

Q6 - Should we consider adding FAR and/or ratio of building footprint to lot size to Rollingwood's building code?

CRCRC Conclusions: The responses were very evenly split on whether to use FAR. Of those that said "No", 57% wanted to change building height measurements, 23% wanted tenting, 27% wanted vertical setback restrictions, 10% thought setbacks were too small (should be larger) and/or there should be upper floor restrictions. (see separate chart). We hear a desire to control the entire buildable area from being consumed with house. Additional restrictions may help address these concerns initially, but a high FAR % may capture certain homes that attempt to push every maximum. CRCRC's position is to revisit this option when all other tools have been assessed.

All summaries provided by ChatGPT:

Yes (49%):

Respondents express a variety of opinions on the implementation of a Floor Area Ratio (FAR) restriction. Many respondents support the idea, citing concerns about the increasing size of homes, loss of green space, and drainage issues. Some highlight the importance of maintaining the open, sylvan feel of the neighborhood and preventing overbuilding. Others emphasize the need for restrictions on lot coverage and impervious cover to address these issues. Some respondents express uncertainty or suggest a need for more information, while a few caution against being as restrictive as other municipalities like the City of Austin. Overall, there is support for measures that would regulate the size of homes and preserve the character of Rollingwood.

No (47%):

Respondents express diverse opinions on the idea of implementing a Floor Area Ratio (FAR) restriction. Some respondents support the idea, citing concerns about the increasing size of homes, drainage issues, and maintaining the character of the neighborhood. Others, however, strongly oppose the idea, emphasizing property rights, the desire for larger homes, and concerns about the potential negative impact on property values. Some express uncertainty or suggest that setbacks and height restrictions are sufficient to regulate building size. Overall, opinions are divided on the necessity and desirability of implementing FAR restrictions in Rollingwood.

Blank (3%)