

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CITY CODE TITLE 25 REGARDING THE REDEVELOPMENT OF EXISTING SMALL (SUBSTANDARD) LOTS DEVELOPED AS A SINGLE BUILDING SITE.

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

**PART 1.** City Code Section 25-1-21 (*Definitions*) is amended by adding a new definition for the term “Aggregate” and by renumbering the existing definitions (4) through (132) accordingly, with the new definition to read as follows:

- (4) AGGREGATE means creating a site on which a structure has been built across two or more lots, at least one of which is substandard.

**PART 2.** City Code Section 25-2-1406 (*Ordinance Requirements*) is amended to read as follows:

An ordinance zoning or rezoning property as a NP combining district:

- (1) must prescribe the special uses described in Section 25-2-1403 (*Special Uses*) that are permitted in the district;
- (2) must describe the location of each residential infill special use, neighborhood urban center special use, or neighborhood mixed use building special use, if any;
- (3) may restrict the time of day during which a business in a neighborhood mixed use building special use may be open to the public;
- (4) may restrict a corner store special use, cottage special use, secondary apartment special use, or urban home special use, if any, to a designated portion of the district;
- (5) for a single-family residential use or a secondary apartment special use on an existing legal lot:
  - (a) may reduce the required minimum lot area to 2,500 square feet;
  - (b) may reduce the required minimum lot width to 25 feet; and

- 1 (c) for a lot with an area of 4,000 square feet or less, may increase the  
2 maximum impervious coverage to 65 percent; and
- 3 (d) a lot that is aggregated with other property to form a site may not be  
4 disaggregated to satisfy this subsection.
- 5 (6) may apply the requirements of Section 25-2-1602 (*Front Porch Setback*),  
6 Section 25-2-1603 (*Impervious Cover and Parking Placement*  
7 *Requirements*), or Section 25-2-1604 (*Garage Placement*) to the district or  
8 a designated portion of the district;
- 9 (7) may restrict front yard parking by including all or a portion of the district  
10 in the restricted parking area map described in Section 12-5-29 (*Front or*  
11 *Side Yard Parking*); and
- 12 (8) may apply the requirements of Section 25-2-812(N) (*Mobile Food*  
13 *Establishments*) to the district or a designated portion of the district.
- 14 (9) may modify the following requirements of Subchapter F (*Residential*  
15 *Design And Compatibility Standards*) for the district or a designated  
16 portion of the district:
- 17 (a) the maximum floor-to-area ratio and maximum square footage of  
18 gross floor area prescribed by Subchapter F (*Residential Design*  
19 *And Compatibility Standards*);
- 20 (b) the maximum linear feet of gables or dormers protruding from the  
21 setback plane;
- 22 (c) the height of the side and rear setback planes; and
- 23 (d) the minimum front yard setback requirement.
- 24 (10) may apply the requirements of Section 25-2-1407 (*Affordable Housing*) to  
25 the district or a designated portion of the district.
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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, 2016      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Steve Adler  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk