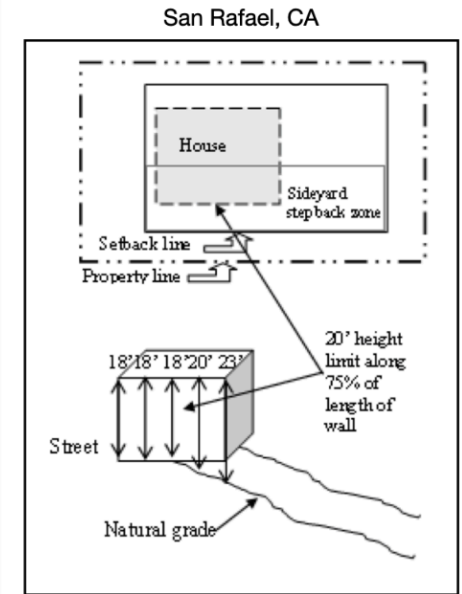
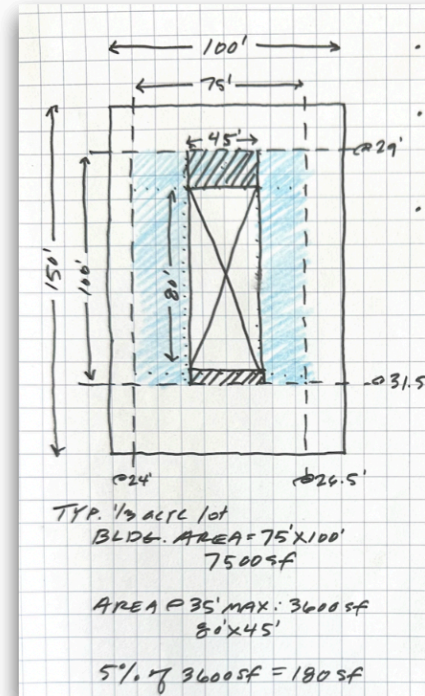
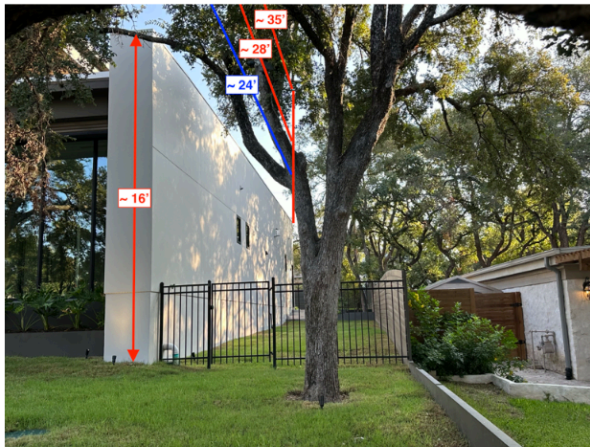


# How could tenting work?

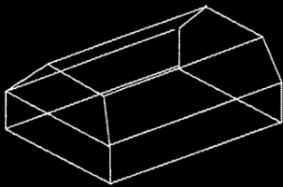
- Similar to parallel plane in providing an imaginary height cap
- can be used to limit excessive bulk and “looming” along the side and rear setbacks between neighbors.
- is another tool for limited additional height with respect to distance from the property line.
- @ 10' = 24.0'
  - use average height of 24', NTE 30' for 20% of side elevation as measured from the lowest adjacent grade, by adding 6" vertical for every 12" horizontal:
    - if existing grade change is +10', or
    - if min. 15% grade change along setback
- @ 15' = 26.5' (adds 2.5')
- @ 20' = 29.0' (adds 5.0')
- @ 30' = 31.5' (adds 7.5')
- @ 35' = 36.5' (adds 12.5')



**Special Exception:** If the lot configuration, location, size, and slope are such that restrictions cannot reasonably be met, and with approval of all affected neighbors, Board of Adjustment shall consider.

# Daylight plane

The daylight plane in conjunction with the setbacks & height limits, create an invisible tent



intended to contain development on the lot in a way that preserves privacy and exposure to natural light.

## Code sections

Page 26

18.12.040 (a) Table 2

Page 27

18.04

Page 28

18.12.040 (c) Table 2

Page 29

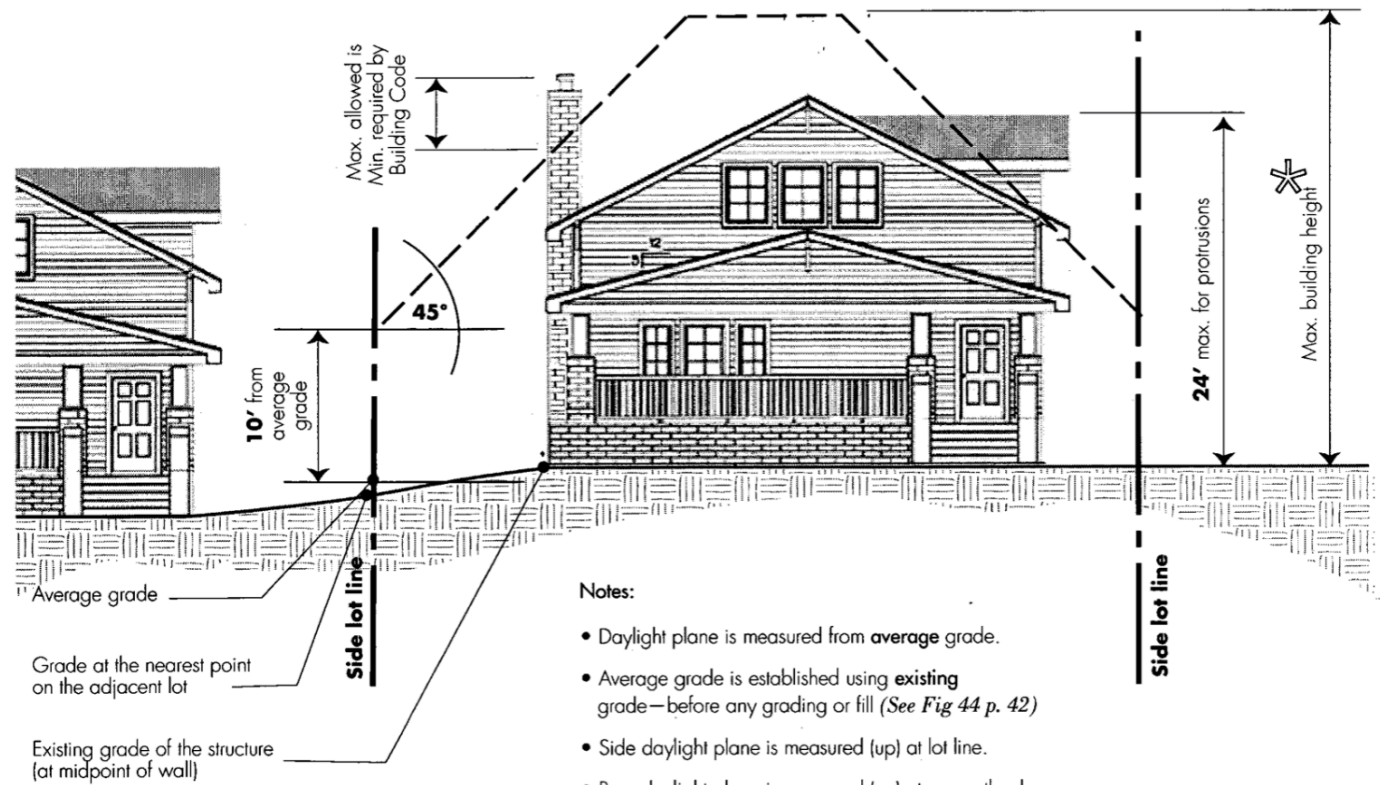
18.12.050 (b) (2)

18.12.040 (j)

## Primary daylight plane (sides)

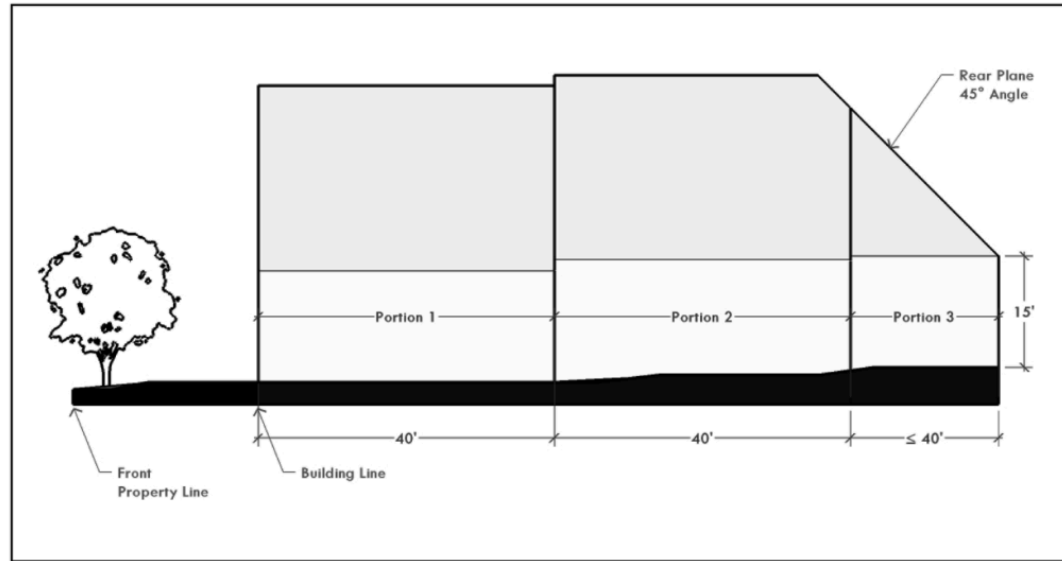
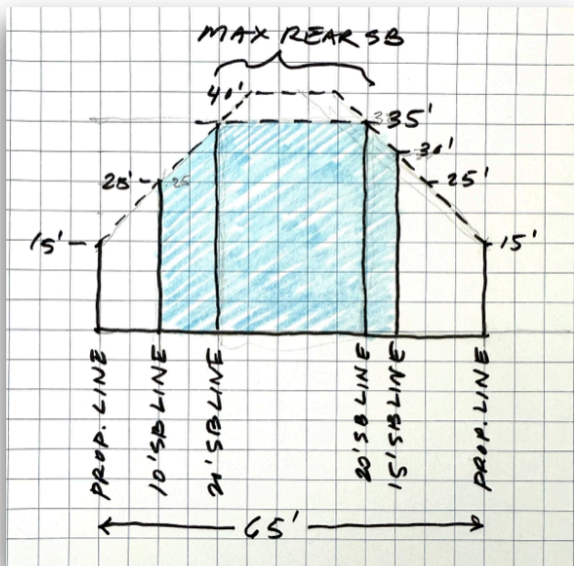
The primary daylight plane regulates structures located within the *buildable area*. Structures located in the rear and/or side yards are regulated by the accessory-structure daylight plan described on the next page.

Fig 20 Front elevation showing side primary daylight plane



## Notes:

- Daylight plane is measured from **average grade**.
- Average grade is established using **existing grade**—before any grading or fill (See Fig 44 p. 42)
- Side daylight plane is measured (up) at lot line.
- Rear daylight plane is measured (up) at rear setback.



\*No portion of any Front Elevation shall exceed 35ft.  
Set 15' springline along Property Line

**City of Austin - Setback Planes**

