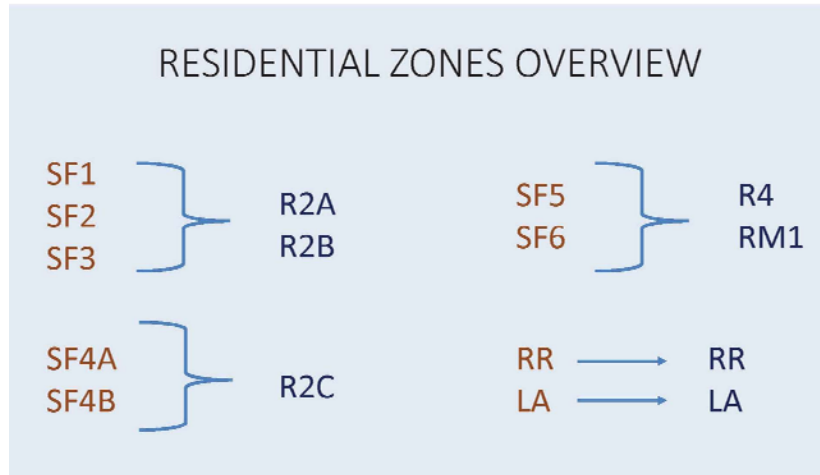


Residential Zone Mapping



Source: City of Austin

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NWACA Demographics



NWACA Population (2016 estimate) 28,379*

| | | |
|-------------------------------------|---------------|------|
| Grand Total – Owner Occupied | 7127 | |
| Single Family | | 5468 |
| Duplex | | 1111 |
| More than 2 units | | 548 |
| Grand Total – Renters | 6453 | |
| Renter - Single Family | | 390 |
| Total Housing Units | 13,580 | |
| Percent Renters | 48% | |

Source: American Community Survey, 2016 – U.S. Census Bureau

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NWACA Lots and Subdivision



- Revised LDC allows for more lots to be subdivided
- Today, 5262 lots are SF-2 or SF-3

| Size of Lot | # in NWACA | Comment |
|---------------------------|------------|--|
| >= 14,000 sq. ft. | 1902 (36%) | Could be subdivided today for two duplexes |
| Between 12,750 and 14,000 | 728 (14%) | Could be subdivided for one SF home and one duplex |
| Between 10,000 and 12,750 | 1872 (36%) | Could be subdivided in the revised code several ways |
| Less than 10,000 | 757 (14%) | Cannot be subdivided in current code |

Source: City of Austin, Proposed Land Development Code, and Travis CAD database

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What is FAR?



- **FLOOR AREA.**
- **GROSS (GFA).** The total enclosed area of all floors in a building with a clear height of more than five feet, measured to the outside surface of the exterior walls. The term excludes loading docks, porches, stoops, basements, attics, stories below grade plane, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas.
- **RESIDENTIAL GROSS.** Gross floor area occupied by residents or serving residents without being open to the general public. Includes areas planned or proposed for these purposes.
- **FLOOR AREA RATIO (FAR).** The ratio of gross floor area to gross site area.

Source: City of Austin, Proposed Land Development Code, Text

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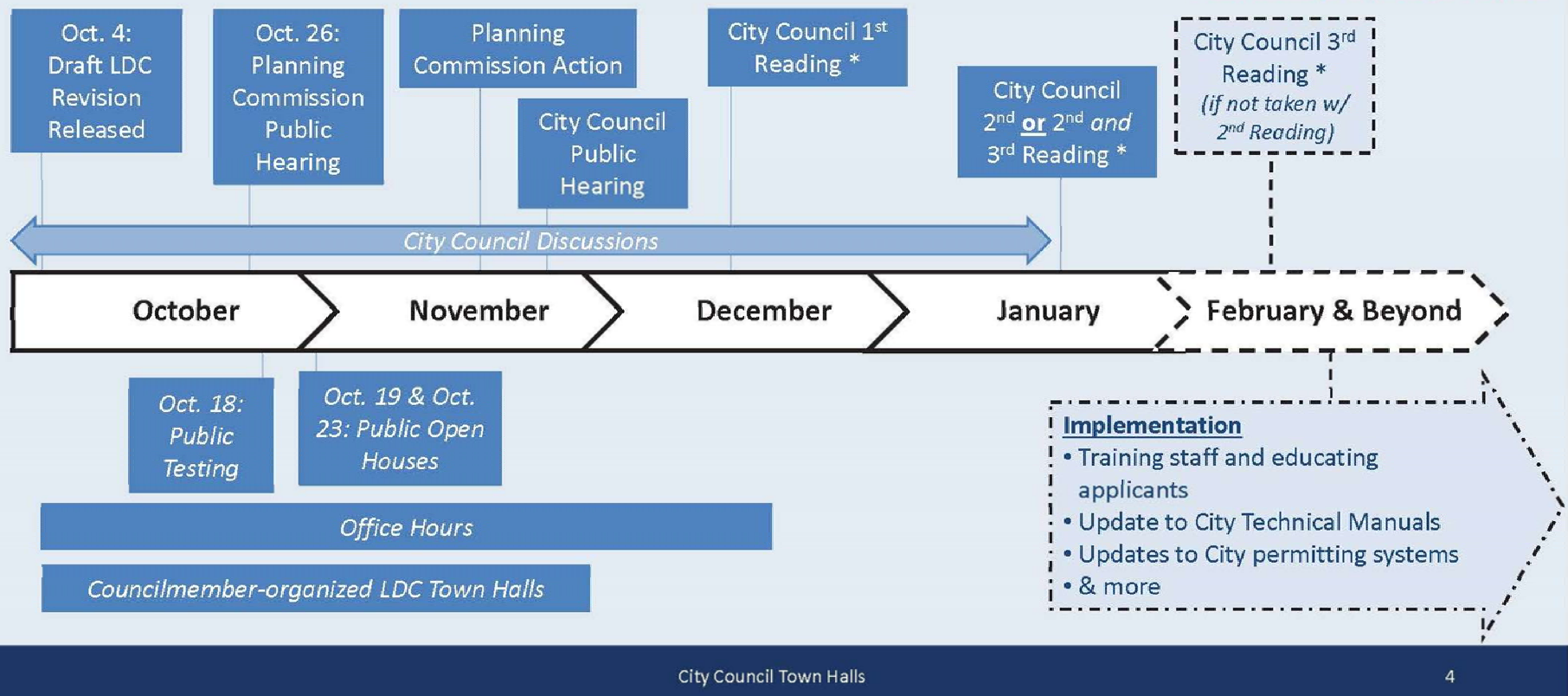
LDC-R Schedule

Where are we now?



What's next?

** Three Readings Required for Adoption*



Source: City of Austin

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