



MEMORANDUM

TO: Residential Review Stakeholders

FROM: Daniel Word, Acting Development Services Manager, Development Services Department

DATE: August 22, 2017

SUBJECT: Calculation of Gross Floor Area for a Two-family Residential Use

Title 25-2-774(C)(5) limits the size of the second dwelling in a two-family residential use to 1100 square feet or a floor-to-area ratio of 0.15, whichever is smaller. There is also a limitation of 550 square feet on the second story. When calculating this square footage, Residential Review will refer to the definition of gross floor area located in Title 25-1-21.

(45) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas.

The City of Austin released a code interpretation January 11, 2011 clarifying dwelling units as having a full bath and an additional sink and any other structure as being an accessory structure.

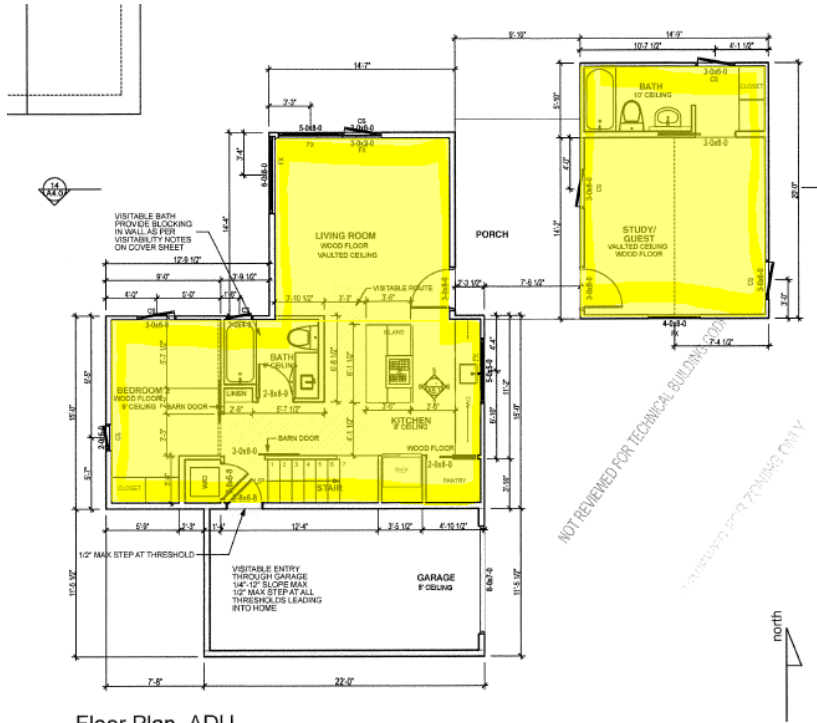
Interpretation number: C12010-0004

https://www.austintexas.gov/sites/default/files/files/Planning/Code_Interpretations/dwelling_unit-ci2011-0004.pdf

*“When plumbing fixtures are provided, a structure is an “accessory structure” if the structure includes only one of the following:
A water closet and a lavatory located in the immediate area of the water closet used for the purposes of hand washing, and/or a kitchen sink, or a service sink used for the purpose of food preparation and/or sanitation of dishware;
Or a Bathroom that includes a shower and/or tub, lavatory, and water closet.”*

Questions have arisen regarding how gross floor area should be calculated when there are accessory uses on the same site proposing a two-family residential use. Going forward, Residential Review will consider the gross floor area of a second dwelling unit to be the gross floor area of the entire structure containing the second dwelling unit, including any accessory buildings that are attached to the dwelling and under one roof. Accessory structures connected by a covered breezeway are considered attached as defined in Title 25-1-21.

(8) ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.



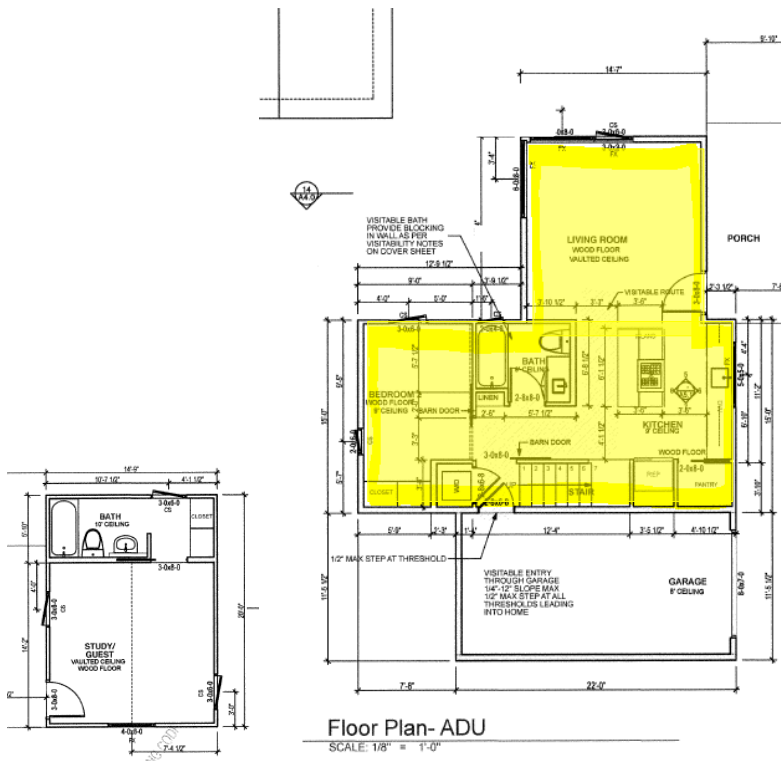
Floor Plan-ADU

SCALE: 1/8" = 1'-0"

Study/Guest will be counted as portion of secondary dwelling because the structure is attached

Secondary dwelling square footage

NOT REVIEWED FOR TECHNICAL BUILDING CODES
APPROVED FOR PERMITS ONLY



Floor Plan-ADU

SCALE: 1/8" = 1'-0"

Study/Guest will not be counted as portion of secondary dwelling because the structures are not attached

Secondary dwelling square footage