THE FOLLOWING IS AN EDITED PRESENTATION GIVEN TO AIA AUSTIN MEMBERS CONCERNING THE PROPOSED EDITS TO SUBCHAPTER F.

THIS PRESENTATION HAS BEEN EDITED TO INCLUDE COMMENTS GATHERED AT THE FORUM. THE ADVOCACY COMMITTEE WELCOMES ADDITIONAL MEMBER COMMENTS RELATED TO THIS PROCESS.

THE PRESIDENT & EXECUTIVE COMMITTEE WILL TAKE ALL COMMENTS PROVIDED PRIOR TO APRIL 23 AND THE RECOMMENDATION OF THE ADVOCACY COMMITTEE UNDER CONSIDERATION WHEN FORMULATING A POSITION STATEMENT PRIOR TO THE PUBLIC PROCESS WHICH WILL BE POSTED UNDER THE ADVOCACY PAGE OF THE AIA AUSTIN WEBSITE.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT EITHER:
SALLY FLY, AIA AUSTIN EXECUTIVE DIRECTOR (sally@aiiaustin.org)
STUART SAMPLEY, AIA AUSTIN ADVOCACY RESIDENTIAL LIASON (stuartsampley@mac.com)
FROM JULY FORUM:
AIA AUSTIN ADVOCACY IS SEEKING MEMBER INPUT FOR A POSITION STATEMENT TO BE DELIVERED TO CITY OF AUSTIN STAFF RECOMMENDING SPECIFIC MODIFICATIONS TO STREAMLINE AND CLARIFY SUBCHAPTER F OF THE LAND DEVELOPMENT CODE ORIGINALLY ADOPTED IN 2006 AND REVISED IN 2008.

MEMBER COMMENTS:
1. ORDINANCE INTENT & DEVELOPMENT STANDARDS
   Investigate FAR averaging similar to Front-yard setbacks, Investigate additional % allowed to FAR
2. REQUIRED YARD SETBACKS
   Clarify porch relationship/ measurement for setback averaging, Investigate Street-yard setback averaging
3. SETBACK PLANES & EXCEPTIONS
   Redefine “Building Line”
4. SIDE WALL ARTICULATION
   Investigate increasing max 36ft on small lots
5. GROSS FLOOR AREA DEFINITIONS
   Clarify terms “balcony, porch, patio”, Explore 15ft height “counts twice”
6. GFA EXEMPTIONS – PARKING
   Simplify exemption to 450 for rear parking, 200 for front parking
7. GFA EXEMPTIONS – OTHER
   Porch - Clarify exemption to each porch vs total
   Attic - Clarify Zoning vs. IRC definitions including “habitable”
   Attic – Clarify gables vs. shed roofs
   Basement – no comments
   Enclosed Areas – no comments
8. HEIGHT & NATURAL GRADE
   No comments
9. RDCC APPEALS & NEIGHBORHOOD PLAN MODIFICATIONS
   Allow RDCC greater allowance with variances for FAR & setback plane exemptions
PARTICIPATION GOALS INCLUDE IMPROVING:

CONSISTENCY,

PREDICTABILITY,

& REVIEWABILITY
## CALENDAR

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SUMMARY OF PROPOSED EDITS:

ARTICLE 1: GENERAL PROVISIONS

1.1 INTENT (NO CHANGE)
1.2 APPLICABILITY (NO CHANGE)

ARTICLE 2: DEVELOPMENT STANDARDS

2.1 MAX DEVELOPMENT PERMITTED (NO CHANGE)
2.2 BUILDING HEIGHT (FROM 32 TO 35)
2.3 FRONT YARD SETBACK (NO CHANGE)
2.4 REAR YARD SETBACK (NO CHANGE)
2.5 SIDE YARD SETBACK (NO CHANGE)
2.6 SETBACK PLANES (CLARIFIED NAMES OF EXCEPTIONS)
2.7 SIDEWALL ARTICULATION (SIMPLIFIED EXEMPTION LANGUAGE)
2.8 MODIFICATIONS BY THE RDCC (REMOVED LIMIT OF ALLOWABLE INCREASE)
2.9 MODIFICATIONS WITHIN NP DISTRICTS (NO CHANGE)

ARTICLE 3: DEFINITIONS & MEASUREMENT

3.1 BUILDABLE AREA (NO CHANGE)
3.2 BUILDING LINE (CLARIFIED)
3.3 GROSS FLOOR AREA (TOTAL RE-WRITE)
3.4 HEIGHT (NO CHANGE)
3.5 NATURAL GRADE (DELETED)
### ARTICLE 2.2: SETBACK PLANES

**30-Foot Side-Gabled Roof Exception.**
(RENAMED OPTION A)

A side-gabled roof structure on each side of the building, with a total horizontal length of not more than 30 feet, measured from the building line along the intersection with the side setback plane; or

**Gables Plus Dormers Exception.**
(RENAMED OPTION B)

Gables or a shed roof, Protrusions with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane; and Dormers, with a total horizontal length of not more than 15 feet on each side of the building, measured along the intersection with the setback plane.
ARTICLE 2.7: SIDEWALL ARTICULATION

SECTION 2.7.2 THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO:

A. Any side of a structure that is adjacent to a commercial use, unless the commercial use is occupying a residential structure.

B. An addition to or remodel of an existing principal structure, or the construction of a new principal structure, provided that the resulting structure is less than 2,000 square feet in net building coverage and less than or equal to 32 feet in height.

B. Principal structures with less than 2,000 square feet in net building coverage.

C. An addition to or remodel of an existing second structure, or the construction of a new second structure, provided that the principal structure is exempt under subsection 2.7.2.B and the resulting second structure:
   1. does not exceed 550 square feet;
   2. does not exceed the maximum height allowed in the base zoning district; and
   3. is either detached from the principal structure or connected by a covered breezeway that is open on all sides, with a walkway of no more than six (6) feet in width that is covered by a roof of no more than eight (8) feet in width.

C. Detached secondary structures with less than 550 square feet in net building coverage.

D. The addition of a second story to an existing one-story structure if the addition is directly above a portion of the existing one-story structure that was originally constructed, or received a permit for construction, before October 1, 2006.

E. An extension of the second floor of an existing two-story structure, provided that the building footprint of the structure is not increased.
ARTICLE 2.8: MODIFICATIONS BY THE RDCC

MODIFICATIONS BY THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION.
The Residential Design and Compatibility Commission may:
Approve an increase of up to 25 percent in the:
  Maximum FAR or GFA;
  Maximum linear feet of gables or dormers protruding from the setback plane
Waive or modify the side wall articulation requirement
ARTICLE 3: DEFINITIONS & MEASUREMENT

3.2 BUILDING LINE
BUILDING LINE means a line that is parallel to the front lot line property corners and that intersects the principal residential structure at the point where the structure is closest to the front lot line, including any allowed projections into the front yard setback at the ground plane.

3.3 GROSS FLOOR AREA
3.3.1 In this subchapter, GROSS FLOOR AREA has the meaning of all enclosed space except the following:
   A. Parking areas up to 450 square feet per site, provided that the area is used to meet minimum parking standards.
   B. Ground floor porches, including screened porches, provided that the porch is not accessible by automobile.
   C. Attics (keep current language)
   D. Basements (keep current language)

3.3.2 Areas with ceiling heights greater than 15ft are counted twice.
ARTICLE 3: DEFINITIONS & MEASUREMENT

3.4.1 HEIGHT shall be measured vertically from the average of the highest and lowest grades adjacent to the building to:

A. For a flat roof, the highest point of the coping;
B. For a mansard roof, the deck line;
C. For a pitched or hip roof, the gabled roof or dormer with the highest average height; or
D. For other roof styles, the highest point of the building.

(Modified Section 2.2 to increase building height from 32 feet to 35 feet)