

ORDINANCE NO.

**AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2 AND 25-6
RELATING TO ACCESSORY DWELLING UNITS.**

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

PART 1. City Code Section 25-2-774 (*Two-Family Residential Use*) is amended to read as follows:

§ 25-2-774 TWO-FAMILY RESIDENTIAL USE.

- (A) For a two-family residential use, the base zoning district regulations are superseded by the requirements of this section.
- (B) For a two-family residential use the minimum lot area is 7,000 square feet.
- (C) The second dwelling unit:
 - (1) must be contained in a structure other than the principal structure;
 - (2) must be located:
 - (a) at least ~~[15]~~ 10 feet to the rear or side of the principal structure; or
 - (b) above a detached garage;
 - (3) may be connected to the principal structure by a covered walkway;
 - ~~[(4) may not have an entrance within 10 feet of a lot line;]~~
 - ~~[(5) unless the second dwelling unit has vehicular access from a rear alley, it must be served by a paved driveway, and the portion of the driveway that crosses the front yard must be at least 9 feet and not more than 12 feet wide;]~~
 - ~~[(6)]~~(4) may not exceed a height of 30 feet, and is limited to two stories;
[and]
 - ~~[(7)]~~(5) may not exceed a gross floor area of:
 - (a) 850 total square feet; or

(b) 550 square feet on the second story, if any~~[-]~~; and

(6) may not be used as a Type 2 short term rental.

(D) Impervious cover for the site may not exceed 45 percent.

(E) Building cover for the site may not exceed 40 percent.

~~[(F) Other than in a driveway, parking is prohibited in the front yard.]~~

PART 2. City Code Section 25-2-1463 (*Secondary Apartment Regulations*) is amended to read as follows:

§ 25-2-1463 SECONDARY APARTMENT REGULATIONS.

- (A) A secondary apartment is not permitted in combination with a cottage or urban home special use.
- (B) A secondary apartment must be located in a structure other than the principal structure. ~~[The apartment may be connected to the principal structure by a covered walkway].~~
- (C) The secondary apartment:
 - (1) must be contained in a structure other than the principal structure;
 - (2) must be located:
 - (a) at least ~~[15]~~ 10 feet to the rear or side of the principal structure; or
 - (b) above a detached garage;
 - (3) may be connected to the principal structure by a covered walkway;
 - ~~[(4) may not have an entrance within 10 feet of a lot line;]~~
 - ~~[(5) unless the secondary apartment has vehicular access from a rear alley, it must be served by a paved driveway, and the portion of the driveway that crosses the front yard must be at least 9 feet and not more than 12 feet wide;]~~
 - ~~[(6)]~~(4) may not exceed a height of 30 feet, and is limited to two stories;
[and]

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2 ~~[(7)]~~(5) may not exceed a gross floor area of:

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4 (c) 850 total square feet; or

5
6 (d) 550 square feet on the second story, if any~~[-];~~ and

7
8 (6) may not be used as a Type 2 short term rental.

9
10 (D) Impervious cover for the site may not exceed 45 percent.

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12 (E) Building cover for the site may not exceed 40 percent.

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14 ~~[(F) Other than in a driveway, parking is prohibited in the front yard.]~~

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16 **PART 3.** The “Residential Uses” portion of the table in Part 1 of City Code Chapter 25-6
17 Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is amended to
18 read as follows:

19 **CHAPTER 25-6 APPENDIX A.**

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21 **PART 1 – MOTOR VEHICLES**

Use Classification	Minimum Off-Street Parking Requirement	Off-Street Loading Requirement
<i>Residential Uses</i>		
Cottage special use Mobile home residential [Secondary apartment special use] Single-family residential Small lot single-family residential Townhouse residential [Two-family residential] Urban home special use	2 spaces for each dwelling unit	None

<u>Secondary apartment special use</u> <u>Two family residential</u>	<u>Principal unit: 2 spaces</u> <u>Secondary unit: 1 space</u>	<u>None</u>
Accessory apartment Condominium residential Multifamily residential	Efficiency dwelling unit: 1 space 1 bedroom dwelling unit: 1.5 spaces Dwelling unit larger than 1 bedroom: 1.5 spaces plus 0.5 space for each additional bedroom	None
Duplex residential Single-family attached residential -Standard -If larger than 4,000 sq. ft. or more than 6 bedrooms	4 spaces 4 spaces or 1 space for each bedroom, whichever is greater	None
Bed and breakfast residential	1 space plus 1 space for each rental unit	None
Group residential	1 space plus 1 space for each 2 lodgers or tenants	Schedule C
Retirement Housing	80% of the parking otherwise required by this table for the residential use classification	Schedule C

PART 4. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015 § _____
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§

Steve Adler
Mayor

APPROVED: _____

Anne Morgan
Interim City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk