#13
7-26-2007

ORDINANCE NO.

1 **AN ORDINANCE AMENDING SECTION 25-2-943 OF THE CITY CODE**
2 **RELATING TO SUBSTANDARD LOTS; AND PROVIDING FOR EMERGENCY**
3 **PASSAGE.**
4
5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
6
7 **PART 1.** Section 25-2-943 *(Substandard Lot)* of the City Code is amended to amend
8 Subsection (B) and add a new Subsection (D) to read

9 (B) A substandard lot may be used for a <u>single-family</u> residential use <u>if the use</u>
10 [that] is permitted in the zoning district in which the lot is located <u>and</u> [if] the
11 lot complies with the requirements of this subsection

12 (1) A substandard lot recorded in the county real property records before
13 March 15, 1946 must

14 (a) have an area of not less than 4,000 square feet, and

15 (b) be not less than 33 feet wide at the street or at the building line, or
16 have access to a street by an easement that is

17 (i) not less than ten feet wide if it serves one lot, or not less than 18
18 feet wide if it serves more than one lot,

19 (ii) not more than 150 feet in length, and

20 (iii) maintained for access by the property owner

21 (2) A substandard lot recorded in the county real property records after
22 March 14, 1946 must

23 (a) have an area of not less than 5,750 square feet, and

24 (b) be not less than 50 feet wide at the street or at the building line

25 <u>(D) A substandard lot that is aggregated with other property to form a site may not</u>
26 <u>be disaggregated after (effective date of ordinance) to form a site that is</u>
27 <u>smaller than the minimum lot area requirement</u>
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PART 2. The Council finds that providing for the appropriate use of substandard lots is necessary for the orderly planning of the City and that this constitutes an emergency. Because of the emergency, this ordinance takes effect immediately on its passage for the immediate preservation of the public peace, health, and safety.

PASSED AND APPROVED

§
§
_____, 2007   § _____
                                             Will Wynn
                                             Mayor

APPROVED: _____   ATTEST: _____
              David Allan Smith   Shirley A. Gentry
              City Attorney   City Clerk