

## Single Family Development Regulations Task Force Highlights of Recommendations

### Important Dates

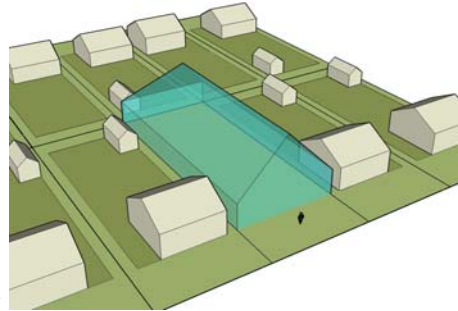
June 6: Planning Commission (Continuation of Public Hearing)

June 8: City Council Public Hearing & Possible Action

### Managing Mass/Bulk/Scale

#### Vertical Setbacks

- Build within 'setback envelope'
- Traditional 2 story house fits within the envelope on side setback line. Heights greater than that would need to be moved away from neighbors
- Dormers, gables, etc. may protrude from the envelope



#### Total Square Footage

- Greater of .4 FAR or 2300 sq ft
- This allows FAR > .4 on lots less than 5750 sq ft (the minimum SF-3 lot size)
- For inclusions/exclusions from FAR calculation, see Task Force website (URL below).

#### Articulation to Avoid "Billboard" Effect

- Articulate long (>32' in length) walls taller than 1-story if less than 15' side setback.
- At a minimum, jog 4' inward for 10'

#### Adjustments

- Neighborhoods may customize (increase or decrease) the above regulations
- A Residential Design Review body may grant up to 25% increase
- Task Force to reconvene in 6 months to review impacts and recommend adjustments as necessary

#### Impervious Cover/Drainage

- Leave impervious cover limits in place
- Fund program to educate public about ways to mitigate nuisance drainage problems for neighbors

Height: Maximum of 32ft

#### Application

- All properties zoned SF-2 and SF-3 (including duplexes); SF-4A when adjacent to SF-2 or SF-3
- Boundaries: East – 183; south – Ben White; West – (moving north) Mopac/Lake/360 to 183; North – 183 (includes N. Shoal Creek, Wooten) Neighborhood Planning Areas

### Interpretation and Enforcement Issues

Height Measurements: reference natural grade to remove loophole for filling/landscape features

Demolition Permits: Clarify that a remodeling permit does not authorize demolition.

Noncomplying Structures: Eliminate loopholes and clarify modification and restoration allowances.

More details available at [http://www.ci.austin.tx.us/zoning/task\\_force.htm](http://www.ci.austin.tx.us/zoning/task_force.htm).