

PC Work Session November 1, 2017

SHAPING THE AUSTIN WE IMAGINE



# ACCESSORY DWELLING UNIT



**CODE** NEXT

#### CODE DIAGNOSIS SUMMARY

# Top 10 Issues



**Ineffective Base Zoning Districts** 



Competing Layers of Regulations



Complicated "Opt-in, Opt-out" System



Lack of Household Affordability and Choice



**Auto-Centric Code** 



Not Always In Line with Imagine Austin



Lack of Usability and Clarity



Ineffective Digital Code



Code Changes Adversely Affect Department Organization



**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



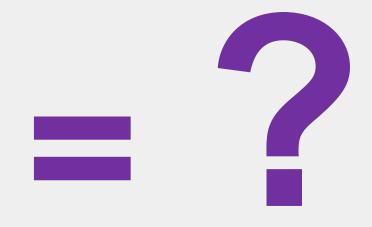
#### What does D2 change and how is it better?

- 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)

# ADU SIZE: EXISTING METHOD ACCESSORY DWELLING UNIT I

**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

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

31% 47% 0%

400 to 799 sf ADU

800-899 sf ADU

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

≤ 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

codenext@austintexas.gov

Review and comment on the draft code <a href="https://codenext.civicomment.org/">https://codenext.civicomment.org/</a>

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

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