

RESOLUTION NO. 20140612-062

WHEREAS, the Imagine Austin Comprehensive Plan prioritizes the need for a mix of housing types across the city, including both rental and homeownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families; and

WHEREAS, accessory dwelling units (“ADUs”) can provide new housing units without changing the feeling or texture of established neighborhoods and allow more efficient use of existing housing stock and infrastructure; and

WHEREAS, ADUs can help homeowners make ends meet while providing affordable, central-city rental opportunities for single young people, seniors, and multi-generational families by providing a mix of housing that responds to changing family needs and smaller households; and

WHEREAS, 34% of Austinites live in single person households; and

WHEREAS, currently ADUs of up to 850 square feet are allowed on lots of at least 7,000 square feet by right, or on lots that are 5,750 square feet if that neighborhood has opted in to the Secondary Apartment Special Use Infill Option through their neighborhood plan; and

WHEREAS, currently, if an ADU is SMART Housing certified in a neighborhood planning area that has adopted the affordable housing option, it may be allowed increased impervious cover and increased gross floor area; and

WHEREAS, a 500 square foot ADU is likely to be relatively affordable; and

WHEREAS, Portland and other cities have reduced obstacles to ADUs by means such as waiving development fees and parking requirements in an effort to encourage the development of ADUs; **NOW, THEREFORE**,

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

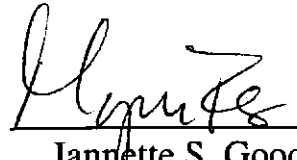
1. The City Council initiates amendments to Title 25 of the City Code and directs the City Manager to develop an ordinance that reduces regulatory barriers to the development of ADUs that are less than 500 square feet in size and located on a lot containing at least one owner occupied structure, whether principal or accessory. The ordinance could be applied citywide or as an infill option.
2. The ordinance should include, but need not be limited to, eliminating parking and driveway requirements.
3. The City Manager is further directed to convene a stakeholder process to develop additional recommendations for ADUs of any size, including but not limited to code amendments that:
 - a. reduce minimum lot size;
 - b. reduce building separation requirements;
 - c. increase maximum gross floor area for 2nd story ADUs;
 - d. create design standards for ADUs; and
 - e. allow a legally non-complying structure to add an ADU, if located on a lot with sufficient area.

Construction of this ordinance should take into account the effect of similar ordinances in peer cities on the supply of housing, particularly affordable housing, and on the character of single-family neighborhoods.

4. The City Manager is directed to present the proposed ordinance to the City Council within 120 days.

ADOPTED: June 12, 2014

ATTEST:


Jannette S. Goodall
City Clerk