

RESIDENTIAL COMPATIBILITY REGULATIONS

DRAFT BREAKDOWN OF ISSUES

FEBRUARY 24, 2006

PARAMETERS

Massing Controls

- Massing & Scale
- Square footage
- FAR, Building Coverage
- Wall setbacks
- Existing MF compatibility standards
- Size
- Front & side setbacks
- Height
- Height setbacks
- Context
- 2D & 3D Story Limits
- Upshifting housing scale (e.g. % increase in "size")
- Definition of height
- Placement of garage
- Impervious coverage

Use Controls

- Occupancy limits
- Parking location
- Definition of duplex
- Single family "attached"

Customized & Neighborhood Process Controls

- DIY drainage
- Neighborhood opt-in/opt-out
- Neighborhood Design Guidelines/ Review

City Process Controls

- Permit application process
- Enforcement
- Enforcement protocol

IMPACTS/BIG PICTURE ISSUES

Neighborhood Character/Architectural Concerns/Quality of Life

- Preserve Architectural Character of neighborhood
- Protect Adjacent Property Owner Rights & Quality of Life
- Demo of nice homes
- Neighborhood Uniqueness
- Ok with Wholesale Neighborhood change?
- Neighborhood Standards
- Neighborhood Identity
- East Austin Issues
- How to protect neighborhood input
- What do neighborhoods support
- Quality of Architecture
- How to quantify architectural quality
- Protecting Green Space
- Building Technology
- Loss of Trees

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- Uniqueness, 'Keep Austin Weird'
- Legislating characteristics
- Family housing (e.g., modern day family with 2-3 children)

Density/Planning for Growth

- Where do new residents go?
- Neighborhood plans don't put density in SF areas
- Promote Redevelopment
- Targeted Areas
- Where does density go?
- Gentrification
- Lot capacity
- How much on one lot?
- Legislating characteristics
- Tax base

Economic Issues

- Equity value for homeowners
- Affordability
- Stock of modest housing
- Affordability provided by duplexes
- Market Demand
- Business Disrupts ???
- Property Values

Drainage/Utility Issues

- Drainage
- Group home use of water/ wastewater etc.
- What happens to Drainage Fees?
- Community Drainage Infrastructure
- Upstream Drainage
- Rainwater

Additional Issue

- Research & Data
- Group Homes
- Duplexes- 2 houses or a unified building?
- Impact of Duplexes under current code