

**AIA Roundtable
Land Development Code**

This presentation documents changes in Austin's Land Development Code approved by the City Council in May 2024 and include:

HOME - Phase II

Compatibility

Equitable Transit-Oriented Development (ETOD) Overlay

HOME - Phase II

This the goal of this policy is to reduce the minimum lot size for single-family residential use to 1,800 square feet and adjusts the associated development standards. Land is a driving factor in the cost of a home, reducing the amount required will bring down the price. Existing lots will have the option to subdivide into smaller parcels which creates a more dense, livable Austin.

HOME - Phase II

Key Points

- Allows a Small Lot Single-Family Residential Use in SF-1, SF-2, SF-3 zoning in Table 25-2-491
- Goes into effect August 16th 2024, or November 16th for properties in the WUI or tracts identified as vulnerable or actively being displaced by the Up-rooted Report.

	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6
Small Lot Single-Family Residential Use	P	P	P	P	P	P	P

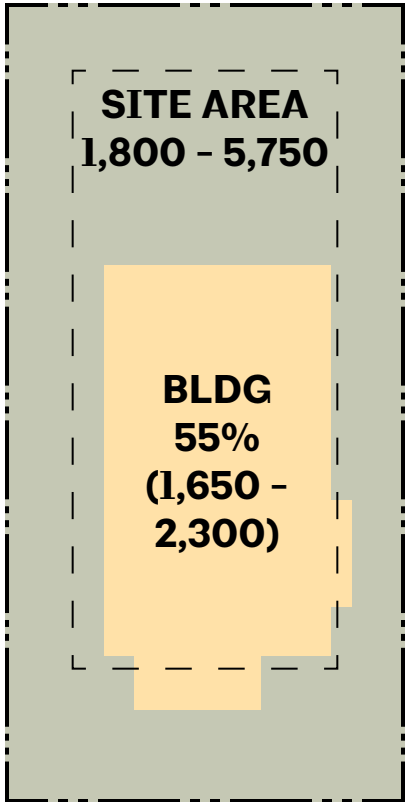
HOME - Phase II

Key Points

- Creates a new definition for Small Lot Single-Family Residential Use in SF-1, SF-2, SF-3 zoning in Chapter 25-2-779

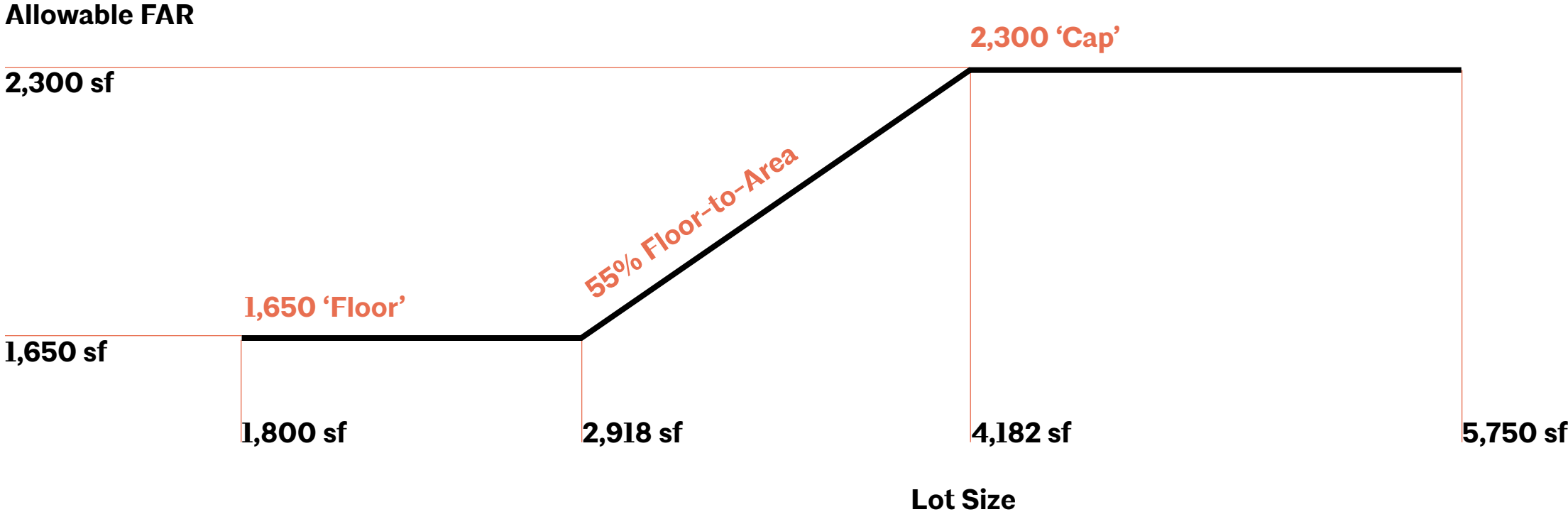
Units Allowed	1 unit
Lot size	1,800 -5,750 sqft.
FAR	greater of 55% or 1,650 sqft* but not more than 2,300 sqft*
Impervious Cover	Base Zoning (45%)
Building Cover	unrestricted

**Within Sub-Chapter F Area*



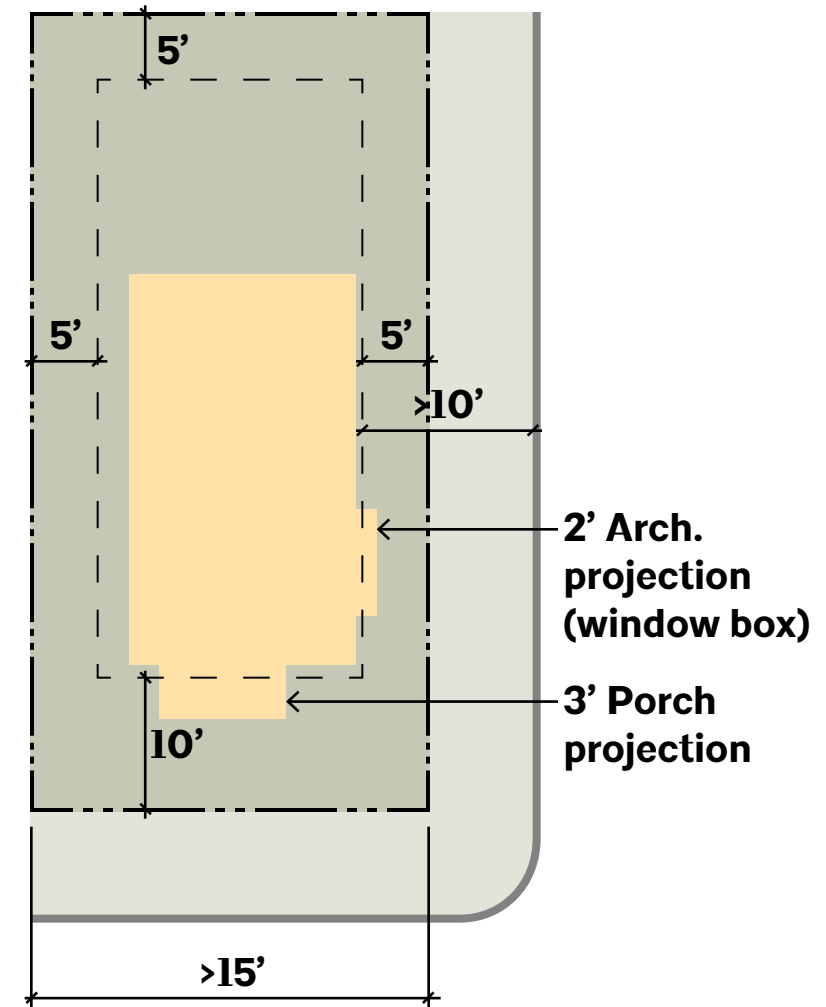
HOME - Phase II

Allowable FAR graph



HOME - Phase II

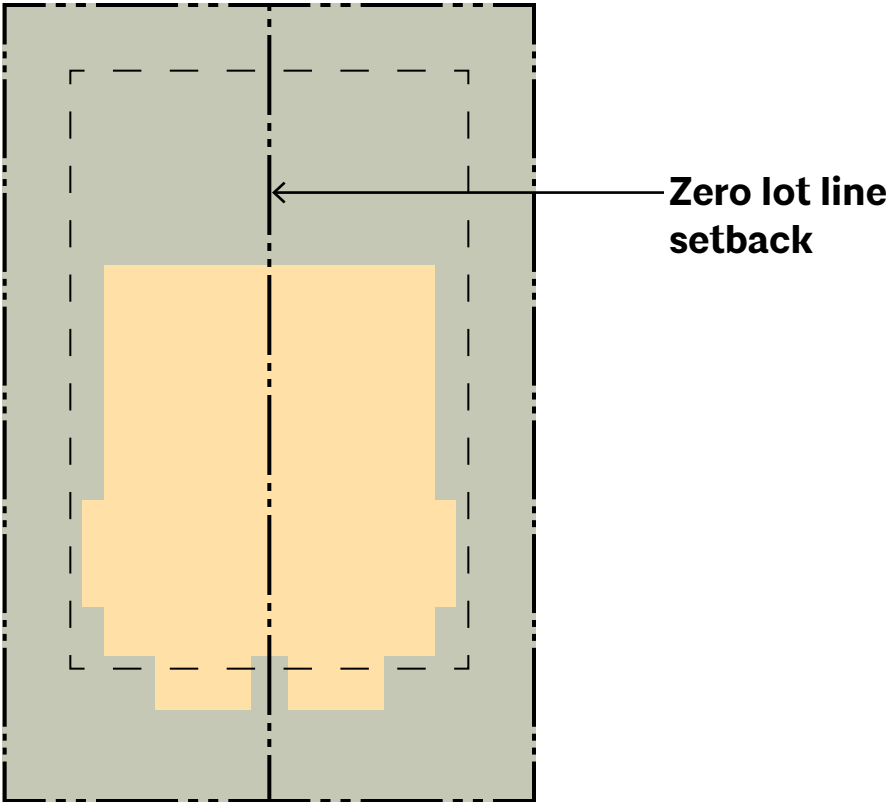
Lot Width	15'
Setbacks	
Street Side yard	
Level 1 street	greater of 5' or 10' from face of curb
Level 2, 3, 4 street	10'
Side yard	5'
Rear yard	5'
Front yard	10'
Projections	
Architectural	2'
Uncovered porch	3'



HOME - Phase II

Key Points

- Zero lot line setbacks are allowed between new Small Lots subdivided after August 16th 2024, or the 'pole' portion of a flag lot.



HOME - Phase II

Key Points

- Design standards apply to all non-flag lots

One entrance must face the street

A parking structure must not be closer to the street than the building facade. If it is within 5 feet of the facade, it must also be narrower than the width of the facade.

Driveway access requirements

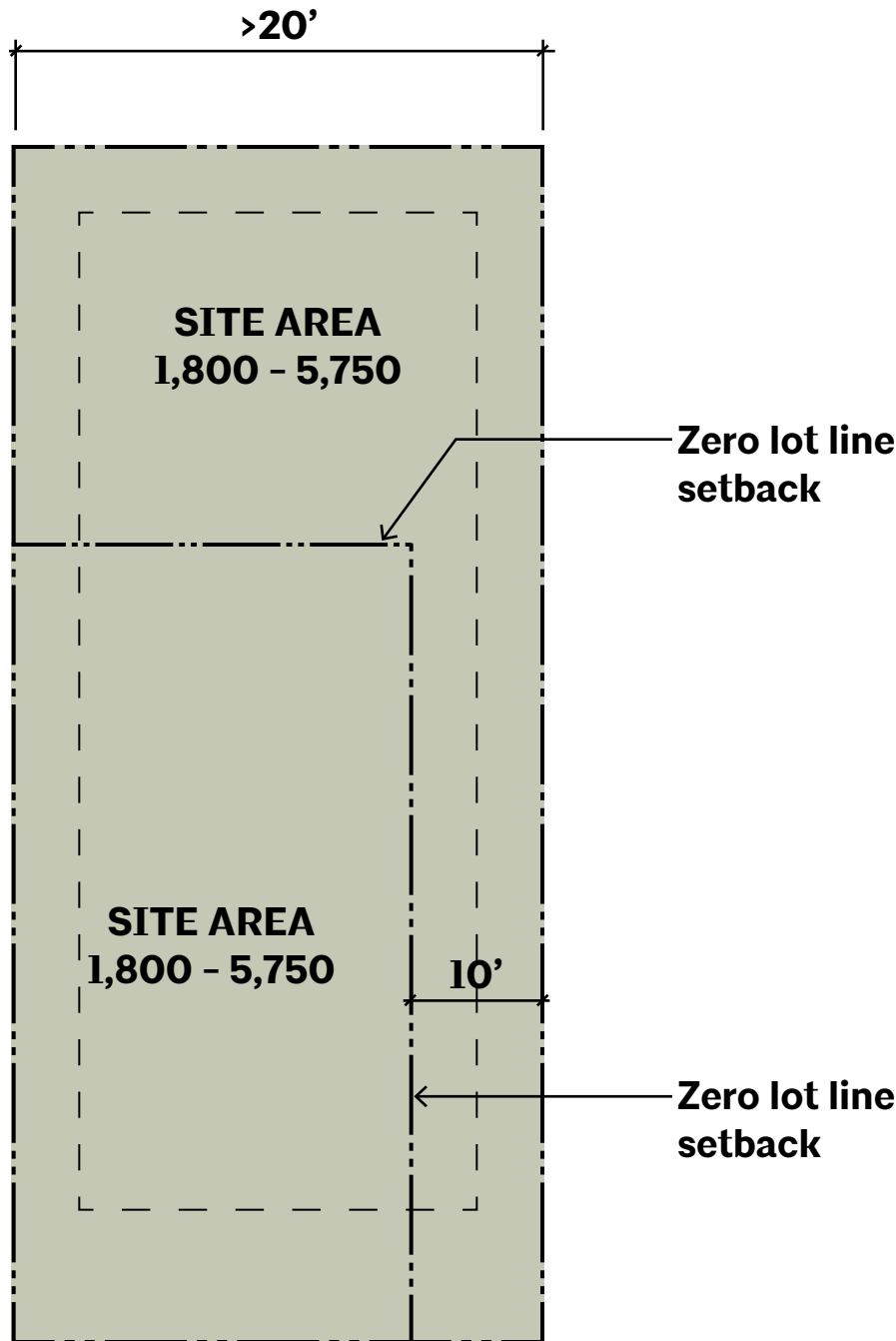
Lots <20' wide	alley or side street
Lots 20'-30' wide	alley, side street, or joint-use driveway
Lots >30' wide	alley, joint use driveway, or individual driveway

HOME - Phase II

Key Points

- Flag lots have slightly different development standards.
- More restrictions apply than what is covered in this presentation

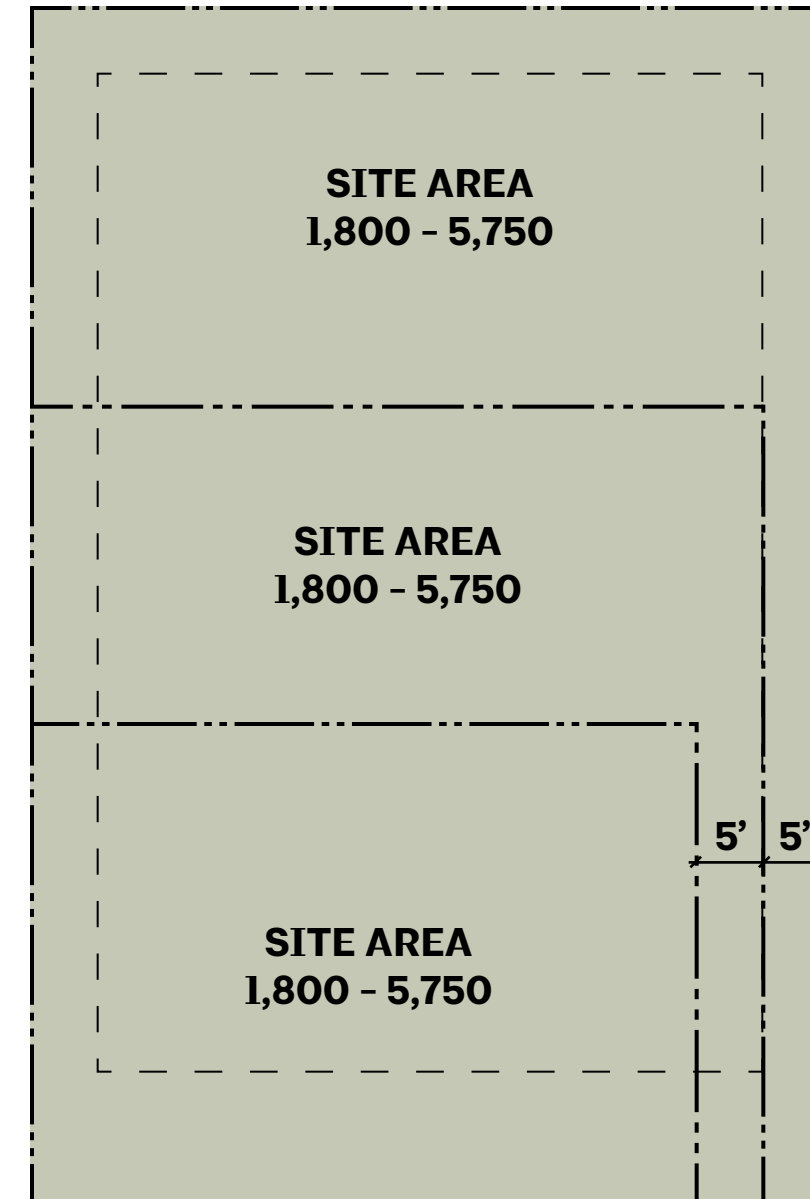
Flag Lot Width	20', except for the 'pole'
'Pole' Width	10' without a driveway
Flag Lot Setbacks	
Front yard	5', when not adjacent to a small-lot



HOME - Phase II

Key Points

- Flag lots can share a 'pole' which reduces the min. width down to 5'
- All interior lot lines, if subdivided after August 16th 2024, have a zero setback.
- Units may either be attached or detached, allowing the building codes to establish fire separation



HOME - Phase II



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BUILDING CODE PRIMER FIRE SEPARATION DISTANCE IN IRC

The Building technical codes (IRC and IBC) establish provisions to ensure building safety and follows the basic principle of requiring greater protection measures as the potential for risk increases. One of the core measurements of the relative safety of a structure is the distance between a building's exterior and potential sources of ignition. The codes use "Fire Separation Distance" to quantify this risk and determine what protections should be required.

This Fire Separation Distance exists separately from any zoning setbacks. While these may coincide, their purposes are different. The Building technical codes govern the safety of each structure based on the worst-case scenario of future development, whether on the same property, on adjacent property, or in the case of changes to property boundaries.

FIRE SEPARATION DISTANCE

The 2021 International Residential Code (IRC), 2021 International Building Code (IBC), and 2021 International Fire Code (IFC) all provide the same definition and measurement methodology:

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

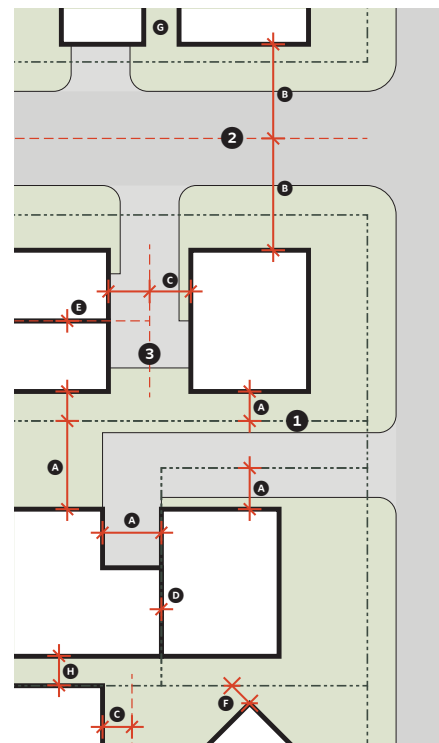
- 1 To the closest interior lot line.
- 2 To the centerline of a street, an alley, or public way.
- 3 To an imaginary line between two buildings on the lot.

The distance shall be measured at a right angle from the face of the wall.

Each element forming or attached to the exterior perimeter of a building has a Fire Separation Distance. This distance determines the minimum fire-resistance rating, protectives, and/or whether certain elements (like windows) are allowed.

Whereas zoning setbacks are measured from the property line and determine what cannot be built inside that offset, Fire Separation Distances are measured from the building and do not prohibit buildings within certain distances but rather how the building must be built to be code-compliant.

Increasing the overall safety of a building—such as by installing fire sprinklers, using non-combustible materials, or changing the Construction Type—may reduce the ratings and protective requirements as the Fire Separation Distance decreases.



- A TO INTERIOR LOT LINE.
- B TO ROW CENTERLINE.
- C TO IMAGINARY LINE. The imaginary line can be placed in any configuration.
- D SHARED ZERO LOT LINE. Both buildings must meet requirements for 0' Fire Separation Distance.
- E ZERO SEPARATION DISTANCE ON SAME LOT. Imaginary line located at the common wall between two structures. This condition would likely follow the duplex separation regulations.
- F NON-PARALLEL MEASUREMENTS. Fire Separation Distance is always measured perpendicular to the building element. In this case, the setback between the measurement line and a point of the building may be less than the Fire Separation Distance.
- G ACCESSORY BUILDINGS. Under IRC, Fire Separation Distance does not apply to accessory buildings such as garages or other structures that do not contain a dwelling unit.
- H THE LOCATION STRUCTURES ON ADJACENT PROPERTIES DO NOT CHANGE REQUIREMENTS. If the building south of the property line were built after the building to the north, the rating requirements of the building to the north would not change when the south building is built.

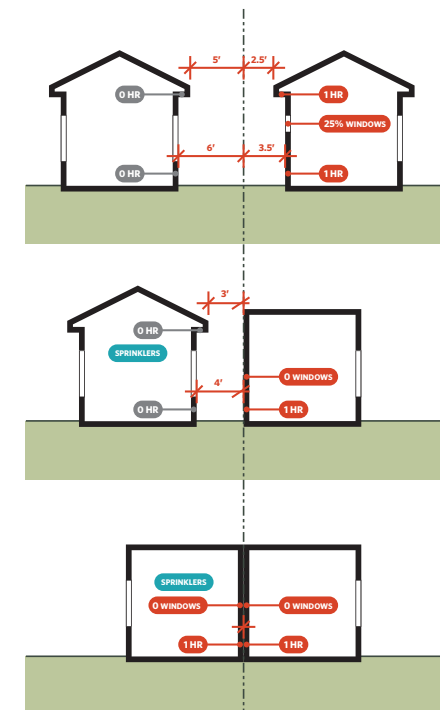


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BUILDING CODE PRIMER FIRE SEPARATION DISTANCE IN IRC

REQUIREMENTS IN THE IRC BASED ON FIRE SEPARATION DISTANCE

	FSD	REQUIREMENT
WALLS	< 5 FEET	1 HOUR Fire-Resistance Rated
	≥ 5 FEET	No rating required
PROJECTIONS (Eaves)	< 2 FEET	Not allowed
	≥ 2 to < 5 FEET	1 HOUR Fire-Resistance Rated on the underside
OPENINGS IN WALLS (Windows)	< 3 FEET	Not allowed
	3 to < 5 FEET	Limited to 25%, No rating required
	≥ 5 FEET	Unlimited, No rating required



If the building is equipped with a sprinkler system, these requirements are reduced to the following:

	FSD	REQUIREMENT
WALLS	< 3 FEET	1 HOUR Fire-Resistance Rated
	≥ 3 FEET	No rating required
PROJECTIONS (Eaves)	< 2 FEET	Not allowed
	≥ 2 to < 3 FEET	1 HOUR Fire-Resistance Rated on the underside
OPENINGS IN WALLS (Windows)	< 3 FEET	Not allowed
	≥ 3 FEET	Unlimited, No rating required

Compatibility

Austin's compatibility regulation works by limiting the height of commercial and multi-family buildings near single-family homes. By reducing the impact of compatibility, and exempting certain types of multi-family, the city will see much more housing friendly development along corridors that have been previously restricted.

Compatibility

Key Points

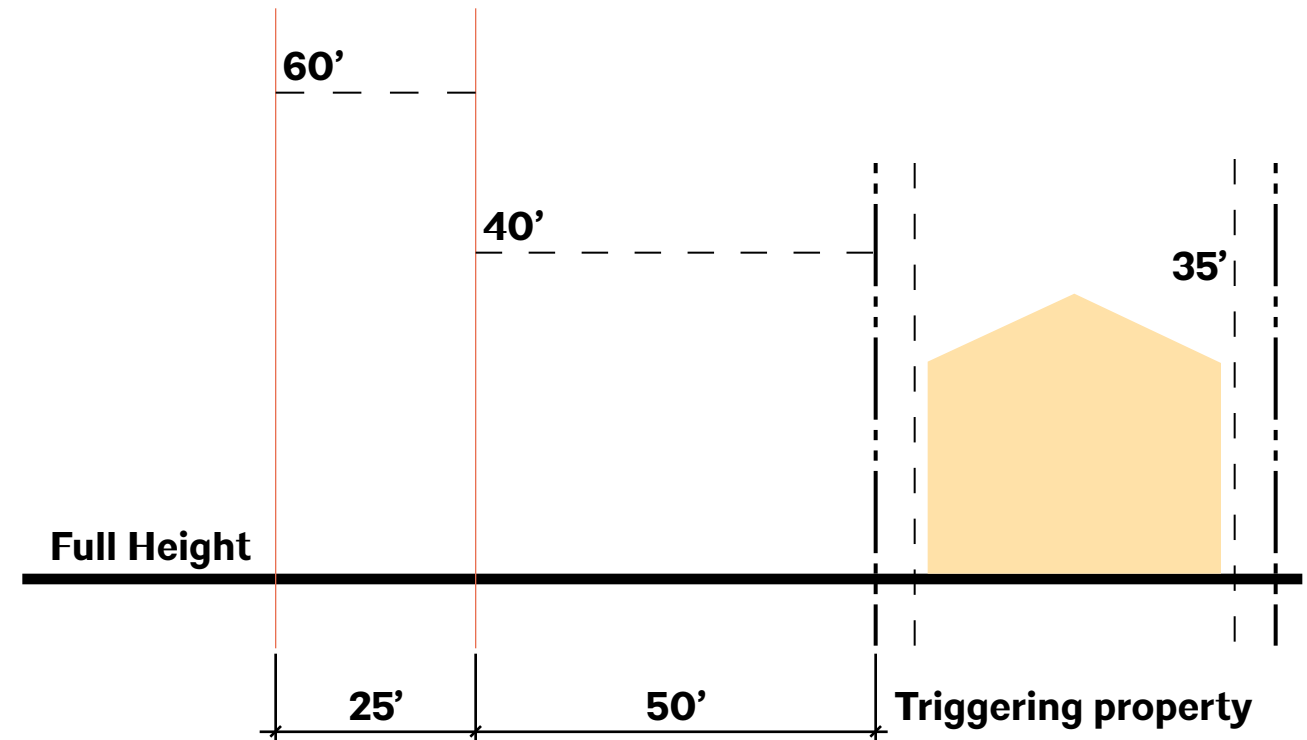
- Applies to MF-4 districts and less restrictive districts
- A triggering property has between 1 and 3 residential units and is zoned SF-5 or more restrictive
- Condominium and Townhouse residential use are exempt from the Compatibility Buffer

Compatibility

Key Points

- The height of a commercial or multi-family structure is capped within 75' of a triggering property

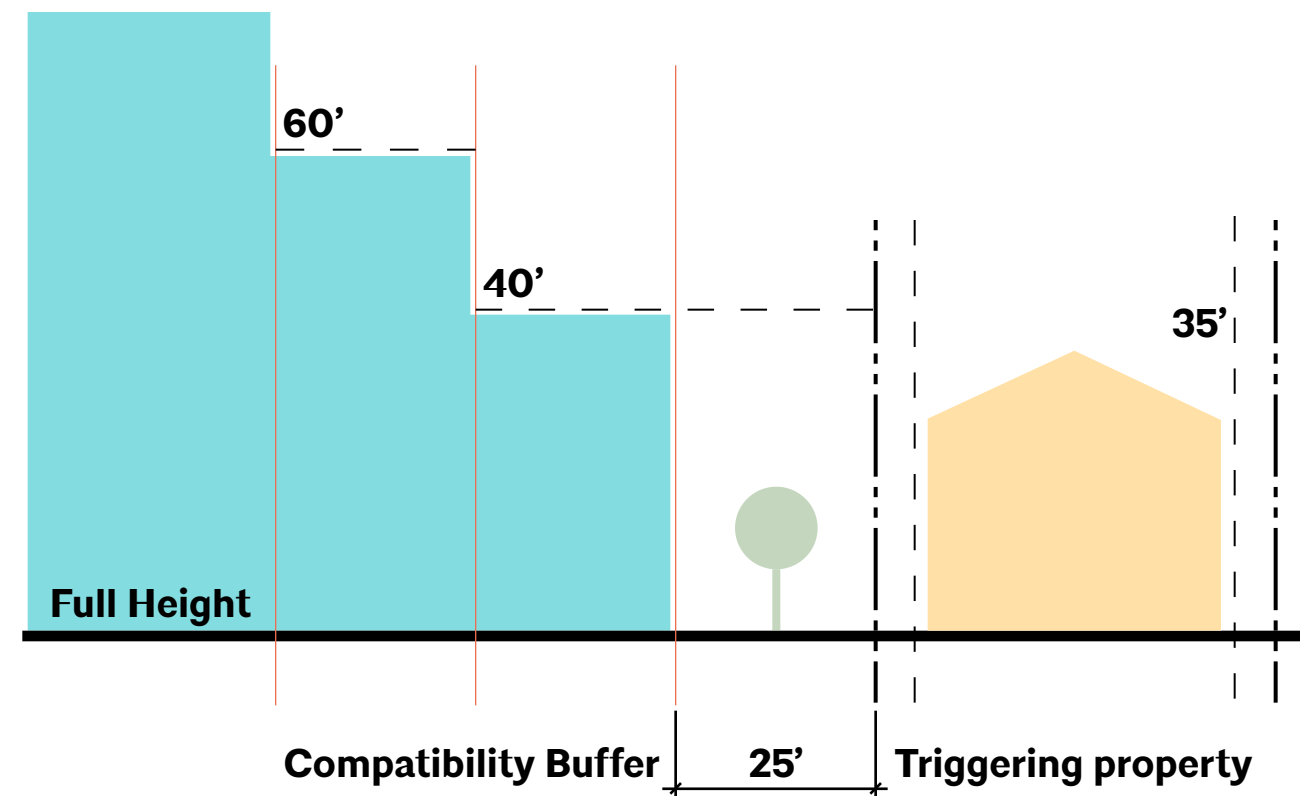
Distance from Triggering Property	
>75'	Full height entitlement
75'-50'	60' height limit
<50'	40' height limit



Compatibility

Key Points

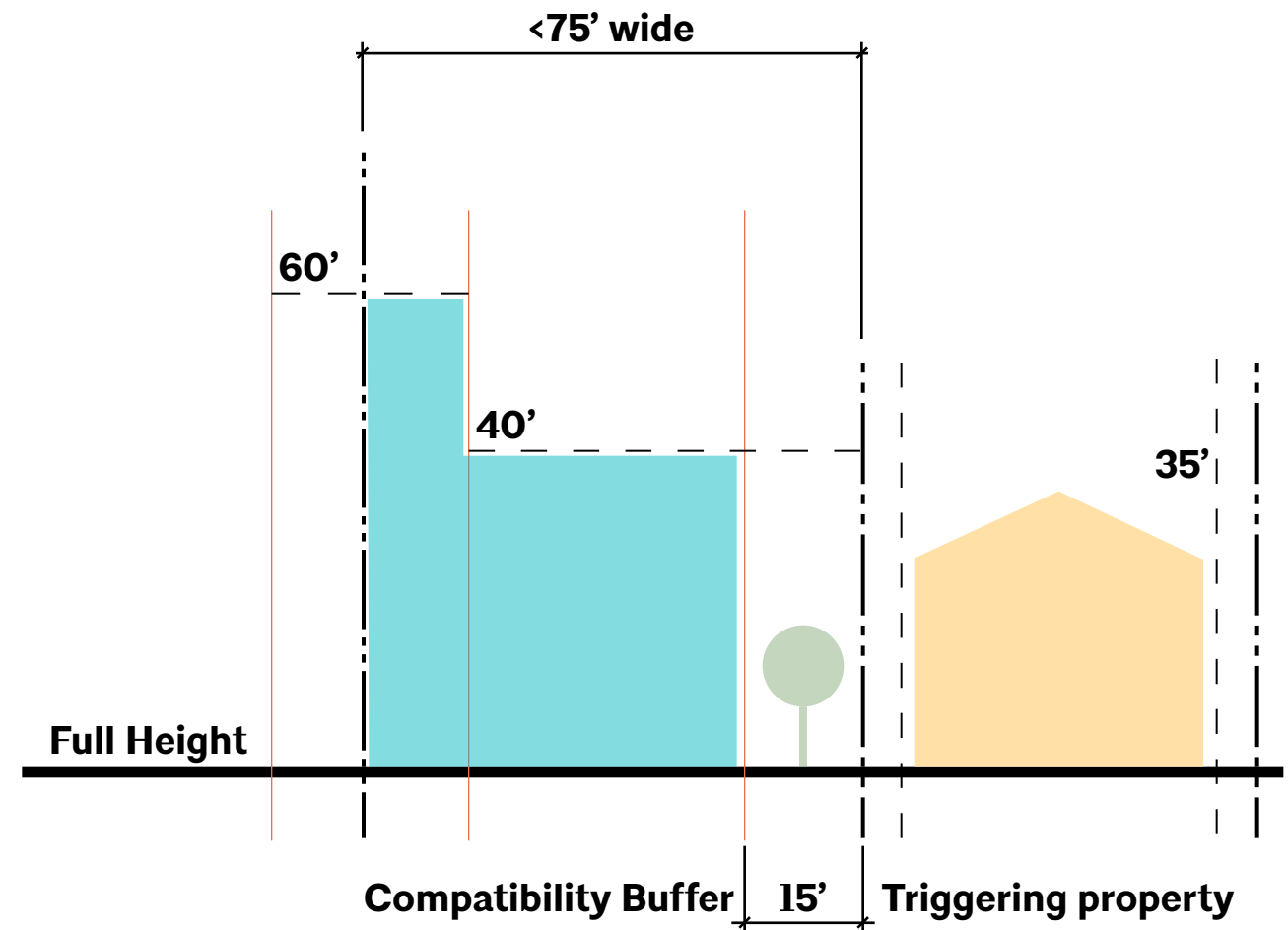
- A 25' compatibility buffer is required along a site's property line that is shared with a triggering property
- The compatibility buffer is waived entirely for projects that contain 16 or fewer units, or the site's zoning allows no more than 40' of height in an NO, LO, or LR district
- The specifics of the compatibility buffer are spelled out in Section 25-8-700



Compatibility

Key Points

- For sites less than 75', the compatibility buffer is reduced to 15'



Compatibility

Key Points

- Additional rear yard and side yard setbacks are established for certain types of zoning districts

<i>Setback</i>	<i>Zoning District</i>
Rear yard - 10'	NO, LO, LR
Side yard - 5'	LR

Compatibility

Key Points

- Additional screening requirements along a shared property line or alley

Exterior lights must be shielded

Mechanical equip. may not produce sound above 70 decibels

Dumpster slab must be 15' from a triggering property

On-site amenity must be 25' from a triggering property

The following must be shielded:

Vehicle lights, mechanical equip., outdoor storage, refuse bins, amenity areas

Equitable Transit-Oriented Development (ETOD) Overlay

This policy begins to look at how Austin can bolster its transit infrastructure with better land use and more dense, affordable housing. The goal is to create districts of walkable urbanism around transit stations by restricting auto-centric types of uses and encouraging developers to include affordable units with additional height allowances.

Equitable Transit-Oriented Development (ETOD) Overlay

Notes

- The equitable portion of this policy came from a lengthy study the city released in March of 2023 that looked at the individual needs of different parts of the city. Whereas earlier Transit-Oriented Development failed to account for the differences in neighborhoods, some more vulnerable than others, this policy analyzes three facets of growth, vulnerability, and speed of change to determine one of twelve station typologies aimed at reducing auto-dependency while supporting the existing Austinites.

Equitable Transit-Oriented Development (ETOD) Overlay

Notes

- Currently the ETOD overlay is only available to non-single-family properties within $\frac{1}{2}$ mile of a Project Connect station. The density bonus allows for a generous increase in height depending on proximity to the transit station, with additional height added for projects that include affordable housing units.

Equitable Transit-Oriented Development (ETOD) Overlay

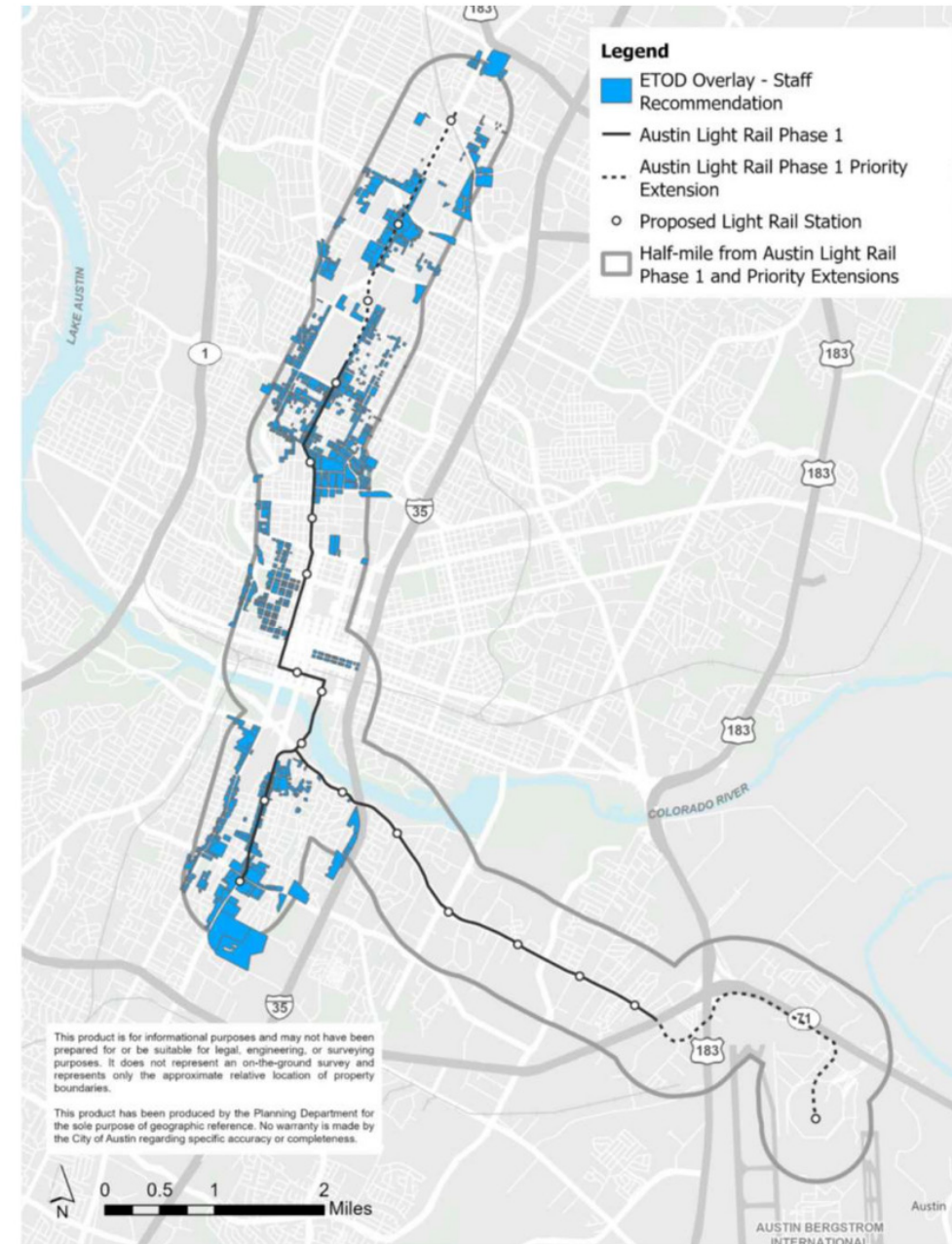
Notes

- This is part of an effort to revise the city's land use to encourage more walkable communities as required for eligibility for federal transit funds. Austin's Project Connect returned severely over budget and these funds would help build out a city wide rail system.

Equitable Transit-Oriented Development (ETOD) Overlay

Key Points

- Creates two new overlays that apply to non-residential properties within a half-mile of the Austin light rail line - ETOD and DBETOD.
- ETOD restricts non-transit supportive uses and DBETOD allows for additional density and other transit supportive uses



Equitable Transit-Oriented Development (ETOD) Overlay

Key Points

- The overlay allows for additional height depending on distance from the transit line
- There are additional measures regarding compatibility similar to DB90

Subdistrict 1	1/2 mile from transit line	+30' to base zoning up to 90' max
Subdistrict 2	1/4 mile from transit line	+60' to base zoning up to 120' max

Equitable Transit-Oriented Development (ETOD) Overlay

Key Points

- The overlay establishes affordability requirements in return for additional height entitlements
- Residential use is allowed in all base zones

Ownership Units		
12% of residential units	80% MFI	May use fee-in-lieu
Rental Units		
15% of residential units	60% MFI	May not use fee-in-lieu

Equitable Transit-Oriented Development (ETOD) Overlay

Key Points

- Certain existing uses are protected, and in the case of redevelopment, the project is required to replace the space and offer existing operators the option to lease.
- Additional protections can be found in Section 4-18-32 (Existing Multi-Family Structure), which prevent the demolition of structures in which the cost of repairs is less than half the cost of the entire structure itself

Existing Non-Residential Space:

adult or child care facility, cocktail lounge, counseling service, creative space, food sales, medical office, personal improvement, small format space

Creative Space:

art gallery / workshop, performance space, theater

Small Format Space:

Custom manufacturing, general retail, personal services, pet / veterinary services, restaurant