

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO MICRO-UNITS

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

**PART 1.** City Code Section 25-1-21 (*Definitions*) is amended to add the following new definition and to renumber the remaining definitions accordingly:

**§25-1-21 DEFINITIONS.**

(65) Micro-Unit means a dwelling unit containing not more than 500~~400~~ square feet of floor area, ~~and not having a bedroom or sleeping area separate from principal living area.~~

**PART 2.** City Code Chapter 25-2, Subchapter E (*Design Standards And Mixed Use*) is amended to add a new Article 6: *MICRO-UNITS*:

**ARTICLE 6: MICRO-UNITS**

**A. Purpose.** The purpose of a micro-unit is to provide an ~~efficiency~~ dwelling unit that allows increased density, reduced parking, and promotes affordability along Core Transit Corridors, ~~and Future Core Transit Corridors, and in Transit Oriented Development Districts.~~ A building may contain any mixture of micro-units and other types of apartments, or may contain entirely micro-units.

**B. Applicability**

~~The following table summarizes the applicability of this section:~~

Standard	Applies if the Principal Street Is:	Applies to the Following:
Micro-units	Core Transit Corridor, Future Core Transit Corridor	<del>multifamily zoning districts (MF 1, MF 2, MF 3, MF 4, MF 5)</del> <del>mixed use (MU) combining district</del>

**BC. Where Allowed.**

1           1. A micro-unit is permitted within the following base districts:

- 2           a. multifamily residence limited density (MF-1) district  
3           b. multifamily residence low density (MF-2) district  
4           c. multifamily residence medium density (MF-3) district  
5           d. multifamily residence moderate-high density (MF-4) district  
6           e. multifamily residence high density (MF-5) district  
7           e-f. multifamily residence high density (MF-6) district

8           2. A micro-unit is permitted within the following combining districts:

- 9           mixed use (MU) combining district  
10           downtown mixed use (DMU) district  
11           vertical mixed use (VMU) district

12           **CD. COMPATABILITY AND NEIGHBORHOOD STANDARDS.** All buildings  
13           containing micro-units are subject to the compatibility standards of Chapter 25-2, Article  
14           10 if applicable.

15           If there is a conflict between the compatibility standards and this Subchapter, the  
16           compatibility standards shall control.

17           A building containing micro-units that is located on a site that is adjacent to an urban  
18           family residence (SF-5) district or more restrictive zoning district, or is adjacent to a  
19           property which contains a use permitted in an SF-5 or more restrictive zoning district,  
20           other than a dwelling permitted by Section 25-2-894 (*Accessory Uses for a Principal*  
21           *Commercial Use*), must comply with Section 4.3.3, Table D (*Neighborhood Design*  
22           *Standards*).

23           **DE. Affordability Requirements.** To be eligible for the dimensional or parking  
24           standards in Subsection EF of this section, a building containing micro-units shall meet  
25           the following affordability requirements, which shall run with the land.

26           **1. Affordability Requirements for Owner-Occupied Units.**

27           Ten percent of the square footage of the micro-unit building shall be  
28           reserved as affordable, for not less than 99 years from the date the first

1 certificate of occupancy is issued, for ownership and occupancy by  
2 households earning no more than ~~80~~ 50 percent of the current Annual  
3 Median Family Income for the City of Austin Metropolitan Statistical Area.  
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## 5 **2. Affordability Requirements for Rental Units.**

6 Ten percent of the square footage of the micro-unit building shall be  
7 reserved as affordable, for not less than 40 years from the date the first  
8 certificate of occupancy is issued, for ownership and occupancy by  
9 households earning no more than ~~60~~ 50 percent of the current Annual  
10 Median Family Income for the City of Austin Metropolitan Statistical Area.  
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## 12 13 **EF. Dimensional and Parking Requirements.**

- 14 1. Buildings containing one or more micro-units must comply with the site  
15 development regulations prescribed by Section 25-2-492 (*Site*  
16 *Development Regulations*), except for site area requirements and parking  
17 requirements when the micro-unit is located on a Core Transit Corridor, a  
18 Future Core Transit Corridor, or a Transit Oriented Development District.  
19  
20 ~~2. A building containing micro units that meets the affordability requirements~~  
21 ~~in subsection E above is not subject to certain dimensional and parking~~  
22 ~~standards applicable in the base zoning district or Multifamily Residential~~  
23 ~~Use. These standards include the following:~~  
24 a. ~~The minimum site area requirement for a micro unit shall be 400~~  
25 ~~square feet. The minimum site area for all other unit types shall~~  
26 ~~remain unchanged.~~  
27 b. ~~For each micro unit in a building, the minimum off street parking~~  
28 ~~requirement shall be 0.6 parking spaces per micro unit. This~~  
29 ~~reduction may not be used in combination with any other parking~~  
30 ~~reduction. The off street parking requirement for all other unit types~~  
31 ~~shall remain unchanged.~~

32 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.

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34 **PASSED AND APPROVED**

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\_\_\_\_\_, 2014

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\_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk