ORDINANCE NO.

1 **AN ORDINANCE AMENDING SECTION 25-2-3 AND SECTION 25-2-492 AND**
2 **ADDING SECTION 25-2-780 TO THE CITY CODE TO CREATE A NEW**
3 **RESIDENTIAL USE, CONSERVATION SINGLE FAMILY RESIDENTIAL.**
4
5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
6
7 **PART 1.** City Code Subsection 25-2-3(B) (*Residential Uses Described*) is amended to
8 add the following residential use classification with all subsequent residential use
9 classifications renumbered accordingly:

10 (3) CONSERVATION SINGLE FAMILY RESIDENTIAL use is the use of a site for
11 multiple detached dwelling units with each dwelling unit located on an individual
12 lot and the remainder of the site being jointly-owned and preserved as open space.

13 **PART 2.** Subsection (D) of City Code Section 25-2-492 (*Site Development Regulations*)
14 is amended to read:

	LA	RR	SF-1***	SF-2	SF-3
Minimum Lot Size (square feet):	43,560	43,560	10,000	5,750	5,750
Minimum Lot Width:	100	100	60	50	50
Maximum Dwelling Units Per Lot:	1	1	1	1	**
Maximum Height:	35	35	35	35	35
Minimum Setbacks:					
Front Yard:	40	40	25	25	25
Street Side Yard:	25	25	15	15	15
Interior Side Yard:	10	10	5	5	5
Rear Yard:	20	20	10	10	10
Maximum Building Coverage:	--	20%	35%	40%	40%
Maximum Inpervious Cover:	*	25%	40%	45%	45%

1

2   *   See Section 25-2-551 (*Lake Austin District Regulations*)

3   **   See Section 25-2-556 (*Family Residence District Regulations*)

4 *** See Section 25-2-780 (*Conservation Single Family Residential Use*).

5 **PART 3.** City Code Chapter 25-2 is amended to add a new Section 25-2-780 to read:

6 **§ 25-2-780 CONSERVATION SINGLE FAMILY RESIDENTIAL USE.**

7   (A)   The conservation single family residential use is permitted only:

8   (1)   on properties zoned single family residence large lot (SF-1); and

9   (2)   within the drinking water protection zone.

10   (B)   For a conservation single family residential use, the base zoning district
11   regulations are superseded by the requirements of this section.

12   (C)   Properties used for conservation single family residential use must be
13   subdivided to create:

14   (1)   two or more residential lots, not to exceed the number of lots that
15   would otherwise be allowed on the property under SF-1 zoning, of no
16   less than 3600 square feet and no more than 5750 square feet in area;

17   (2)   a conservation lot consisting of the remainder of the property.

18   (D)   The following site development standards apply to the residential lots used
19   for conservation single family residential use:

20   (1)   minimum district size of 20,000 square feet.

21   (2)   minimum residential lot size of 3,600 square feet.

22   (3)   maximum residential lot size of 5,750 square feet.

23   (4)   minimum lot width of 50 feet.

24   (5)   joint access driveways may be permitted as specified in Chapter 25-5,
25   Article 5.

26   (6)   impervious cover maximum of 60% for each residential lot.

1   (7)   all other site standards as specified for single family residence large
2   lot (SF-1) zoning.

3   (E)   A conservation lot must be jointly owned and maintained by the owners of
4   the individual residential lots and preserved as open space by means of a
5   binding legal agreement, such as a conservation easement, approved by the
6   City of Austin and a plat note approved by the City of Austin and added at
7   the time of subdivision.

8   (F)   The total impervious cover for the property may not exceed maximum
9   allowable impervious cover by watershed as specified in Chapter 25-8,
10   including, but not limited to, Chapter 25-8, Article 12 (*Save Our Springs*
11   *Initiative*).

12 **PART 4.** The table in Subsection (C) of Section 25-2-491(*Permitted, Conditional, and*
13 *Prohibited Uses*) is amended to indicate that the conservation single family residential
14 use is permitted in the single family residence large lot (SF-1) zoning district subject to
15 Section 25-2-780 of the Code.

16 **PART 5.** This ordinance takes effect on _____, 2010.

17 **PASSED AND APPROVED**
18
19   §
20   §
21 _____, 2010 § _____
22   Lee Leffingwell
23   Mayor
24
25
26 **APPROVED:** _____   **ATTEST:** _____
27   Karen M. Kennard   Shirley A. Gentry
28   Acting City Attorney   City Clerk