

## **ORDINANCE AMENDMENT REVIEW SHEET**

**Amendment:** C20-2014-001 Micro Units

**Description:** Consider an ordinance amending Title 25 of the City Code relating to the regulation of efficiency dwelling units in certain zoning districts.

**Proposed Language:** See attached draft ordinance and background information.

### **Summary of proposed code changes for micro units**

- 400 sq ft site area requirement for each dwelling unit
- 0.6 on-site parking spaces required per dwelling
- Permitted on Core Transit Corridors and Future Core Transit Corridors
- Permitted in the following zoning districts: MF-1, MF-2, MF-3, MF-4, MF-5; MU combining district
- No changes to other base district site development standards
- On-site affordability required: Ten percent of the building square footage (ownership: 99 years at 80% MFI, rental: 40 years at 60% MFI)

**Background:** Initiated by City Council Resolution 20140327-040

In March 2014, City Council initiated changes to Austin's LDC to remove any impediments to the construction of micro units – efficiency units that are typically less than 400 square feet in size. Although Austin's current code allows for the construction of these types of units, there are density caps and parking requirements that may inhibit their construction. The proposed changes will allow construction of micro units at higher densities than are currently allowed, along with a reduced parking requirement, so long as the units are located along Core Transit Corridors (CTCs) or Future CTCs, and on-site affordable units are provided. The proposed amendment permits micro units in MF-1 to MF-5 zoning districts and MU combining district, but not other districts (VMU, ERC, TOD, CBD, DMU) that *already* have density and affordability bonus programs. In this way micro units are complimentary to, and not competitive with, existing programs.

**Staff Recommendation:** Staff recommends the proposed code amendment.

### **Board and Commission Actions**

**July 8, 2014:** Recommendation to approve by the Community Development Commission failed on 6-2-1 due to lack of majority of entire voting membership, on Vice Chair Paup's motion, nay were Commissioners Decierdo and Reyes. Commissioner Taylor abstained.

**September 16, 2014:** Recommendation to deny by the Codes and Ordinances Subcommittee on a 4-0 vote (Commissioner Oliver absent), with the following note:

- The micro unit discussion, although with merit, requires additional study on a comprehensive approach to transportation and residential permit parking program, both of which are more appropriately discussed as a part of CodeNEXT.

**September 23, 2014:** Recommendation to deny by the Planning Commission on a 6-1-1 vote (Commissioner Hatfield absent), with the same note from the Codes and Ordinances Subcommittee:

- The micro unit discussion, although with merit, requires additional study on a comprehensive approach to transportation and residential permit parking program, both of which are more appropriately discussed as a part of CodeNEXT.

**Council Action**

**August 28, 2014:** Postponed to the October 2, 2014 Council meeting.

**October 2, 2014:** A public hearing has been scheduled.

**Ordinance Number:** NA

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