

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

PC/ZAP  
Residential Design Standards  
and Compatibility

June 27, 2017



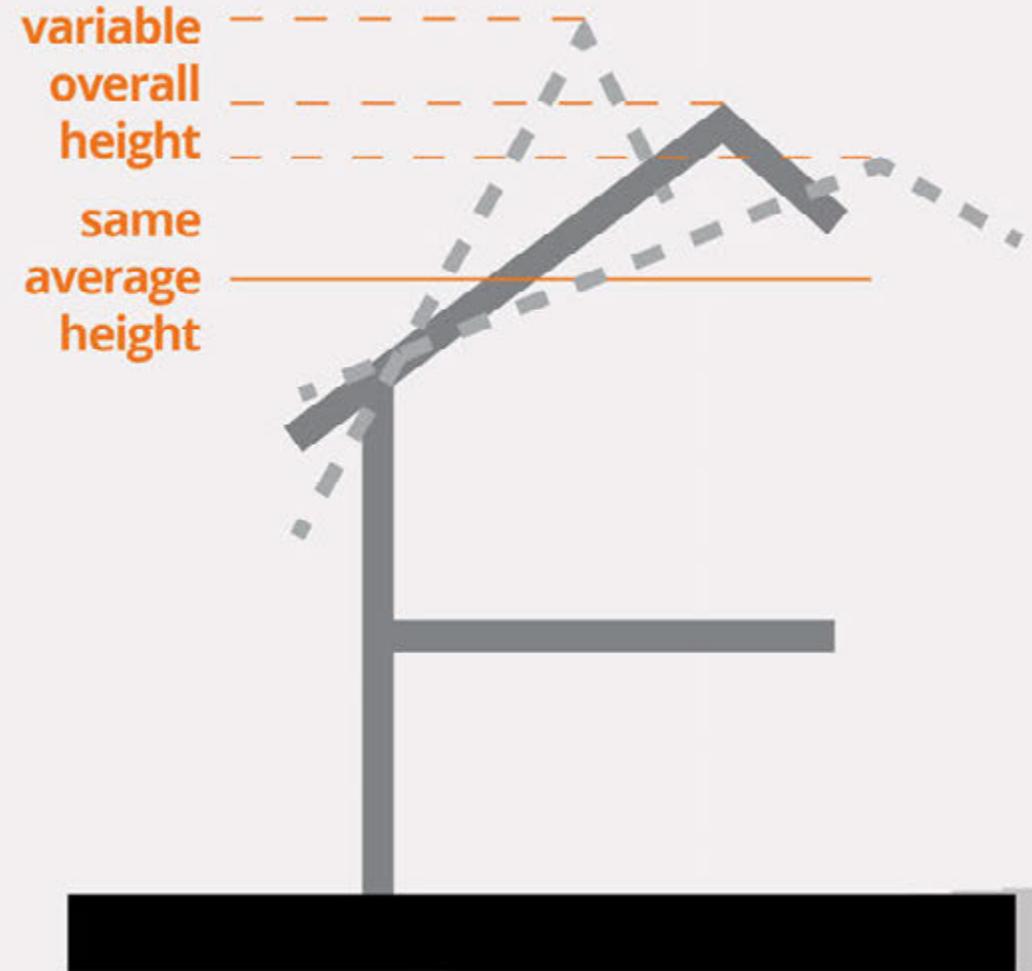
**CODENEXT**  
27-JUN-17

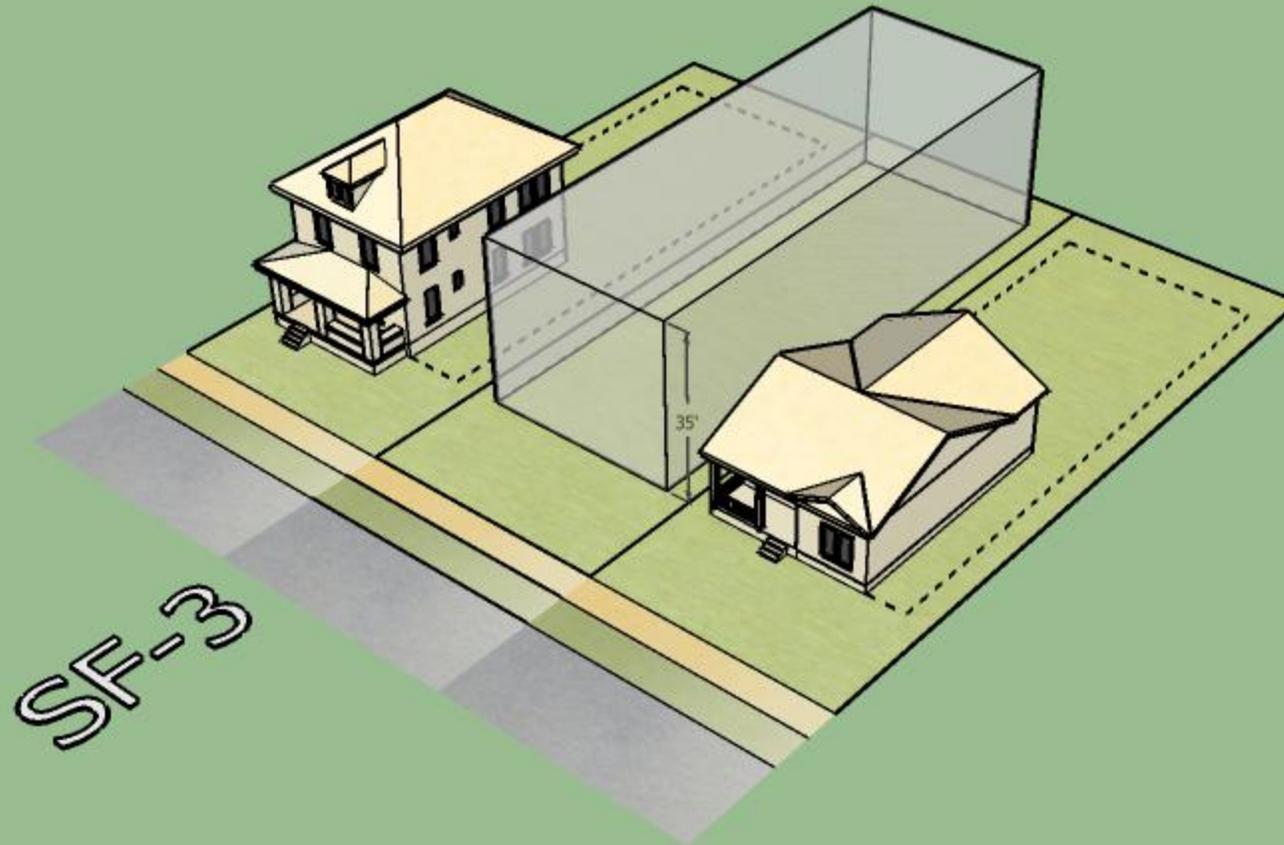
# RESIDENTIAL DESIGN STANDARDS



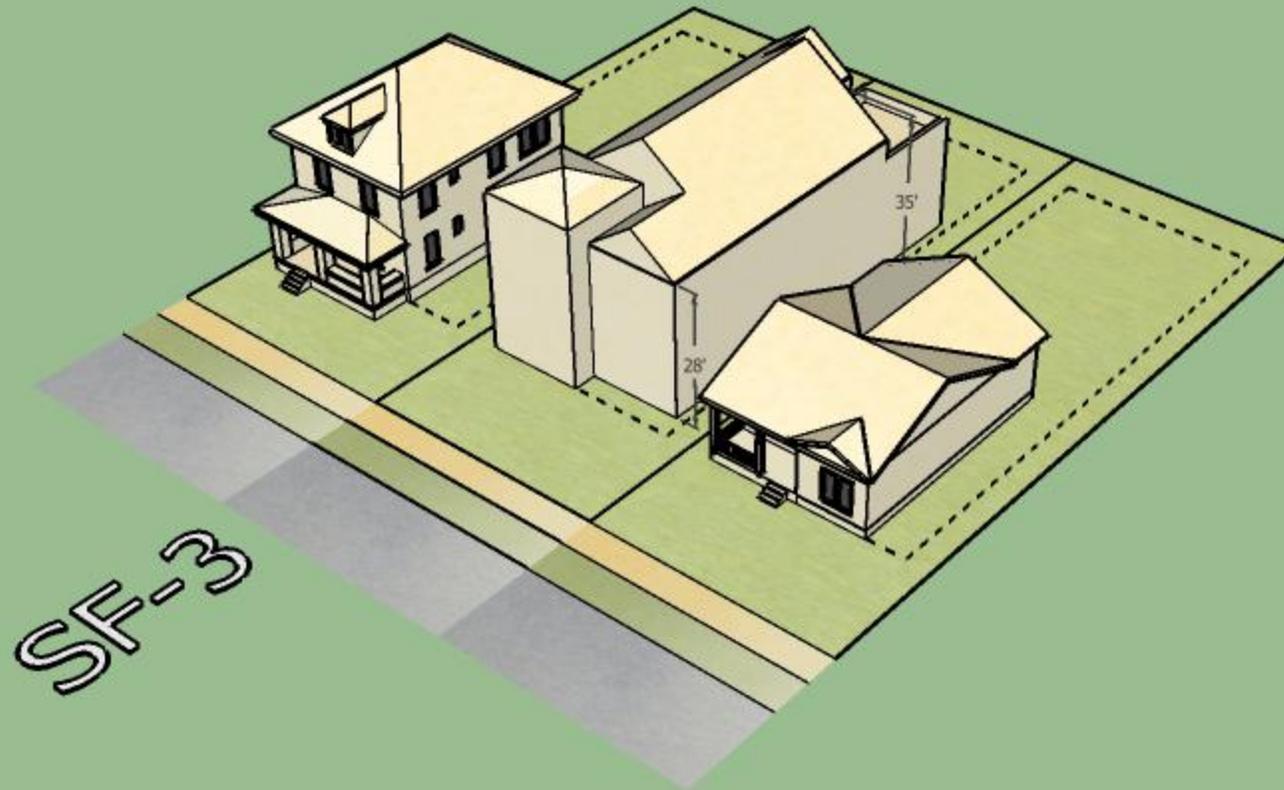
# height EXISTING STANDARDS ARE UNPREDICTABLE

*Building height is currently measured in many ways. One way is to the average height of a sloped roof. This methodology is no longer considered best practice as it does not provide a predictable results, can be complicated to measure and enforce.*





# Building Envelope Existing SF-3 without McMansion



# Massing Existing SF-3 without McMansion

# Subchapter F

## Residential Design and Compatibility Standards

*purpose:* compatibility within neighborhoods

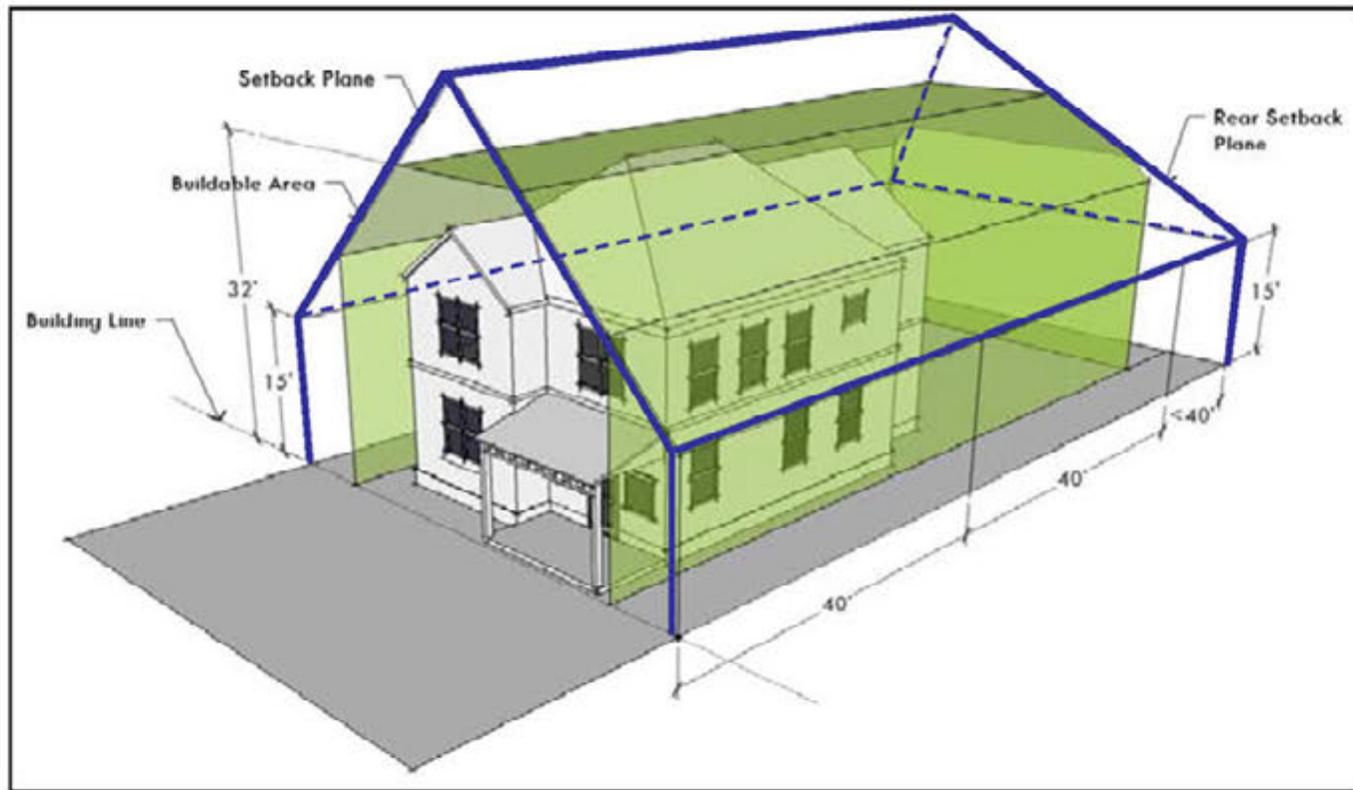
**Height** – *overall building height standards*

**Height on Sloping Sites** – *nuanced height standards for sites with slope*

**Building Setbacks** – front, rear and side yard setbacks

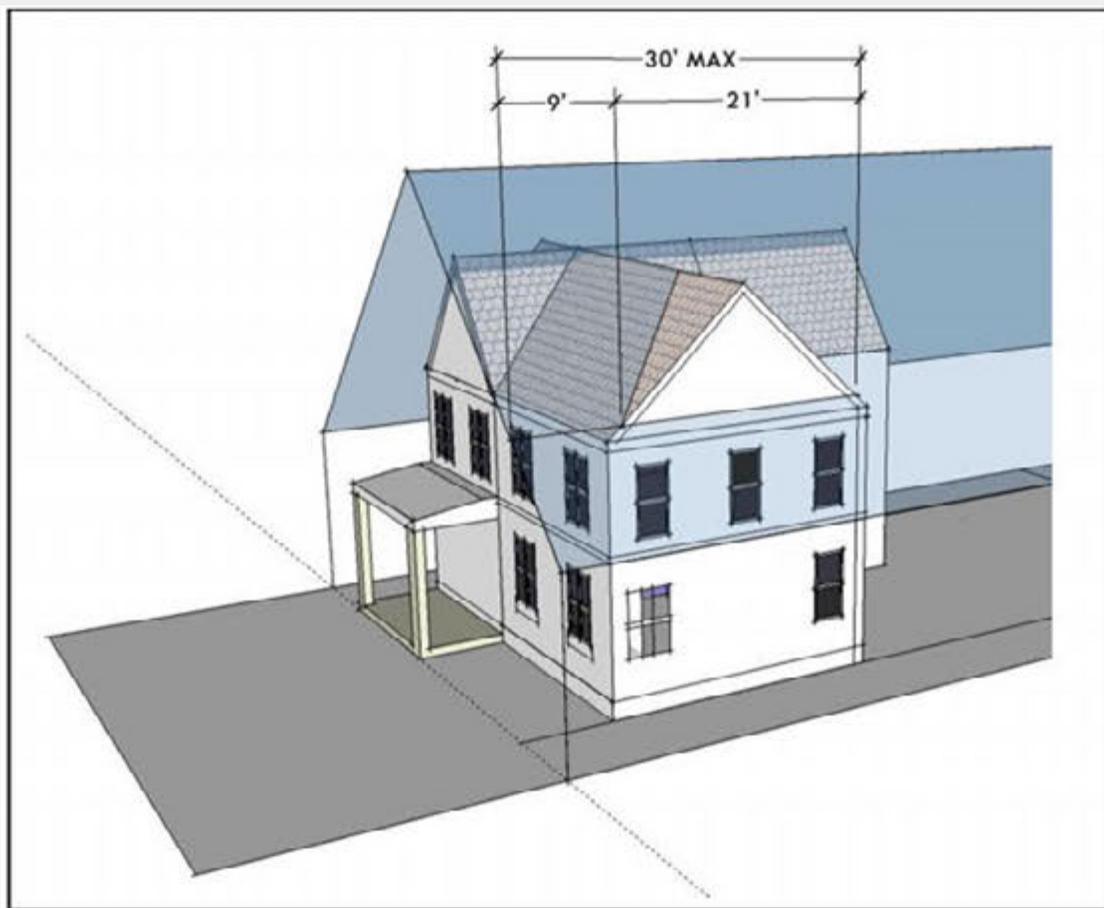
**Setback Planes** – standards for building mass that refine building height

**Side Wall Articulation** – standards for side wall length



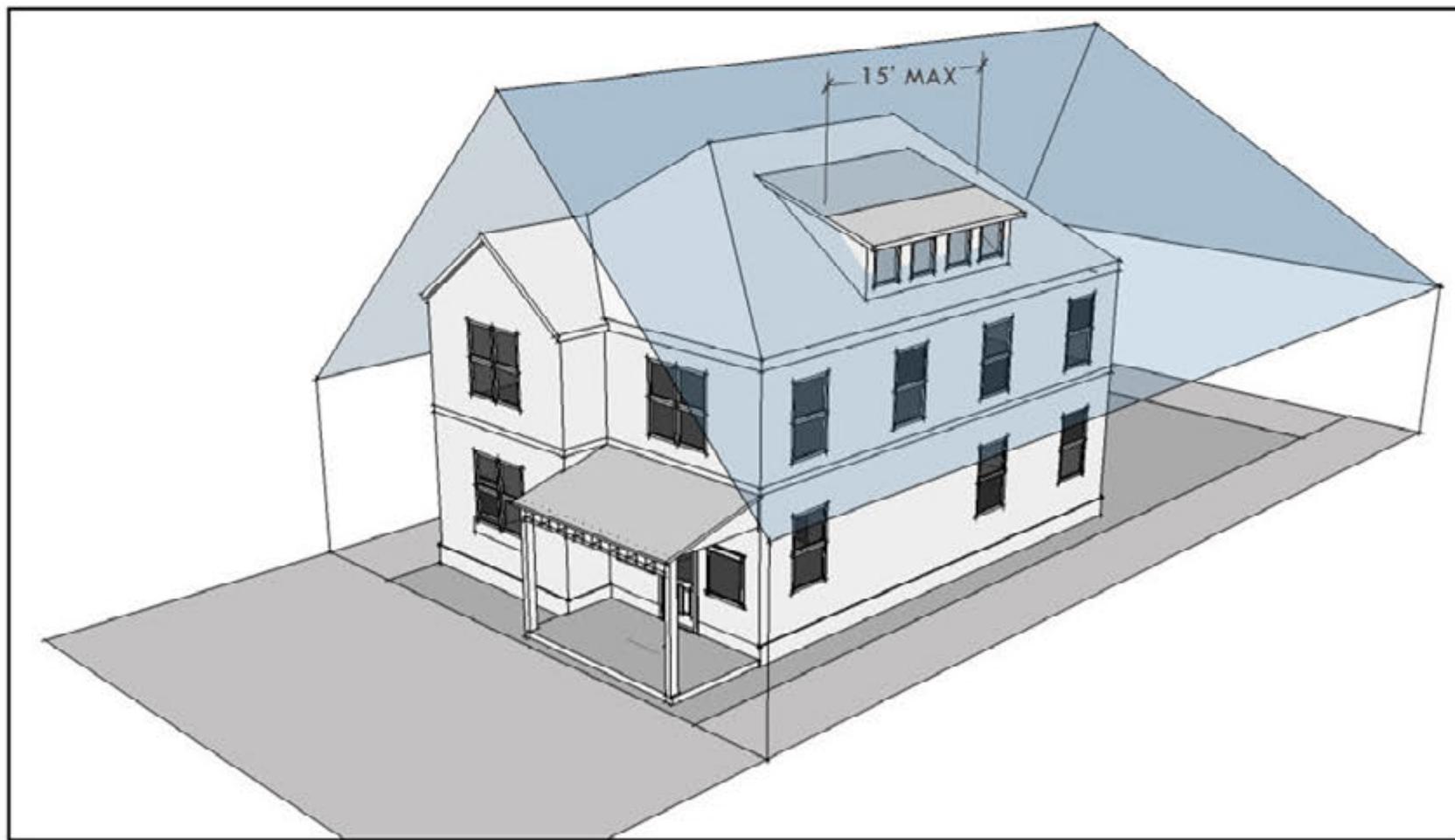
**Figure 10: Buildable Area (Combination of Yard Setbacks, Maximum Height Limit, and Setback Planes)**

*The heavy blue line indicates the "tent" formed by the side and rear setback planes. The buildable area is the smallest area included within the front, side, and rear yard setbacks; maximum height limit; and the combined side and rear setback planes (shown here as the green area).*



**Figure 13: Side-Gabled Roof Exception**

A side-gabled roof may project through the side setback plane for a horizontal distance of up to a maximum of 30 feet, measured from the building line. In this example, the gable intrudes into the setback plane beginning 9 feet behind the building line. Therefore, the maximum length of the gable intrusion would be 21 feet.



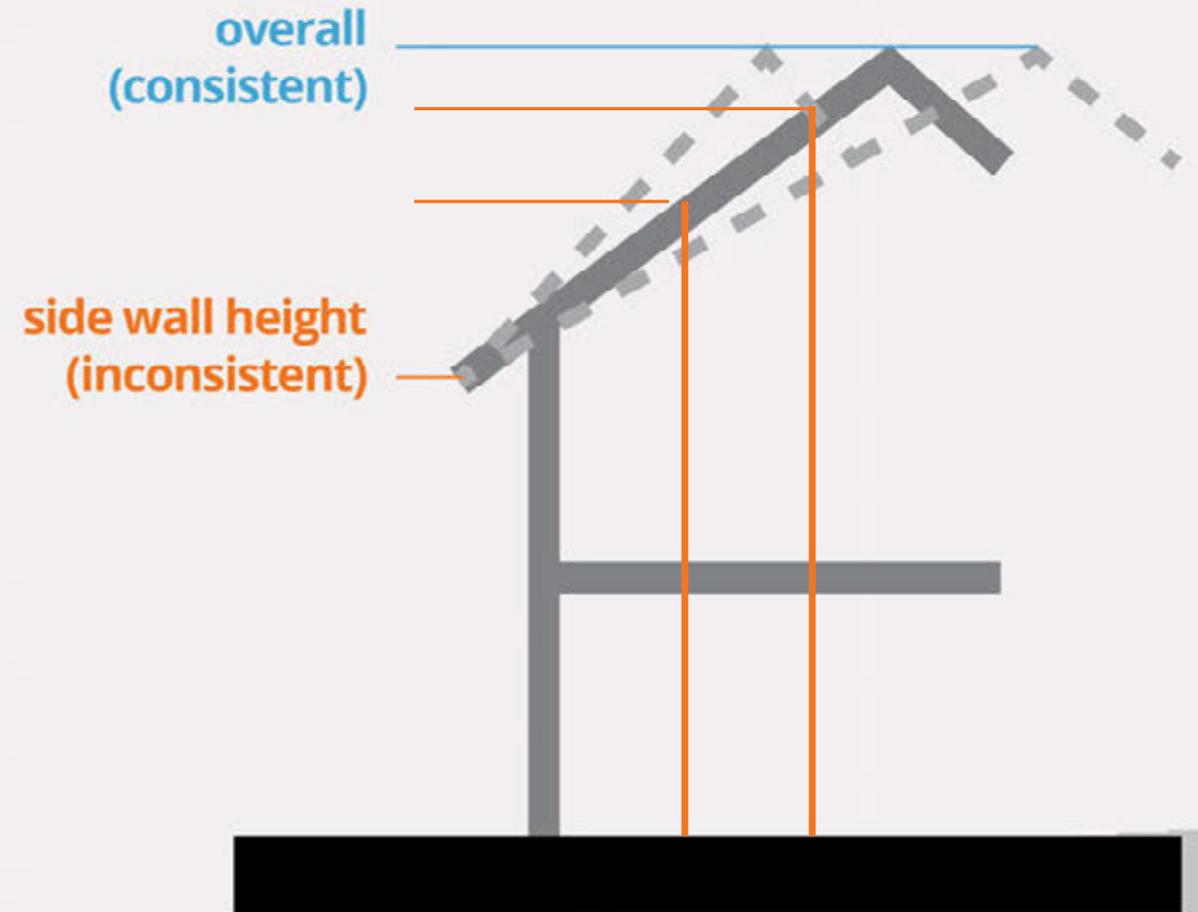
**Figure 15 & 16: Dormer Exception (Gable or Shed)**

One or more dormers with a combined width of 15 feet or less on each side of the roof may extend beyond the setback plane. The width of the dormer is measured at the point that it intersects the setback plane.

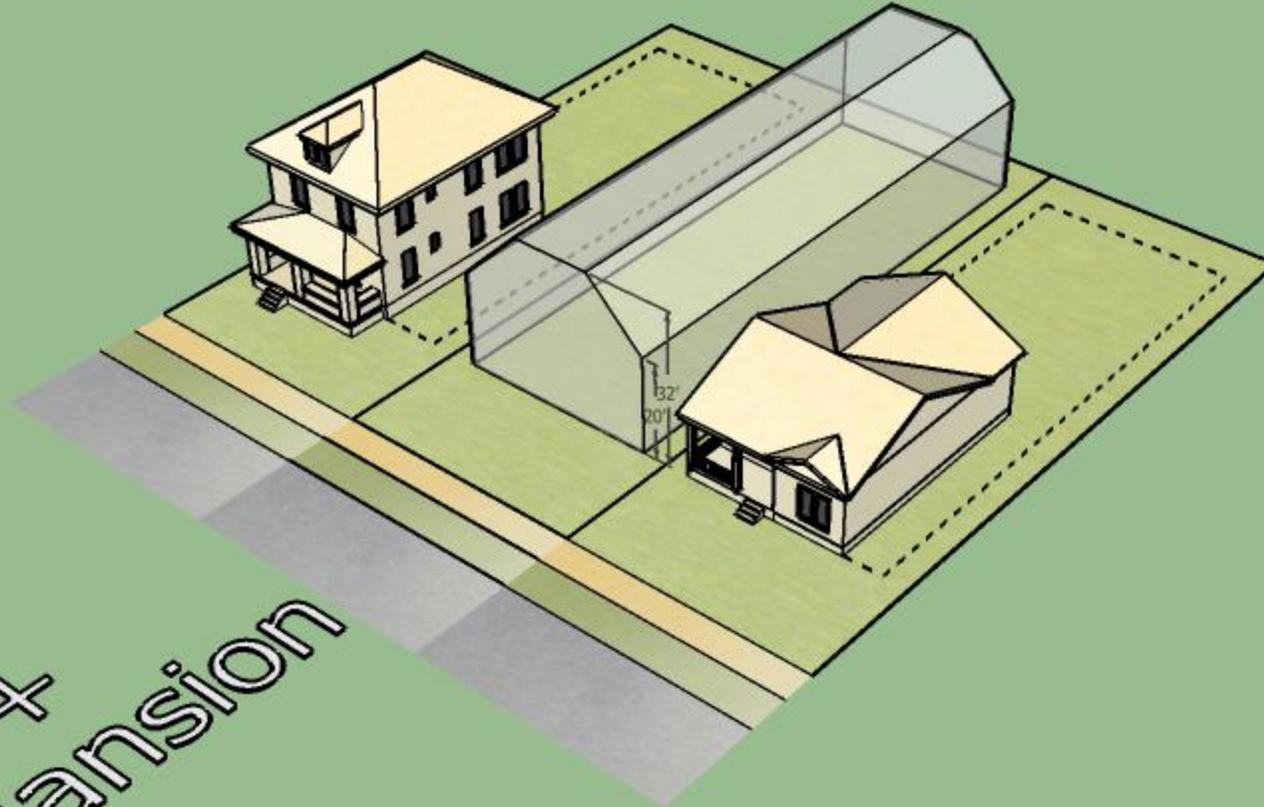
# height

## EXISTING STANDARDS ARE UNPREDICTABLE

*Building height is currently measured in many ways. One way is to the average height of a sloped roof. This methodology is no longer considered best practice as it does not provide a predictable results, can be complicated to measure and enforce.*



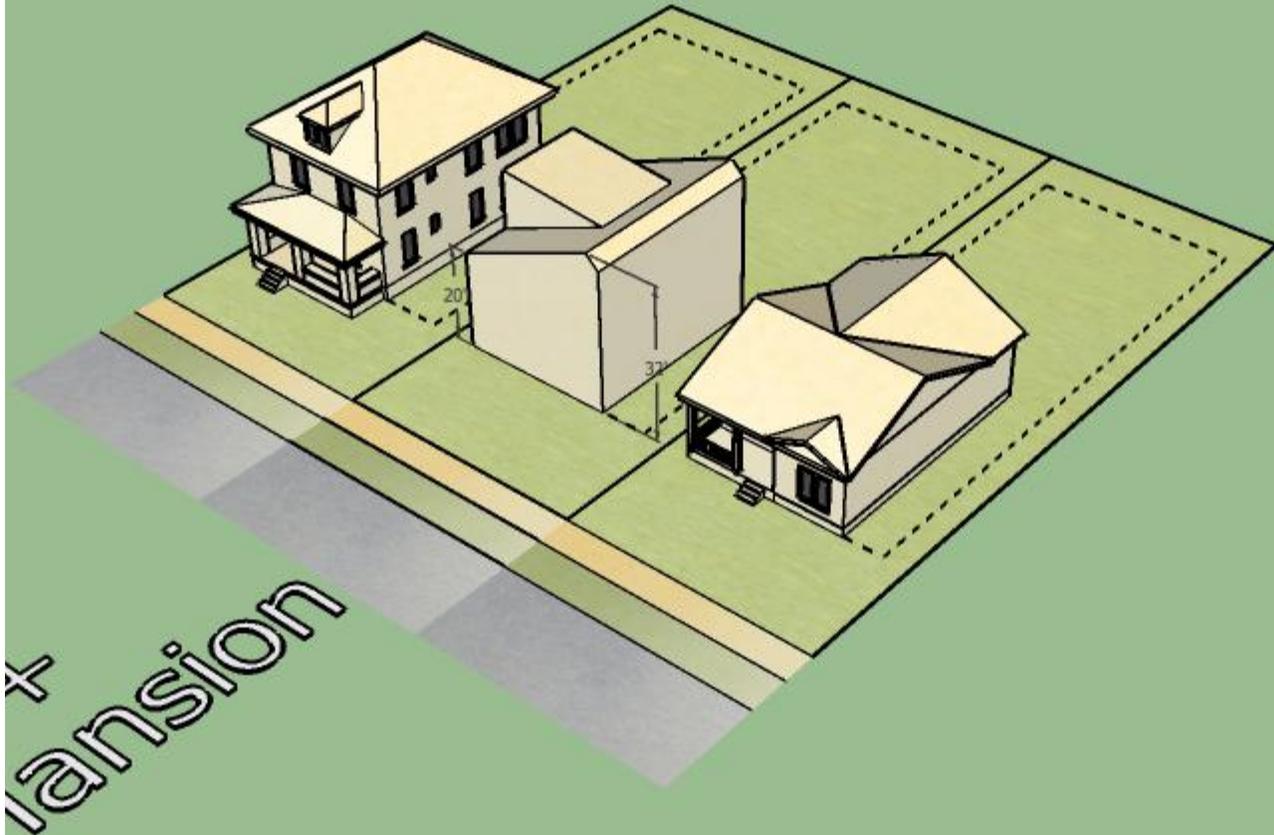
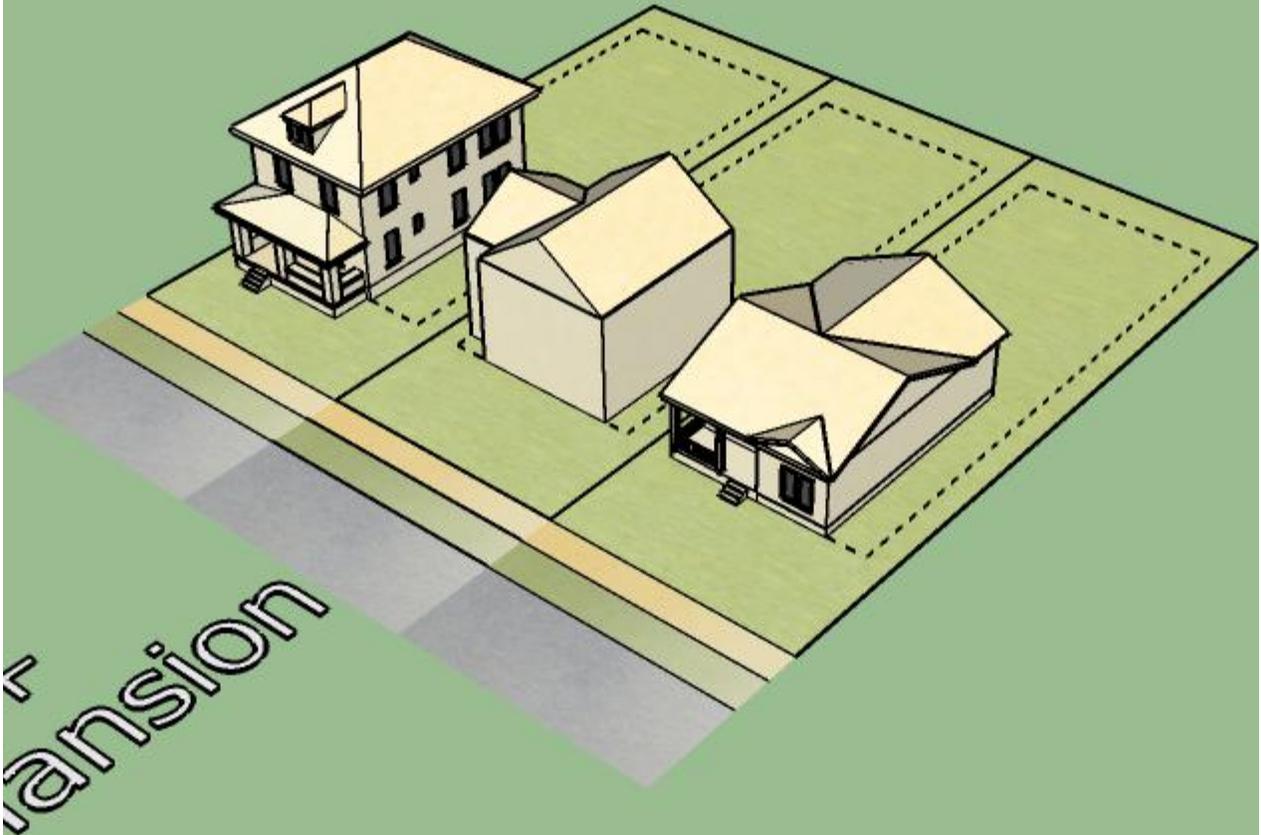
## RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



SF-3 +  
McMansion

**Building Envelope Existing SF-3  
with McMansion**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



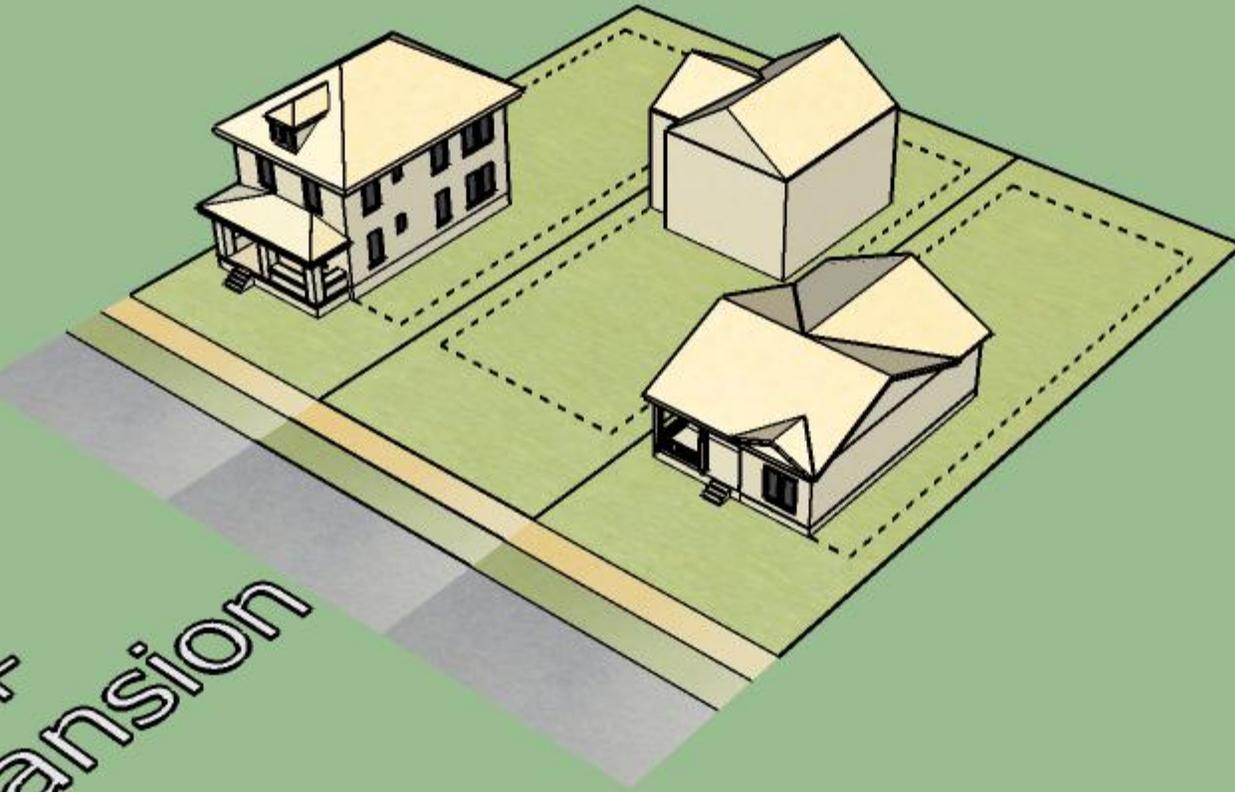
**Massing Existing SF-3  
with McMansion**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Existing SF-3  
with McMansion**

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



McMansion

**Massing Existing SF-3  
with McMansion**



McMansion

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



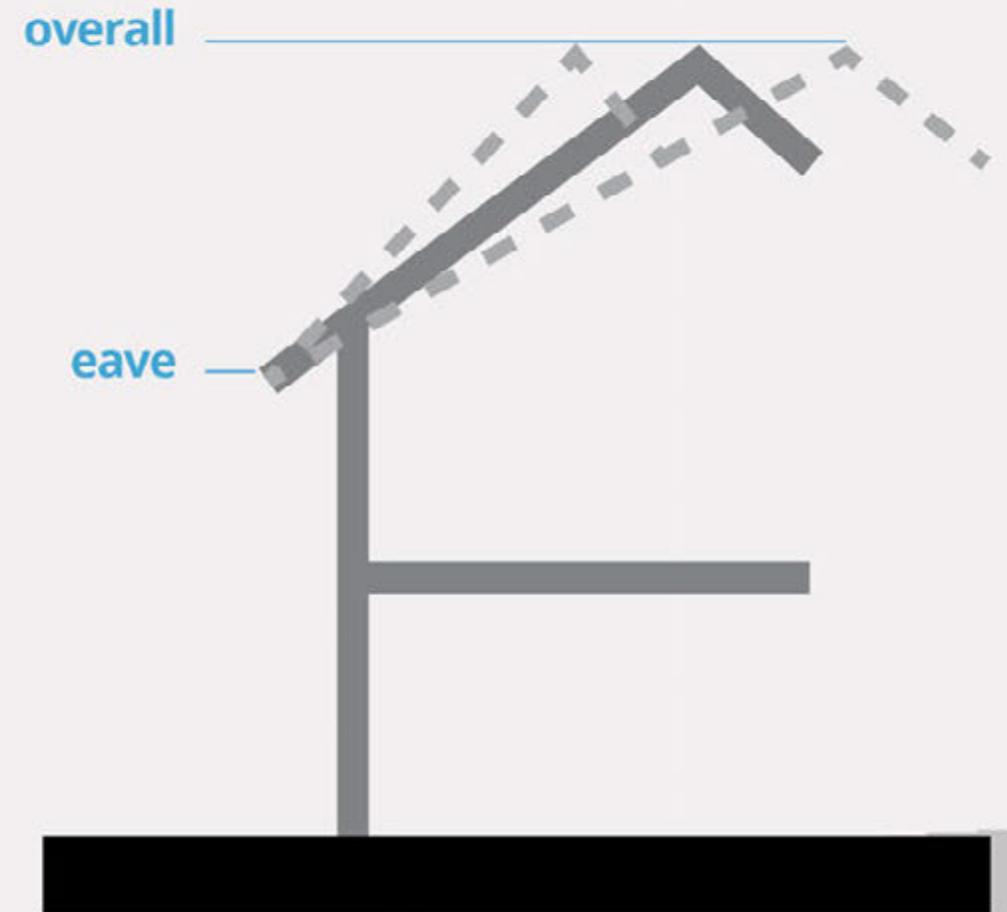
**Massing Existing SF-3  
with McMansion**

# height

## CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

*Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.*

*Gables and Dormers remain as an option for articulating roof forms.*



# height CONSISTENT METHOD FOR MEASURING BUILDING HEIGHT

*Measuring to the eave of a sloped roof and to the overall peak of the roof, provides predictability while still allowing for freedom choosing various roof pitches.*

*Gables and Dormers remain as an option for articulating roof forms.*

**Building Height Diagram**

--- ROW / Lot Line  
 --- Building Setback Line

■ Buildable Area  
 ▨ Facade Zone  
 ▩ Accessory Building or Structure Only

Front <sup>1</sup>	Side St. <sup>1</sup>	Side	Rear
J	K	L	M
10'	10'	8'	20'
10'	20'	—	—
10'	10'	8'	10' <sup>2</sup>

F. Height			
Building Height	Stories (max.)	To Eave/Parapet (max.) N	Overall (max.) O
Primary Building, except:	2	22'	32'
Cottage Types	1½	14'	22'
Accessory Dwelling Unit	2	22'	28'
Accessory Structure	1	—	12'

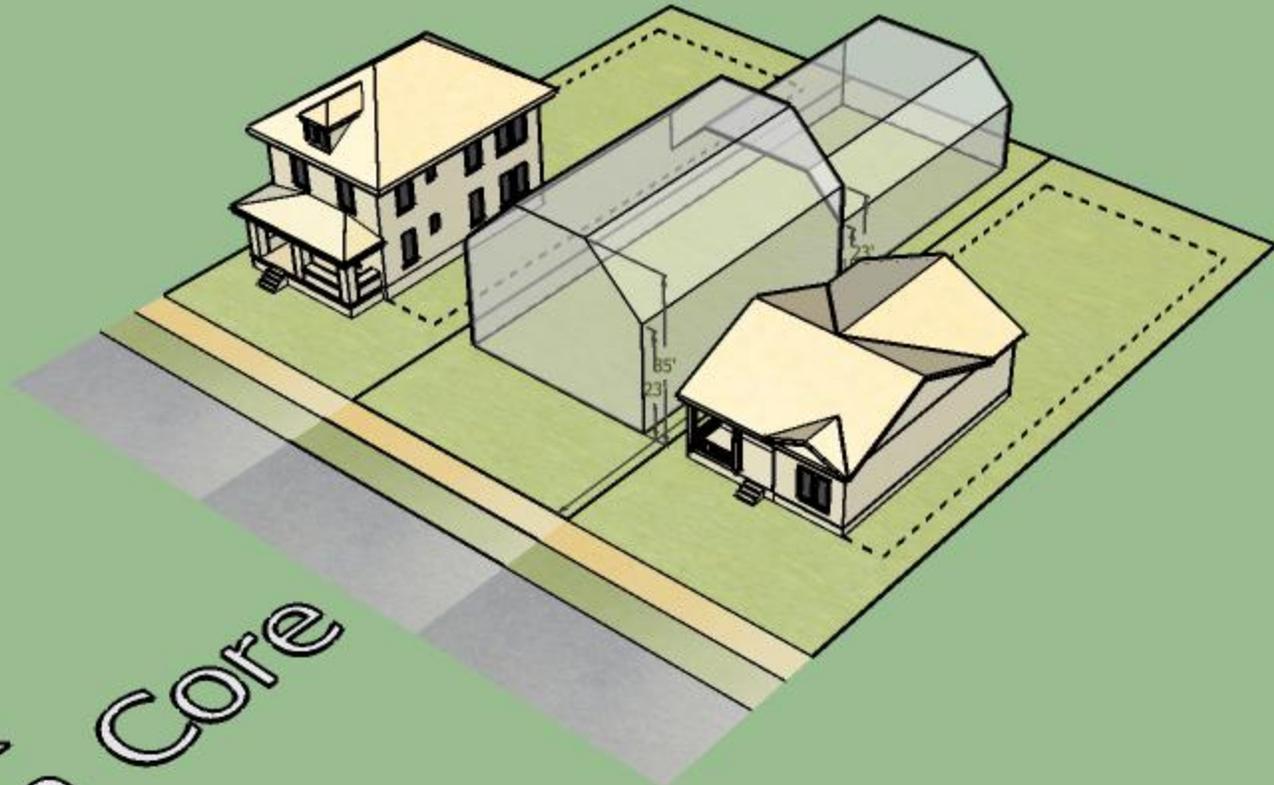
**Primary Building**

Ground Floor Finish Level<sup>3,4</sup>

Height above Curb 18" min

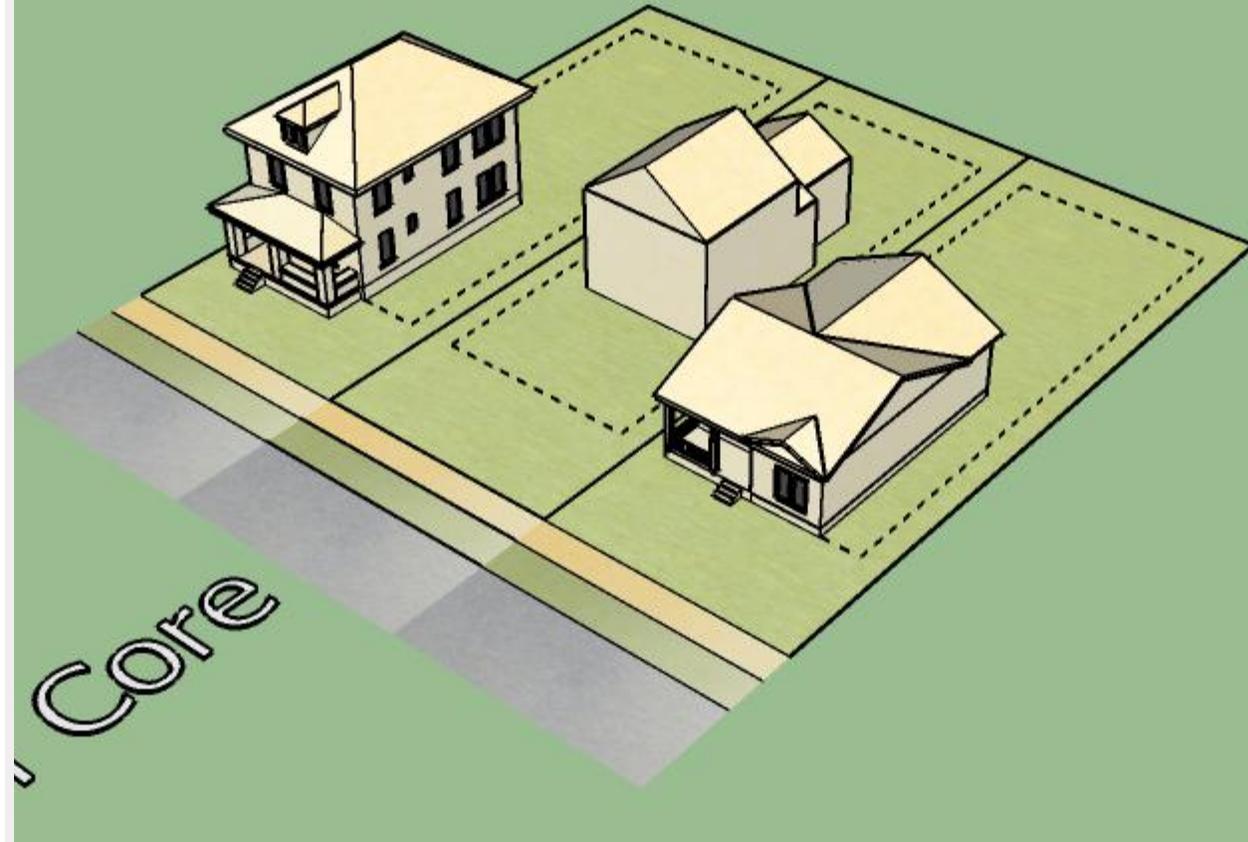
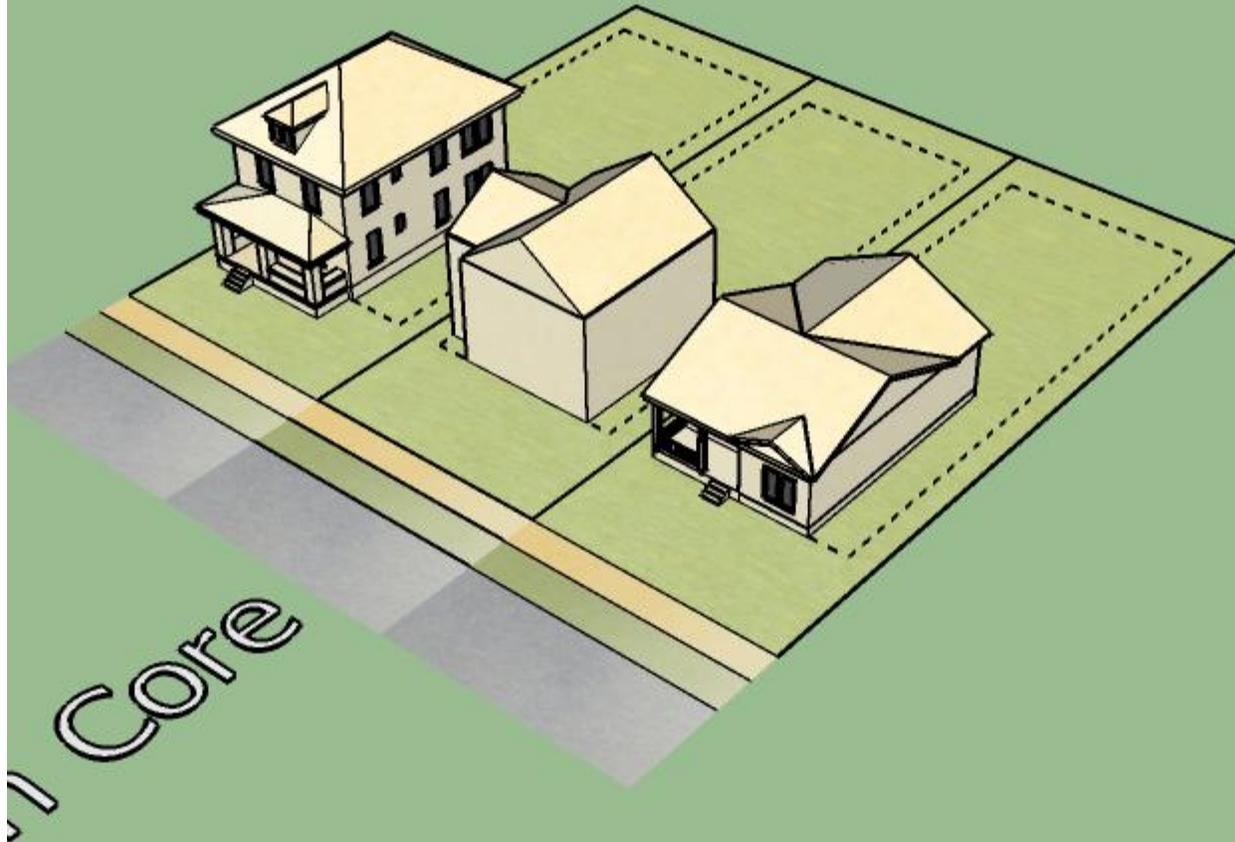
floor-to-Ceiling<sup>3</sup>

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



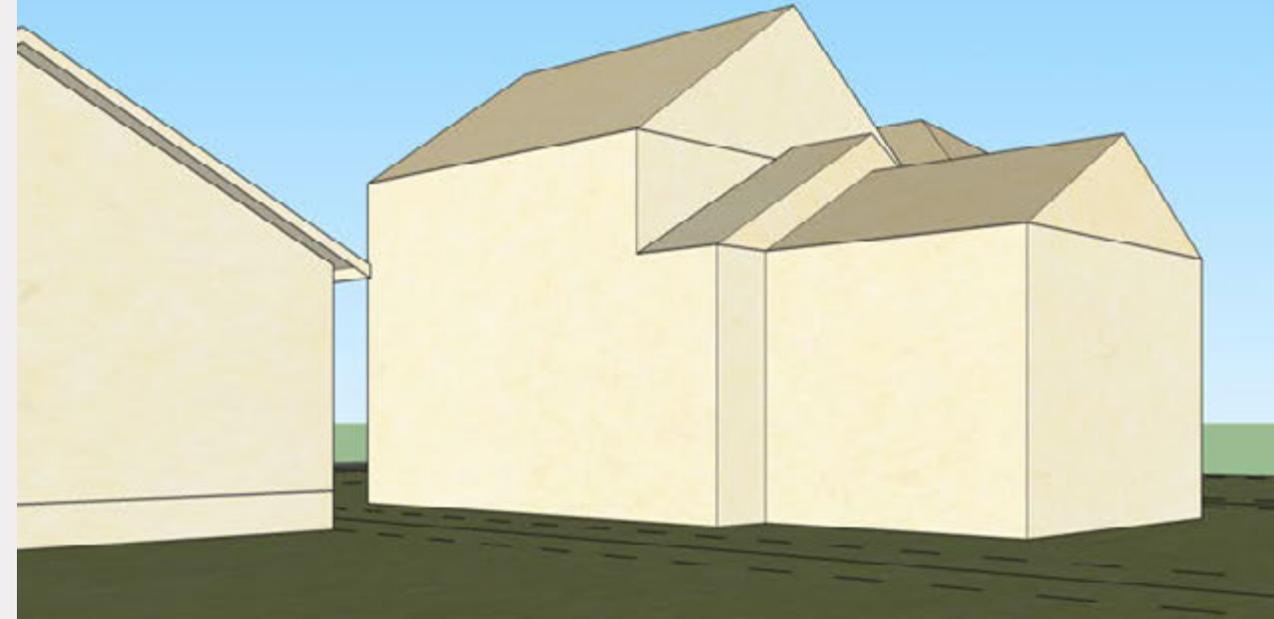
**Building Envelope Proposed  
LMDR in Urban Core**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



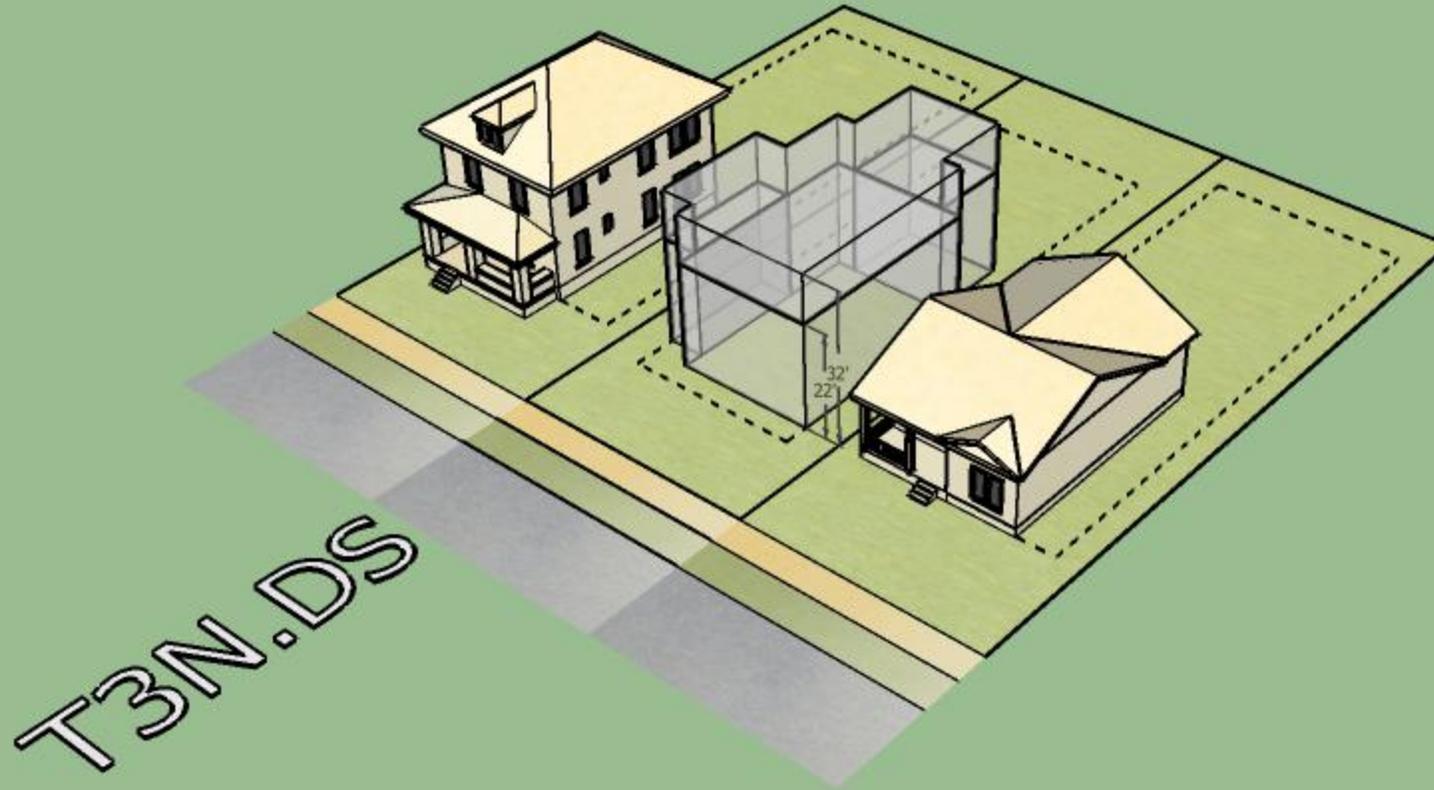
**Massing Proposed LMDR in Urban Core**

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Proposed LMDR in  
Urban Core**

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Building Envelope Proposed  
T3N.DS**

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



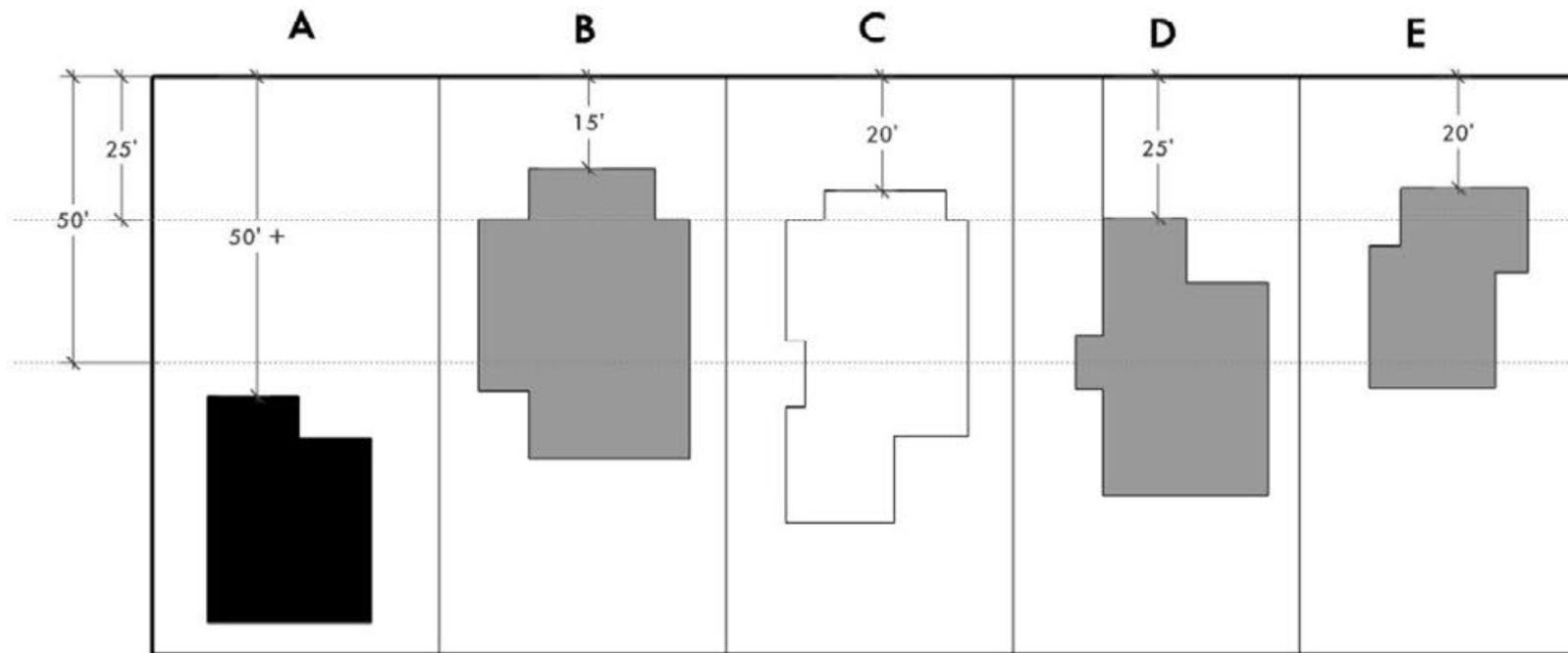
T3N.DS  
Small House

**Massing Proposed T3N.DS**

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS



**Massing Proposed T3N.DS**



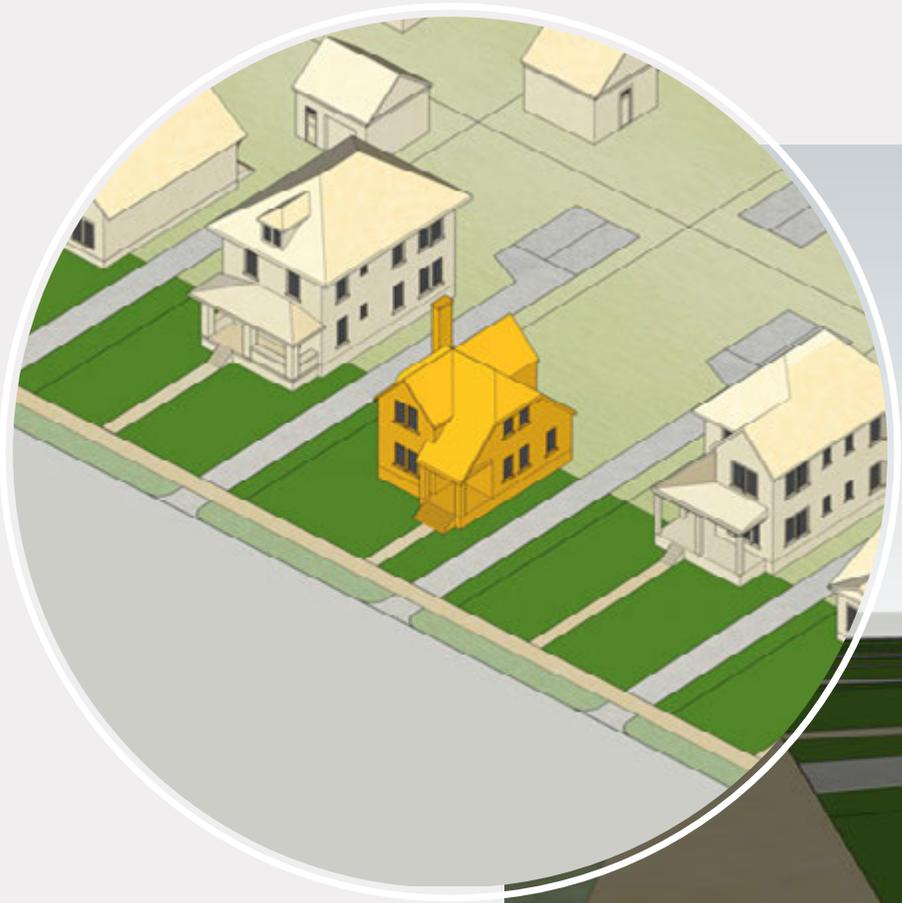
**Figure 1: Average Front Yard Setback**

*In this example, the minimum required front setback in the underlying zoning district is 25 feet. However, because of the variety in existing setbacks of buildings on the same block face, new development on lot C may be located with a setback of only 20 feet, which is the average of the setbacks of lots B, D, and E. The building on lot A is not included in the average because it is located more than 50 feet from the property line.*

# Front Yard Setback



# Front Yard Setback



# Front Yard Setback

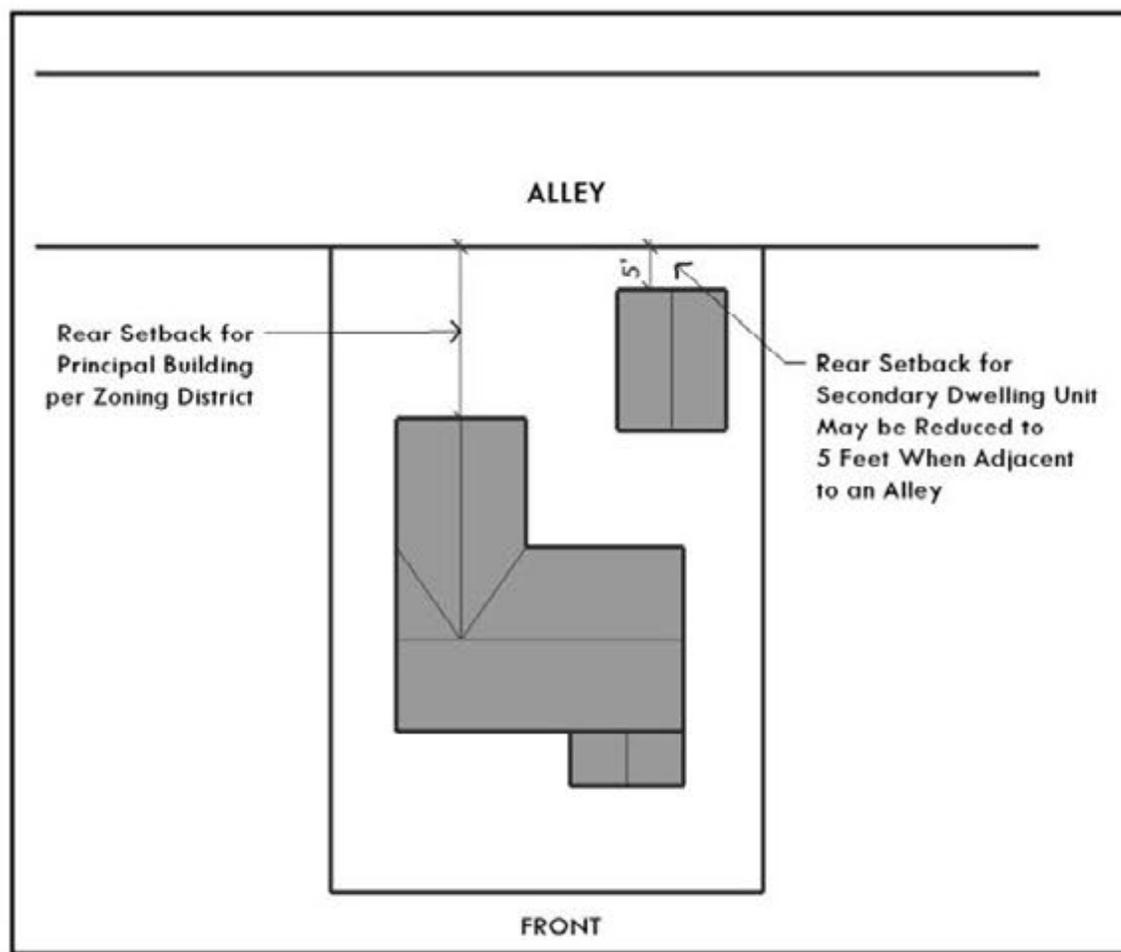


Figure 2: Rear Yard Setback

# Rear Yard Setback for Accessory Buildings

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

Residential Non-Transect Zones 23-40-3090  
Low Medium Density Residential (LMDR) Zone

(A) Development Standards  
Table 23-40-3090.A below describes the development standards in the LMDR Zone.

Lot Requirements	Building Form Within Urban Core Boundary (continued)
Lot Size	5,750 sq. min.
Impervious Cover*	45% max.
Building Cover	40% max.
*The maximum impervious cover shall not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.	
Building Placement	Building Form Within Urban Core Boundary (continued)
Setback (Distance from ROW / Lot Line)	Front <sup>2</sup> Side St. Side Rear <sup>3</sup>
Minimum	15' 15' 5' 10'
*Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.	
*Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.	
Building Form Within Urban Core Boundary	Articulation Requirements
Height of Main and Accessory Buildings	Articulation, depth (min.)
Within 60' of Front Property Line	Articulation, length (min.)
beyond 60' of front Property Line	Articulation, length (min.)
1 15' 23'	Articulation, length (min.)

## Non-Transect Zones

Impervious Cover may be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.

Building Placement	Front <sup>2</sup>	Side St.	Side	Rear <sup>3</sup>
Setback (Distance from ROW / Lot Line)				
Minimum	15'	15'	5'	10'

<sup>2</sup> Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.

<sup>3</sup> Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.

Building Form Within Urban Core Boundary	To Eave / Parapet (max.)	Overall (max.)
Height of Main and Accessory Buildings		
Within 60' of Front Property Line		
beyond 60' of front Property Line		
1 15' 23'		

90' of Front

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

Transect Zones 23-40-2120  
T4 Neighborhood Intermediate Setback (T4N.IS)

**E. Building Placement**

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup>	Side St. <sup>1</sup>	Side	Rear
	J	K	L	M
<b>Primary Building</b>				
Minimum	15'	10'	5'	20'
Maximum	25'	20'	—	—
Combined min.	—	—	15'	—
<b>Accessory Building or Structure</b>				
Minimum	25'	10'	5'	20' <sup>2</sup>

**Primary Building Facade within Facade Zone**

Front 65% min.  
Side Street 50% min.

**Miscellaneous**

Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.

Multiple House Form buildings must be detached and shall have a minimum 10' separation between buildings on the lot.

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.  
<sup>2</sup> 5' when adjacent to alley.

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<sup>2</sup> 5' when adjacent to alley.

## Transect Zones

### E. Building Placement

Setback (Distance from ROW / Lot Line)	Front <sup>1</sup>	Side St. <sup>1</sup>	Side	Rear
	J	K	L	M

#### Primary Building

Minimum	15'	10'	5'	20'
Maximum	25'	20'	—	—
Combined min.	—	—	15'	—

#### Accessory Building or Structure

Minimum	25'	10'	5'	20' <sup>2</sup>
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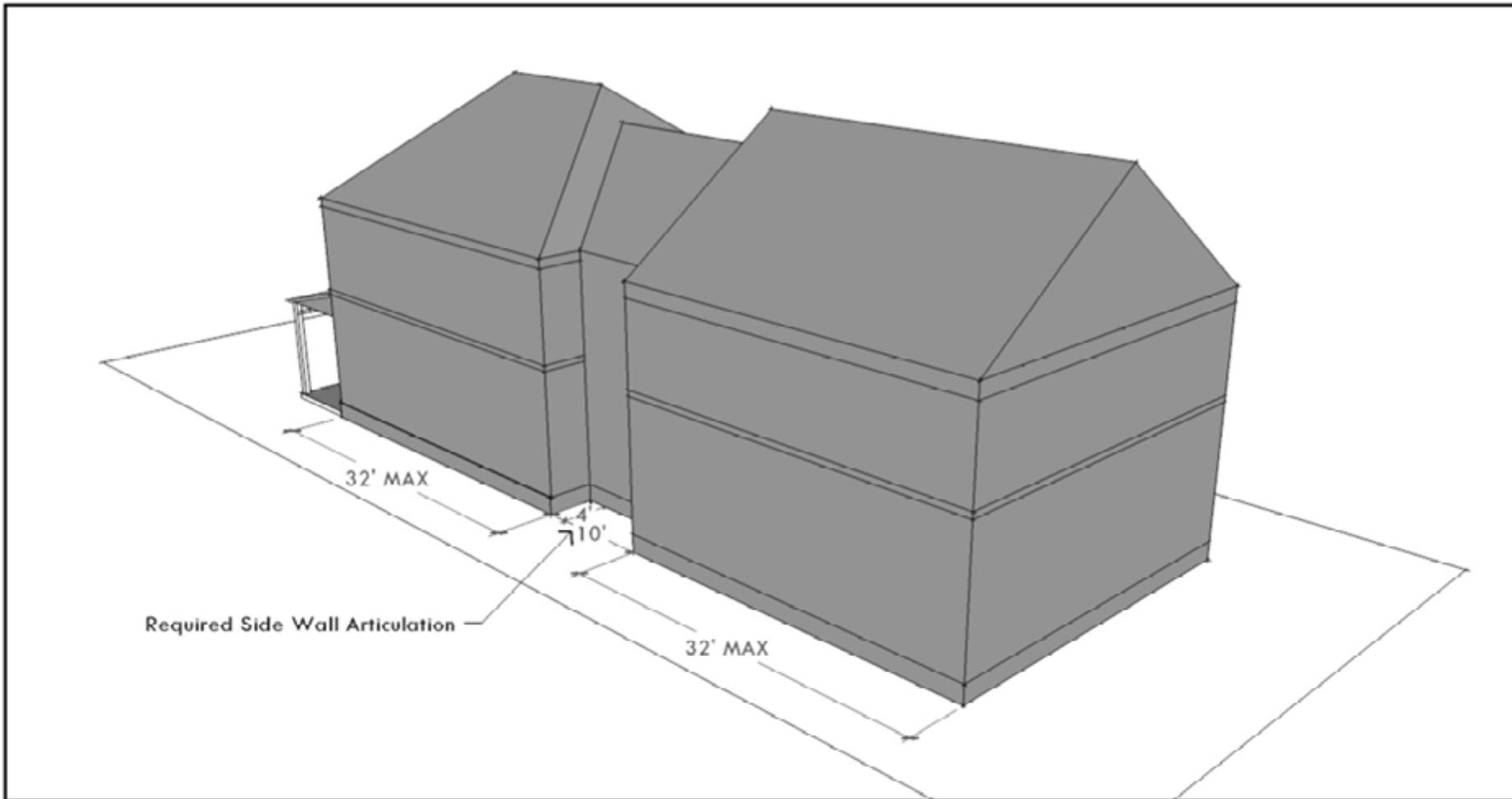
#### Primary Building Facade within Facade Zone

Front	65% min.
Side Street	50% min.

#### Miscellaneous

Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.

Multiple House Form buildings must be detached and shall have a minimum 10' separation between buildings on the lot.



**Figure 20: Side Wall Articulation (New Construction)**  
*All new construction must meet the sidewall articulation standards.*

# Side Wall Articulation

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

Residential Non-Transect Zones 23-4D-3090  
Low Medium Density Residential (LMDR) Zone

**23-4D-3090 Low Medium Density Residential (LMDR) Zone**

(A) Development Standards.

Table 23-4D-3090.A below describes the development standards in the LMDR Zone.

Lot Requirements	
Lot Size	5,750 sf min.
Impervious Cover*	45% max.
Building Cover	40% max.
*The maximum Impervious Cover may not be attainable due to unique site characteristics such as trees, waterway, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.	

Building Placement				
Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	15'	15'	5'	10'
*Where existing adjacent buildings are located in front of the minimum front setback, the building may be set to align with the average front yard setback of the four nearest principal residential structures located on the same side of the block that are built within fifty feet of the front lot line.				
*Rear setback is 5 feet for accessory structures with a maximum height of 15 feet.				

Building Form Within Urban Core Boundary			
Encroachments	Gable End	Dormers	
Within 60' of Front Property Line	30' length max.	15' combined length max.	

Building Form Beyond Urban Core Boundary			
Height	Overall (max.)		
Main Building	35'		
Accessory Structure	20'		

Additional Requirements			
Affordable Housing	See ARTICLE 23-31		
Landscaping and Screening	See Division 23-4E-4		
Outdoor Lighting	See Division 23-4E-3		
Parking and Loading	See Division 23-4E-3		
Signage	See Chapter 23-8		

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Development standards in the LMDR Zone.

## Building Form Within Urban Core Boundary (continued)

Encroachments	Gable End	Dormers
Within 60' of Front Property Line	30' length max.	15' combined length max.

## Building Size

The more restrictive shall apply between:

Gross Floor Area (max.)	2,300 sf
Floor Area Ratio (max.)	0.4

## Building Articulation

Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

Max. unarticulated side wall length	36'
Articulation, depth (min.)	4'
Articulation, length (min.)	10'

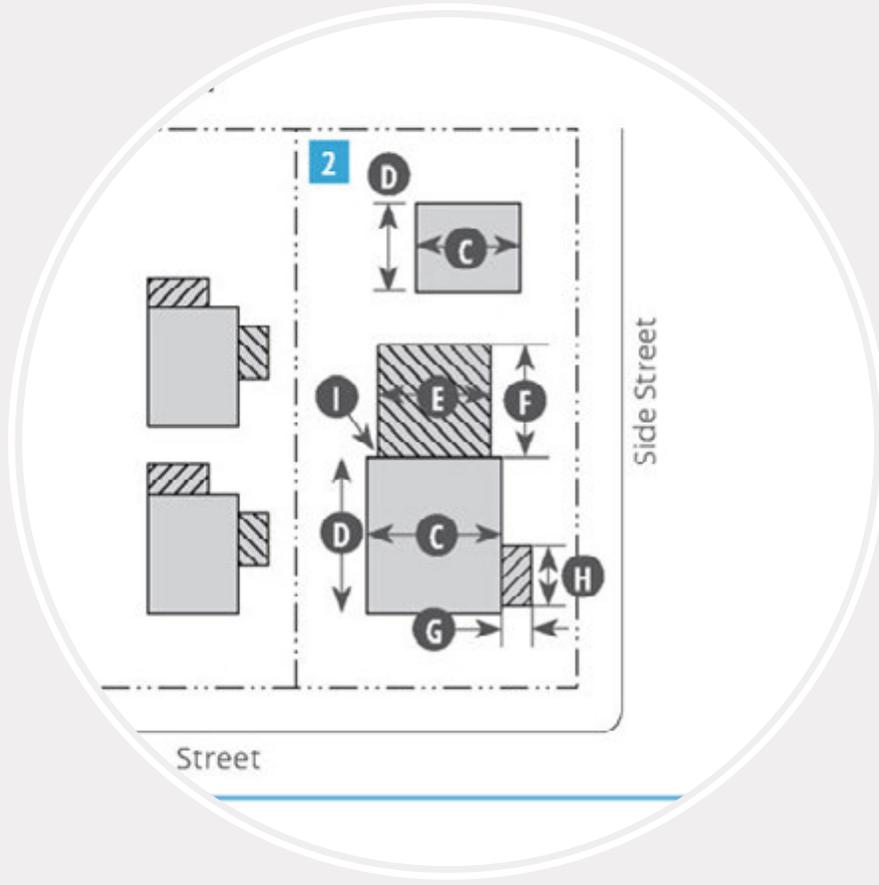
## Building Form Beyond Urban Core Boundary

Overall (max.)

# Non-Transect Zones

# RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

D. Building Types										
Building Type	Lot				Building Envelope (max.)					
	Buildings per Lot (max.)	Units per Building (max.)	Width (min.) <b>A</b>	Depth (min.) <b>B</b>	Main		Rear		Side	
					Width <b>C</b>	Depth <b>D</b>	Width <b>E</b>	Depth <b>F</b>	Width, combined <b>G</b>	Depth <b>H</b>
<b>Small House Form 2</b>										
Small House	1	1	50' <sup>1</sup>	100'	28'	42'	20'	16'	8'	24'
<b>Medium House Form</b>										
Wide House	1	1	50'	100'	48'	32'	20'	22'	N/A	N/A
Duplex: Side-by-side	1	2	50'	100'						
<b>Multiple House Form 1</b>										
Cottage Corner <sup>2</sup>	3	1	50'	125'	24'	32'	N/A	N/A	4'	16'
Cottage Court	6	1	100'							
<b>Accessory Building Form 2</b>										
Accessory Dwelling Unit	1	1	—	—	28'	24'	N/A	N/A	N/A	N/A
<b>Notes</b>										
Rear and side building envelopes shall be set back from the ROW/lot line farther than the main building envelope by 4' min.										<b>I</b>
<sup>1</sup> 25' for lots existing at time of adoption of this Land Development Code.										
<sup>2</sup> Cottage Corner building types shall be located on a corner lot.										



## Transect Zones

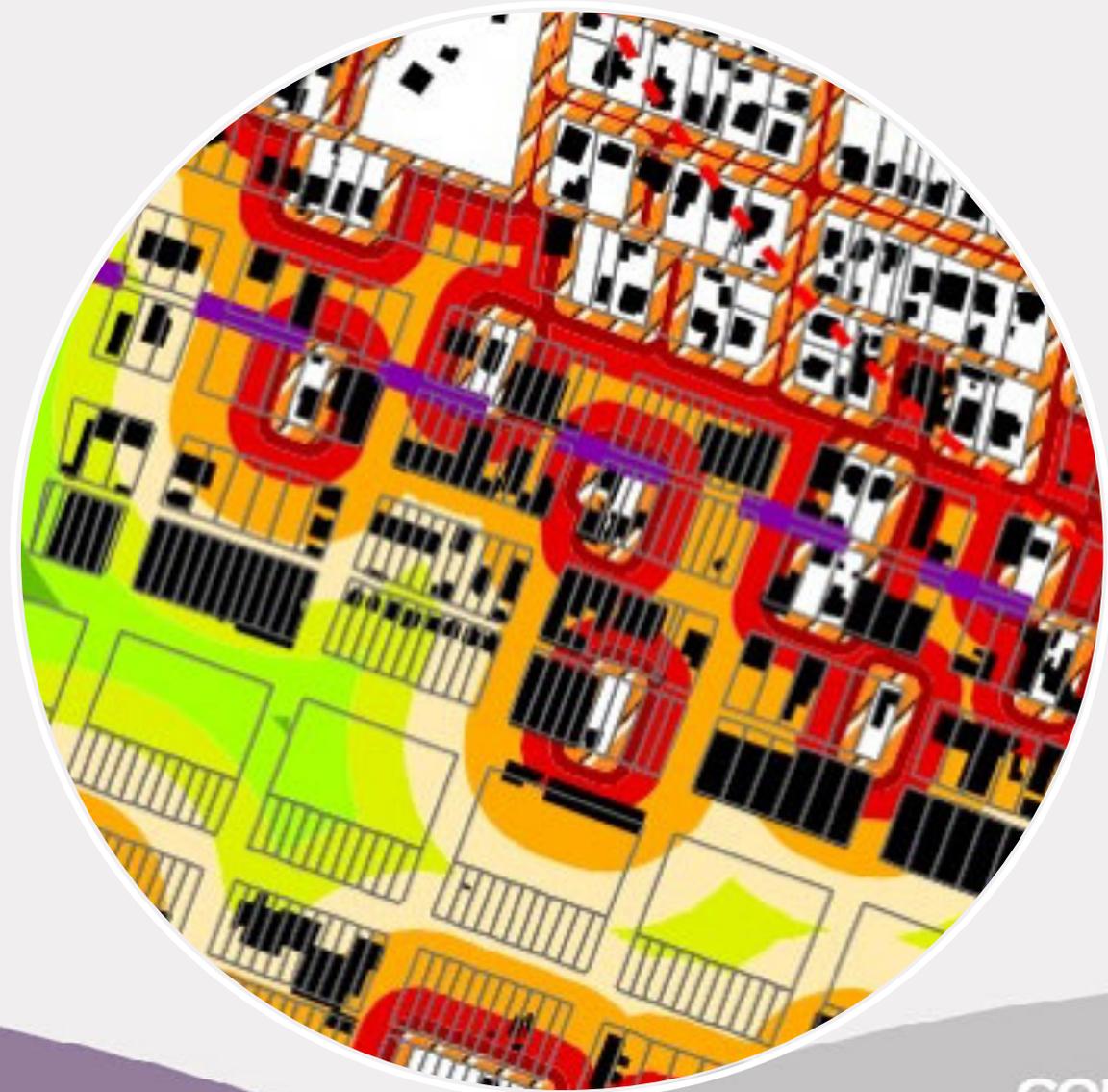
# COMPATIBILITY



# Article 10

## Compatibility

**Height**  
**Building Setbacks**  
**Screening**  
**Building Design**  
**Scale & Clustering**



# Article 10 Compatibility

## Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'

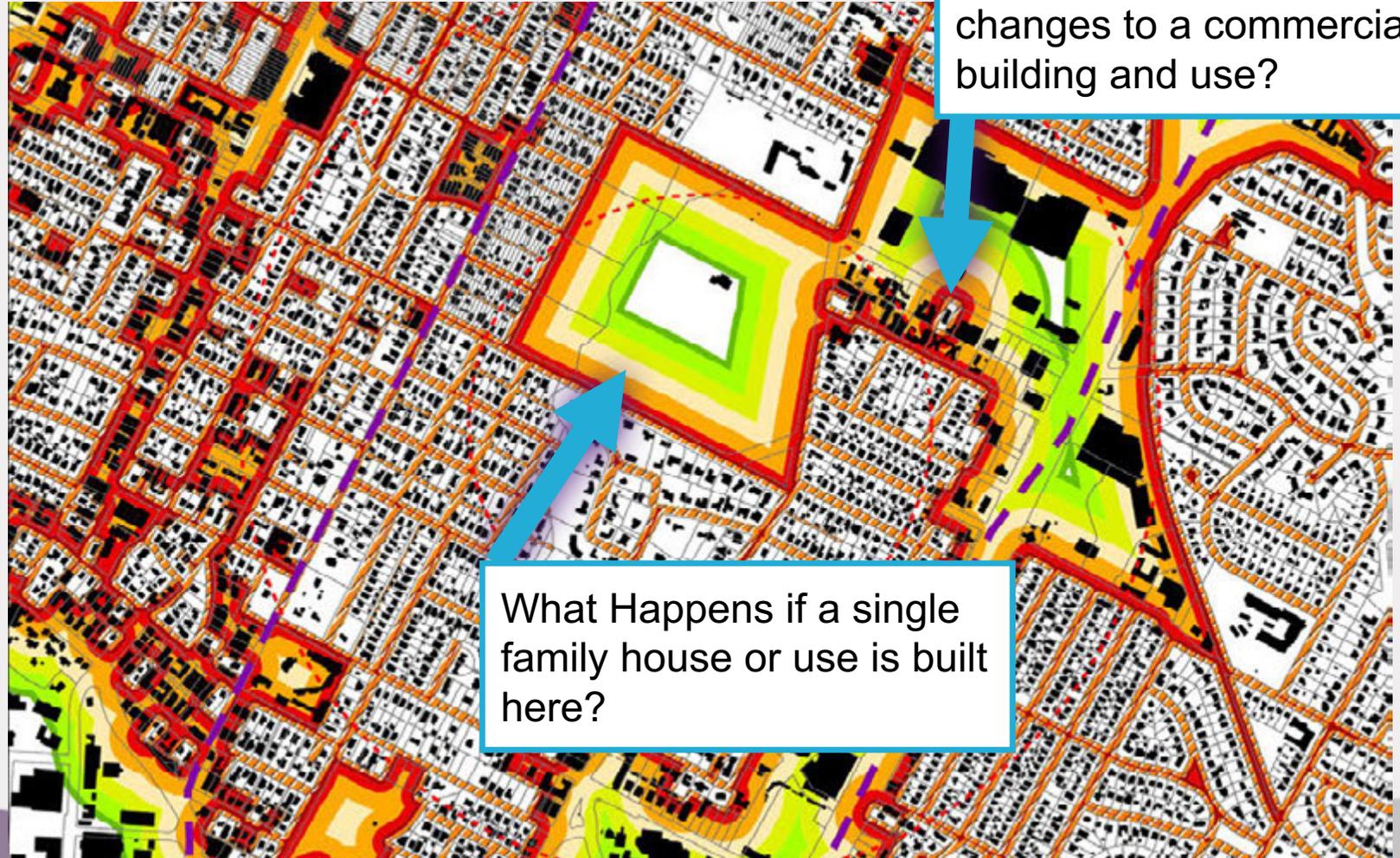


What Happens if this single family house changes to a commercial building and use?

# Article 10 Compatibility

## Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'



# Article 10

## Compatibility

### Applicability

Medium to High Intensity Residential Zone, Commercial Non-Transect Zone, T5 Main Street and T5 Urban located *directly adjacent to or across an alley from* a Low to Medium Intensity Residential Zone or T3 Neighborhood Transect Zone

(considering adding T4 Neighborhood)

#### Trigger Zones

- Rural Residential
- Very Low Density
- Low Density
- Low Medium Density
- Low Medium Density- Small Lot
- T3NE and T3N zones
- **T4N zones**
- **Properties with Title 25 zoning that currently trigger compatibility**

# Article 10

## Compatibility

### Setbacks

Increase building setback.

Impervious Cover may not be  
 due to unique site characteristics, such as  
 airways, and steep slopes. Where necessary,  
 subject shall reduce the impervious cover to  
 comply with other requirements of this Title.

Building Placement				
Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'

Density	
Planting Unites per Acre	54
Ratio (max)	1.0

**Affordable Units.** Developments  
 may qualify for a density bonus  
 if the development meets the

Within  
 50'-100'  
 Greater than 10'  
**Landscaping**  
**Perimeter Planting Area**  
**Front or Side Street**  
 Quantity and location of  
 street setback must meet  
 Division 23-4E-4 (Landscap  
**Side or Rear**  
 Any Residential Zone or  
 Transect Zone  
 Commercial Zone  
**Building and Parking Lot**  
 Foundation Planting  
 parking aisle front  
 1 story structure  
 Greater than  
**Planting P**  
 See

# Article 10

## Compatibility

### Height - Non-transect Zones

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the...  
 g FAR. Residential units are allowed...  
 n to maximum FAR.

Building Form		
Building Height	Stories (max.)	Overall (max.)
Height	3	40'

#### Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

#### Distance from Lot Line of Triggering Property

#### Allowed Height

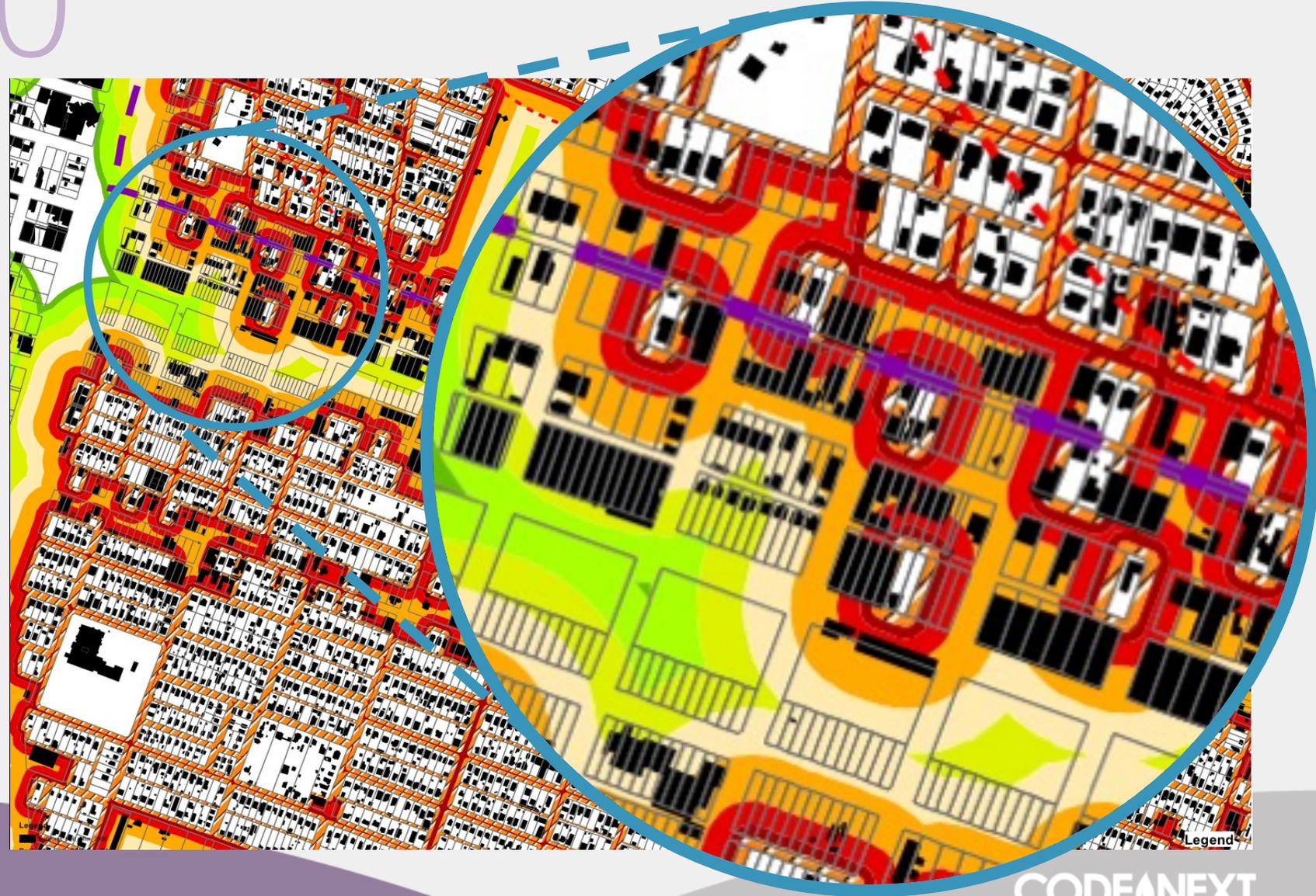
Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
More than 100'	Set by Zone Standards

# Article 10

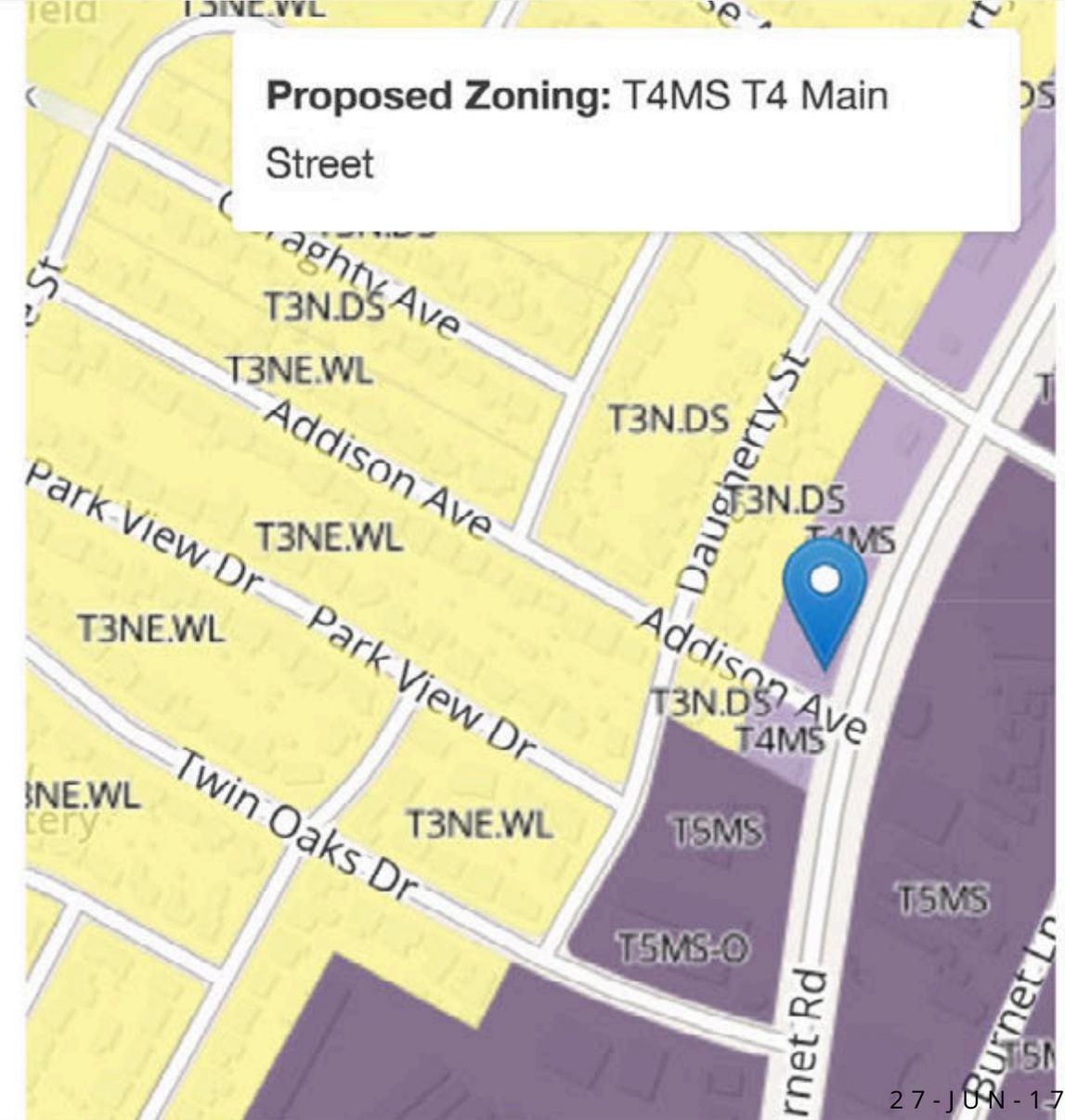
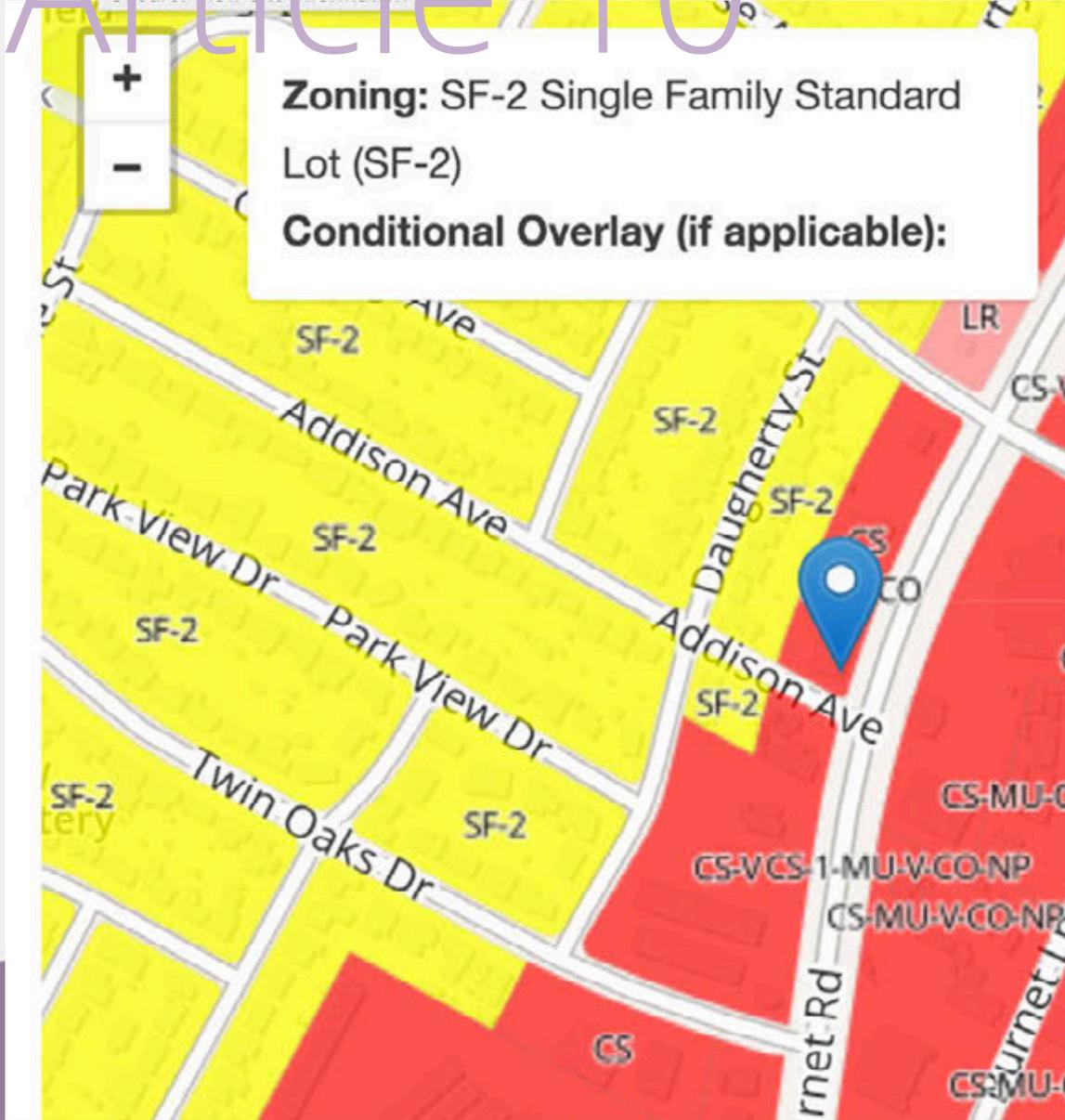
## Compatibility

### Allowed Heights

-  No Structure Allowed
-  30' or 2 Stories
-  40' or 3 Stories
-  Up to 50'
-  Up to 60'
-  Up to 85'
-  Up to 110'
-  Up to 120'

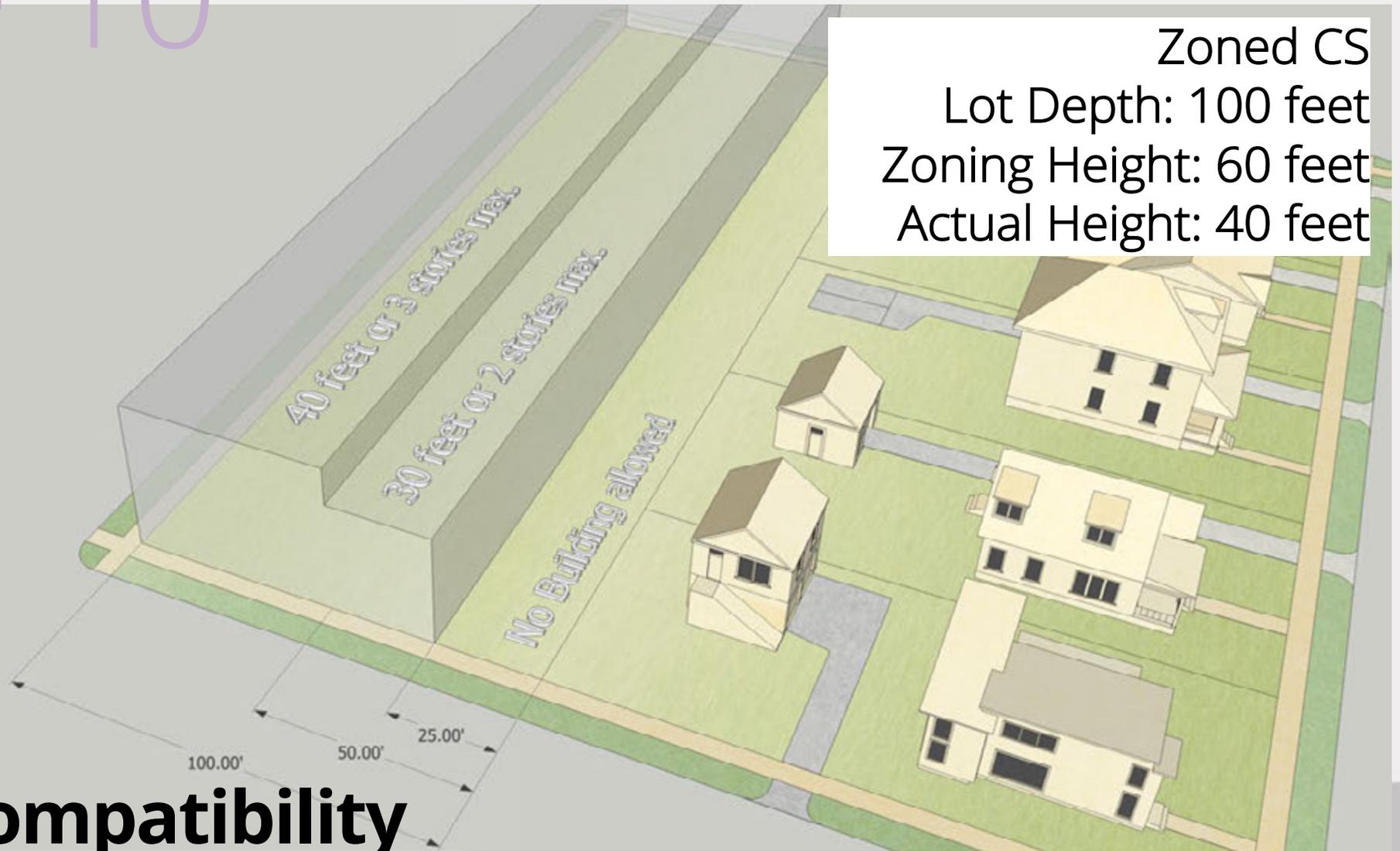


# Article 10



# Article 10

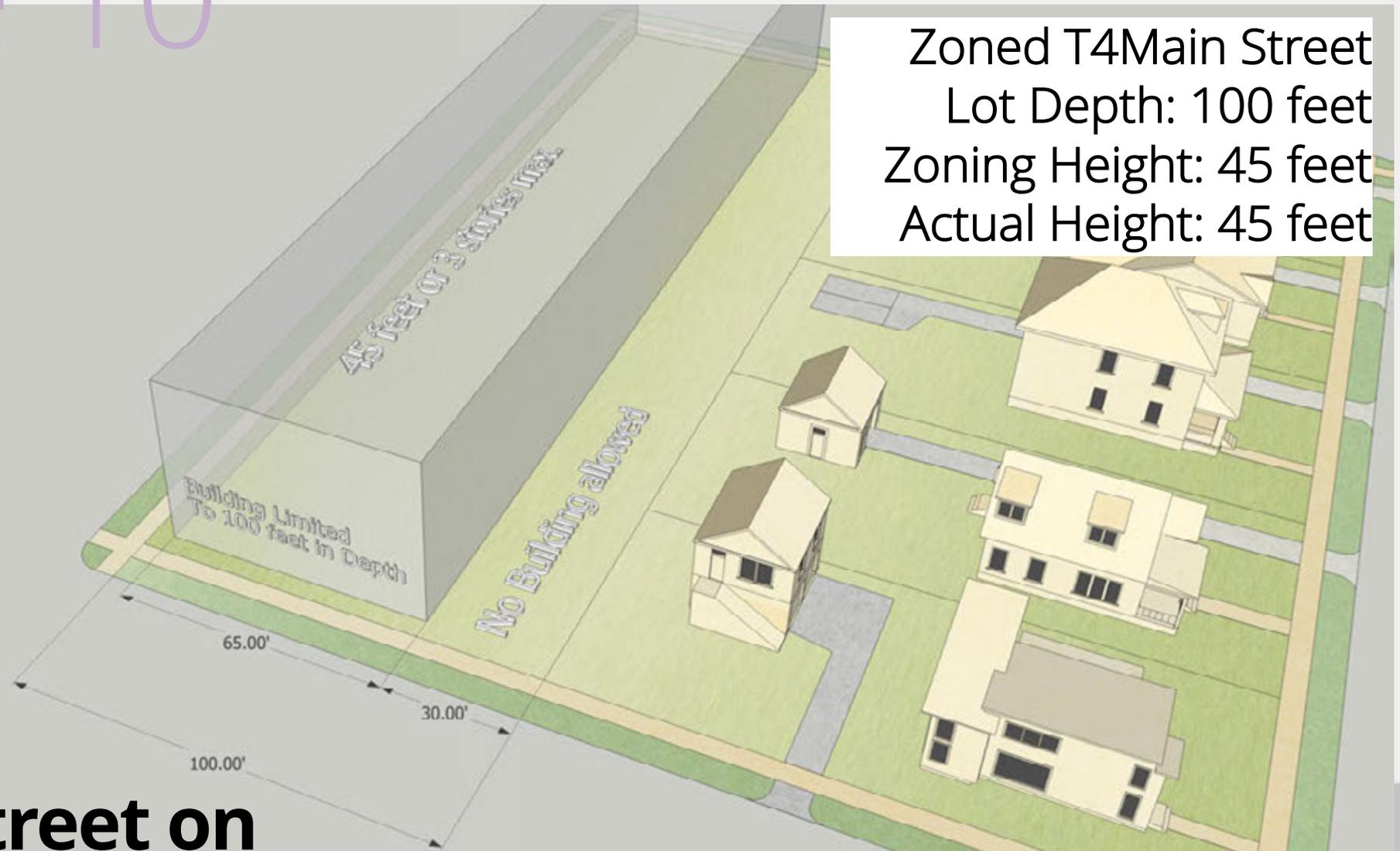
Zoned CS  
Lot Depth: 100 feet  
Zoning Height: 60 feet  
Actual Height: 40 feet



**Existing Compatibility  
on 100 foot deep Lot**

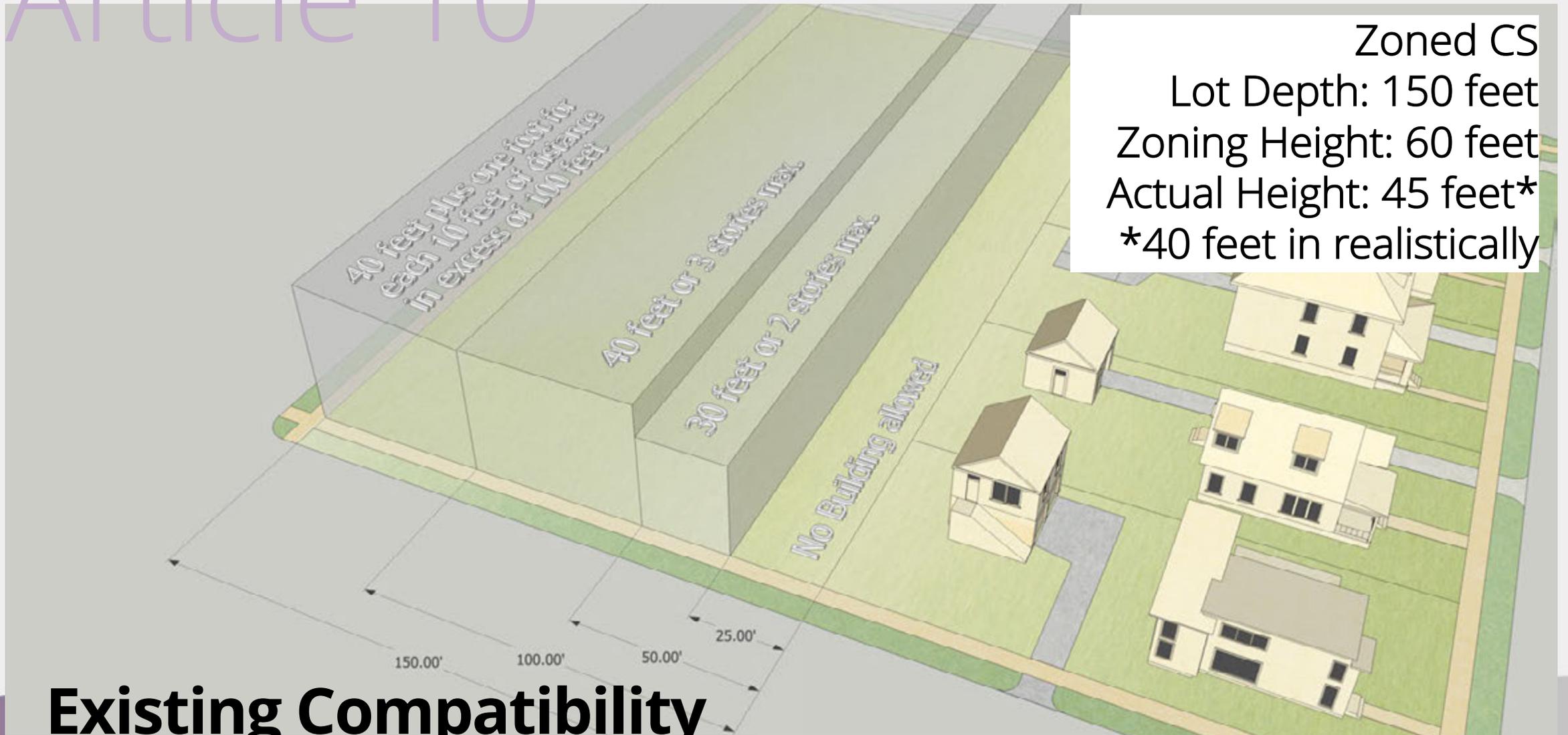
# Article 10

Zoned T4Main Street  
Lot Depth: 100 feet  
Zoning Height: 45 feet  
Actual Height: 45 feet



**T4 Main Street on  
100 foot deep lot**

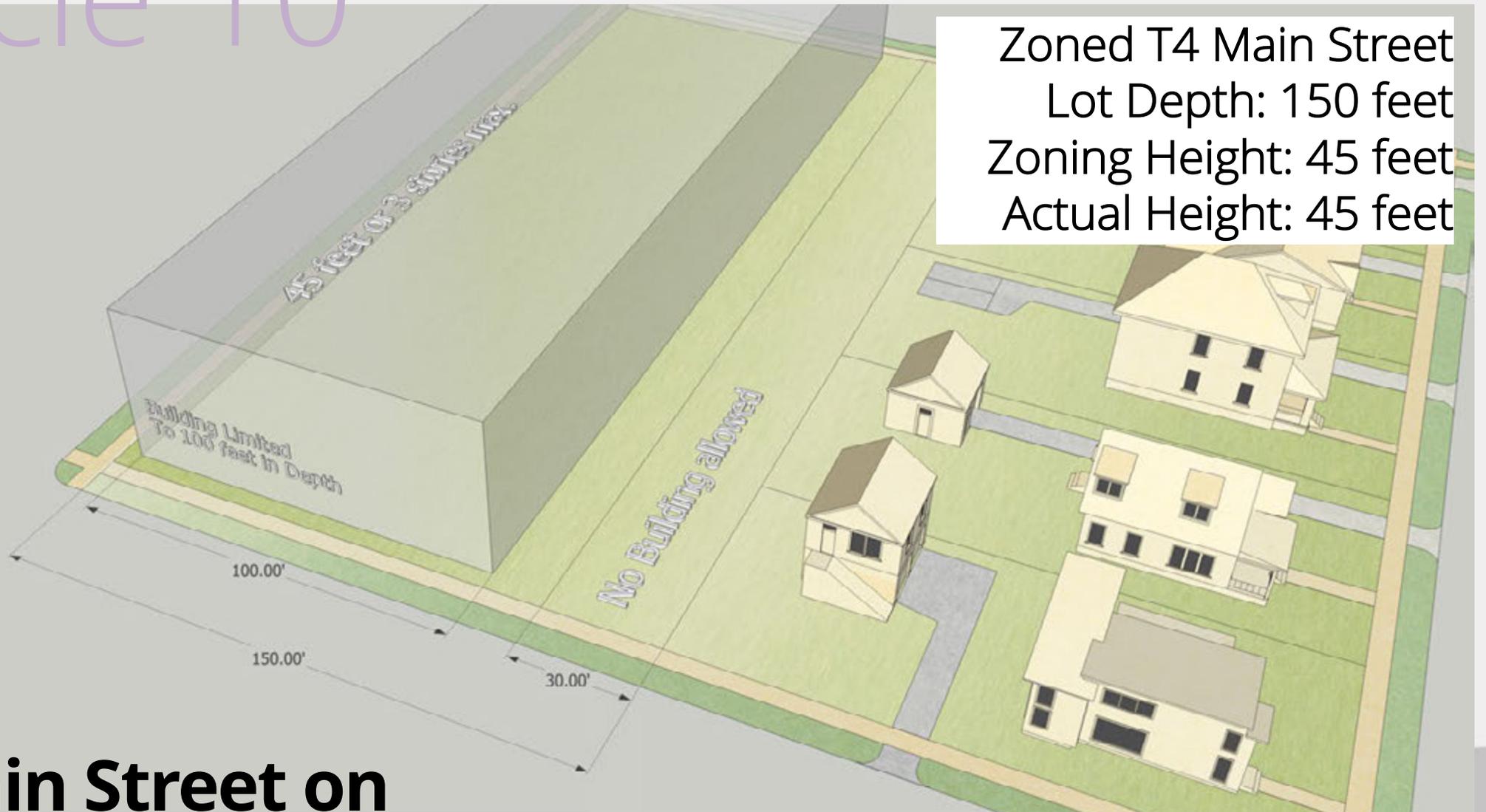
# Article 10



## Existing Compatibility on 150 foot deep Lot

# Article 10

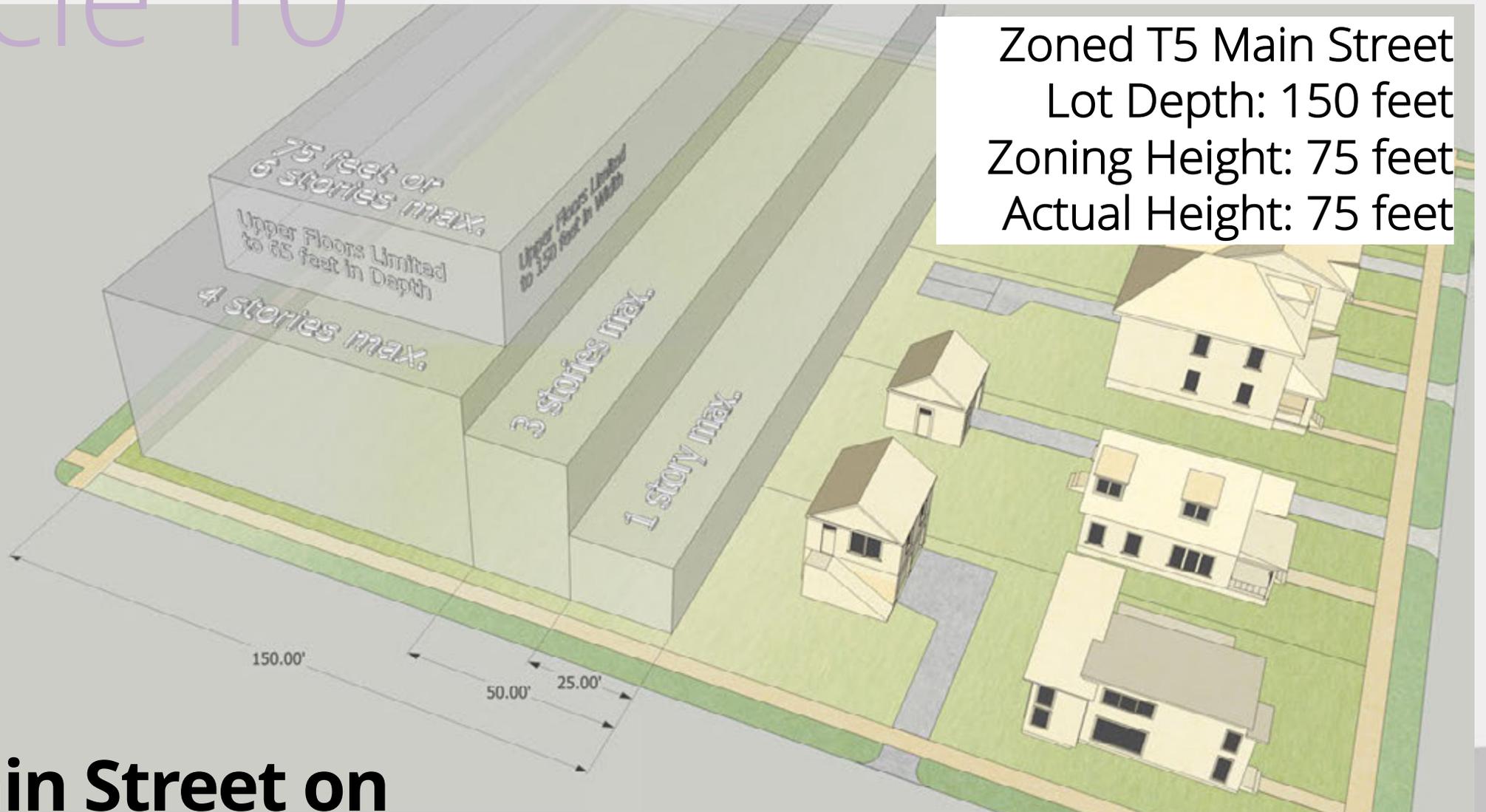
Zoned T4 Main Street  
Lot Depth: 150 feet  
Zoning Height: 45 feet  
Actual Height: 45 feet



**T4 Main Street on  
150 foot deep lot**

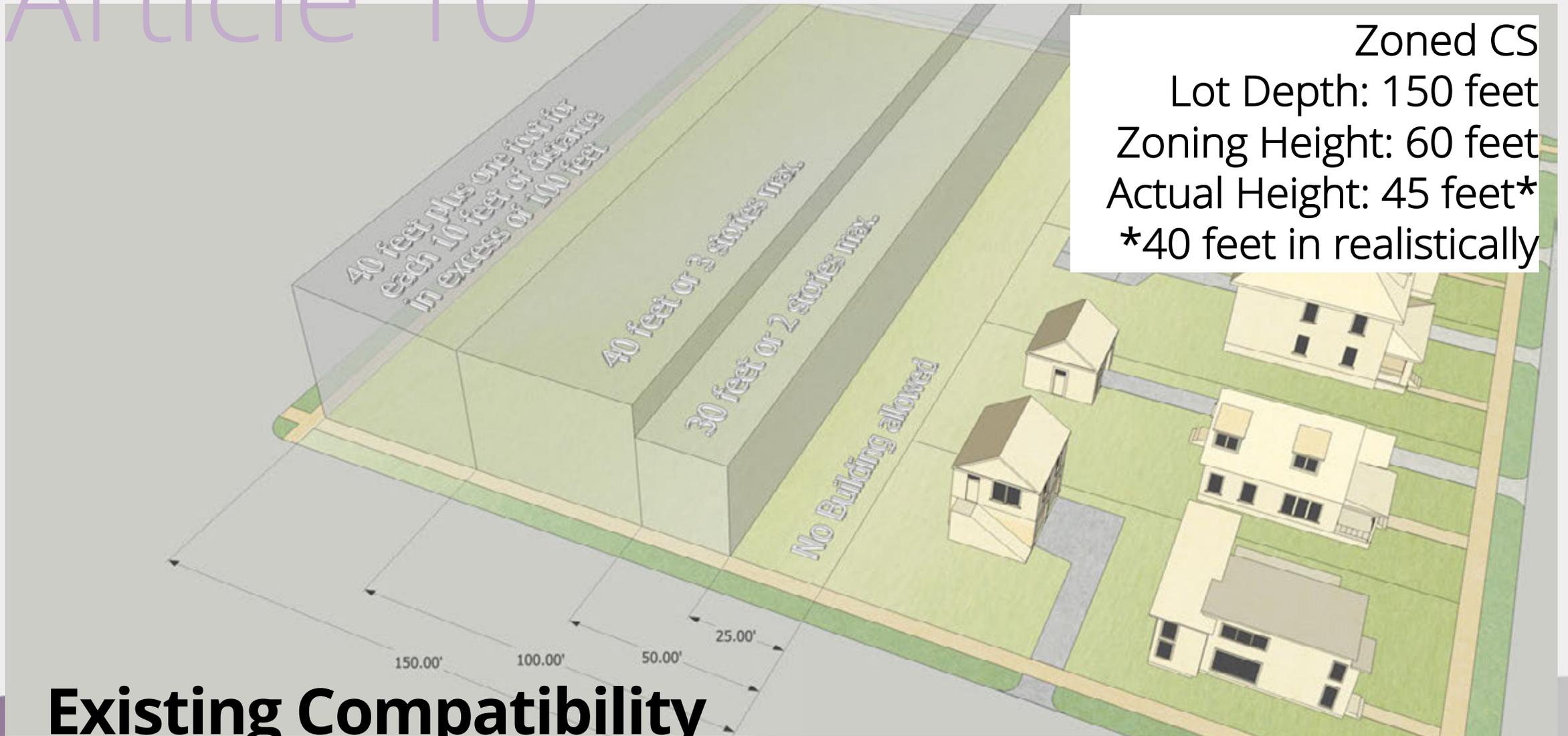
# Article 10

Zoned T5 Main Street  
Lot Depth: 150 feet  
Zoning Height: 75 feet  
Actual Height: 75 feet



**T5 Main Street on  
150 foot deep lot**

# Article 10



Zoned CS  
Lot Depth: 150 feet  
Zoning Height: 60 feet  
Actual Height: 45 feet\*  
\*40 feet in realistically

**Existing Compatibility  
on 150 foot deep Lot**

# SHAPING THE AUSTIN WE IMAGINE

## Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)  
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**CODENEXT**  
27-JUN-17