

AUSTIN LAND DEVELOPMENT CODE

PC Work Session
November 1, 2017

SHAPING THE AUSTIN WE IMAGINE



CODENEXT

1-NOV-17

ACCESSORY DWELLING UNIT



CODE DIAGNOSIS SUMMARY

Top 10 Issues



1

Ineffective Base Zoning Districts



2

Competing Layers of Regulations



3

Complicated "Opt-in, Opt-out" System



4

Lack of Household Affordability and Choice



5

Auto-Centric Code



6

Not Always In Line with Imagine Austin



7

Lack of Usability and Clarity



8

Ineffective Digital Code



9

Code Changes Adversely Affect Department Organization



10

Incomplete and Complicated Administration and Procedures

What does Austin aspire to achieve by allowing Accessory Dwelling Units (ADU's)?



What adopted policies affect ADU's?

- Housing diversity, affordability, aging in place
- Contextual Fit (size, location, parking, etc)



What does D2 carry forward from existing?

- 0.15 FAR/overall size (1100 sq ft max)
- Must fit within impervious cover, building coverage, FAR of the zone, and detached from primary unit
- Height of 30' max (except in certain R zones)
- Short-term rental restrictions
- Occupancy



What does D2 change and how is it better?

- Allowed in front of primary house
- Clarifies existing house may be designated as an ADU if it meets all ADU requirements
- In R zones with additional form controls, height is limited to 22' overall (80' behind front property line)
- No parking required (current code does not require for ADUs w/in ¼ mile of a transit corridor)



**0.15 FAR or
1,100 square feet**
(whichever is smaller)

* within FAR limit of the zone



LOT SIZES

3,500 sf

5,750 sf

7,000 sf

10,000 sf



LIMITS ON ADU'S TODAY (LOTS BETWEEN 5,000 AND 5,999 SF)

22%

**Not Possible to
Build or < 400 sf
ADU**

31%

**400 to 799 sf
ADU**

47%

**800-899 sf
ADU**

0%

**900-1100 sf
ADU**

***Not possible due to
0.15 FAR Limit**

*based on existing FAR on R2-R4 lots



A CONTEXT-BASED APPROACH FOR DEFINING ADU SIZE LIMITS

Lot Size Square Feet	$\leq 3,500$	3,501 – 5,750	5,751 – 7,000	$> 7,000$
ADU Size Square Feet Maximum	No ADU	850	975	1,100



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

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Review and comment on the draft code
<https://codenext.civiccomment.org/>

Review and comment on the map
<http://codenext.engagingplans.org/>

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