228	8201 DENALI PKWY UNIT 5	78726	$55,000	5,268	NEW 2 STORY SF RES W/ATTACHED	2
05006678	11405 HOLLISTER DR	78739	$195,470	5,267	NEW, 2 STORY SF RES., W/ATTACH	2
05022127	6417 SOTER PKWY	78735	$857,000	5,267	NEW ONE STORY RES W/ATT GARAGE	1
05012526	11405 HOLLISTER DR	78739	$178,020	5,255	NEW 2 STORY SF RES. W/ATTACHED	2
05003350	10500 AVERY CLUB DR BLDG 19	78717	$295,876	5,253	NEW TWO STORY RES W/ATT GARAGE	2
05007518	11401 HOLLISTER DR	78739	$217,580	5,252	NEW, 2 STORY RES., W/ATTACHED	2
05014451	7804 CRANDALL RD	78739	$217,580	5,249	NEW 2 STORY SF RES W/ATTACHED	2
05001280	10521 ROY BUTLER DR	78717	$249,000	5,248	NEW SF RESIDENCE W/ ATTACHED G	2
05021845	9516 INDINA HILLS DR	78717	$198,359	5,238	NEW SF RESIDENCE W/ATTACHED GA	2
05012275	15608 INTERLACHEN DR	78717	$140,540	5,236	NEW 2 STY SF RESIDENCE W.ATT G	2
05016238	3916 AGAPE LN	78735	$815,000	5,232	NEW 2 STORY SF RES W/ATTACHED	2
05010858	605 PEACOCK LN UNIT 2	78704	$400,000	5,226	2 STORY DUPLEX W/ATT'D GARAGE	2
05022413	4009 LEWIS LN	78756	$250,000	5,226	NEW DUPLEX W/ATTACHED GARAGES	2
05001680	12801 THOMAS ST	78732	$400,000	5,221	SF RESIDENCE W/ATTACHED GARAGE	2
05004632	3421 BUNNY RUN	78746	$450,000	5,217	NEW SF RESIDENCE W/ ATTACHED G	2
05011385	3520 JOSH LN	78730	$375,000	5,192	SF RES W/ATT'D GARAGE AND COVD	2
05022105	2004 LA CASA DR	78704	$200,000	5,191	NEW TWO STORY DUPLEX W/ATT GAR	2
05000019	9224 SIMMONS RD	78759	$310,000	5,185	NEW SF RESIDENCE W/ ATTACHED G	2
06002700	10705 SPIDERLING CT	78733	$312,266	5,177	NEW 2 STORY SF RES W/ATTACHED	2
05019765	5603 CLAY AVE	78756	$340,000	5,175	DUPLEX W/ATTACHED GARAGES & CO	2
05000596	3717 LAGOOD DR	78730	$297,500	5,153	NEW SF RESIDENCE W/ ATTACHED G	2
05013790	1708 MILAGRO DR	78733	$321,000	5,153	NEW 2 STY SF RESIDENCE W.ATT G	2
05009487	2000 STAMFORD LN	78703	$600,000	5,151	NEW 2 STY SF RESIDENCE W.ATT G	2
05022224	2801 BOWMAN AVE	78703	$275,000	5,150	NEW SF RESIDENCE W/ATTACHED GA	2
05008972	10200 TULAROSA PASS	78726	$212,000	5,145	NEW 2 STORY SF RES. W/ATTACHED	2
05009735	8705 COBBLESTONE	78735	$120,715	5,145	NEW 2 STORY SF RES. W/ATTACHED	2
05007941	10221 DAVID MOORE DR	78748	$288,000	5,122	NEW TWO STORY RES W/ATT GARAGE	
05009359	7504 DOSWELL LN	78739	$254,394	5,115	2 STORY SF RES W/ATT'D GARAGE A	2
05017779	15412 BRODICK DR	78717	$234,681	5,100	NEW 2 STORY SF RES. W/ATTACHED	2
05021562	5002 LEA CV	78731	$300,000	5,096	NEW THREE STORY RES W/ATT GARA	3

05000684	2806 WINDSOR RD	78703	$200,000	5,093	NEW TWO STORY RES W/ATT GARAGE	2
05022873	10616 ROY BUTLER DR	78717	$180,000	5,093	NEW 2 STY DUPLEX W/ATT GARAGE	2
05013206	7400 DOSWELL LN	78739	$273,594	5,092	NEW 2 STY SF RESIDENCE W.ATT G	2
05009209	1204 TRAVIS HEIGHTS BLVD	78704	$275,000	5,085	2 STORY SF RES W/COV'D PORCH	2
05022106	2204 LA CASA DR	78704	$250,000	5,083	NEW TWO STORY DUPLEX W/ATT GAR	
05010452	11301 HOLLISTER DR	78739	$217,580	5,071	NEW 2 STORY SF RES W/ATTACHED	2
05020573	10704 SPIDERLING CT	78733	$254,560	5,066	NEW SF RESIDENCE W/ATTACHED GA	2
06002652	7001 VIA CORRETO DR	78749	$213,952	5,060	NEW TWO STORY RES W/ATT GARAGE	2
06002546	9604 INDINA HILLS DR	78717	$304,000	5,055	NEW 2 STORY SF RES W/ATTACHED	2
05011858	1521 WESTOVER RD	78703	$550,000	5,050	NEW AF RES W/ATT'D GARAGE W/CO	2
05005215	14812 AVERY RANCH BLVD BLDG 2	78717	$221,200	5,049	NEW 2 STY DUPLEX (CONDO) W.ATT	2
05008245	14812 AVERY RANCH BLVD BLDG 3	78717	$189,250	5,049	NEW SF RESIDENCE W/ATTACHED GA	2
05020471	10207 JAMES RYAN WAY	78730	$360,000	5,049	NEW 2 STY DUPLEX-CONDO W.ATT G	2
05010272	10500 AVERY CLUB DR BLDG 28	78717	$286,265	5,044	NEW 2 STORY SF RES W/ATTD GAR	
05018028	1019 MERLENE DR	78732	$300,000	5,041	NEW TWO STORY RES W/ATT GARAGE	2
05014894	8211 DENALI PKWY	78726	$400,000	5,036	NEW 2 STY SF RESIDENCE W.ATT G	2
05012540	7213 MAGENTA LN	78739	$166,500	5,036	NEW SF RES W/ATTACHED GARAGE A	2
05000306	1700 KINNEY AVE	78704	$150,000	5,034	REBUILD EXIST DUPLEX & ADD 2ND	2
05002428	10004 DARK STAR TER	78726	$166,560	5,030	NEW SF RESIDENCE W/ ATTACHED G	2
05011285	1709 ELMHURST DR	78741	$160,000	5,030	NEW TWO STORY DUPLEX W/ATT GA	2
05002403	9604 PALMBROOK DR	78717	$419,155	5,013	NEW SF RESIDENCE W/ ATTACHED G	2
05002401	9508 PALMBROOK DR	78717	$250,000	5,013	NEW SF RESIDENCE W/ ATTACHED G	2
05000433	12105 WINDY RIDGE RD	78726	$373,500	5,012	NEW THREE STORY RES W/ATT GARA	2
05002101	11117 PAIRNOY LN	78739	$264,596	5,012	NEW SF RESIDENCE W/ATTACHED GA	2
05018424	7009 COVERED BRIDGE DR	78736	$208,000	5,011	NEW 2 STY SF RESIDENCE WA.TT G	2
05021615	507 UPSON ST	78703	$400,000	5,003	NEW TWO STORY DUPLEX W/ATT COV	2
05003828	10416 TULAROSA PASS	78726	$187,500	5,001	NEW TWO STORY RES W/ATT GARAGE	2

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Austin, TX Zoning Districts • *SF-2 and SF-3 – Min lot size of 5750 sq ft*	35 feet	25 feet	15 feet	• 5 feet or • 15 feet for street side yard	45%	40%	none	none	none
Dallas, TX Zoning Districts • R-5(A) – Min lot size of 5000 sq ft • *R-7.5(A) – Min lot size of 7500 sq ft* • R-10(A) – Min lot size of 10,000 sq ft No SF lots smaller than 5000 sq ft permitted.	30 feet In the City of Dallas, neighborhoods may petition to the City Council to have a Neighborhood Stabilization Overlay (NSO) apply to their requested area. The Neighborhood Stabilization Overlay prescribes more restrictive site development regulations for front, side and corner yard setbacks; garage placement; and height than those applied citywide.	• R-5(A) – 20 feet • R-7.5(A) – 25 feet • R-10(A) – 30 feet	• R-5(A) and R-7.5(A) – 5 feet • R-10(A) – 6 feet	*Still under review*	45% for residential structures; 25% for nonresidential structures Note: 1. Above ground parking structures are included in lot coverage calculations; 2. Surface parking lots and underground parking structures are not.	none	none	none
San Antonio, TX Zoning Districts • R-3 – Min lot size of 3000 sq ft • R-4 – Min lot size of 4000 sq ft • R-5 – Min lot size of 5000 sq ft • R-6 – Min lot size of 6000 sq ft Next smallest min lot size allowed above 6000 sq ft is 20,000 sq ft.	35 feet and 2.5 stories	• *R-3 regs stil under review* • 10 feet in R-4, R-5 and R-6	• *R-3 regs stil under review* • R-4 – 10 feet • R-5 – 10 feet • R-6 – 20 feet	• *R-3 regs stil under review* • no minimum in R-4, R-5 and R-6	*Still under review*	none? *Still under review*	none	For every additional 1 ft of side (both sides) and rear setback provided beyond the min. required, an additional 2 ft of height is allowed. *COA staff confirming this development bonus.*	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
El Paso, TX Zoning Districts • R-2 – Min lot size of 10,000 sq ft • R-2A – Min lot size of 8000 sq ft • R-3 – Min lot size of 6000 sq ft • R-3A – Min lot size of 5000 sq ft • R-4 – Min lot size of 6000 sq ft • R-5 – Min lot size of 4500 sq ft	2.5 stories	• R-2 – 30 feet • R-2A – 30 feet • R-3 – 25 feet • R-3A, R-4, R-5 – – 20 feet	• R-2 – 30 feet • R-2A – 30 feet • R-3, R-3A, R-4, R-5 – 25 feet	• R-2 – 10 feet or 15 feet for street side yard • R-2A – 8 feet or 15 feet for street side yard • R-3, R-3A, R-4, R-5 – 5 feet or 10 feet for street side yard	none	none	none	none	none
Fort Worth, TX Zoning Districts • AR – Min lot size of 3500 sq ft • A-5 – Min lot size of 5000 sq ft • A-7.5 – Min lot size of 7500 sq ft • A-10 – Min lot size of 10,000 sq ft	35 feet	• 25 feet in A-10 • 20 feet in AR, A-5 and A-7.5	• 10 feet in A-10 • 5 feet in AR, A-5 and A-7.5	• 5 feet in A-5, A-7.5, and A-10 • 10 feet adjacent to side street in A-5, A-7.5, and A-10 • In AR, one side 10 feet, the other parallel side 0 feet. >> *COA staff still researching this regulation.* • In AR, 10 feet adjacent to side street. >> *COA staff still researching this regulation.*	*Still under review*	• AR – *Still under review* • A-5 – 50% • A-7.5 – 45% • A-10 – 40%	none	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Alamo Heights, TX Zoning Districts • SF-A – Min lot size of 8400 sq ft • SF-B – Min lot size of 7500 sq ft	2.5 stories, not to exceed 35 feet	• SF-A – 30 feet • SF-B – 25 feet	• SF-A – 35 feet • SF-B – 25 feet	• The total of the two side yards must be at least 25% of the average width of the lot, with a minimum total of at least 15 feet. • The total of the two side yards cannot exceed 30 feet. • No single side yard shall be less than 5 feet in width.	*Still under review*	35%	none	none	none
Terrell Hills, TX Terrell Hills has only one single-family zoning district (zone district A). Minimum lot size is 12,000 sq ft.	35 feet and 2.5 stories	• 20% of depth of lot but not less than 25 feet • Also, house be no nearer to street than front line of existing houses in same block.	10 feet	• 10 feet or • 20 feet for street side yard	none? *Still under review*	none? *Still under review*	none	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Houston, TX Houston does not have zoning use districts but does have site development regulations. The minimum lot size permitted in an urban area (defined as the area included w/in and bounded by Interstate Hwy 610 and any other area so designated by the Council) is 3,500 sq ft. Under certain conditions, lots may be smaller than 3,500 sq ft but no less than 1,400 sq ft. The minimum lot size permitted in a suburban area (those areas not designated as "urban"), is 5000 sq ft for lots with wastewater collection. Under certain conditions, lots may be smaller than 5000 sq ft but no less than 1,400 sq ft.	none	Houston has varying setbacks based on the type of street on which a property fronts. • In urban areas, 5-10 feet • In urban areas, 17 feet for garages and carports • In suburban (not defined as urban) areas, 0-25 feet	*• COA staff still researching rear setbacks in urban areas. Possibly no minimum.* • In suburban areas, 10 feet	*• COA staff still researching side setbacks in urban areas. Possibly no minimum.* • In suburban areas, 10 feet	• For lots less than 5000 sq ft, there is an open space requirement in order to decrease the lot size. The smaller the lot, the more open space required. • For 4999 sq ft lot in a suburban area, 100 sq ft of open space is required. For the same lot in an urban area, no open space is required. • For a 3499 sq ft lot in a suburban area, 400 sq ft of open space is required. For the same lot in an urban area, 240 sq ft of open space is required. • For lots greater than 3500 sq ft in urban areas, there is no building coverage limit. • For urban lots allowed to be 1400 - 3500 sq ft, lots have a maximum building coverage limit of 60% or 75%, dependent upon other subdivision requirements.	none	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Portland, OR Zoning Districts • R5 – Min lot size of 3000 sq ft and max of 8500 sq ft • R7 – Min lot size of 4200 sq ft and max of 12,00 sq ft • R10 – Min lot size of 6000 sq ft and max of 17,000 sq ft • R20 – Min lot size of 12,000 sq ft and max of 34,500 sq ft	• Generally, 30 feet and 2 stories in R5, R7, R10 and R20 • In the R5, R7, and R10 zones, if a lot is created through a subdivision which occured after July 1, 2002, max height allowed is 1.2 times the width of the structure, up to 30 feet on lots in the R5, R7, and R10 zones that do not meet the minimum lot width requirement. >> *COA staff still researching this provision regarding height for lots created after July 1, 2002.*	• R5 – 10 feet • R7 – 15 feet • R10 & R20 – 20 feet	• R5 & R7 – 5 ft • R10 & R20 – 10 feet • None if abutting an alley • If a site is split between more than one base zone and a building is proposed that will cross an internal lot line that is also a zoning line, no setbacks are required from that lot line.	• R5 & R7 – 5 ft • R10 & R20 – 10 feet • None if abutting an alley • The lot in front of a flag lot may reduce its side building setback along the flag pole lot line to 3 feet. • If a site is split between more than one base zone and a building is proposed that will cross an internal lot line that is also a zoning line, no setbacks are required from that lot line.	none for SF zoning districts (Impervious cover limits in MF districts)	• For lots b/t 3000 through 4999 sq ft, max building coverage allowed is 1500 sq ft plus 37.5% of lot area over 3000 sq ft • For lots b/t 5000 through 20,000 sq ft, max building coverage allowed is 2250 sq ft plus 15% of lot area over 5000 sq ft	none	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Seattle, WA Zoning Districts • SF 5000 – Min lot size of 5000 sq ft • SF 7200 – Min lot size of 7200 sq ft • SF 9600 – Min lot size of 9600 sq ft The smallest min lot size allowed under 5000 sq ft is 2500 sq ft.	• The greater of 30 feet or the average height of the two adjacent SF family structures if one or both of the adjacent structures exceed 30 ft • If the lot is less than 30 ft wide, the greater of 25 feet or the average height of the two adjacent single-family structures, but not to exceed 30 feet. • Additional height is permitted for sloped lots, at the rate of one foot for each six percent of slope *COA staff still researching height regulations.*	• Either the average of the front yards of the SF structures on either side or 20 feet, whichever is less • Lots meeting certain slope requirements have setback requirements different than the 20 feet noted above. • For through lots, each yard abutting a street, except a side yard, shall be a front yard. Rear yard requirements shall not apply to the lot.	• If a lot is less than 125 feet deep, min. rear yard setback is 20% of the lot depth *but not less* than 10 feet. • When the required rear yard abuts upon an alley along a lot line, the centerline of the alley between the side lot lines extended shall be assumed to be a lot line for purposes of the provision of rear yard and the determination of lot depth; provided, that at no point shall the principal structure be closer than 5 feet to the alley. • When a lot in any single-family zone abuts at the rear lot line upon a public park, playground or open water, not less than 50 feet in width, the rear yard need not exceed the depth of 20 feet.	5 feet In the case of a reverse corner lot, the key lot of which is in a single-family zone, the width of the side yard on the street side of the reversed corner lot shall be not less than 10 feet. When the side yard of a lot borders on an alley, a single-family structure may be located in the required side yard, provided that no portion of the structure may cross the side lot line.	none? *Still under review*	none? *Still under review*	none	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Sacramento, CA Zoning Districts • R-1 and R-1A – Min lot size of 5200 sq ft for an interior lot and 6200 sq ft for a corner lot. Min lot dimensions are 52 ft by 100 ft for interior lots and 62 ft by 100 ft for corner lots. • R-1B – No min lot size	35 feet	*Still under review*					none	none	none
San Jose, CA Zoning Districts • R-1-8 – Min lot size of 5445 sq ft • R-1-5 – Min lot size of 8000 sq ft No SF lots smaller than 5445 sq ft permitted and next smallest min lot size allowed above 8000 sq ft is A16000 sq ft.	35 feet and 2.5 stories	*Still under review*					none	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Fullerton, CA Zoning Districts • R1-6 – Min lot size of 6000 sq ft • R1-7.2 – Min lot size of 72000 sq ft • R1-8 – Min lot size of 8000 sq ft • R1-8.5– Min lot size of 8500 sq ft • R1-9 – Min lot size of 9000 sq ft • R1-10 – Min lot size of 10,000 sq ft • Next smallest min lot size allowed above 10,000 sq ft is 12,000 sq ft.	In R-1 and R-2, • 20 ft above natural grade for one-story structures • 30 ft above natural grade for two-story structures Conditional Use Permit may be approved for taller structures when avg natural grade of lot exceeds 25 %	• R1-6 and R1-7.2 – 15 feet • R1-8, R1-8.5, R1-9 and R1-10 – 20 feet • When adjacent properties have greater setbacks, minimum is the average of adjacent properties.	• For first floor, 15 feet • For second floor, 20 feet	5 feet	• R1-6 and R1-7.2 – 60% • R1-8, R1-8.5, R1-9 and R1-10 – 55%	none? *Still under review*	• In R-1 districts, if lot is 7200 sq ft or less, max FAR of 0.50 • In R-1 districts, if lot is 7201 - 10,000 sq ft, max FAR of 0.45 • In R-1 districts, building area of second story is limited to 70 % of the building area contained on the first floor. • There is no FAR regulation in the R-2 zones. FAR is defined as the ratio of the gross building area (not including carports and basements) to the total lot area.	Site development bonuses (e.g., greater height, reduction in lot size or setback, etc.) may be available if certain amounts of affordable housing are provided per Code.	• Max FAR of 0.50 • Max of 3500 sq ft gross building area
Miami Beach, FL	• For one-story home on lot less than 10,000 sq feet, 18 feet • Otherwise, 25 feet or 50% of lot width, whichever is greater, up to 33 feet and 3 stories	*Still under review*					none, but additions are administratively reviewed to ensure that they are compatible with scale of existing building >> *COA staff still researching these administrative reviews.*	none	none

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed *on 7000 sq ft lot*
Greenwich, CT ** Regulations noted were adopted in response to concerns about new homes being constructed out of scale with existing neighborhood. Zoning Districts • R-7 – Min lot size of 7500 sq ft (comparable to COA zone SF-2 in that only one dwelling unit allowed) • R-6 – Min lot size of 7500 sq ft (comparable to COA zone SF-3 in *that duplex allowed*) • R-MF – (multifamily district but allows both *SF and MF* uses, including duplex) Min lot size of 3600 sq ft No SF-zoned lots smaller than 7500 sq ft permitted and next smallest min SF-zoned lot size allowed above 7500 sq ft is 12,000 sq ft.	35 feet and 2.5 stories	*Still under review*					• In R-7 zones, max FAR = 0.36 • In R-6 zones, max FAR = 0.55 • In R-MF zones, max FAR = 0.60 FAR is the ratio of the aggregate gross floor area of all of the buildings on a lot (including all accessory structures having walls and a roof, such as pool houses, sheds, and detached garages) to the total area of the lot.	none	• *Max FAR of* 0.55, if applying same FAR applicable to R6 (7500 sq ft min lot which allows duplexes) • Max of 3850 sq ft

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City	Maximum Height and/or Number of Stories	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Cover	Maximum Building Coverage	Maximum FAR (Floor-to-area-ratio)*	Height or Density Bonuses	Max. FAR & Max. square footage allowed on 7000 sq ft lot
Scarsdale, NY ** Regulations noted were adopted in response to concerns about new homes being constructed out of scale with existing neighborhood. Zoning Districts • A-5 – Min lot size of 5000 sq ft • A-4 – Min lot size of 7500 sq ft • A-3 – Min lot size of 10,000 sq ft • C – Min lot size of 5000 sq ft (allows condos and all A district uses)	• In A districts, max of 35 ft in A districts with no story less than 9 feet in height • In C districts, max of 4 stories and 46 feet with no story less than 9 feet in height	*Still under review*					• For lots 4,999 sq ft or less, max FAR of 0.43 • For lots b/t 5000 and 9,999 sq ft, max FAR of 0.43 minus 0.016 for every 1,000 sq ft or part thereof in excess of 5000 sq ft > For 5750 sq ft lot, FAR = 0.418 > For 7000 sq ft lot, FAR = 0.398 • For lots b/t 10,000 and 14,999 sq ft, max FAR of 0.35 minus 0.012 for every 1,000 sq ft or part thereof in excess of 10,00 sq ft > For 10,000 sq ft lot, FAR = 0.43 or 0.35 >> *COA staff still researching this FAR limit since conflicting information was found.*	• For each additional foot that a house is set back beyond the minimum required side yard, an additional 100 square feet of floor area above the maximum permitted FAR on that lot is permitted, with a max. of 400 sq ft for A-4 and A-5 lots and a max. of 700 sq ft for A-3 lots. • The bonus floor area must be added to the rear of the existing house if it is an addition to an existing home and the addition must comply with the max. height, max. lot coverage, and max. setback requirements of the Code. • There are also Design Review Guidelines for homes in Residence A Districts to help guide the Board of Architectural Review when considering variance requests to exceed the max. FAR allowed in the Code.	• Max FAR of 0.398 • Max of 2786 sq ft gross residential area

*Floor Area Ratio (FAR) is a measurement of the square footage of a building and the square footage of the land on which the building sits. It is generally defined as the total gross area of a building on a lot divided by the area of the lot. Various cities calculate gross building area and FAR differently.

Site Development Standards

Residential Zoning

	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH
Minimum Lot Size (Square Feet)	43,560	43,560	10,000	5,750	5,750	3,600**	**	5,750	5,750	8,000	8,000	8,000	8,000	8,000	8,000	–
Minimum Lot Width	100	100	60	50	50	40	**	50	50	50	50	50	50	50	50	–
Maximum Dwelling Units Per Lot	1	1	1	1	**	1	**	–	–	**	**	**	**	**	**	–
Maximum Height	35	35	35	35	35	35	**	35	35	40	40 or 3 stories	40	60	60	90	–
Minimum Setbacks																–
Front Yard	40	40	25	25	25	15	**	25	25	25	25	25	15	15	15	–
Street Side Yard	25	25	15	15	15	10	**	15	15	15	15	15	15	15	15	–
Interior Side Yard	10	10	5	5	5	**	10	5	5	5	5	5	5	5	5	–
Rear Yard	20	20	10	10	10	**	**	10	10	10	10	10	10	10	10	–
Maximum Building Coverage	–	20%	35%	40%	40%	55%	40%	40%	40%	45%	50%	55%	60%	60%	70%	–
Maximum Impervious Cover	**	25%	40%	45%	45%	65%	60%	55%	55%	55%	60%	65%	70%	70%	80%	–
Maximum Floor Area Ratio	–	–	–	–	–	–	–	–	–	–	–	0.75:1	0.75:1	1:1	–	–
Maximum Units Per Acre	–	–	–	–	–	–	–	–	–	17	23	36	36-54**	54	–	–

** *See Austin City Code Volume III (Land Development Code)*

For duplexes on lots of 10,000 square feet or more, maximum FAR is 0.57 to 1.

Land Use Development Code Excerpts Relevant to Single-family & Duplex Regulations

City of Austin Code, Volume III, Title 25 – Land Development

Chapter 25-1, General Requirements and Procedures

ARTICLE 2. DEFINITIONS; MEASUREMENTS.

§ 25-1-21 DEFINITIONS. – page 2

§ 25-1-22 MEASUREMENTS. – page 11

§ 25-1-23 IMPERVIOUS COVER MEASUREMENT. – page 12

Chapter 25-2, Zoning

Subchapter A. Zoning Uses, Districts, and Map

ARTICLE 1. ZONING USES

§ 25-2-3 RESIDENTIAL USES DESCRIBED. – page 13

Subchapter C. Use and Development Regulations

ARTICLE 2. PRINCIPAL USE AND DEVELOPMENT REGULATIONS.

Division 2. Requirements for All Districts.

§ 25-2-511 DWELLING UNIT OCCUPANCY LIMIT. – page 14

Division 3. Exceptions.

§ 25-2-531 HEIGHT LIMIT EXCEPTIONS. – page 15

ARTICLE 4. ADDITIONAL REQUIREMENTS FOR CERTAIN USES.

Division 1. Residential Uses.

Subpart A. Requirements for Specific Uses.

§ 25-2-771 SINGLE-FAMILY RESIDENTIAL USE IN A MULTIFAMILY DISTRICT. – page 16

§ 25-2-773 DUPLEX RESIDENTIAL USE. – page 16

§ 25-2-779 SMALL LOT SINGLE-FAMILY RESIDENTIAL USE. – page 17

Land Use Development Code Excerpts Relevant to Single-family & Duplex Regulations

Chapter 25-1: General Requirements and Procedures

ARTICLE 2: DEFINITIONS; MEASUREMENTS

§ 25-1-21: DEFINITIONS

Unless a different definition is expressly provided, in this title:

(1) ACCESSORY, when used as an adjective to describe a land use, means incidental to, and customarily associated with, a principal use.

(2) ACCOUNTABLE OFFICIAL means the City officer or employee designated by this title or the city manager with a particular administrative or enforcement responsibility.

(3) ADVISORY BODY means a City board, commission, or other appointed body that does not make a final decision and whose review is not required by state law.

(4) APPROVAL means:

(a) a final decision granting or approving an application; or

(b) an approval granted subject to modifications or conditions.

(5) APPROVAL AUTHORITY means the City officer, employee, or body charged with reviewing and determining whether to approve an application.

(6) ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.

(7) BASE DISTRICT means a zoning district established by this chapter to prescribe basic regulations governing land use and site development.

(8) BLOCK means one or more lots, tracts, or parcels of land bounded by streets, railroads, or subdivision boundary lines.

(9) BUFFER ZONE means a strip of land used to separate one land use from another incompatible land use.

(10) BUILDING COVERAGE means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features.

(11) BUILDING LINE means a line beyond which a building must be set back from the street line.

(12) BUILDING SERVICE EQUIPMENT means plumbing, mechanical, electrical, and elevator equipment necessary for the occupancy or use of a structure.

(13) CARPORT means a roofed space used as shelter for a parked vehicle.

(14) CHANGE, when used in reference to a land use, means the replacement of an existing use with a new use, or a change in the nature of an existing use. A change of ownership, tenancy, name, or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged is not a change of use.

(15) COLLECTOR STREET means a street collecting traffic from other streets and serving as the most direct route to a thoroughfare.

(16) COMBINING DISTRICT means a zoning district established by this title to prescribe regulations to be applied to a site in combination with regulations applicable to a base district.

(17) COMMON AREA means an area held, designed, or designated for the common use of the owners or occupants of a townhouse project, planned unit development, apartment, condominium, mobile home park, or subdivision.

(18) COMMON SIDE LOT LINE means a side lot line between two or more lots.

(19) COMPREHENSIVE PLAN means the plan adopted by the city council in accordance with Article X, Section 5, of the City Charter.

(20) CONDEMNATION includes a purchase or donation of property under the threat of condemnation, but excludes a dedication of property as a condition of zoning, subdivision, site plan, or building permit approval.

(21) CONDITIONAL USE means a use that is allowed on a discretionary and conditional basis in accordance with the conditional use process established in Chapter 25-5 (*Site Plans*).

(22) CONTRACTOR means a person employed by an owner to develop property.

(23) CORNER LOT means a lot located at the intersection of two streets, or of two segments of a curved street, forming an angle of not more than 135 degrees.

(24) CURB means a vertical sloping structure located along the edge of a roadway, normally constructed integrally with the gutter, that strengthens and protects the pavement edge and clearly defines the pavement edge.

(25) DENIAL means a final decision denying an application.

(26) DESIRED DEVELOPMENT ZONE means the area not within the drinking water protection zone.

(27) DEVELOPMENT means the construction or reconstruction of a building or road; the placement of a structure on land; the excavation, mining, dredging, grading, or filling of land; the removal of vegetation from land; or the deposit of refuse or waste on land. Development does not include:

(a) lawn and yard care, including mowing, gardening, tree care, and maintenance of landscaped areas;

(b) removal of trees or vegetation damaged by natural forces;

(c) agricultural activity that is not prohibited by Section 25-8-321 *(Clearing Of Vegetation)*; or

(d) the repair, maintenance, or installation of a utility, drainage or street system that does not disturb land or increase impervious cover.

(28) DIRECTOR, when used without a qualifier, means the director of the Watershed Protection and Development Review Department or the director's designee.

(29) DOMINANT SIDE YARD, when used in reference to a small lot, means the side yard having the larger width.

(30) DRINKING WATER PROTECTION ZONE means the areas within the Barton Springs Zone, the Barton Creek watershed, all water supply rural watersheds, and all water supply suburban watersheds, as described in Section 25-8-2 *(Descriptions Of Regulated Areas)*, that are in the planning jurisdiction.

(31) DRIPLINE, when used in reference to a tree, means a line on the ground encircling the tree that is directly beneath the outermost portion of the tree canopy.

(32) DRIVE-IN SERVICE means the sale of products or the provision of services to occupants in vehicles.

(33) DRIVEWAY means a surfaced area providing vehicular access between a street and an off-street parking or loading area.

(34) DRIVEWAY APPROACH means an area between the roadway and private property designed for and intended to provide vehicular access from the roadway to private property.

(35) DWELLING UNIT means a residential unit other than a mobile home providing complete, independent living facilities including permanent provisions for living, sleeping, eating, and cooking.

(36) EFFICIENCY, when used in reference to a dwelling unit, means a dwelling unit containing not more than 400 square feet of floor area, and not having a bedroom or sleeping area separate from the principal living area.

(37) ENCLOSED means a roofed or covered space fully surrounded by walls, including windows, doors, and similar openings or architectural features, or an open space of less than 100 square feet fully surrounded by a building or walls exceeding eight feet in height.

(38) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width, is not less than 15 feet wide, and is used for access.

(39) FLOOR AREA RATIO means the ratio of gross floor area to gross site area.

(40) FRONT LOT LINE means:

(a) for an interior lot, the lot line abutting the street;

(b) for a corner lot, the lot line designated as the front lot line by a subdivision or parcel map, or, if none, the shorter lot line abutting a street;

(c) for a through lot, the lot line abutting the street that provides the primary access to the lot; and

(d) for a flag lot, the lot line designated as the front lot line by a subdivision or parcel map, or if none, the line determined by the building official to be the front lot line.

(41) FRONT YARD means a yard extending the full width of a lot between the front lot line and the front setback line.

(42) GRADE means the horizontal elevation of a finished surface.

(43) 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.

(44) GROSS SITE AREA means the total site area.

(45) GUTTER means a shallow water drainage area adjacent to a curb.

(46) HEIGHT, when used in reference to a building, means the vertical distance from the average of the highest and lowest grades adjacent to the building to:

(a) for a flat roof, the highest point of the coping;

(b) for a mansard roof, the deck line;

(c) or a pitched or hip roof, the average height of the highest gable; or

(d) for other roof styles, the highest point of the building.

(47) HILL COUNTRY ROADWAY means a roadway described in Chapter 25-2, Subchapter C, Article 11 *(Hill Country Roadway Requirements)*.

(48) HILL COUNTRY ROADWAY AREA means an area described in Chapter 25-2, Subchapter C, Article 11 *(Hill Country Roadway Requirements)*.

(49) HISTORIC DISTRICT means an area included in a historic area (HD) combining district.

(50) HISTORIC LANDMARK means a structure or site designated as a historic landmark (H) combining district.

(51) INTERESTED PARTY means a person who meets the criteria established by Section 25-1-131 *(Interested Parties)*.

(52) INTERIOR LOT means a lot other than a corner lot.

(53) INTERIOR LOT LINE means a lot line not abutting a street.

(54) INTERIOR YARD means a yard, not adjacent to a street, that is determined on the basis of an interior lot line.

(55) INTERNAL STREET means a private street in a mobile home park, planned unit development, planned development area, or other similar development.

(56) LAND USE COMMISSION means the Planning Commission or the Zoning and Platting Commission, as determined in accordance with Section 25-1-46 *(Land Use Commission)*.

(57) LANDSCAPED AREA means an area devoted to plant material, planters, brick, stone, water, aggregate, and other landscape features, excepting smooth concrete or asphalt, where the use of inorganic materials does not predominate over the use of plants.

(58) LARGE LOT means a lot of at least 10,000 square feet.

(59) LOADING SPACE means an area used for loading or unloading goods from a vehicle in connection with the use of the site on which the loading space is located.

(60) LOCAL STREET means a street that serves traffic within a neighborhood or limited residential district, and which is not necessarily continuous through several residential districts.

(61) LOT means:

(a) a parcel of real property with a unique designation shown on a plat, record of survey, parcel map, or subdivision map recorded in the office of the County Clerk; or

(b) a parcel of real property established under zoning or subdivision regulations.

(62) LOT LINE means a line or series of connected line segments bounding a lot.

(63) MAINTENANCE EASEMENT, when used in reference to a small lot, means an easement granted by the owner of one lot to the owner of an adjoining lot for maintenance of a dwelling within five feet of a common side lot line.

(64) MIRRORED GLASS means glass with a reflectivity index greater than 20 percent.

(65) MOBILE HOME means a movable dwelling constructed on a chassis, designed for use without a permanent foundation, and designed to be connected to utilities. The term excludes manufactured modular housing designed to be set on a permanent foundation and recreational vehicles.

(66) MOBILE HOME PARK means a unified development of mobile home spaces for rent or lease, including common areas and facilities for management, recreation, laundry and utility services, storage, and similar services for the convenience of residents.

(67) MUNICIPAL UTILITY DISTRICT means a district created under Chapters 50 and 54 of the Texas Water Code.

(68) NEIGHBORHOOD ORGANIZATION means a an association that has registered as a neighborhood organization under this title.

(69) NOTICE OWNER means the owner of real property as shown on the records of the tax appraisal district in the county in which the property is located.

(70) OPEN SPACE means an outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, excluding parking facilities, driveways, utility, and service areas.

(71) PARKING FACILITY means an area on a site for one or more off-street parking spaces together with driveways, maneuvering areas, and similar features, excluding commercial off-street parking and private garages.

(72) PARKING SPACE means an area designated for parking a motor vehicle, excluding an area in a public right-of-way.

(73) PARKING STRUCTURE means a building that includes five or more off-street parking spaces together with driveways, maneuvering areas, and similar features.

(74) PEDESTRIAN WAY means the portion of a street right-of-way not used for a roadway.

(75) PERMITTED USE means a use of property authorized by this title.

(76) PLANNED DEVELOPMENT AREA means a combining district authorized by this chapter or an area subject to a planned development area agreement approved by the City.

(77) PLANNED UNIT DEVELOPMENT means land developed as a single unit under unified control.

(78) PLANNING JURISDICTION means the city and its extraterritorial jurisdiction.

(79) PRELIMINARY PLAN means a map or drawing of a proposed plat, intended for consideration by the Land Use Commission or the city council in accordance with the requirements of this title.

(80) PRINCIPAL USE means the primary function of a site, building, or facility.

(81) QUEUE LINE means an area for temporary parking of motor vehicles while awaiting service or other activity.

(82) QUEUE SPACE means a space for a motor vehicle in a queue line.

(83) PROPERTY means real property.

(84) REAR LOT LINE means the lot line that does not intersect the front lot line, or that is determined in accordance with Section 25-1-22 *(Measurements)*.

(85) REAR YARD means a yard extending the full width of a lot between the rear lot line and the rear setback line, excluding any area located within the street side yard of a corner lot.

(86) RECORD OWNER means the owner of real property as shown by the deed records of the county in which the property is located.

(87) RECREATIONAL VEHICLE means a vehicle or trailer designed for temporary dwelling or recreational purposes, and includes travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, boats, and boat trailers.

(88) RELEASE means:

(a) the written certification of the director that a site plan has been approved, that the site plan complies with this title, and that the conditions of approval for the site plan have been satisfied; or

(b) the written certification of the director and the presiding officer of the Land Use Commission, that a plat has been approved, that the plat complies with this title, and that the conditions of approval for the plat have been satisfied.

(89) RESPONSIBLE DIRECTOR means:

(a) the director of the Watershed Protection and Development Review Department or the director's designee; or

(b) the director of the Neighborhood Planning and Zoning Department or the director's designee for responsibilities arising under:

(i) Chapter 25-2, Subchapter A, B, or D; or

(ii) Chapter 25-3, except Article 3.

(90) REVISION means a change in an approved or released plan that is initiated by an applicant.

(91) RIGHT-OF-WAY means land dedicated or reserved for streets, utilities, or other public facilities.

(92) ROADWAY means the portion of a street right-of-way used for vehicular travel.

(93) SCREENED means hidden from the view of a person standing at ground level on an abutting site by an architectural or landscape feature that is, or will grow to, at least six feet in height.

(94) SETBACK LINE means a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a yard and governing the placement of structures and uses on the lot.

(95) SIDE LOT LINE means a lot line intersecting the front lot line and extending a minimum distance of 75 feet.

(96) SIDEWALK means the paved portion of a pedestrian way.

(97) SIDE YARD means a yard extending the depth of a lot from the front yard to the rear lot line between the side lot line and the side setback line. For a corner lot, a street side yard is a yard that extends from the front yard to the rear lot line.

(98) SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may not cross a public street or right-of-way.

(99) SITE PLAN means a plan for a development, other than a subdivision construction plan, submitted by an applicant to demonstrate that the development complies with the requirements of this title.

(100) SMALL LOT means a lot with an area of less than 5,750 square feet.

(101) SPECIAL EXCEPTION means the waiver of a requirement because of vested rights established in accordance with the procedures prescribed by Article 7, Division 3 *(Special Exceptions)*.

(102) STAFF means a City employee.

(103) STANDARD LOT means a lot of at least 5,750 square feet and less than 10,000 square feet.

(104) STREET LINE means a lot line abutting a street.

(105) STREET YARD means a yard adjacent to a street and determined on the basis of a street lot line.

(106) STRUCTURAL ALTERATION means a change in the supporting members of a building including load bearing walls, columns, girders, and beams over eight feet long.

(107) STRUCTURE means a building of any kind, or a piece of work artificially built- up or composed of parts joined together in a definite manner.

(108) SUBDIVIDE means:

(a) to divide land into two or more lots or sites for the purpose of sale or development;

(b) to resubdivide an existing lot; or

(c) to combine of two or more lots into the same number or fewer lots with different boundaries.

(109) SUBORDINATE SIDE YARD, when used in reference to a small lot, means the side yard having the smaller width.

(110) SUBSTANDARD LOT means a lot or tract recorded by deed or plat that does not comply with current area, width, or depth requirements, but that complied with the requirements in effect when it was placed on record.

(111) TECHNICAL CODE means the Uniform Building Code, the National Electrical Code, the Uniform Mechanical Code, the Uniform Plumbing Code, the Uniform Fire Code, the Guidelines for Solar Energy Installations, the Uniform Housing Code, or the Uniform Code for the Abatement of Dangerous Buildings, as adopted by the city council.

(112) THROUGH LOT means a lot, other than a corner lot, abutting more than one street.

(113) TOWNHOUSE means a dwelling unit having a common wall with or abutting one or more adjoining dwelling units in a townhouse group.

(114) TOWNHOUSE GROUP means two or more contiguous townhouses.

(115) TOWNHOUSE LOT means the portion of a townhouse development that is intended for separate ownership as the location of a single townhouse and associated private yard area.

(116) TRANSPORTATION PLAN means the Austin Metropolitan Area Transportation Plan or an equivalent plan adopted by the city council as part of the Comprehensive Plan.

(117) UPDATE means additional information, a plan, or a plat submitted by an applicant in response to comments by a review entity.

(118) USE means the conduct of an activity, or the performance of a function, on a site or in a structure.

(119) USE EASEMENT, when used in reference to a small lot, means an easement granted by the owner of a small lot with the subordinate side yard to the owner of a small lot with a dominant side yard along the common lot line, and which allows the occupant of the dwelling unit on the lot having the dominant side yard the use, enjoyment, and privacy of the dominant side yard.

(120) VALUE or VALUATION, when used in reference to a structure, means the estimated cost to replace the structure in kind, based on current replacement costs.

(121) VARIANCE means a waiver of a provision of this title under Article 7, Division 2 *(Variances)*.

(122) WATER CONTROL AND IMPROVEMENT DISTRICT means a district created under Chapters 50 and 51 of the Water Code.

(123) WATER DISTRICT means a district created under Title 4 of the Water Code.

(124) WORKING DAY excludes a Saturday, Sunday, or an official City holiday.

(125) YARD means an open space on a lot adjoining a lot line.

(126) ZERO LOT LINE means a common lot line on which a wall of a structure may be constructed.

(127) ZONING MAP means the zoning district map of the City as adopted by ordinance.

Source: Sections 13-1-22, 13-2-1, 13-2-401, 13-2-435, and 13-5-61; Ord. 990225-70; Ord. 990805-46; Ord. 000309-39; Ord. 000406-85; Ord. 010329-18; Ord. 010607-8; Ord. 031211-11; Ord. 041202-16.

§25-1-22 MEASUREMENTS.

(A) Lot area is the net horizontal area within the lot lines, excluding the portion of the lot:

(1) that provides street access, if the lot is a flag lot; or

(2) that is located below 492.8 feet of elevation above sea level, if the lot is adjacent to Lake Austin.

(B) Lot depth is the horizontal distance between the mid-point of the front lot line and the midpoint of the rear lot line.

(C) Except as otherwise provided in this title, lot width is measured at the front setback line and at a distance of 50 feet to the rear of the front setback line.

(D) In determining required yards and setbacks for an irregularly shaped lot or a lot bounded by only three lot lines, the rear lot line is:

(1) a line ten feet long;

(2) parallel to the front lot line; and

(3) at the most distant location from the front lot line.

(E) A distance from a structure to a line or location is measured from the exterior face of the nearest wall or vertical support of the structure to the line or location. For a structure that does not have a wall or vertical support, the building official shall determine the point of measurement.

Source: Sections 13-2-1, 13-2-602, and 13-2-603; Ord. 990225-70; Ord. 031211-11.

§25-1-23 IMPERVIOUS COVER MEASUREMENT

(A) Except as otherwise provided in this section, impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways.

(B) Impervious cover excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians.

(C) For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover.

(D) The measurement of impervious cover to determine compliance with Chapter 25-8, Subchapter A *(Water Quality)* is prescribed by Chapter 25-8, Subchapter A, Article 1, Division 4 *(Impervious Cover Determinations)*.

Source: Ord. 000406-85; Ord. 031211-11.

Land Use Development Code Excerpts Relevant to Single-family & Duplex Regulations

Chapter 25-2 Zoning

Subchapter A Zoning Uses Districts and Map

ARTICLE 1 ZONING USES

§ 25-2-3 RESIDENTIAL USES DESCRIBED.

(A) Residential uses include the occupancy of living accommodations on a nontransient basis. Residential uses exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, including mental hospitals and prisons.

(B) Residential use classifications are described as follows:

(1) BED AND BREAKFAST RESIDENTIAL use is the use of a residential structure to provide rooms for temporary lodging for overnight guests on a paying basis.

(2) CONDOMINIUM RESIDENTIAL use is the use of a site for attached or detached condominiums, as defined in the Texas Property Code.

(3) DUPLEX RESIDENTIAL use is the use of a site for two dwelling units within a single building, other than a mobile home.

(4) GROUP RESIDENTIAL use is the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.

(5) MOBILE HOME RESIDENTIAL use is the use of a site for occupancy of mobile homes on a weekly or longer basis. This use includes mobile home parks and mobile home subdivisions.

(6) MULTIFAMILY RESIDENTIAL use is the use of a site for three or more dwelling units, within one or more buildings, and includes condominium residential use.

(7) RETIREMENT HOUSING (LARGE SITE) use is the use of a site for more than 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.

(8) RETIREMENT HOUSING (SMALL SITE) use is the use of a site for 3 to 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.

(9) SINGLE-FAMILY ATTACHED RESIDENTIAL use is the use of a site for two dwelling units, each located on a separate lot, that are constructed with common or abutting walls or connected by a carport, garage, or other structural element.

(10) SINGLE-FAMILY RESIDENTIAL use is the use of a site for only one dwelling unit, other than a mobile home.

(11) SMALL LOT SINGLE-FAMILY RESIDENTIAL use is the use of a small lot for only one detached dwelling unit, other than a mobile home.

(12) TOWNHOUSE RESIDENTIAL use is the use of a site for townhouses.

(13) TWO-FAMILY RESIDENTIAL use is the use of a lot for two dwelling units, each in a separate building, other than a mobile home.

Source: Section 13-2-2; Ord. 990225-70; Ord. 990520-38; Ord. 031211-11; Ord. 041118-57.

ARTICLE 2. PRINCIPAL USE AND DEVELOPMENT REGULATIONS.

Division 2. Requirements for All Districts.

§ 25-2-511 DWELLING UNIT OCCUPANCY LIMIT.

(A) Notwithstanding any other provision of this code, except as provided in Subsection (B):

(1) not more than six unrelated persons may reside in a dwelling unit;

(2) not more than three unrelated persons 18 years of age or older may reside in a dwelling unit of a duplex residential use, unless:

(a) before June 5, 2003:

(i) a building permit for the duplex structure was issued; or

(ii) the use was established; and

(b) after June 5, 2003, the gross floor area and the number of bedrooms in the duplex structure did not increase, except for the completion of construction authorized before that date; and

(3) for a two-family residential use or a lot with a secondary apartment special use, not more than four unrelated persons 18 years of age or older may reside in the principal structure, and not more than two unrelated persons 18 years of age or older may reside in the second dwelling unit, unless:

(a) before (effective date of ordinance):

(i) a building permit for the second dwelling unit was issued; or

(ii) the use was established; and

(b) after (effective date of ordinance), the gross floor area and the number of bedrooms on the site did not increase, except for the completion of construction authorized before that date.

(B) A group of not more than ten unrelated persons may reside in a dwelling unit if:

(1) a majority of the persons are 60 years of age or older;

(2) the persons are self-caring and self- sufficient and participate in the daily operation of the dwelling unit; and

(3) the persons live together as a single, non-profit housekeeping unit.

Source: Section 13-2-1; Ord. 990225-70; Ord. 030605-49; Ord. 031211-11; Ord. 0411118-59.

Division 3. Exceptions.

§ 25-2-531. HEIGHT LIMIT EXCEPTIONS.

(A) This section provides exceptions to zoning district height limits.

(B) Subsection (C) applies to:

(1) parapet walls, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, and protective covers; and

(2) ornamental towers, cupolas, domes, and spires that are not designed for occupancy.

(C) A structure described in Subsection (B) may exceed a zoning district height limit by the greater of:

(1) 15 percent;

(2) the amount necessary to comply with a federal or state regulation;

(3) for a stack or vent, the amount necessary to comply with generally accepted engineering standards; or

(4) for a spire, 30 percent.

(D) The height of a home radio or television receiving antenna or a flagpole may not exceed the lesser of:

(1) a .50 feet; or

(2) if attached to a building, 25 feet above the building; or

(3) if located on the ground, 125 percent of the zoning district height limit.

(E) A radio tower operated by a licensed amateur radio operator may not exceed a height of 60 feet plus 15 feet for antennae. The Land Use Commission may approve a greater height as a conditional use.

(F) An antenna located on a building in a non- residential zoning district may exceed the zoning district height limit by not more than 20 feet.

Source: Section 13-2-608; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 040826-67.

ARTICLE 4. ADDITIONAL REQUIREMENTS FOR CERTAIN USES

Division 1. Residential Uses

Subpart A. Requirements for Specific Uses.

§ 25-2-771 SINGLE-FAMILY RESIDENTIAL USE IN A MULTIFAMILY DISTRICT

A single-family residential use in a multi-family district must comply with the site development regulations for a family residence (SF-3) district prescribed by Section 25-2-492 (*Site Development Regulations*).

Source: Ord. 041118-57.

§ 25-2-773 DUPLEX RESIDENTIAL USE

(A) For a duplex residential use, the base zoning district regulations are superseded by the requirements of this section.

(B) For a duplex residential use:

(1) minimum lot area is 7,000 square feet;

(2) minimum lot width is 50 feet;

(3) maximum building cover is 40 percent;

(4) maximum impervious cover is 45 percent; and

(5) maximum building height is the lesser of:

(a) 30 feet; or

(b) two stories.

(C) Not more than one required parking space may be located behind another required parking space.

Source: Section 13-2-254; Ord. 990225-70; Ord. 000309-39; Ord. 030605-49; Ord. 031120-44; Ord. 031211-11.

§25-2-779 SMALL LOT SINGLE-FAMILY RESIDENTIAL USE

(A) This section applies to a small lot single-family residential use.

(B) This section supersedes the base zoning district regulations to the extent of conflict.

(C) Only one dwelling unit is permitted on a lot.

(D) The minimum lot size is:

(1) 3,600 square feet; or

(2) for a corner lot, 4,500 square feet.

(E) A lot that fronts on a cul-de-sac must have:

(1) a chord width of not less than 33 feet at the front lot line;

(2) a width of not less than 40 feet at the front yard setback line; and

(3) a width of not less than 40 feet at all points 50 feet or more behind the front lot line.

(F) The maximum height for a structure is 35 feet.

(G) The minimum front yard setback is 15 feet.

(H) The minimum street side yard setback is 10 feet.

(I) The minimum interior side yard setback is three and one-half feet, except:

(1) an interior side yard setback is not required if the interior side yard is adjacent to property zoned SF-4A; and

(2) the combined width of the interior side yards of a lot may not be less than seven feet.

(J) The minimum rear yard setback is five feet, excluding easements.

(K) The minimum setback between a rear access easement and a building or fence is 10 feet.

(L) The maximum building coverage is 55 percent.

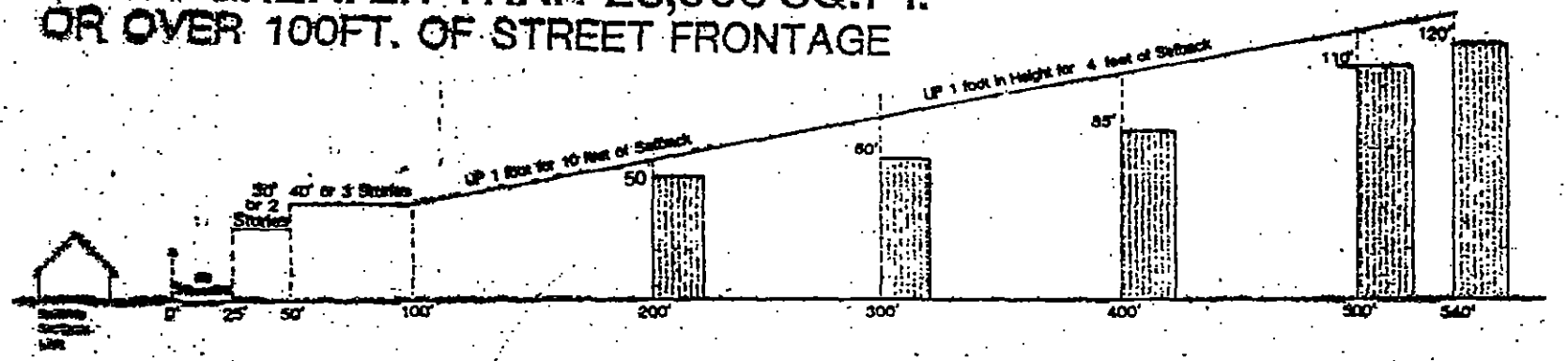
(M) The maximum impervious cover is 65 percent.

(N) A small lot single-family use must comply with the requirements of Section 25-4-232 (*Small Lot Subdivisions*).

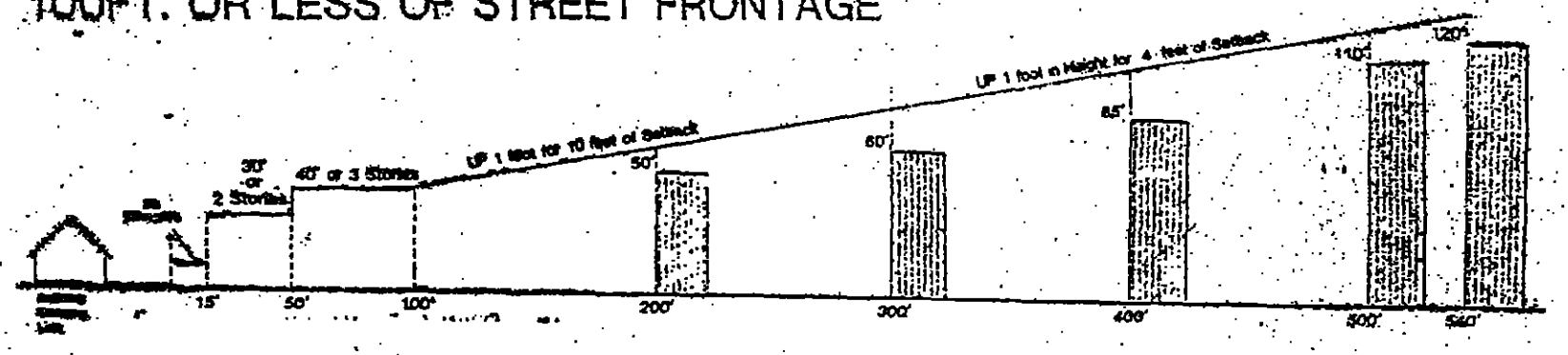
Source: Ord. 041118-57.

COMPATIBILITY: HEIGHT+SETBACKS

SITES GREATER THAN 20,000 SQ.FT. OR OVER 100FT. OF STREET FRONTAGE



SITES LESS THAN 20,000 SQ.FT. 100FT. OR LESS OF STREET FRONTAGE



NOTES:

COMPATIBILITY STANDARDS ARE APPLICABLE TO ALL PROPERTY ADJOINING OR ACROSS THE STREET FROM A LOT ZONED OR USED AS SF-5 OR MORE RESTRICTIVE OR WITHIN 540 FEET FROM A LOT ZONED SF-5 OR MORE RESTRICTIVE.

COMPATIBILITY INCLUDES:
(1) HEIGHT (2) SETBACK PROVISIONS (3) SCALE &CLUSTERING (4) BUFFERING (5) RECOGNITION OF PASSIVE USES WITHIN FLOOD PLAIN (6) DESIGN OF SIGNS (7) NOISE OF MECHANICAL EQUIPMENT (8) LIGHTING (9) PARKING & DRIVEWAYS.

Land Use Development Code Excerpts – Compatibility Standards

Chapter 25-2, Zoning

Subchapter C. Use and Development Regulations

ARTICLE 10. COMPATIBILITY STANDARDS.

Division 1. General Provisions.

§ 25-2-1051 APPLICABILITY.

§ 25-2-1052 EXCEPTIONS.

Division 2. Development Standards.

§ 25-2-1061 STREET FRONTAGE FOR A CORNER SITE.

§ 25-2-1062 HEIGHT LIMITATIONS AND SETBACKS FOR SMALL SITES.

§ 25-2-1063 HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

§ 25-2-1064 FRONT SETBACK

§ 25-2-1065 SCALE AND CLUSTERING REQUIREMENTS

§ 25-2-1066 SCREENING REQUIREMENTS

§ 25-2-1067 DESIGN REGULATIONS

§ 25-2-1068 CONSTRUCTION OF PARKING LOTS AND DRIVEWAYS BY CIVIC USES PROHIBITED

Division 3. Waivers.

§ 25-2-1081 LAND USE COMMISSION OR COUNCIL WAIVER

§ 25-2-1082 ADMINISTRATIVE WAIVER FOR PROPERTY IN DEVELOPMENT RESERVE (DR) DISTRICT

Land Use Development Code Excerpts – Compatibility Standards

ARTICLE 10. COMPATIBILITY STANDARDS.

Division 1. General Provisions.

§ 25-2-1051 APPLICABILITY.

(A) Except as provided in Section 25-2-1052 *(Exceptions)*, this article applies to a use in a townhouse and condominium residence (SF-6) or less restrictive zoning district and to a civic use described in Subsection (B) that is located on property:

(1) across the street from or adjoining property:

(a) in an urban family residence (SF-5) or more restrictive zoning district;

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 *(Accessory Uses For A Principal Commercial Use)*; or

(c) in a traditional neighborhood (TN) zoning district; or

(2) located 540 feet or less from property in:

(a) an SF-5 or more restrictive zoning district;

(b) a TN district; or

(c) a development reserve (DR) zoning district.

(B) In Subsection (A), a civic use is a:

(1) college and university facilities use;

(2) community recreation (private) use;

(3) community recreation (public) use;

(4) day care services (commercial) use;

(5) park and recreation services (special) use;

(6) private primary educational facilities use;

(7) a private secondary educational facilities use;

(8) a public primary educational facilities use;

(9) a public secondary educational facilities use; or

(10) a religious assembly use.

(C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.

Source: Sections 13-2-731(a) and (d) and 13-2-25(2); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1052 EXCEPTIONS.

(A) This article does not apply to:

(1) construction for a residential use permitted in an urban family residence (SF-5) or more restrictive zoning district;

(2) property in a historic landmark (H) or historic area (HD) combining district;

(3) a structural alteration that does not increase the square footage, area, or height of a building; or

(4) a change of use that does not increase the amount of required off-street parking.

(B) This article does not apply if property that triggers the compatibility standards is located in an SF-5 or more restrictive zoning district and is:

(1) in the 100-year floodplain, in a rural residence (RR) zoning district, and not developed with a single-family dwelling;

(2) a buffer zone established before March 1, 1984;

(3) a right-of-way, utility easement, or railroad line that is not located on property protected by this article; or

(4) developed with a use not permitted in an SF-5 or more restrictive zoning district, if the use fronts on:

(a) an arterial street defined by the Transportation Plan; or

(b) an industrial street with a right- of-way of at least 80 feet.

(C) For a property that contains a structure in which a use permitted in an SF-6 or less restrictive district is located and a structure in which a use permitted in an SF-5 or more restrictive use is located, this article does not apply to that portion of the property that is closer to the structure containing the use permitted in an SF-5 or more restrictive district.

(D) This article does not apply to a passive use, including a park and hike and bike trail, in the 100 year flood plain if:

(1) the requirements of Chapter 25-8 *(Environment)* are met; and

(2) a license agreement to place the use in a dedicated drainage easement is obtained, if applicable.

(E) For an area used or developed as a residential infill or neighborhood urban center special use in a neighborhood plan combining district, this article applies only to the property along the perimeter of the area.

(F) This article does not apply within a transit oriented development (TOD) district after adoption of a station area plan in accordance with Chapter 25-2, Subchapter C, Article 3, Division 10, Subpart C (*Station Area Plan*), except that Division 2 (*Development Standards*) applies to property in a transition zone of a TOD district if triggered by property outside the TOD district.

Source: Sections 13-2-731(b), (c) and (e) and 13-2-737; Ord. 990225-70; Ord. 000406-81; Ord. 031211-11; Ord. 041202-16; Ord. 20050519-008.

Division 2. Development Standards.

§ 25-2-1061 STREET FRONTAGE FOR A CORNER SITE.

In Sections 25-2-1062 (*Height Limitations And Setbacks For Small Sites*) and 25-2-1063 (*Height Limitations And Setbacks For Large Sites*), street frontage for a corner site is measured along the more major street. If both streets are the same type, street frontage is measured along the shorter side of the site.

Source: Sections 13-2-733(a) and 13-2-734(b); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1062 HEIGHT LIMITATIONS AND SETBACKS FOR SMALL SITES.

(A) This section applies to a site that has:

(1) an area that does not exceed 20,000 square feet; and

(2) a street frontage that does not exceed 100 feet.

(B) If a site has a street frontage of 50 feet or less, a person may not construct a structure 15 feet or less from property:

(1) in an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) If a site has a street frontage that is more than 50 feet, but that does not exceed 100 feet, the side and rear setback requirements are as follows:

Length of Street Frontage (Feet)	Side and Rear Setback (Feet)
50.01 to 52.50	15.0
52.51 to 54.99	15.5

55.00 to 57.50	16.0
57.51 to 59.99	16.5
60.00 to 62.50	17.0
62.51 to 64.99	17.5
65.00 to 67.50	18.0
67.51 to 69.99	18.5
70.00 to 72.50	19.0
72.51 to 74.99	19.5
75.00 to 77.50	20.0
77.51 to 79.99	20.5
80.00 to 82.50	21.0
82.51 to 84.99	21.5
85.00 to 87.50	22.0
87.51 to 89.99	22.5
90.00 to 92.50	23.0
92.51 to 94.99	23.5
95.00 to 97.50	24.0
97.51 to 99.99	24.5
100	25.0

(D) A person may not construct a structure that exceeds a height of:

(1) two stories or 30 feet if the structure is 50 feet or less from property:

(a) in an SF-5 or more restrictive zoning district; or

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or

(2) three stories or 40 feet if the structure is more than 50 feet and not more than 100 feet from property:

(a) in an SF-5 or more restrictive zoning district; or

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located;

(3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or

(4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Source: Section 13-2-733; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

§ 25-2-1063 HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) This section applies to a site that has:

(1) *an area that exceeds 20,000 square feet; or*

(2) a street frontage that exceeds 100 feet.

(B) A person may not construct a structure 25 feet or less from property:

(1) in an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) A person may not construct a structure that exceeds a height of:

(1) two stories or 30 feet if the structure is 50 feet or less from property:

(a) in an SF-5 or more restrictive zoning district; or

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or

(2) three stories or 40 feet if the structure is more than 50 feet and not more than 100 feet from property:

(a) in an SF-5 or more restrictive zoning district; or

(b) on which a use permitted in an SF-5 or more restrictive zoning district is located;

(3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or

(4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Source: Section 13-2-734; Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

§ 25-2-1064 FRONT SETBACK.

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed:

(1) adjoins property:

(a) in an urban family residence (SF-5) or more restrictive zoning district; or

(b) on which a use permitted in a SF-5 or more restrictive district is located; and

(2) fronts on the same street as the adjoining property.

Land Use Development Code Excerpts – Compatibility Standards

Source: Section 13-2-736(a); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1065 SCALE AND CLUSTERING REQUIREMENTS.

(A) The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

(1) avoiding the use of a continuous or unbroken wall plane;

(2) using an architectural feature or element that:

(a) creates a variety of scale relationships;

(b) creates the appearance or feeling of a residential scale; or

(c) is sympathetic to a structure on an adjoining property; or

(3) using material consistently throughout a project and that is human in scale; or

(4) using a design technique or element that:

(a) creates a human scale appropriate for a residential use; or

(b) prevents the construction of a structure in close proximity to a single-family residence zoning district that is:

(i) significantly more massive than a structure in a single- family residence zoning district; or

(ii) antithetical to an appropriate human scale; and

(c) allows the construction of a structure, including a multi- family structure, that exhibits a human scale and massing that is appropriate for a residential use.

(B) Except for good cause, the first tier of buildings in a multi-family or mixed use project must be clustered in a group that is not more than 50 feet wide, as measured along the side of the buildings that are most parallel to the property line of the site.

(C) The depth of the first tier of buildings described under Subsection (B) may not exceed:

(1) two units; or

(2) 60 feet.

(D) A building must be at least 10 feet apart from another building, as measured from wall face to wall face.

(E) Subsections (B), (C), and (D) do not apply to a:

(1) private or public primary educational facility;

(2) private or public secondary educational facility; or

(3) a college or university.

(F) In Subsection (B), good cause may be shown by compliance with Subsection (A).

Source: Section 13-2-735(c) and (d); Ord. 990225-70; Ord. 000309-39; Ord. 031211-11.

§ 25-2-1066 SCREENING REQUIREMENTS.

(A) A person constructing a building shall screen each area on a property that is used for a following activity from the view of adjacent property that is in an urban residence (SF-5) or more restrictive zoning district:

(1) off-street parking;

(2) the placement of mechanical equipment;

(3) storage; or

(4) refuse collection.

(B) A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 *(Fences As Accessory Uses).*

(C) The owner must maintain a fence, berm, or vegetation provided under this section.

Source: Section 13-2-736(c); Ord. 990225-70; Ord. 031211-11.

§ 25-2-1067 DESIGN REGULATIONS.

(A) Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:

(1) in an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(B) The noise level of mechanical equipment may not exceed 70 db at the property line.

(C) A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:

(1) in an SF-5 or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(D) The location of and access to a permanently placed refuse receptacle, including a dumpster, must comply with guidelines published by the Department of Public Works and Transportation. The Watershed Protection and Development Review Department shall review and must approve the location of and access to each refuse receptacle on a property.

(E) A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

(F) An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

(1) in an SF-5 or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:

(1) in an SF-5 or more restrictive zoning district; or

(2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(H) If a site on which a parking area or driveway is constructed is less than 125 feet wide, the width and setback for the parking area or driveway must comply with the following schedule:

Total Site Width	Avg. Parking Width	Setback for Parking	Setback for Driveways
0 to 52.99'	45'	5'	0'
53 to 55.99'	46'	6'	1'
56 to 58.99'	47'	7'	2'
59 to 61.99'	48'	8'	3'
62 to 64.99'	49'	9'	4'
65 to 67.99'	50'	10'	5'
68 to 70.99'	51'	11'	6'
71 to 73.99'	52'	12'	7'
74 to 76.99'	53'	13'	8'
77 to 79.99'	54'	14'	9'
80 to 82.99	55'	15'	10'
83 to 85.99'	56'	16'	11'
86 to 88.99'	57'	17'	12'
89 to 91.99'	58'	18'	13'
92 to 94.99'	59'	19'	14'
95 to 97.99'	60'	20'	15'
98 to 100.99'	61'	21'	16'
101 to 103.99'	62'	22'	17'

104 to 106.99'	63'	23'	18'
107 to 109.99'	64'	24'	19'
110 to 112.99'	65'	25'	20'
113 to 115.99'	67'	25'	21'
116 to 118.99'	69'	25'	22'
119 to 121.99'	71'	25'	23'
122 to 124.99'	73'	25'	24'

Source: Section 13-2-738(a) through (f); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1068 CONSTRUCTION OF PARKING LOTS AND DRIVEWAYS BY CIVIC USES PROHIBITED.

(A) Except as provided by Subsection (B), a parking lot or driveway may not be constructed to serve a civic use described in Section 25-2-6 *(Civic Uses Described)* if:

(1) construction of the parking lot or driveway requires the removal of a single-family residential use; or

(2) the civic use provides secondary access from the civic use through a lot.

(B) Subsection (A) does not apply if at least 50 percent of the property adjoining the lot on which the parking lot or driveway is located is in a townhouse and condominium residence (SF-6) or more restrictive zoning district. Property that adjoins the rear of the lot, property owned by the owner of the civic use, and right-of-way are not considered in making a determination under this subsection.

Source: Section 13-2-738(g); Ord. 990225-70; Ord. 031211-11.

Division 3. Waivers.

§ 25-2-1081 LAND USE COMMISSION OR COUNCIL WAIVER.

(A) Except as provided by Subsections (B) and (C), the Land Use Commission, or council on appeal from a Land Use Commission decision, may waive a requirement of this article if the Land Use Commission or council determine that a waiver is appropriate and will not harm the surrounding area.

(B) The Land Use Commission or council may not approve a waiver that reduces a required setback to less than five feet.

(C) The Land Use Commission or the council may approve a waiver of a height restriction imposed by Section 25-2-1062 *(Height Limitations And Setbacks For Small Sites)* and 25-2-1063 *(Height Limitations And Setbacks For Large Sites)* only if:

(1) there is an existing structure located between the proposed structure and the closest property to the proposed structure that triggers the compatibility standards; or

(2) the proposed development is located on and completely surrounded by property in a downtown mixed use (DMU) zoning district and the person applying for the waiver has:

(a) provided notice of the requested waiver, by certified mail with return receipt requested, to the owner of each property that adjoins or is across the street from the proposed development and on which a use permitted in an urban residence (SF-5) or more restrictive zoning district is located; and

(b) submitted the return receipts to the director.

(D) A waiver approved under Subsection (C)(1) may not permit the construction of a structure that exceeds the height of the existing structure.

(E) This section does not prohibit the Board of Zoning Adjustment from granting a variance from a requirement of this article under Section 25-2-473 *(Variance Requirements)*.

Source: Section 13-2-739; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11.

§ 25-2-1082 ADMINISTRATIVE WAIVER FOR PROPERTY IN DEVELOPMENT RESERVE (DR) DISTRICT.

(A) This section applies only to property to which the compatibility standards apply because the property is 540 feet or less from a development reserve (DR) zoning district.

(B) The director may waive the application of this article to property that is not located more than 1,000 feet from a roadway, if property in the development reserve (DR) district that triggers the compatibility standards has frontage on a road classified by the Transportation Plan as a minor arterial or larger roadway.

(C) Before waiving the application of this article under this section, the director must review for property 540 feet or less from the property for which the waiver is sought:

(1) each existing land use and proposed development; and

(2) each approved preliminary subdivision plan or final subdivision plat.

(D) The director shall issue notice of the director's decision on the waiver under Section 25-1-133(B) (*Notice Of Applications And Administrative Decisions*). The granting or denial of a waiver under this section may be appealed to the Land Use Commission.

Source: Section 13-2-731(a)(4); Ord. 990225-70; Ord. 000309-39; Ord. 010607-8; Ord. 031211-11.

Review Times

If your submittal is complete, the review will be conducted based on the following time frames. You will be notified when the plan has been approved.

New construction and additions:	7 days
Remodeling:	2 days

The Zoning Review Division strongly encourages applicants to provide detailed and accurate information when submitting an application for a building permit.

We understand the process can be at times overwhelming, especially if this is your first time! However, we assure you we are here to help facilitate the processing of your development in a fair, timely, and accurate manner.

07/13/05 revised

Residential Zoning Reviewers

Available for walk-in customers
Monday thru Friday 8:00 a.m. to 1:00 p.m.

Sylvia Benavidez
974-2522

Nora Briones
974-2945

Marzia Volpe
974-2946

Joi Harden
974-3345

David Cancialosi
974-2635

Main No: (512) 974-2380
Fax No: (512) 974-6536

Watershed Protection and Development Review Department

One Texas Center 2nd Floor
505 Barton Springs Road
Austin, Texas 78704

Mailing Address:

P. O. Box 1088
Austin, Texas 78767-8810

The City of Austin is committed to compliance with the Americans With Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. *For assistance call 974-2384*

Requirements For Residential Building Permits

Zoning Review Division

Watershed Protection and Development Review Department

Residential Building Permits

Most residential construction requires a building permit. Some residential construction may also require the purchase of additional permits for installation of electric wiring, plumbing pipes or new fixtures, heating or air conditioning systems.

As a general rule, permits are required when you:

- erect
- construct
- alter
- repair
- improve, or
- convert any residence within the City of Austin City limits. Call the Addressing Department at 974-2797 to verify city limit status.

New Residential Construction or Additions 600 Square Feet or Greater

To apply for a permit for construction of a new home or for a 600 square foot (or greater) addition to your home, you must supply the following:

1. A completed Residential Building Application
2. Three (3) copies of a plot plan, drawn to scale on paper no larger than 8 1/2" x 14". Faxed or reduced copies will not be accepted.
3. One set of construction / floor plans
4. Foundation design with architect's and/or engineer's seal (required during inspection phase)
5. Confirmation of the existence of Austin Water Utilities Service.

1. The Application

The 3-page permit application calls for a range of information. The first page calls for specific lot information such as:

- Lot number
- Subdivision - including section and phase number
- Zoning category -- staff can verify
- Lot size
- Job valuation
- Applicant contact information

The second page of the application calls for building coverage as well as impervious coverage. Generally, building cover is the square footage of the structure's foundation. Impervious cover includes the foundation plus items such as patios, driveways, sidewalks, existing sheds, etc. This section is fairly self-explanatory, but staff is available to assist you along the way. Applications are available on-line at www.ci.austin.tx.us/development/

2. The Plot Plan

The plot plan must show dimensions of all the following:

- Property lines
- Existing structures
- Flat work - concrete drives, patios, etc
- Easements
- Building setback lines
- Storm sewer inlets -- if applicable
- Trees with trunks larger than 19" in diameter

3. Construction / Floor Plans

The plot plan and the floor plan must match.

Floor plans must detail the dimensions and placement of windows, doors, patios, decks, stairs, hand and guardrails, fixed glass, attic access, return air, furnace and water heater locations, smoke detectors, floor drains, required self-closing devices on doors, type of fireplaces with hearth depth and width, fire and draft separations, and plumbing fixtures and all appliances (including rough-in for future appliances). Plus, elevations showing height dimensions of the front, sides and rear of the proposed structure. **It is worth noting that for residential additions, you must provide floor plans of existing as well as proposed construction.**

If the house is on a septic tank, please show proof of permit from Water Utility. If you are providing service to an addition on septic, you must have Water Utility approval. You may contact the On-Site Sewer Facility (OSSF) at (512) 972-0207.

Residential Additions 600 Square Feet or Less

1. A completed Residential Building Application
2. Additions to existing houses which are less than 600 square feet require:

- Three (3) copies of a scaled plot plan
- A floor plan of the existing house and the proposed addition. (Reduced or faxed copies are not accepted. Foundation plans with an architect's or engineer's professional seal shall be required in the field.)
- Foundation design with architect's and/or engineer's seal (required during inspection phase)

3. The fee is based on the square footage of the addition

Remodel, Repair, Alterations

Provide the following information for any request to remodel, repair, or to make alterations to a house:

1. A Residential Building Application indicating:

- The cost of the work including labor and materials for building, electrical, mechanical, and plumbing work.
- Three (3) copies of the plot plan are required on paper no larger than 8 ½" X 14". (Reduced or faxed copies are not accepted.)
- The fee is based on the dollar valuation of the remodeling work.

What Happens After My Application is Approved?

Once your application is approved, you may pay for the permit at the same location the application was submitted. Just ask the reception staff on the 2nd floor to sign you up to see a Permit Technician in the Permit Center They will issue the permit and provide instructions for scheduling all residential inspections. No credit cards are accepted for payment.