

PROJECT ZONING AND CODE ANALYSIS

Project Site Address: 2201 A Ln Austin, TX 78703
Project Description: Single Family Residence
Project Site Legal Description: LOT 32 ENFIELD D
Project Site Area: 8,514.54 sf (per TCAD)

Applicable Codes & Ordinances: 2021 International Residential Code (IRC)
 2021 International Energy Conservation Code (IECC)
 2021 International Mechanical Code (IMC)
 2020 National Electrical Code (NEC)
 2021 International Plumbing Code (IPC)
 City of Austin Title 25: Land Development Code

Current Zoning Designation: SF-3

Chapter/Article	Description	Requirement	Supplemental / Overriding Requirements	Remarks
Subchapter A, Article 1	Zoning Uses			
	25-2-3 Residential Uses	SINGLE-FAMILY RESIDENTIAL use is the use of a site for only one dwelling unit, other than a mobile home.		
Subchapter A, Article 1	Zoning Districts			
	25-2-57 FAMILY RESIDENCE (SF-3) DISTRICT DESIGNATION	Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet.		
Subchapter C, Article 2	Use and Development Regulations			
	25-2-492 (Table) Site Development Regulations:			
	Minimum Lot Size	5750 sf		
	Maximum Height	35'	32' per Subchapter F	
	Front Yard	25'	2.3.B - Average Front Setback	https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15302/396447/SubCHF-Fig1.png
	Street Side Yard	15'		
	Interior Side Yard	5'		
	Rear Yard	10'		
	Building Coverage	40%		
	Impervious Coverage	45%		
	25-2-515 Rear Yard of Through Lot	Considered Front Yard (25')		
Subchapter F, Article 2	Residential Design and Compatibility Standards			
	2.1 Maximum Development Permitted	The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area.		Maximum gross floor area (includes enclosed garage): 8,514.54 sf x 0.4 = 3,405.81 sf
	2.2 Building Height	(A)32 feet for development located outside the 100-year floodplain; and (B)35 feet for development located in the 100-year floodplain.		
	2.3.B Average Front Yard Setback	Average front yard setback is determined using the front yard setback of the four principal residential structures that are: (a) built within fifty feet of the front lot line; and (b) closest to, and on the same side of the block, as the property subject to the setback required by this section.		https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15302/396447/SubCHF-Fig1.png
	2.6 Setback Planes	An inwardly sloping 45-degree angle side setback plane begins at a horizontal line 15 feet directly above the side property line. The 15-foot height of the horizontal line is established for 40-foot deep portions of the lot beginning at the building line and extending to the rear of the lot, except that the last portion at the rear of the lot may be less than 40 feet deep.		https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/15302/396447/SubCHF-Fig9.png
	3.3.2 Parking Exclusion deductions	450 sf deduction if (a) parking area is separated from the principal structural by not less than 10 feet or (b) parking area is open on 2 or more sides if it does not have habitable space above it. 200 sf deduction if parking area is attached and used to meet the minimum parking requirement (1 car)		
	3.3.3 Porch exclusion	Maximum 200sf porch with habitable space or balcony above it.		
	Habitable basement	Area excluded if basement does not extend beyond the first-story footprint, finished floor is below natural or finish grade, and surrounded by natural grade for at least 50% of its perimeter wall area.		
	Habitable attic	Area excluded if it is fully contained within the roof structure and does not extend beyond the footprint of floors below, roof has a 3:12 slope or greater, it is the highest habitable portion of the building, and 50% or more of the area has a ceiling height of 7' or less.		
	3.3.4 Enclosed Areas	An enclosed area shall be excluded from the calculation of gross floor area if it is five feet or less in height.		
	3.3.5 Tall Ceiling areas	An area with a ceiling height greater than 15 feet is counted twice.		