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
(c) for a lot with an area of 4,000 square feet or less, may increase the maximum impervious coverage to 65 percent; and

(d) a lot that is aggregated with other property to form a site may not be disaggregated to satisfy this subsection.

(6) may apply the requirements of Section 25-2-1602 (Front Porch Setback), Section 25-2-1603 (Impervious Cover and Parking Placement Requirements), or Section 25-2-1604 (Garage Placement) to the district or a designated portion of the district;

(7) may restrict front yard parking by including all or a portion of the district in the restricted parking area map described in Section 12-5-29 (Front or Side Yard Parking); and

(8) may apply the requirements of Section 25-2-812(N) (Mobile Food Establishments) to the district or a designated portion of the district.

(9) may modify the following requirements of Subchapter F (Residential Design And Compatibility Standards) for the district or a designated portion of the district:

(a) the maximum floor-to-area ratio and maximum square footage of gross floor area prescribed by Subchapter F (Residential Design And Compatibility Standards);

(b) the maximum linear feet of gables or dormers protruding from the setback plane;

(c) the height of the side and rear setback planes; and

(d) the minimum front yard setback requirement.

(10) may apply the requirements of Section 25-2-1407 (Affordable Housing) to the district or a designated portion of the district.
PART 3. This ordinance takes effect on __________, 2016.

PASSED AND APPROVED

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__________________________, 2016

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Steve Adler
Mayor

APPROVED: __________________________ ATTEST: ________________

Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

January 22, 2016
Substandard Lots

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COA Law Department
Responsible Att’y: DVS