

3-25-04  
2-1

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

1 AN ORDINANCE AMENDING SECTIONS 12-5-29 AND 25-2-1406 OF THE  
2 CITY CODE RELATING TO FRONT OR SIDE YARD PARKING AND  
3 ORDINANCE REQUIREMENTS FOR A NEIGHBORHOOD PLAN  
4 COMBINING DISTRICT.

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6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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9 PART 1. Section 12-5-29 of the City Code is amended to add a new Subsection (E) to  
10 read:

11 (E) If an area in a neighborhood plan combining district is added to the restricted  
12 parking area map in accordance with Section 25-2-1406 (Ordinance  
13 Requirements), the council may delete the area only by amending the  
14 ordinance that establishes the neighborhood plan combining district.

15 PART 2. Section 25-2-1406 of the City Code is amended to read as follows:

16 § 25-2-1406 ORDINANCE REQUIREMENTS.

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

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

1 (b) may reduce the required minimum lot width to 25 feet; and

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

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

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

11 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.

12 **PASSED AND APPROVED**

13 \_\_\_\_\_, 2004

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18 Will Wynn  
19 Mayor

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22 **APPROVED:**

23 David Allan Smith  
24 City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk