

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 25-2 RELATING TO
CONSERVATION SINGLE FAMILY RESIDENTIAL USE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 25-2 (*Zoning*) of the City Code is amended to add a new Section 25-2-770 to read as follows:

§ 25-2-770 CONSERVATION SINGLE FAMILY RESIDENTIAL USE.

- (A) The conservation single family residential use is permitted only:
 - (1) on properties zoned single family residence large lot (SF-1); and
 - (2) within the drinking water protection zone.
- (B) For a conservation single family residential use, the base zoning district regulations are superseded by the requirements of this section.
- (C) Properties used for conservation single family residential use must be subdivided to create:
 - (1) two or more residential lots, not to exceed the number of lots that would otherwise be allowed on the property under SF-1 zoning, of no less than 3600 square feet and no more than 5750 square feet in area;
 - (2) a conservation lot consisting of the remainder of the property.
- (D) The following site development standards apply to the residential lots used for conservation single family residential use:
 - (1) minimum district size of 20,000 square feet.
 - (2) minimum residential lot size of 3,600 square feet.
 - (3) maximum residential lot size of 5,750 square feet.
 - (4) minimum lot width of 50 feet

- 1 (5) joint access driveways may be permitted as specified in Chapter 25-5,
2 Article 5.
3
4 (6) impervious cover maximum of 60% for each residential lot
5
6 (7) all other site standards as specified for single family residence large lot
7 (SF-1) zoning.
8
9 (E) A conservation lot must be jointly owned and maintained by the owners of
10 the individual residential lots and preserved as undisturbed open space by
11 means of a binding legal agreement, such as a conservation easement,
12 approved by the City of Austin and a plat note approved by the City of
13 Austin and added at the time of subdivision.
14
15 (F) The total impervious cover for the property may not exceed maximum
16 allowable impervious cover by watershed as specified in Chapter 25-8,
17 including, but not limited to, Chapter 25-8, Article 12 (Save Our Springs
18 Initiative).
19
20 (G) Impervious cover shall be allocated among the individual lots within the
21 property at the time of subdivision.
22

23 **PART 2.** This ordinance takes effect on _____, 2013.
24

25 **PASSED AND APPROVED**

26
27 §
28 §
29 _____, 2013 § _____
30 Lee Leffingwell
31 Mayor
32
33

34 **APPROVED:** _____
35 Karen M. Kennard
36 City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk