

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

PC/ZAP  
3D Massing

June 27, 2017

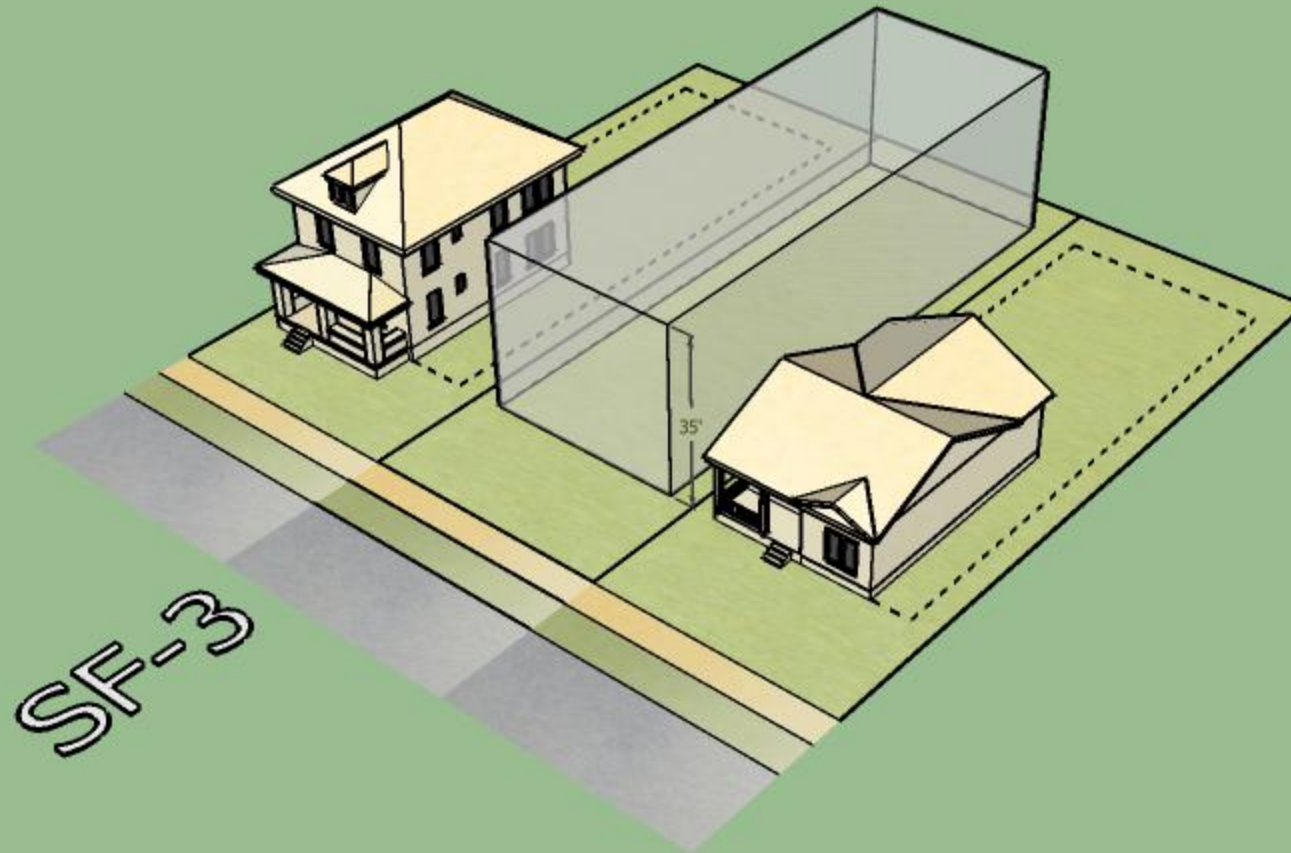


**CODENEXT**

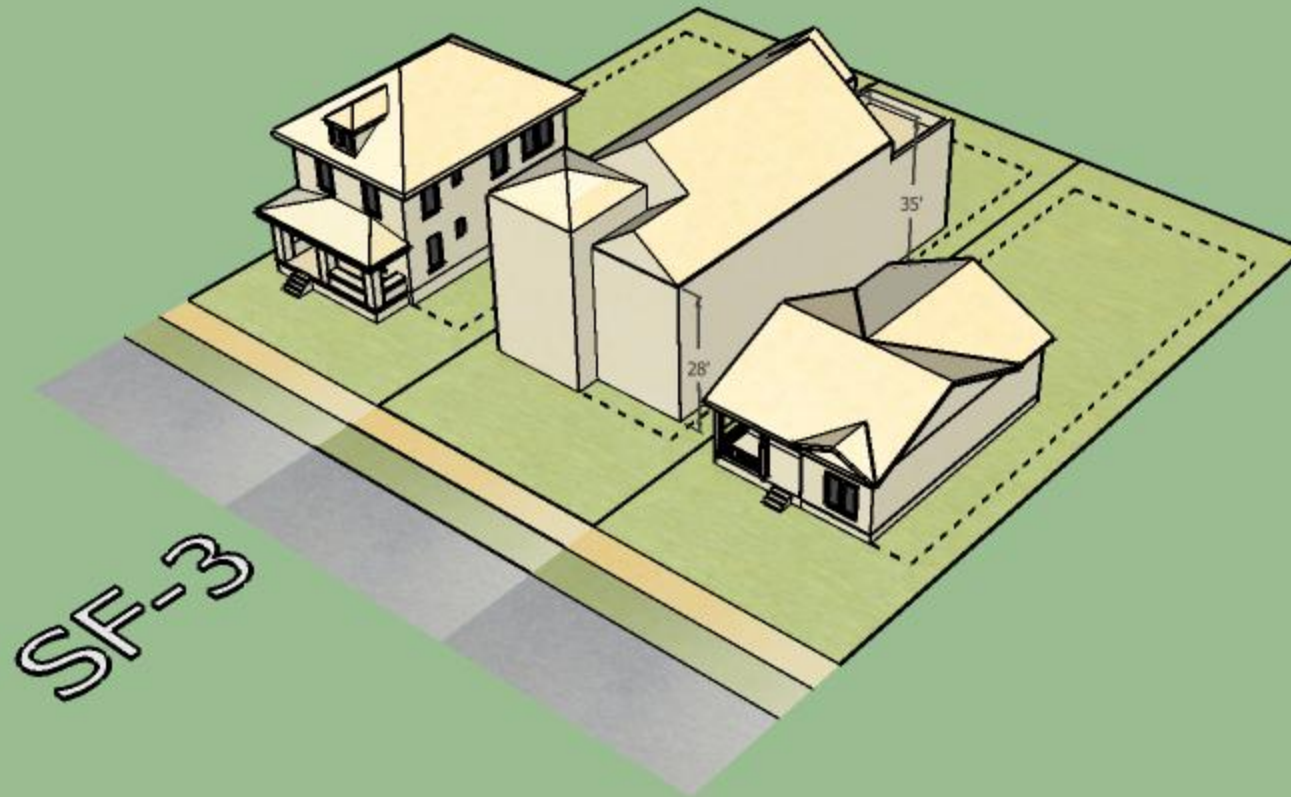
27-JUN-17

# SF-3

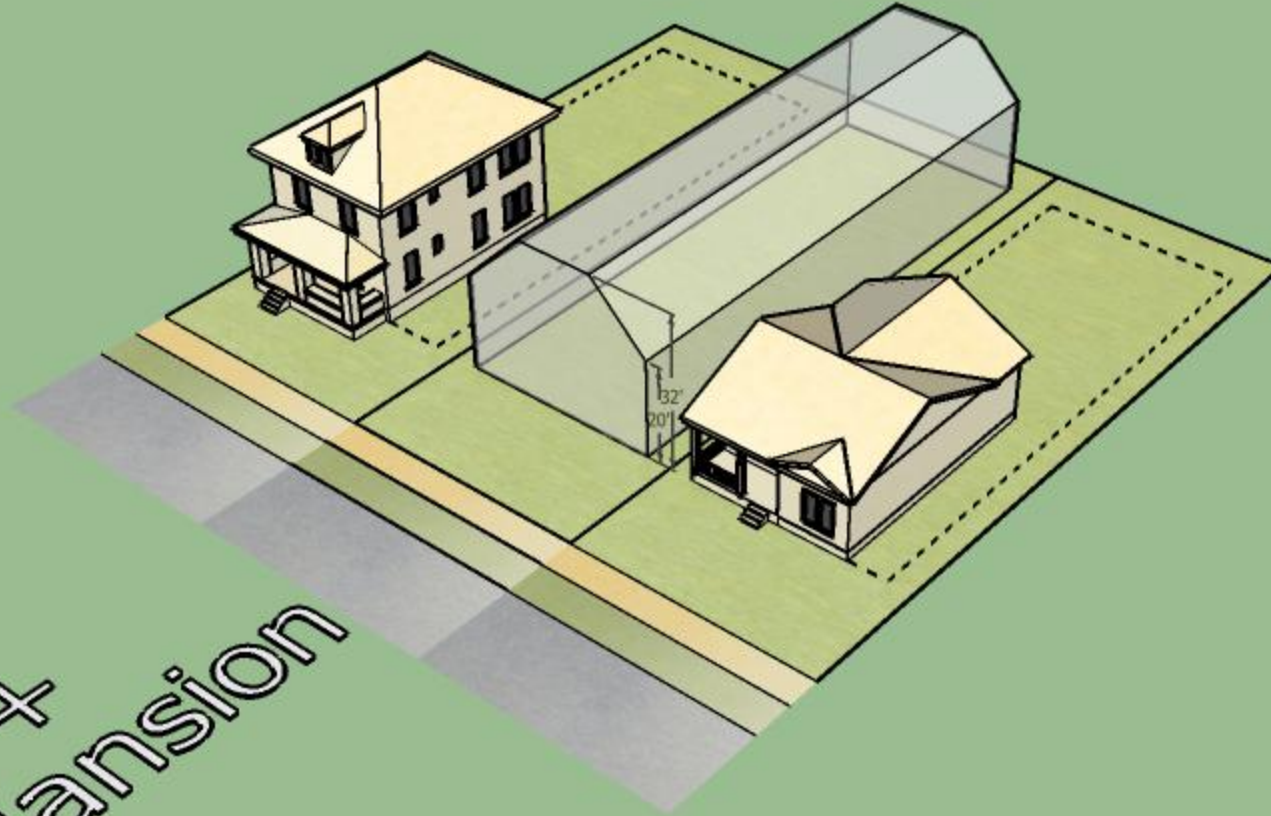




# Building Envelope Existing SF-3 without McMansion

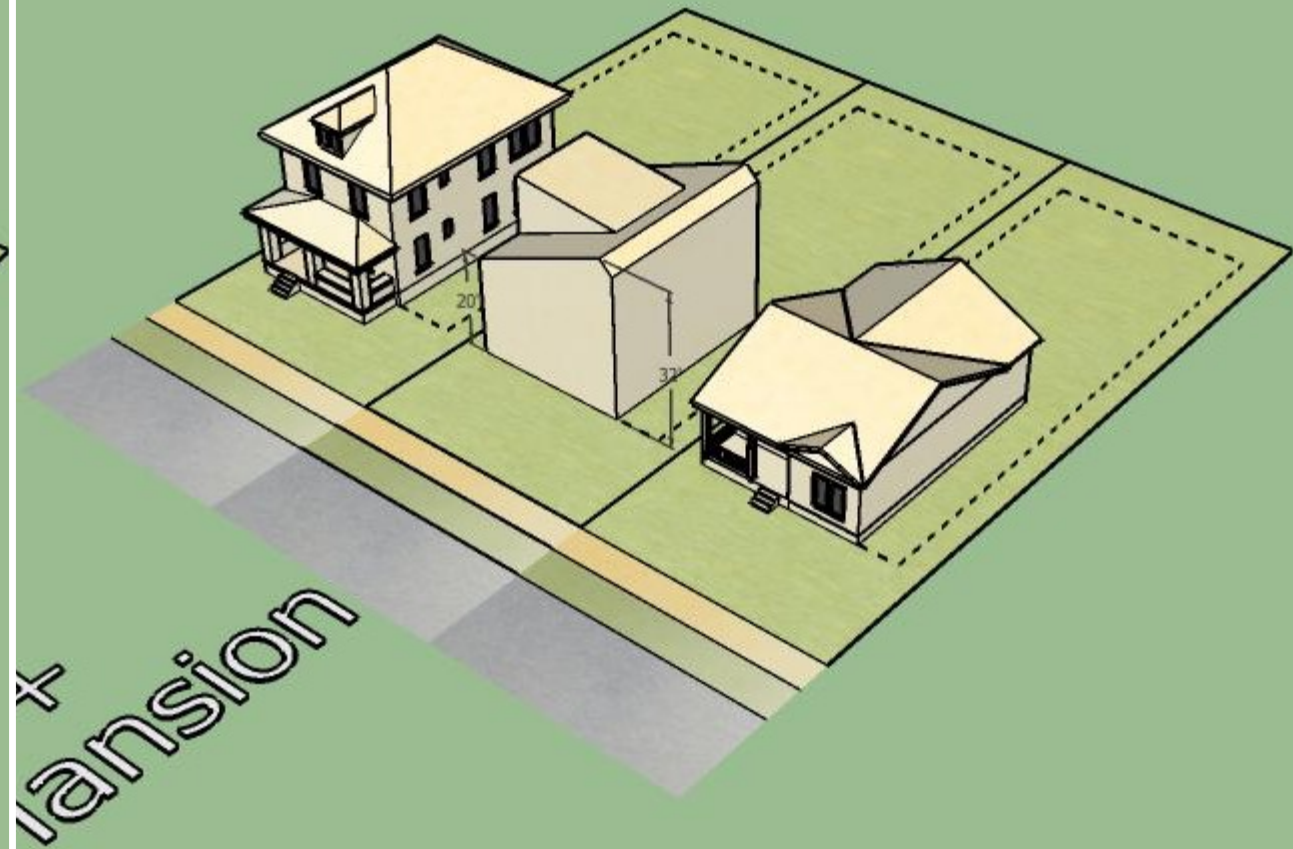
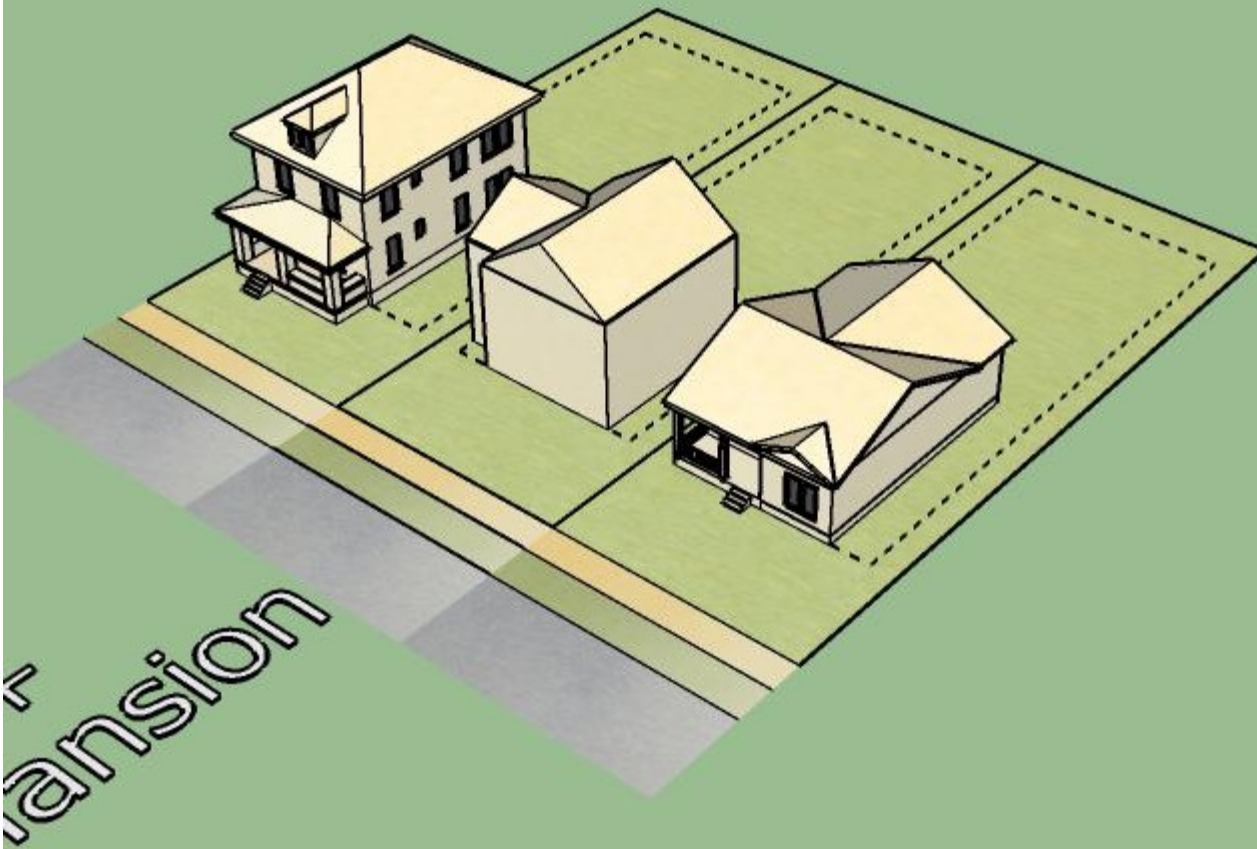


# Massing Existing SF-3 without McMansion

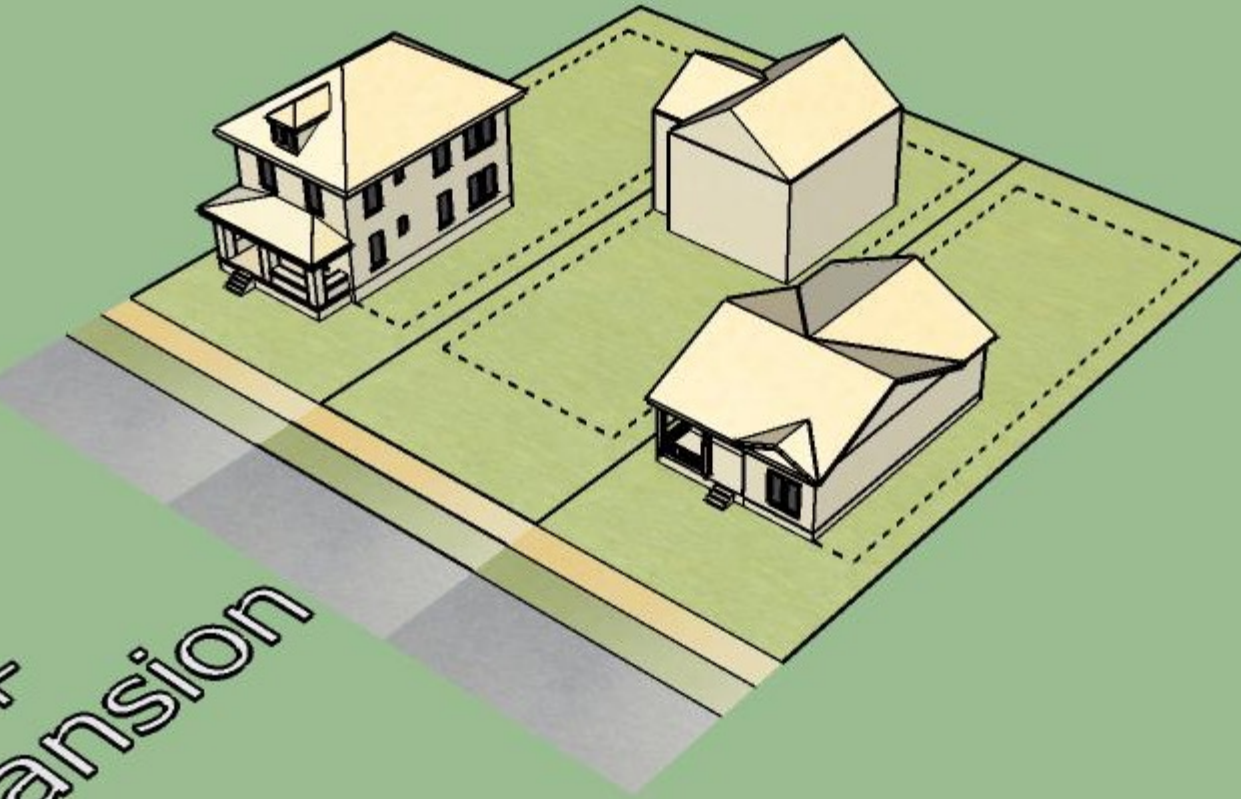


SF-3 +  
McMansion

# Building Envelope Existing SF-3 with McMansion



**Massing Existing SF-3  
with McMansion**



# Massing Existing SF-3 with McMansion

# Subchapter F

## Residential Design and Compatibility Standards

*purpose: compatibility within neighborhoods*

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

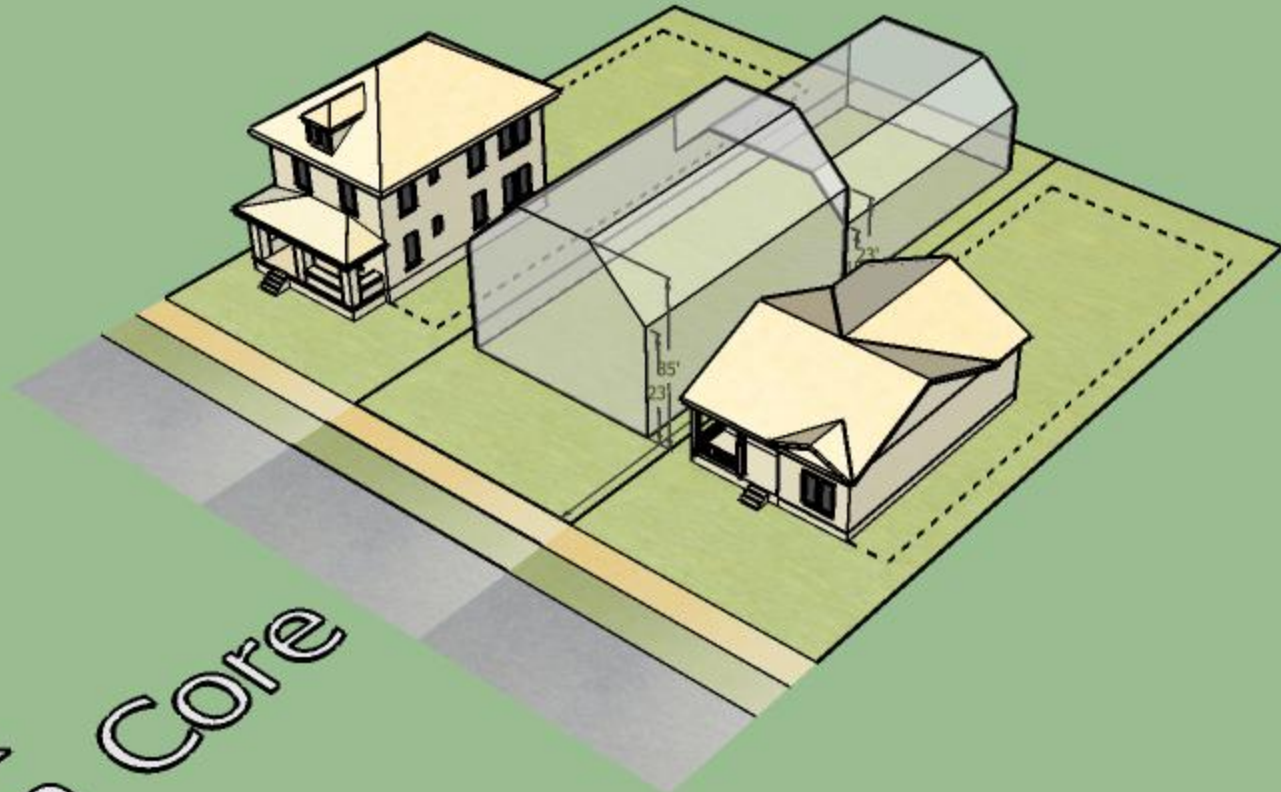
**Height on Sloping Sites** – *nuanced height standards for sites with slope*

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

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

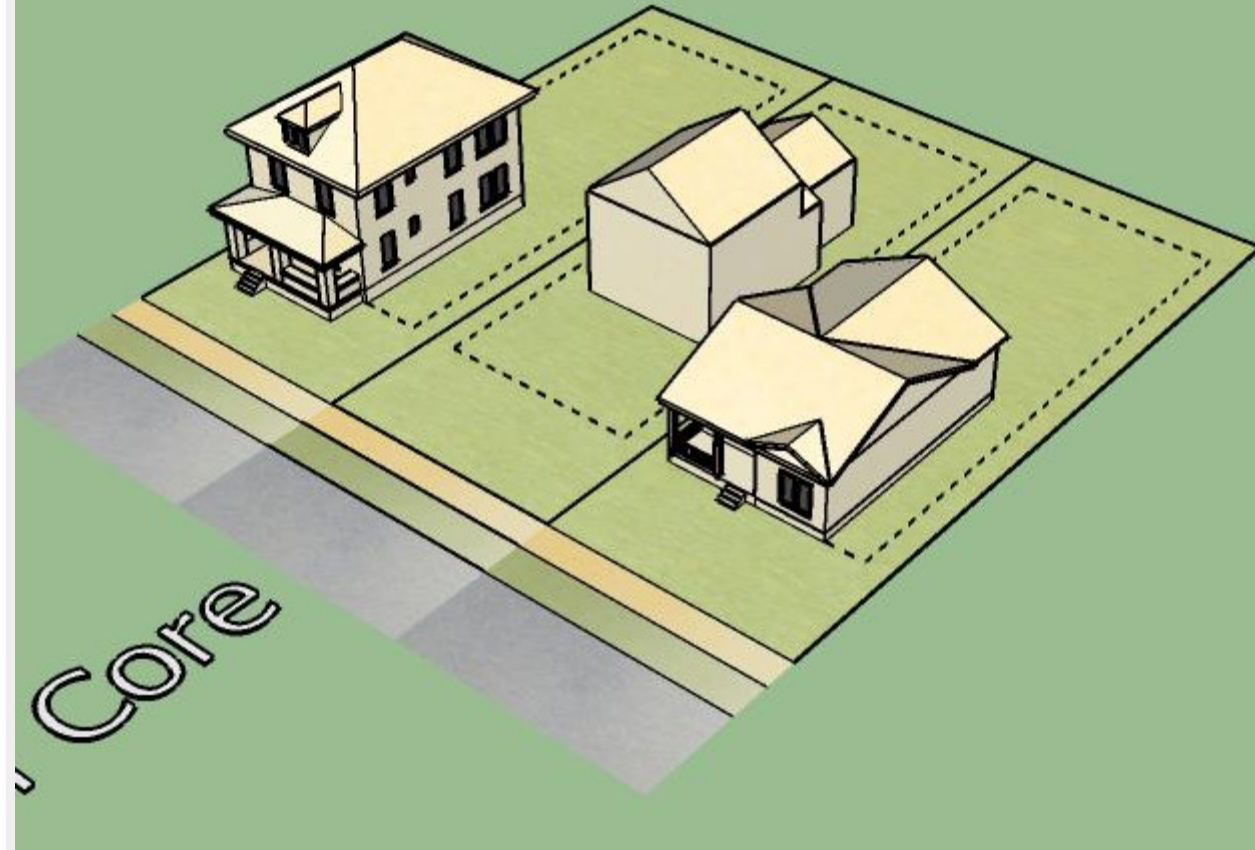
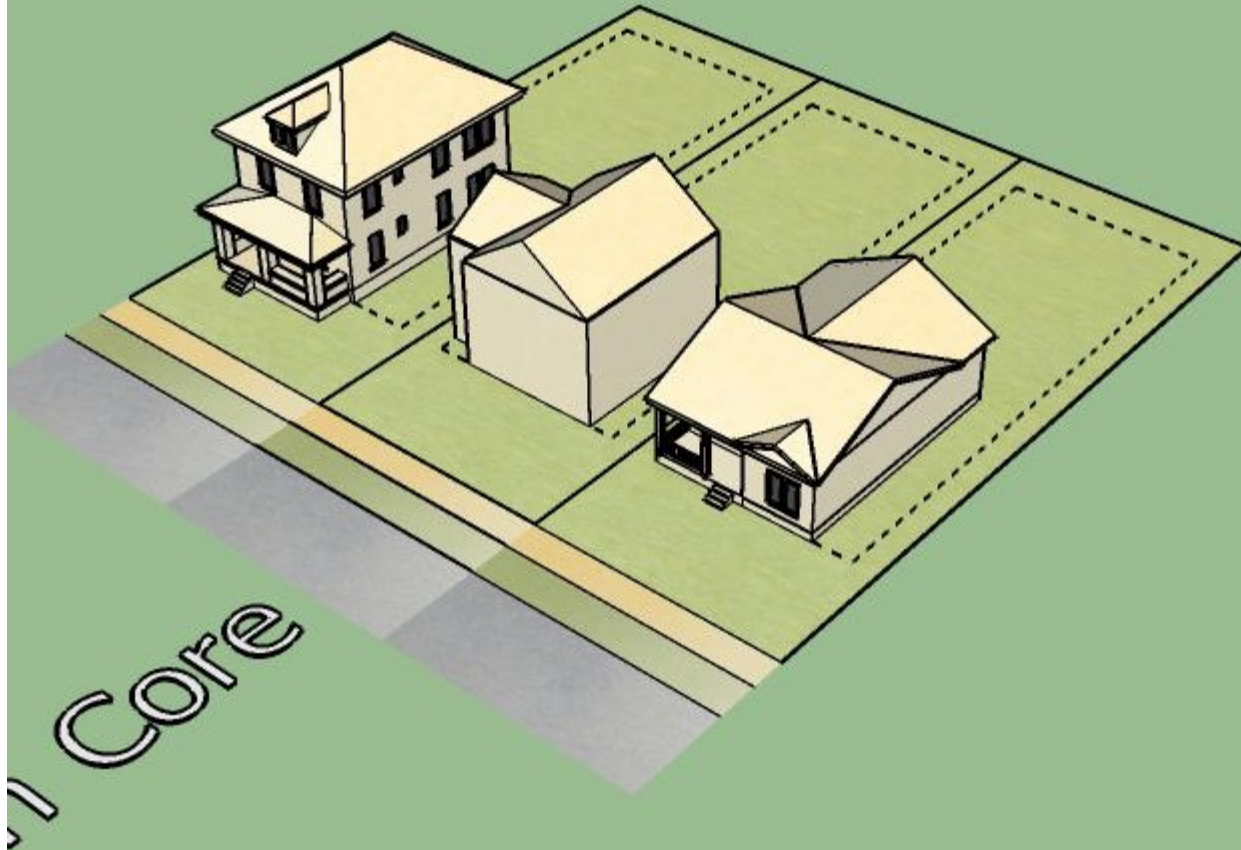
**Side Wall Articulation** – standards for side wall length





LMDR  
Urban Core

# Building Envelope Proposed LMDR in Urban Core

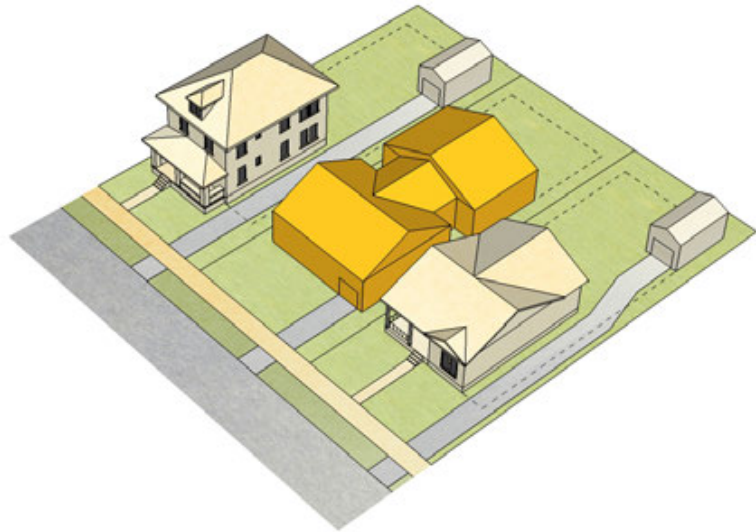


# Massing Proposed LMDR in Urban Core

# LMDR – URBAN CORE



# DETACHED HOUSE – ONE STORY ON 50 X 140 LOT



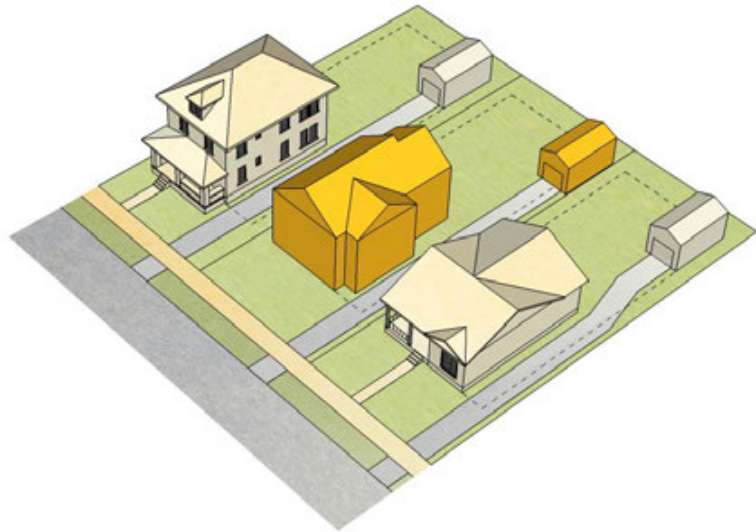
LMDR – Urban Core	House (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	2,536*	2,800
Floor Area Ratio	0.36	0.40
Building Coverage	40%	40% max.
Impervious Coverage	43%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2

# DETACHED HOUSE – ONE STORY ON 50 X 140 LOT WITH ALLEY



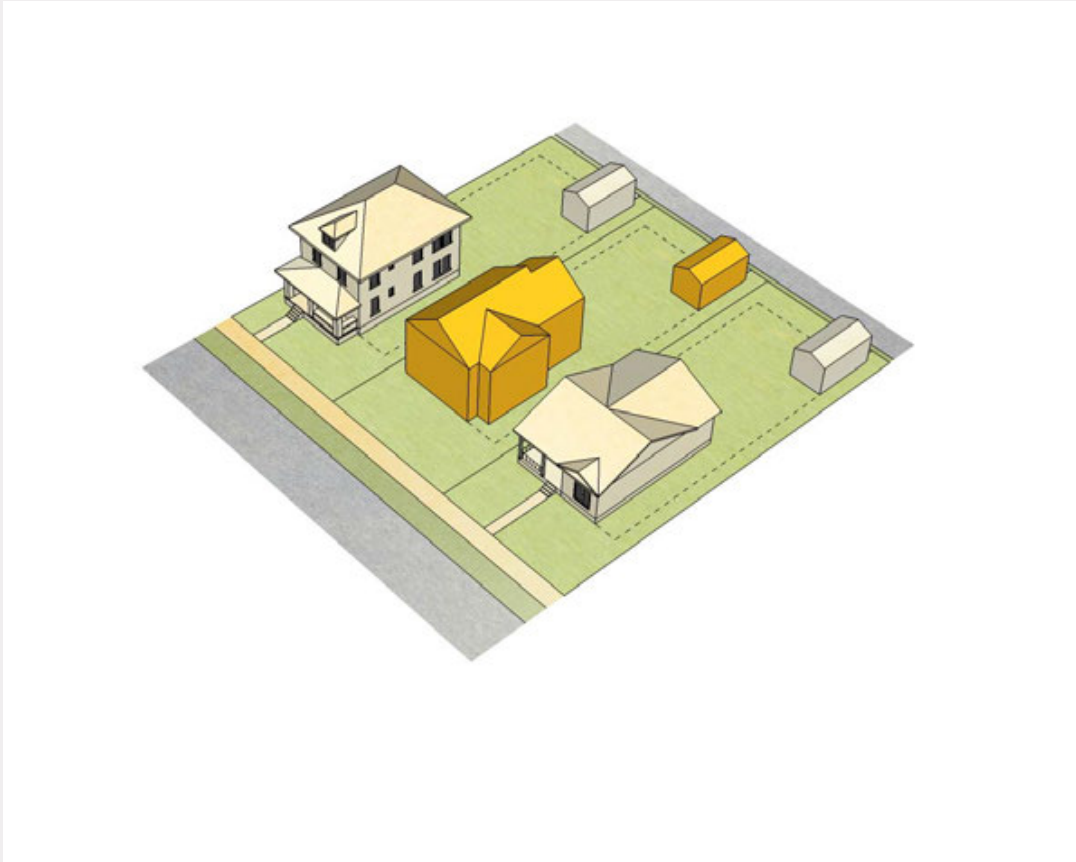
LMDR – Urban Core	House – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	2,536*	2,800
Floor Area Ratio	0.36	0.40
Building Coverage	40%	40% max.
Impervious Coverage	41%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2

# HOUSE - TWO STORY ON 50 X 140 LOT



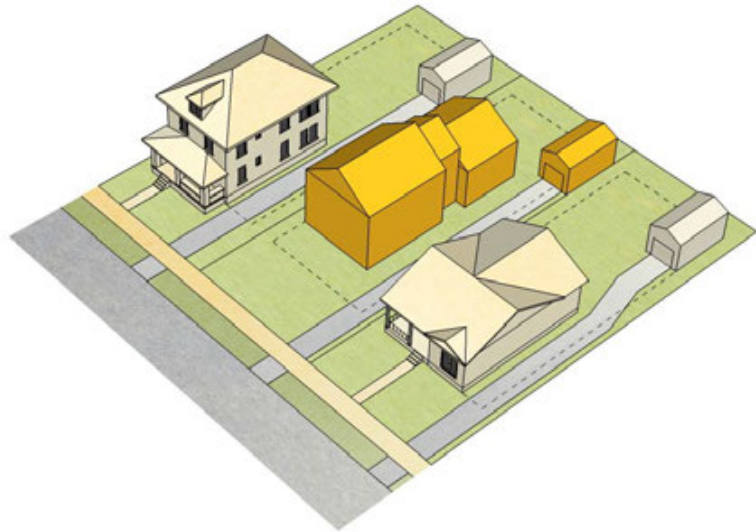
LMDR – Urban Core	House (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	2,800*	2,800
Floor Area Ratio	0.40	0.40
Building Coverage	20%	40% max.
Impervious Coverage	32%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2

# HOUSE - TWO STORY ON 50 X 140 LOT ON ALLEY



LMDR – Urban Core	House (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	2,800*	2,800
Floor Area Ratio	0.40	0.40
Building Coverage	20%	40% max.
Impervious Coverage	24%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2

# HOUSE -TWO STORY ON 50 X 140 LOT



LMDR – Urban Core	House (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	2,800*	2,800
Floor Area Ratio	0.40	0.40
Building Coverage	28%	40% max.
Impervious Coverage	41%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2



# LMDR SUMMARY

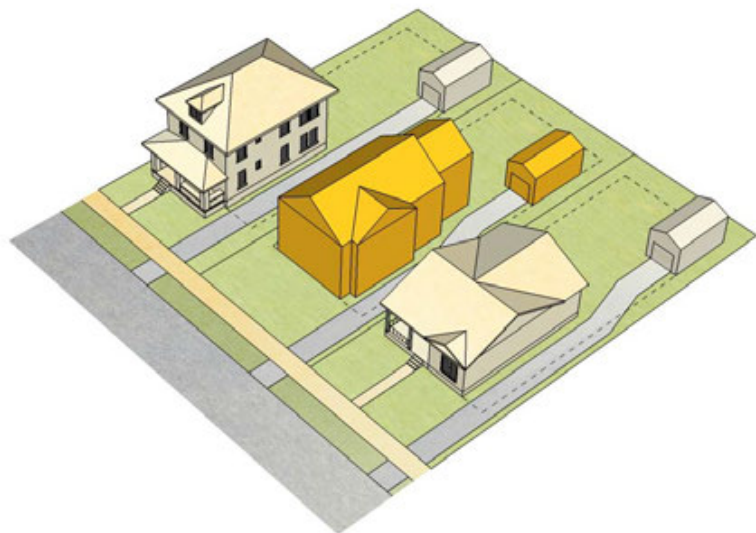


	Detach. House (1s)	Detach. House (1s) Alley	Detach. House (2s)	Detach. House (2s) Alley	Detach. House (2s) Back of Lot
Lot Size	7,000	7,000	7,000	7,000	7,000
Building Square Footage	2,536*	2,536*	2,800*	2,800*	2,800**
Floor Area Ratio	0.36	0.36	0.40	0.40	0.40
Building Coverage	40%	40%	20%	20%	28%
Impervious Coverage	43%	41%	32%	24%	41%
Units	1	1	1	1	1

# T3 NEIGHBORHOOD DEEP SETBACK

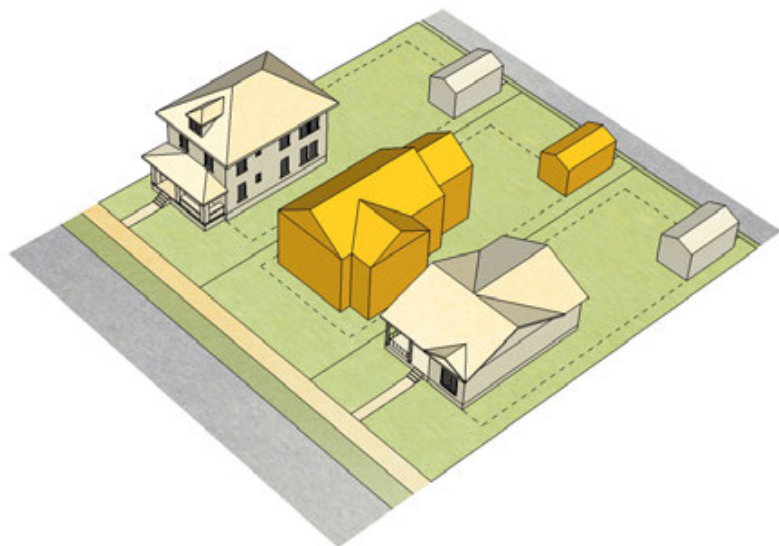


# SMALL HOUSE ON 50 X 140 LOT



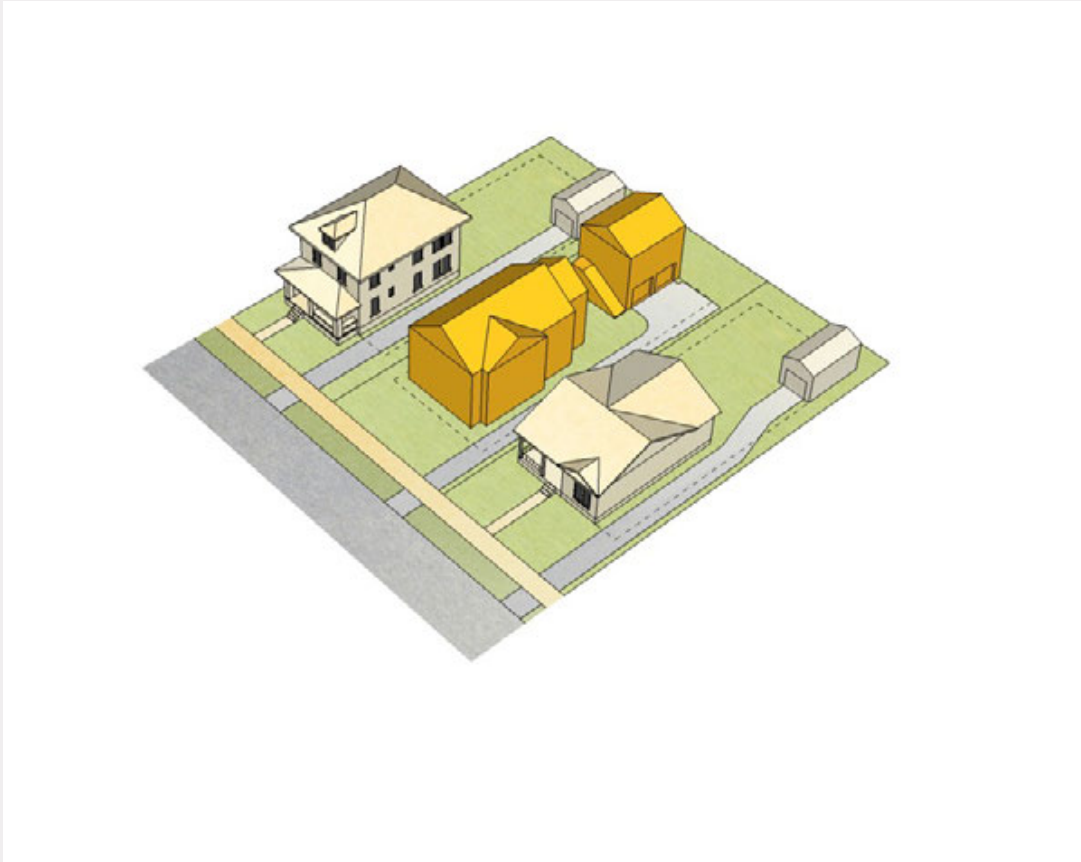
T3N.DS	Small House (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	3,112*	2,800
Floor Area Ratio	0.44	0.40
Building Coverage	26%	40% max.
Impervious Coverage	37%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2

# SMALL HOUSE ON 50 X 140 LOT WITH ALLEY



T3N.DS	Small House – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	3,376*	2,800
Floor Area Ratio	0.48	0.40
Building Coverage	28%	40% max.
Impervious Coverage	29%	45% max.
Required Parking	1 per unit	2 per unit
Units	1	2

# SMALL HOUSE WITH ADU ON 50 X 140 LOT



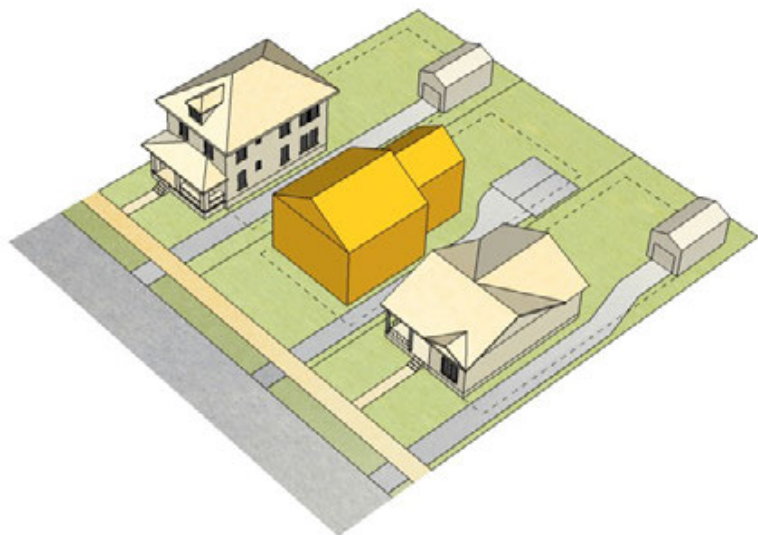
T3N.DS	Small House + ADU (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	3,922*	2,800
Floor Area Ratio	0.56	0.40
Building Coverage	30%	40% max.
Impervious Coverage	45%	45% max.
Required Parking	1 per unit	2 per unit
Units	2	2

# SMALL HOUSE WITH ADU ON 50 X 140 LOT WITH ALLEY



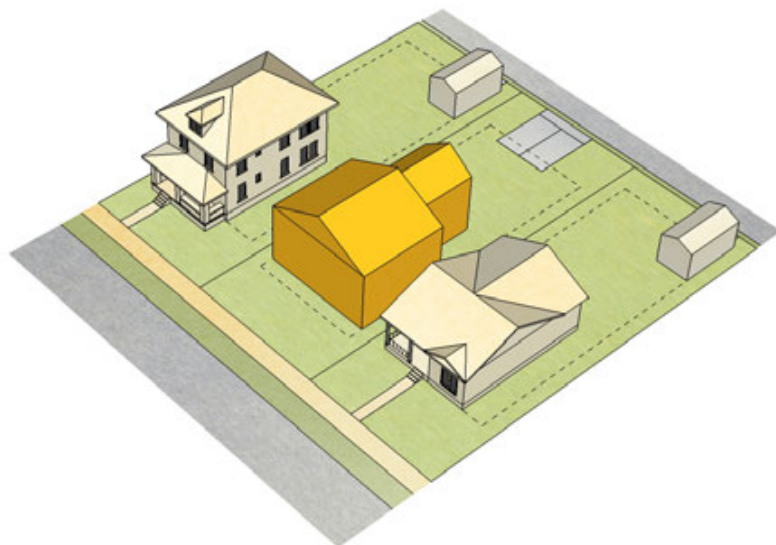
T3N.DS	Small House + ADU – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	4,587*	2,800
Floor Area Ratio	0.66	0.40
Building Coverage	35%	40% max.
Impervious Coverage	36%	45% max.
Required Parking	1 per unit	2 per unit
Units	2	2

# DUPLEX: SIDE-BY-SIDE ON 50 X 140 LOT



T3N.DS	Duplex: Side-by-side (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	3,024*	2,800 max.
Floor Area Ratio	0.43	0.40 max.
Building Coverage	22%	40% max.
Impervious Coverage	39%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	2	2

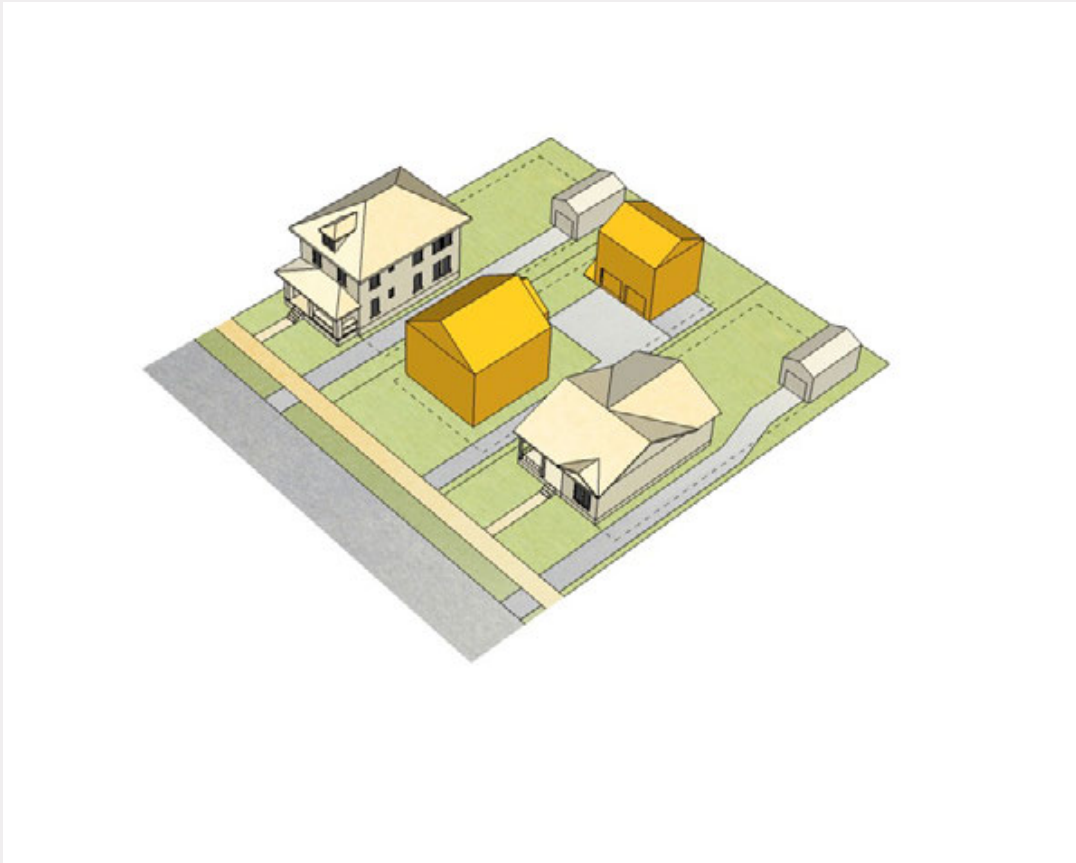
# DUPLEX : SIDE-BY-SIDE ON 50 X 140 LOT WITH ALLEY



T3N.DS	Duplex: Side-by-side – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	3,440*	2,800 max.
Floor Area Ratio	0.49	0.40 max.
Building Coverage	25%	40% max.
Impervious Coverage	31%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	2	2

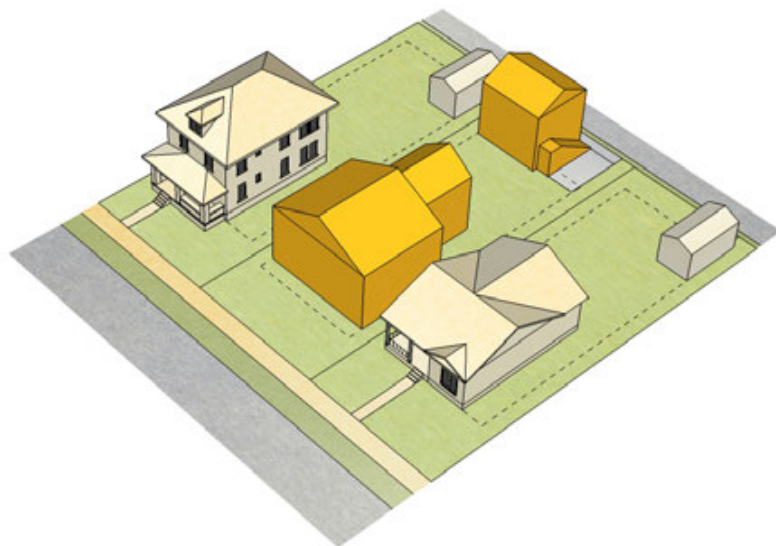


# DUPLEX : SIDE-BY-SIDE WITH ADU ON 50 X 140 LOT



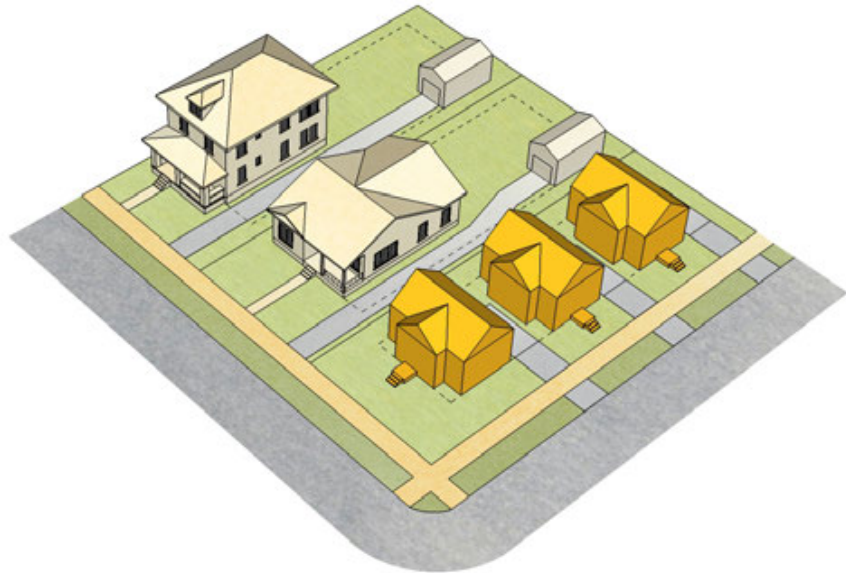
T3N.DS	Duplex: Side-by-side + ADU (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	2,426*	2,800 max.
Floor Area Ratio	0.35	0.40 max.
Building Coverage	24%	40% max.
Impervious Coverage	45%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	3	2

# DUPLEX WITH ADU : SIDE-BY-SIDE ON 50 X 140 LOT WITH ALLEY



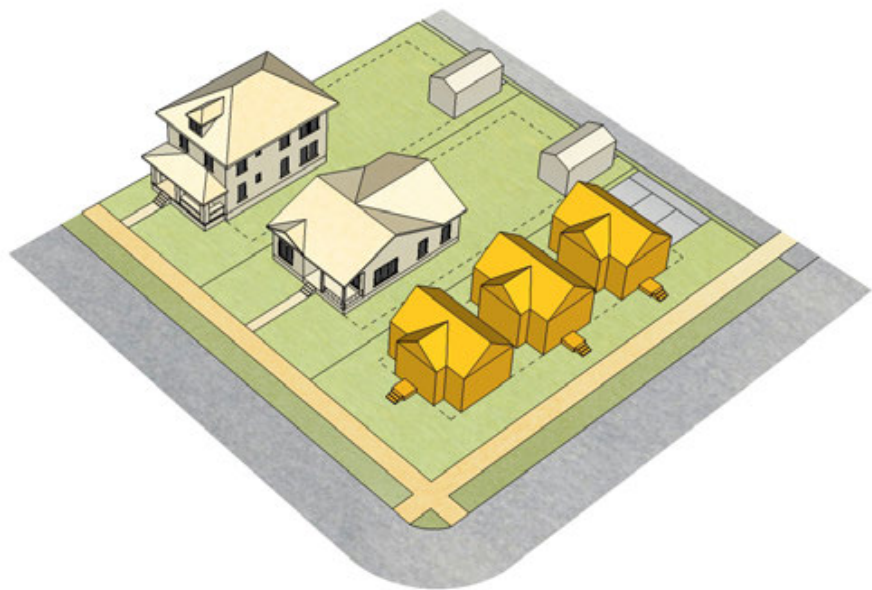
T3N.DS	Duplex: Side-by-side + ADU – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	3,979*	2,800 max.
Floor Area Ratio	0.57	0.40 max.
Building Coverage	34%	40% max.
Impervious Coverage	39%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	3	2

# COTTAGE CORNER ON 50 X 140 LOT



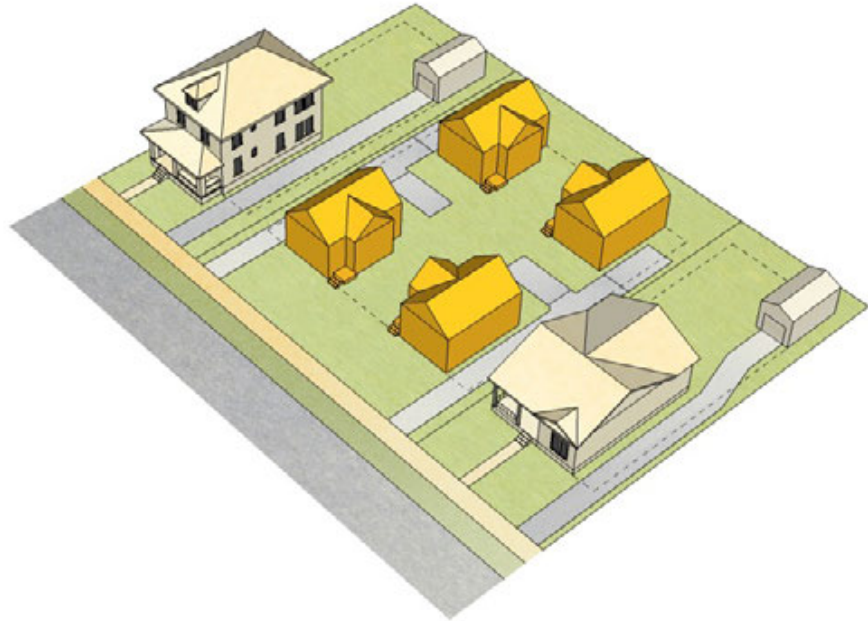
T3N.DS	Cottage Corner (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	1,992*	2,800 max.
Floor Area Ratio	0.28	0.40 max.
Building Coverage	30%	40% max.
Impervious Coverage	44%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	3	2

# COTTAGE CORNER ON 50 X 140 LOT WITH ALLEY



T3N.DS	Cottage Corner – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	7,000	7,000
Building Square Footage	1,992*	2,800 max.
Floor Area Ratio	0.28	0.40 max.
Building Coverage	29%	40% max.
Impervious Coverage	41%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	3	2

# COTTAGE COURT ON 100 X 140 LOT



T3N.DS	Cottage Court (as modeled)	SF-3 (max. allowed)
Lot Size	14,000	14,000
Building Square Footage	2,656*	5,600 max.
Floor Area Ratio	0.19	0.40 max.
Building Coverage	20%	40% max.
Impervious Coverage	39%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	4	2

# COTTAGE COURT ON 100 X 140 LOT WITH ALLEY



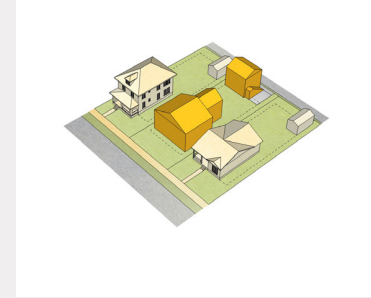
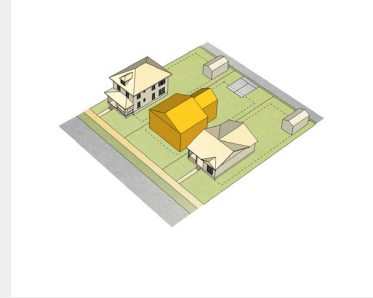
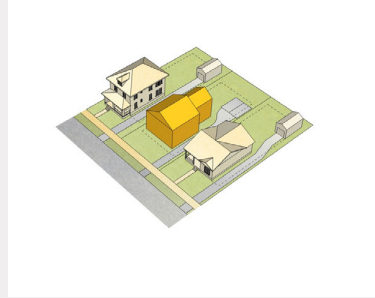
T3N.DS	Cottage Court – Alley (as modeled)	SF-3 (max. allowed)
Lot Size	14,000	14,000
Building Square Footage	3,696*	5,600 max.
Floor Area Ratio	0.26	0.40 max.
Building Coverage	26%	40% max.
Impervious Coverage	39%	45% max.
Required Parking	1 per unit	2 per unit min.
Units	6	2

# T3N.DS SUMMARY – SMALL HOUSE



	Small House	Small House (Alley)	Small House + ADU	Small House + ADU (Alley)
Lot Size	7,000	7,000	7,000	7,000
Building Square Footage	3,112*	3,376*	3,922*	4,587*
Floor Area Ratio	0.44	0.48	0.56	0.66
Building Coverage	26%	28%	30%	35%
Impervious Coverage	37%	29%	45%	36%
Units	1	1	2	2

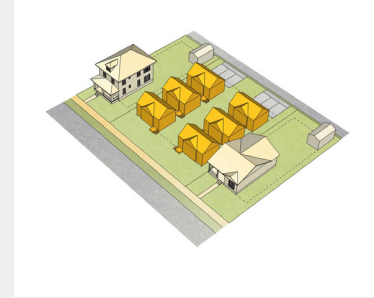
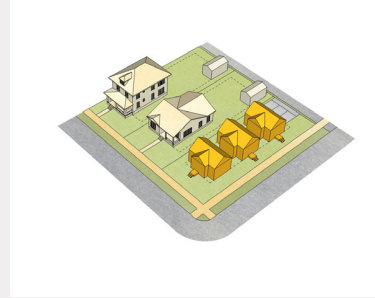
# T3N.DS SUMMARY – DUPLEX



	Duplex: Side-by-side	Duplex: Side-by-side (Alley)	Duplex: Side-by-side + ADU	Duplex: Side-by-side + ADU (Alley)
Lot Size	7,000	7,000	7,000	7,000
Building Square Footage	3,024*	3,440*	2,426*	3,979*
Floor Area Ratio	0.43	0.49	0.35	0.57
Building Coverage	22%	25%	24%	34%
Impervious Coverage	39%	31%	45%	39%
Units	2	2	3	3



# T3N.DS SUMMARY – COTTAGE TYPES



	Cottage Corner	Cottage Corner (Alley)	Cottage Court	Cottage Court (Alley)
Lot Size	7,000	7,000	7,000	7,000
Building Square Footage	1,992*	1,992*	2,656*	3,696*
Floor Area Ratio	0.28	0.28	0.19	0.26
Building Coverage	30%	29%	20%	26%
Impervious Coverage	44%	41%	39%	39%
Units	3	3	4	6

# T4 NEIGHBORHOOD DEEP SETBACK



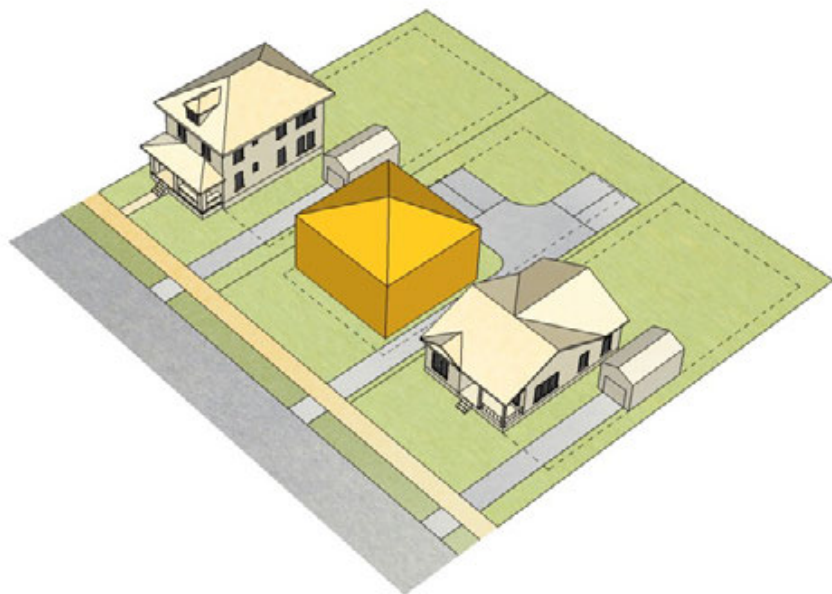
# HOUSE SCALE, MULTIPLE UNITS



## HOUSE FORM

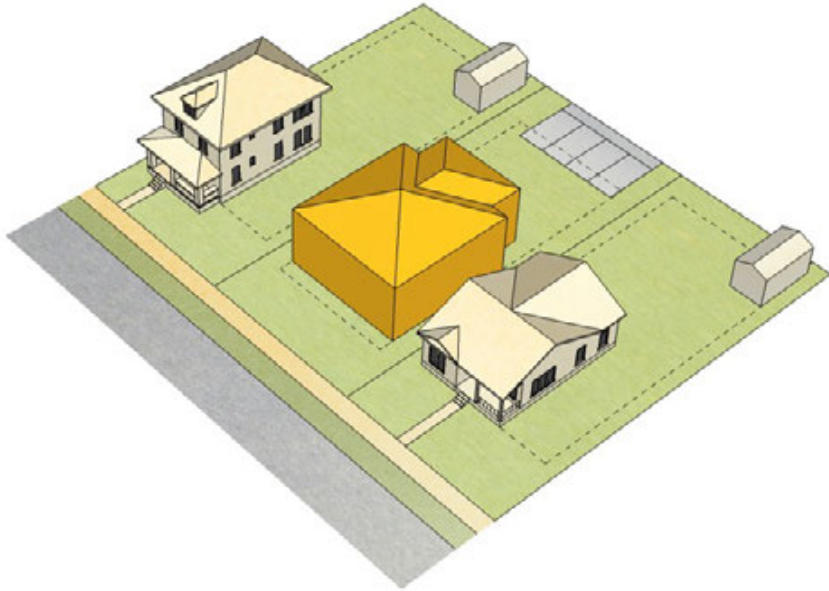
Examples of multiple units in a house form zones MF-3

# MULTIPLEX: MEDIUM ON 60 X 140 LOT



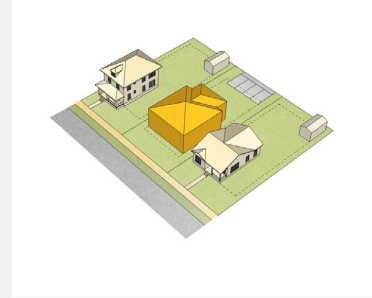
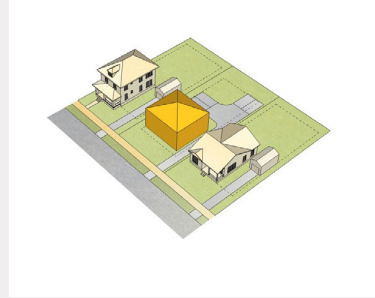
	T4N.DS (as modeled)
Lot Size	8,400
Building Square Footage	3,086*
Floor Area Ratio	0.37
Building Coverage	18%
Impervious Coverage	45%
Required Parking	1 per unit
Units	4

# MULTIPLEX: MEDIUM ON 60 X 140 LOT ON ALLEY



	T4N.DS (as modeled)
Lot Size	8,400
Building Square Footage	4,908*
Floor Area Ratio	0.58
Building Coverage	29%
Impervious Coverage	41%
Required Parking	1 per unit
Units	4

# T4N.DS SUMMARY – MULTIPLEX: MEDIUM T3N.DS | 38



	Multiplex: Medium	Multiplex: Medium (Alley)
Lot Size	8,400	8,400
Building Square Footage	3,086*	4,908*
Floor Area Ratio	0.37	0.58
Building Coverage	18%	29%
Impervious Coverage	45%	41%
Units	4	4

# 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)  
[codenext@austintexas.gov](mailto:codenext@austintexas.gov)



**CODENEXT**  
27-JUN-17