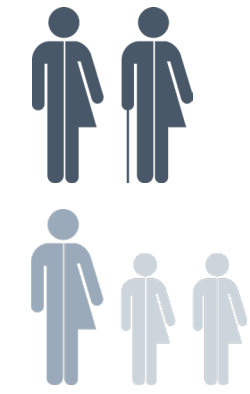
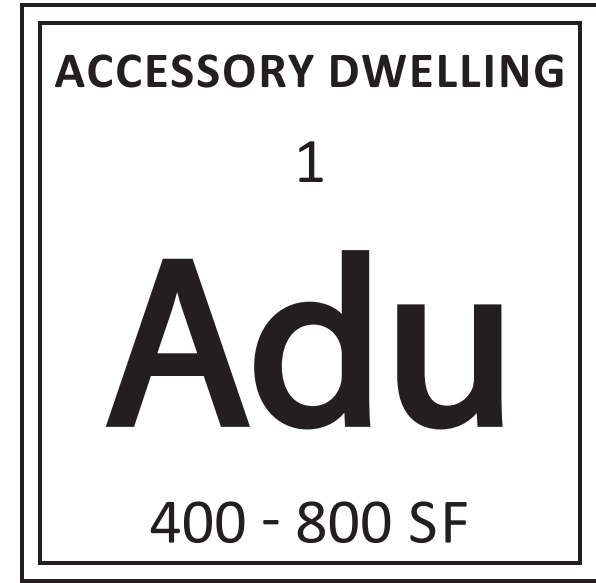


MISSING MIDDLE HOUSING TYPOLOGIES:



THE HIVE

AIA Austin Homes Tour 2020

Nicole Blair, Studio 512
East Austin
2015

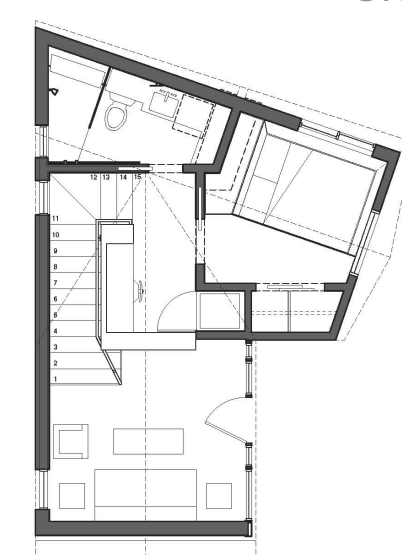
The Hive's design draws inspiration from Dutch and Japanese precedents that find creative solutions when faced with spatial constraints. Walls tilt from the slab, hugging building setback planes and an angled utility easement, to add volume where needed. The City of Austin's impervious cover requirements limited the footprint to 320sf given the size of the site and existing bungalow. The architect carefully tailored the small space in three dimensions by cutting into or expanding it to suit the various programs of the home.



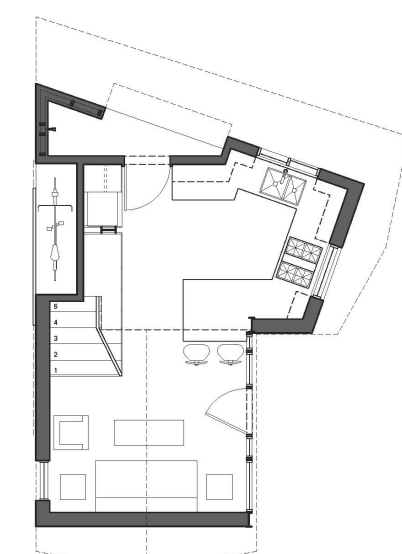
The Hive in East Austin



Site Plan



Second Floor Plan



First Floor Plan

PROPERTY CONSTRAINTS THAT IMPACT ADU DESIGN

ADU Design Constraints

SETBACKS

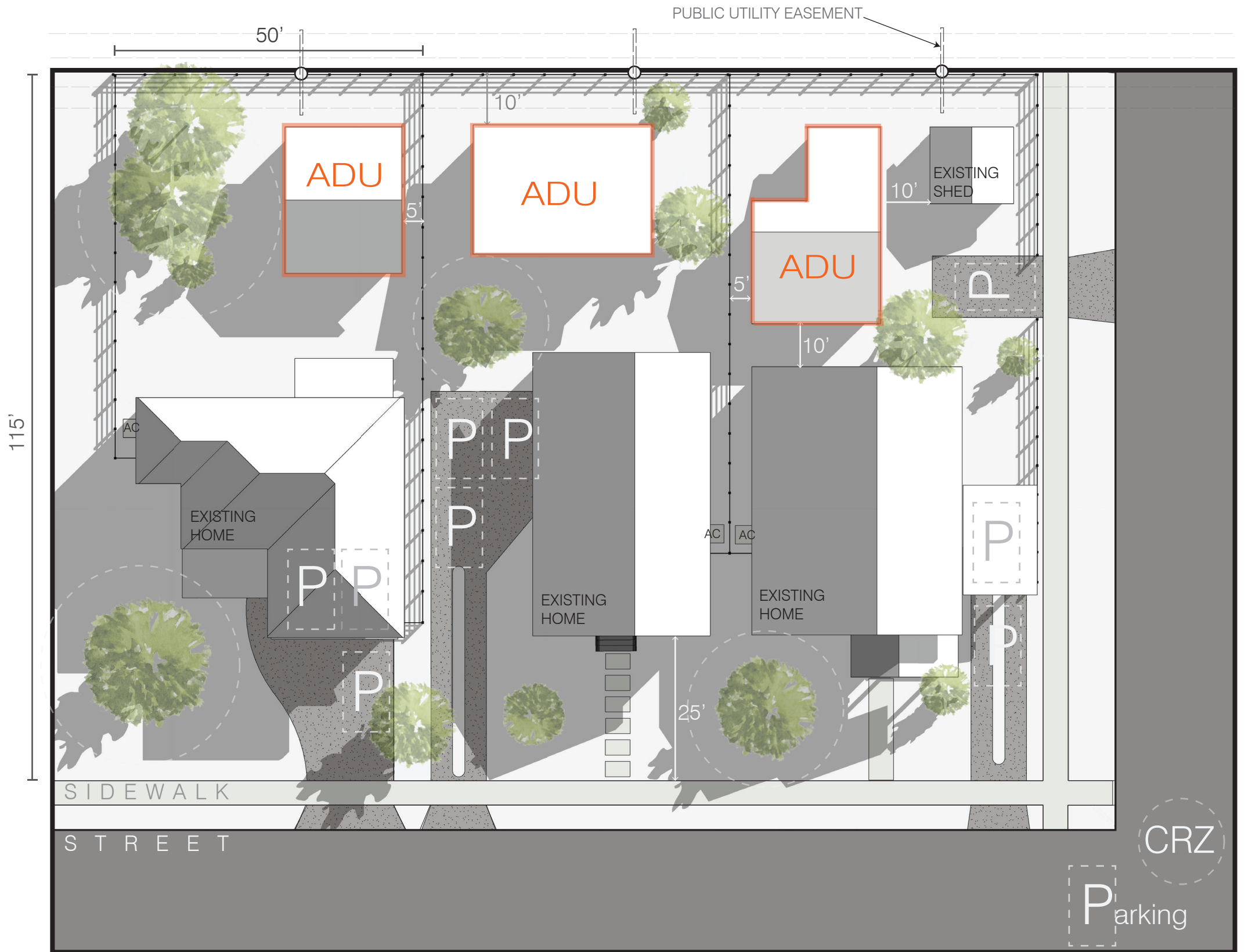
The most obvious setbacks to be aware of are property line setbacks, which are defined by property deeds and the Land Development Code. Certain easements, such as a utility easement, may also occur on a site. Usually, because of fire separation requirements, an ADU must be at least ten feet from the main house and any other structure on site.

EXISTING STRUCTURES

The City of Austin's Land Development Code specifies maximum building coverage, FAR, and impervious cover for each zoning profile. For most single-family residential properties these are: 40% building coverage, 45% impervious cover, and 0.4:1 FAR. Existing trees are also well protected in Austin; the city has established setbacks around trees to protect the critical root zone. Existing structures must be evaluated against these limits before adding an ADU.

PARKING

Parking requirements for ADUs add cost and can limit or prevent ADU construction on a site due to impervious cover calculations. One parking space must be provided for the ADU, however, an individual driveway is not necessary; the space can be uncovered, tandem, and/or within setbacks. Austin has seen an increase in ADUs in areas with alleys because this access mitigates several of these concerns. The parking requirement is waived if the ADU is within a quarter mile of public transit.



FLOOR-TO-AREA RATIO (FAR)

Living areas, second floor covered balconies, and portions of carports/attached garages are considered floor area and are limited as a ratio of the site area. The area of spaces with ceilings over 15 feet tall must be counted twice. These spaces are limited for the main home and ADU combined.

The maximum size for an ADU is 1100 SF or .15 FAR

The diameter of the tree's trunk in inches equals the size of its critical root zone in feet.

CRITICAL ROOT ZONE (CRZ)

Any tree larger than 19" in diameter is protected by the City of Austin and requires special protection to their critical root zones (CRZ). Depending on the species, size, and health of the tree, an ADU may not be constructed within a protected trees CRZ.

[ORDINANCE NO. 20100204-038](#)

PUBLIC UTILITY EASEMENTS (PUE)

A utility easement is an easement that allows a utility (gas, electric, water, and sewer lines) the right to use and access a specific area of another's property. The City of Austin established a 10' setback requirement from any PUE to maintain the easements right to use and access.

The ADU must maintain 10' separation between all structures on the site

IMPERVIOUS COVER

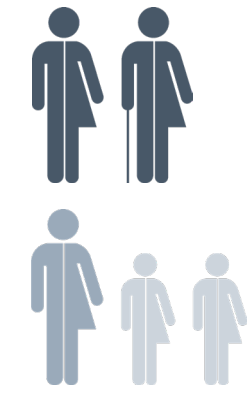
Impervious cover refers to surfaces that do not allow infiltration of water into the ground. A patio or deck, although uncovered, may count as impervious cover in certain instances. Like FAR, the ADU must fit within the impervious cover allowance for the site as a whole.

[ORDINANCE NO. 20151119-080](#)

Two parking spots are required for the primary dwelling

MISSING MIDDLE HOUSING TYPOLOGIES:

ACCESSORY DWELLING
1
Adu
400 - 800 SF



ALLEY-ACCESS GARAGE APARTMENT COMMON AREA

AIA Austin Homes Tour 2020

Jobe Corral Architects
Clarksville
2020

The Solarium is a modern addition to a historic Craftsman house. The light-filled space transforms the existing bungalow while complementing its vernacular. Included in the addition is a small under stair restroom beneath the existing garage apartment. Glowing frosted glass, steel, and walnut details provide a conversation between these structures.

As an engineer, the homeowner has a passion for detailing and functionality, and how materials can work together to create something artful. Now the house shows this philosophy as expressed in two different centuries.

Living Area:
1,500 SF (House conditioned)
420 SF (Garage Apartment)

Site Area:
6,662 SF Total

Building Height:
1 Story (House)
2 Stories (Apartment)

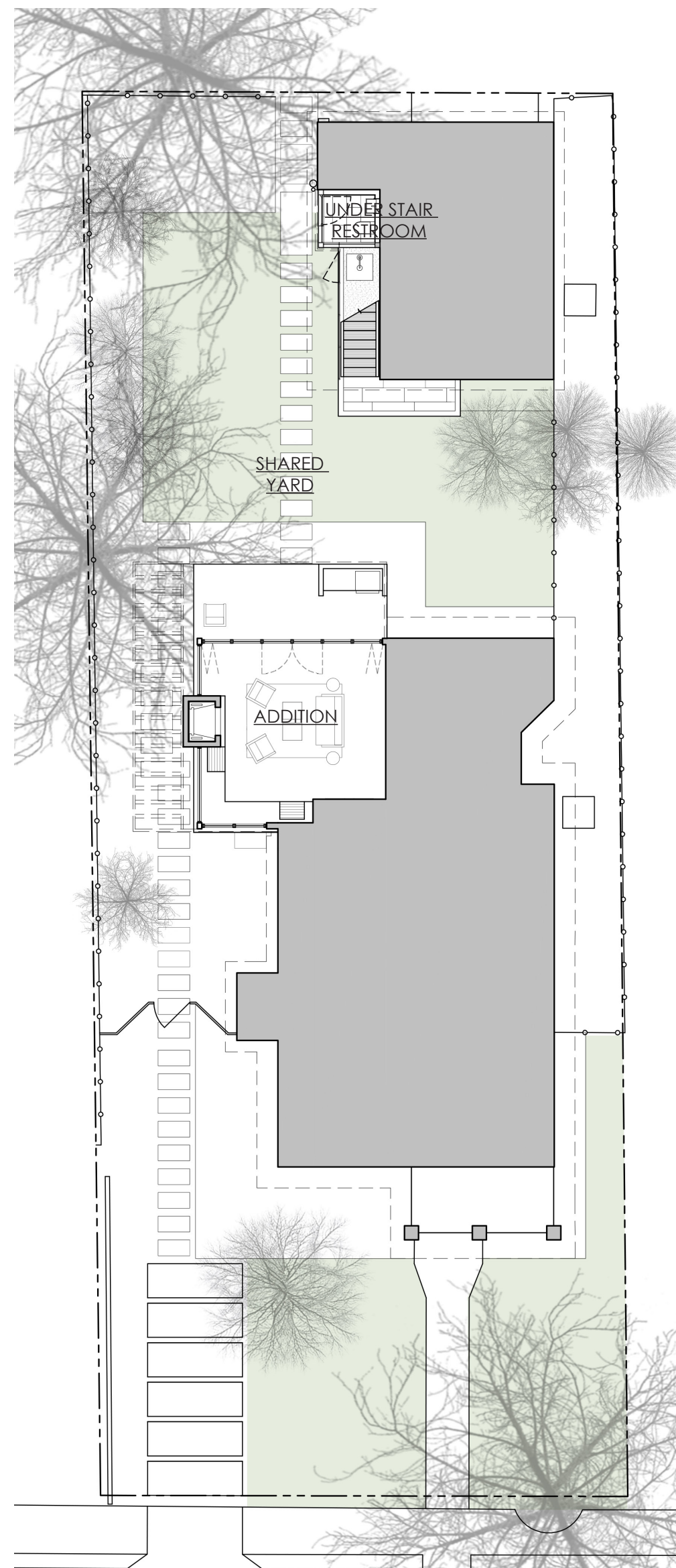
Floor-Area-Ratio:
0.29

Density:
6.8 Units/Acre

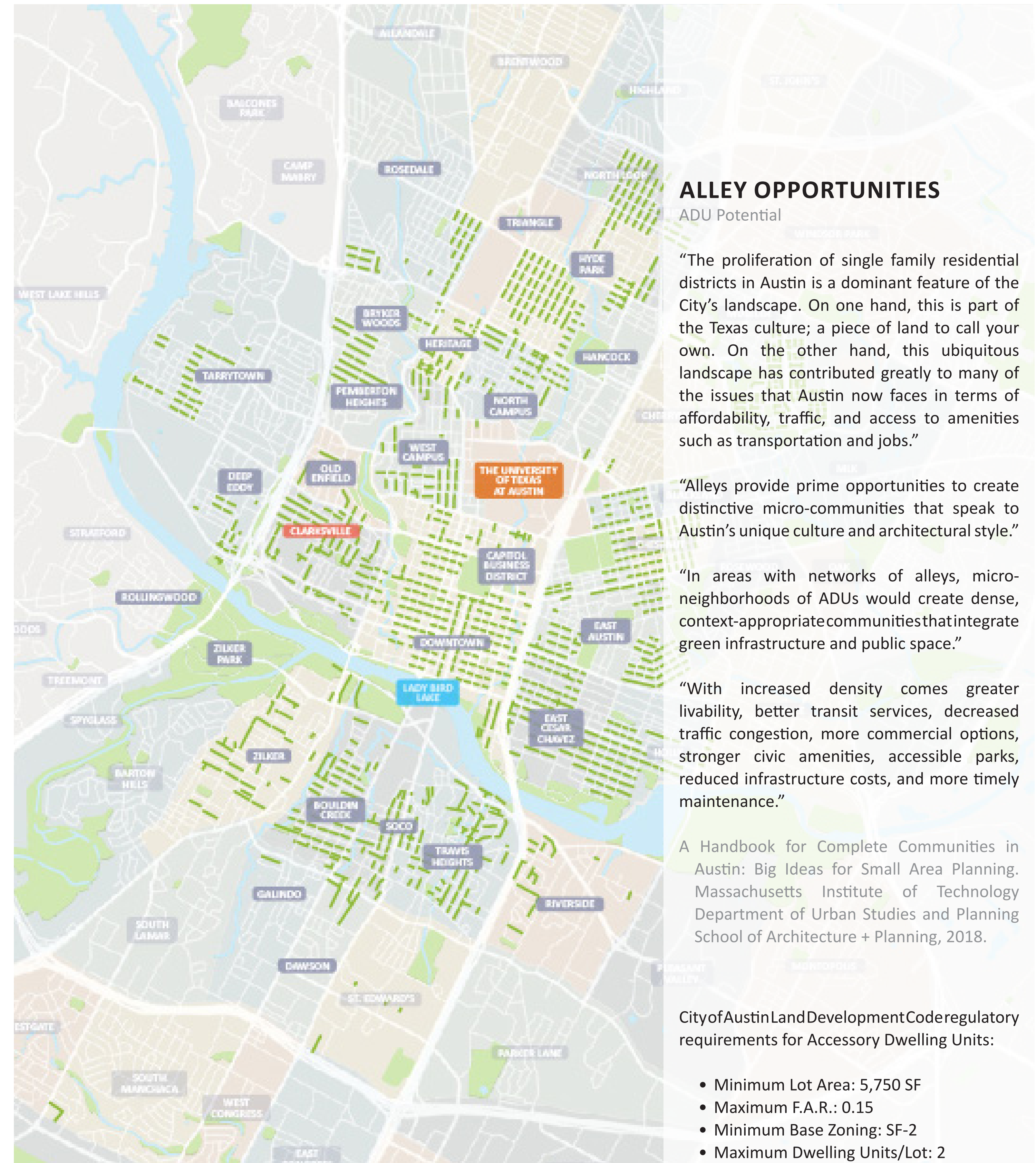
Open Space:
Shared yard

Parking:
Alley-access garage
Front driveway

Walk Score:
88



Site Plan



ALLEY OPPORTUNITIES

ADU Potential

“The proliferation of single family residential districts in Austin is a dominant feature of the City’s landscape. On one hand, this is part of the Texas culture; a piece of land to call your own. On the other hand, this ubiquitous landscape has contributed greatly to many of the issues that Austin now faces in terms of affordability, traffic, and access to amenities such as transportation and jobs.”

“Alleys provide prime opportunities to create distinctive micro-communities that speak to Austin’s unique culture and architectural style.”

“In areas with networks of alleys, micro-neighborhoods of ADUs would create dense, context-appropriate communities that integrate green infrastructure and public space.”

“With increased density comes greater livability, better transit services, decreased traffic congestion, more commercial options, stronger civic amenities, accessible parks, reduced infrastructure costs, and more timely maintenance.”

A Handbook for Complete Communities in Austin: Big Ideas for Small Area Planning. Massachusetts Institute of Technology Department of Urban Studies and Planning School of Architecture + Planning, 2018.

City of Austin Land Development Code regulatory requirements for Accessory Dwelling Units:

- Minimum Lot Area: 5,750 SF
- Maximum F.A.R.: 0.15
- Minimum Base Zoning: SF-2
- Maximum Dwelling Units/Lot: 2