

NEIGHBORHOOD PLAN DESIGN TOOLS

As part of the neighborhood planning process, stakeholders may now choose among **three options** that will dictate how new single-family development **must** be designed and constructed. These tools may be applied area-wide or in smaller subdistricts of a planning area. The City Council approved these tools on September 25, 2003 (Ordinance No. 030925-64).

1 Parking Placement for New Single-Family Construction

No more than forty percent (40%) of the required front yard may be impervious cover—sidewalks and driveways.

Interior lots may have no more than four parking spaces in the front yard. Corner lots may have no more than four parking spaces in the front and side yards combined.

The Director of Watershed Protection and Development Review (WPDR) may grant a waiver to this requirement if he/she determines that a circular driveway or turnaround is necessary to address traffic safety issues associated with vehicles backing onto the adjacent street or roadway.

2 Garage Placement for New Single-Family Construction

Attached or detached garages and/or *carports* with entrances that face a front yard must be located flush or behind the front façade of the a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15') .

There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.

3 Front Porches Extending into the Front Setback for New and Existing Single-Family Houses

Covered and uncovered front porches shall be allowed to extend within 15 feet (15') of the front property line.

Porch roof overhangs may extend no more than two feet (24") into the setback.

Support columns—but not walls—are allowed within the footprint of the porch.

SUMMARY OF DESIGN TOOLS CHOSEN IN ADOPTED NEIGHBORHOOD PLANS

DESIGN TOOLS CHOSEN IN ADOPTED NEIGHBORHOOD PLANS As of September 2004

Planning Area	Impervious Cover & Parking Placement	Garage Placement	Front Porch Setback
Bouldin			
Brentwood	Yes	Yes	Yes
Central East Austin			
Chestnut			
Crestview	Yes	Yes	Yes
Dawson			
East César Chávez			
Franklin Park			
Govalle			
Hancock	Yes	Yes	
Highland	Sub-district	Yes	Yes
Holly			
Johnston Terrace			
McKinney			
MLK			
MLK-183			
Montopolis			
North Austin Civic Association			
North Loop			
North University		*See NCCD	*See NCCD
Old West Austin			
Pecan Springs/ Springdale			
Rosewood			
Southeast			
Upper Boggy Creek			
West University	Sub-district	Sub-district	Sub-district
Wooten	Yes		Yes

Sub-district= chosen, but only for parts of neighborhood planning area (sub-districts)