

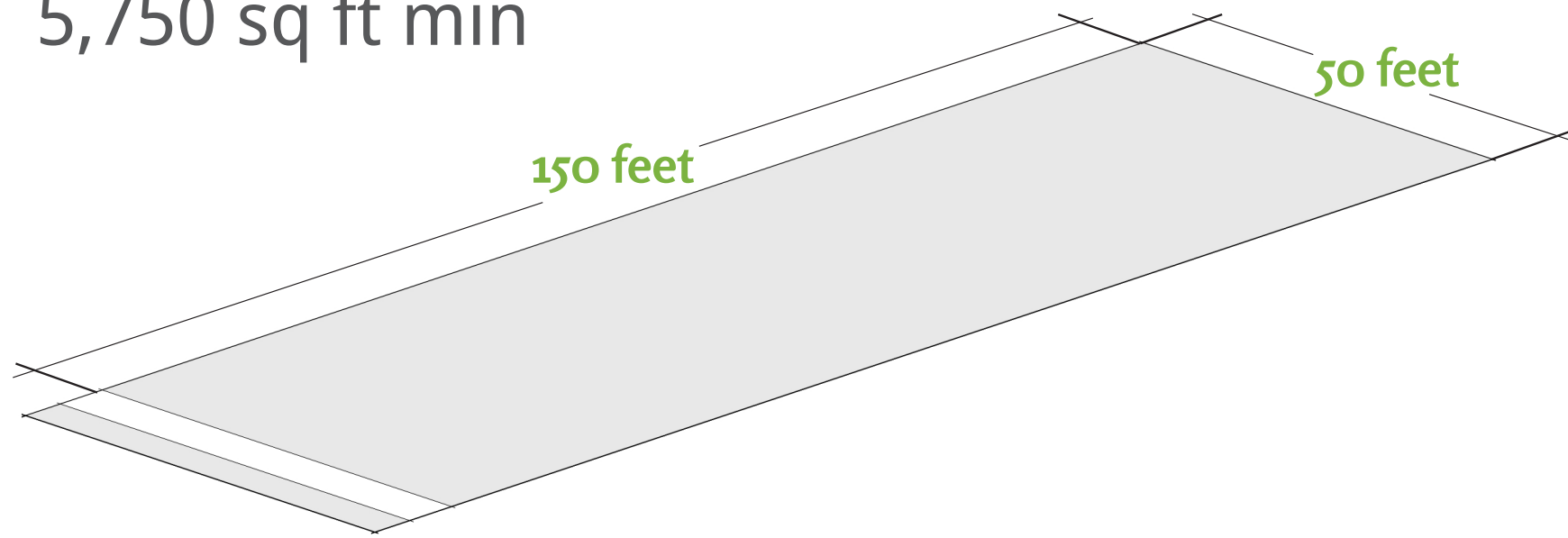
Current Zoning Regulations

Base Zoning District: SF-3

Current base zoning districts allow undesirable building forms. Additional regulations are necessary to compensate for the lack of precision in base zoning districts. The base zoning district:

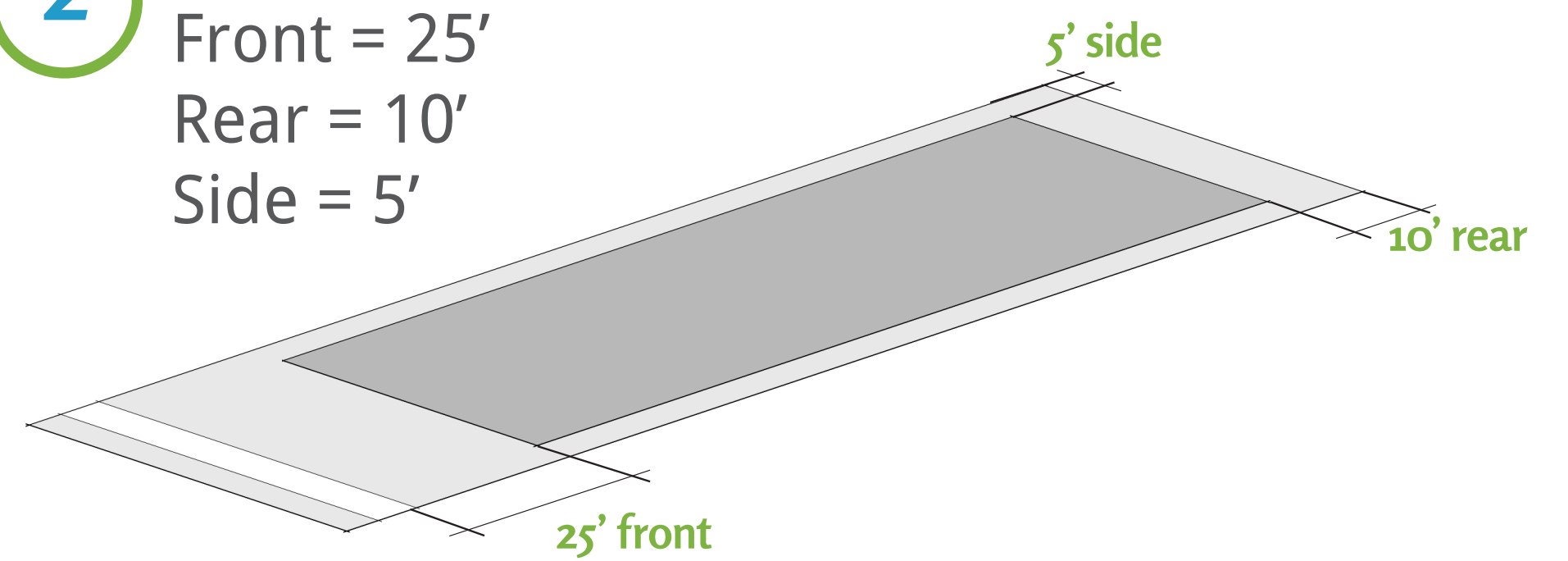
1 Defines Lot Dimensions

50' x 115' min
5,750 sq ft min



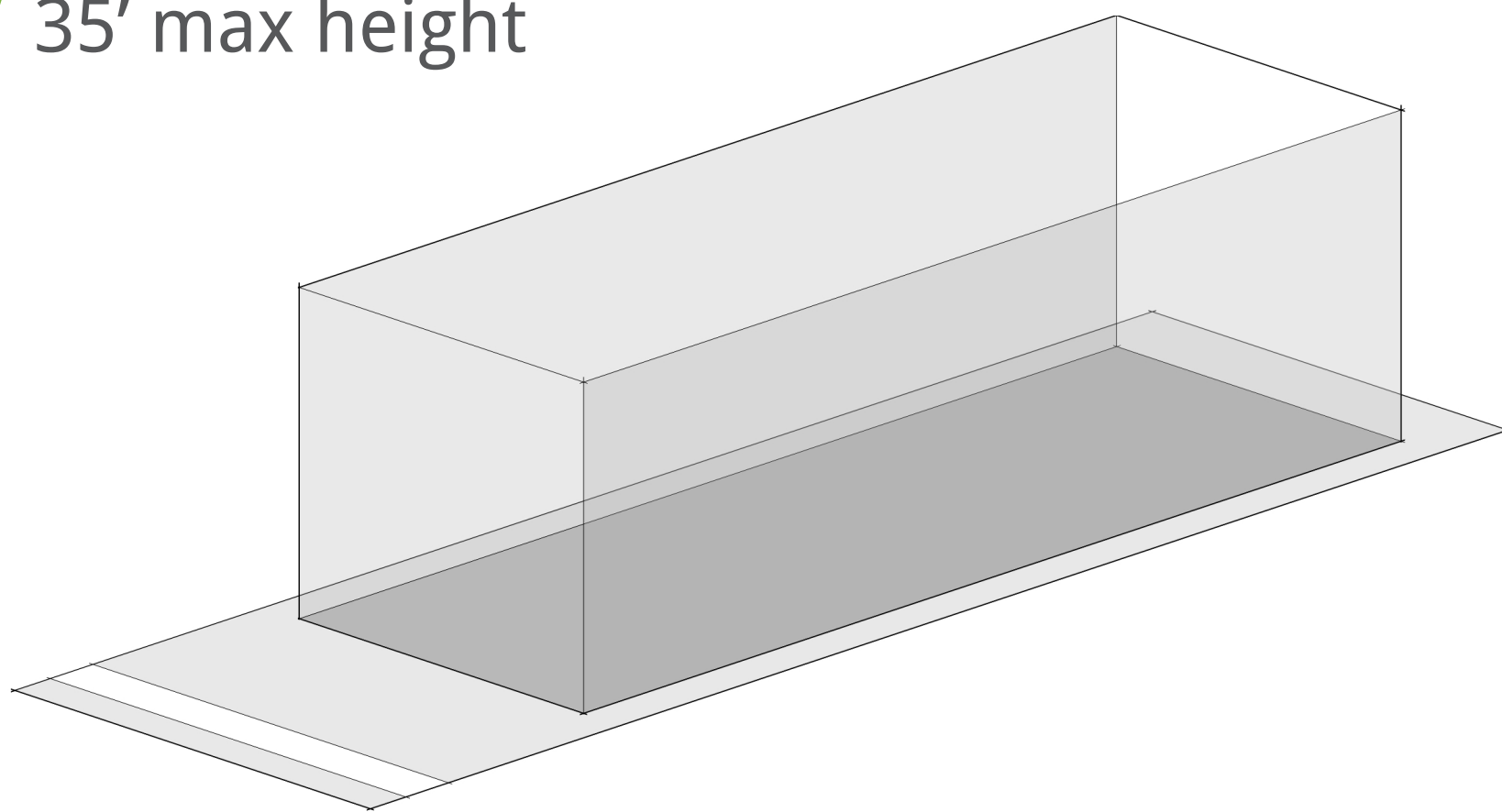
2 Establishes Setbacks

Front = 25'
Rear = 10'
Side = 5'



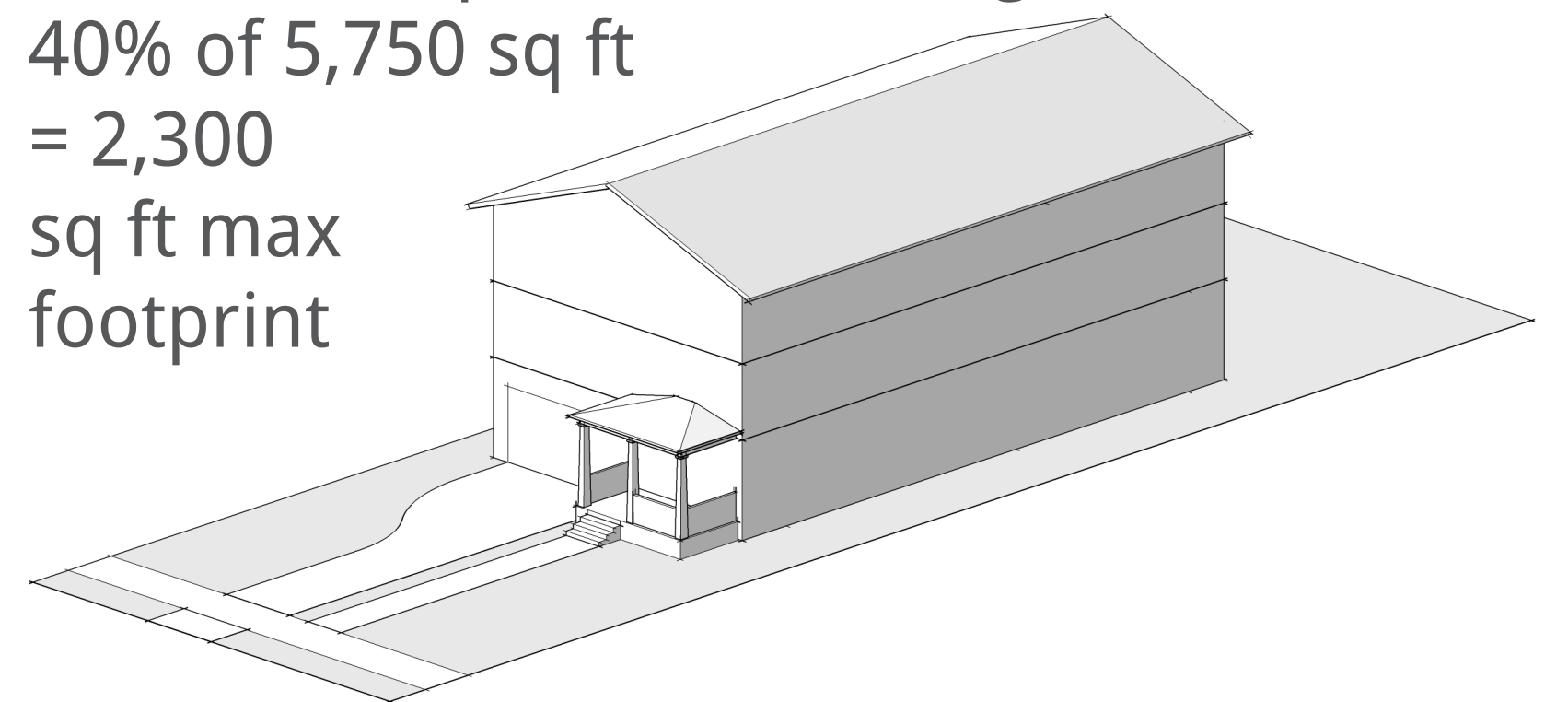
3 Establishes Height Limits

35' max height



4 Applies Impervious Cover Limits

40% of lot is allowed to be covered by building,
45% total impervious coverage
40% of 5,750 sq ft
= 2,300
sq ft max
footprint



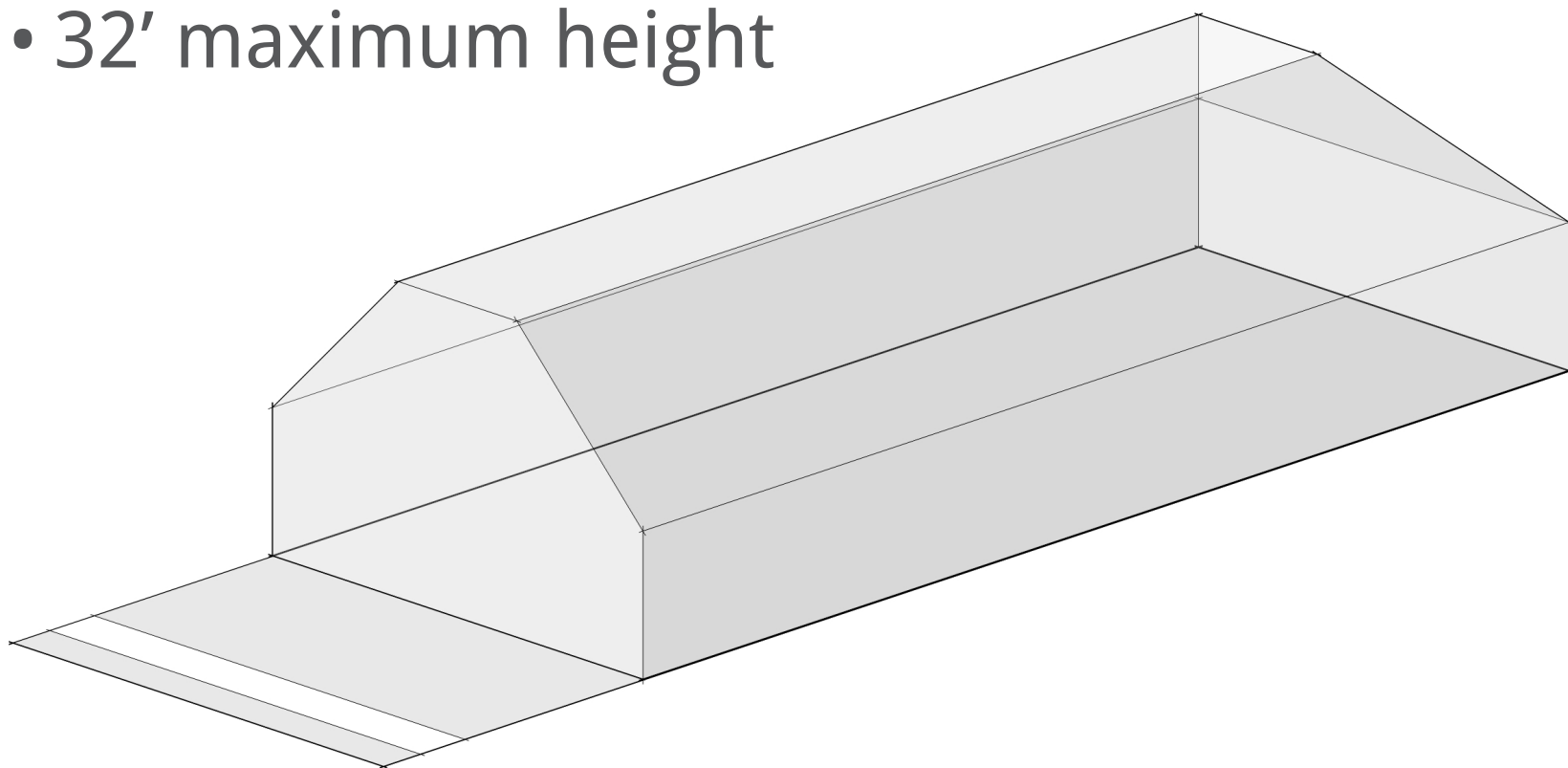
Wouldn't it be better to get from step 1 to step 7 without having to reference multiple regulatory documents?

Apply Sub-Chapter F — McMansion Ordinance

In order to make up for the lack of precision in base residential zoning districts, Sub-Chapter F — also known as the McMansion Ordinance — has been applied to most Central Austin neighborhoods. Sub-Chapter F:

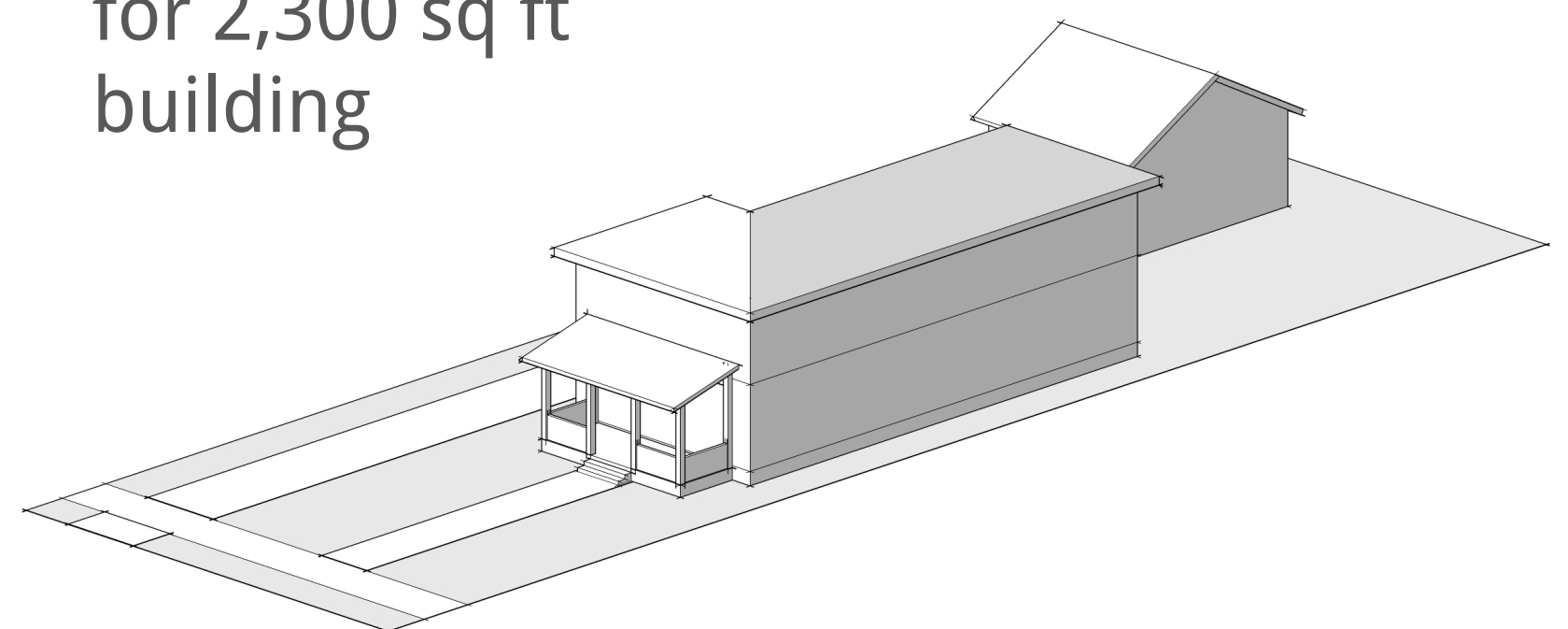
5 Revises Height Limits

- 45 degree slope towards center, beginning 15' above side and rear setbacks
- 32' maximum height



6 Applies FAR Limits

- 0.4:1 FAR or 2,300 sq ft, whichever is greater
- If garage is < 200 sq ft it does not count in FAR calculations
- 5,750 sq ft lot allows for 2,300 sq ft building



7 Revises Setbacks and Articulation Rules

- Front setback must match average of neighbors' front setbacks
- Side facades must have a 4' deep, 10' long inset every 40' of length.

