

**ORDINANCE NO. 041118-57**

**AN ORDINANCE AMENDING CHAPTER 25-2 OF THE CITY CODE RELATING TO SMALL LOT SINGLE-FAMILY RESIDENTIAL USES, MIXED USE (MU) COMBINING DISTRICTS, SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICTS, SINGLE-FAMILY RESIDENTIAL USES IN MULTIFAMILY DISTRICTS, URBAN HOME, COTTAGE, AND SECONDARY APARTMENT SPECIAL USES; AND REPEALING SECTIONS 25-2-557 AND 25-2-558(M) OF THE CITY CODE.**

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

**PART 1.** Section 25-2-3(B)(11) of the City Code is amended to read:

- (11) SMALL LOT SINGLE-FAMILY RESIDENTIAL use is the use of a small lot [~~in an SF-4A district~~] for only one detached dwelling unit, other than a mobile home.

**PART 2.** The table in Section 25-2-491(C) of the City Code is amended to indicate that a "Small Lot Single-Family Residential" use is a permitted use in a SF-4, SF-5, or SF-6 district and a prohibited use in all other districts.

**PART 3.** The table in Section 25-2-492(C) of the City Code is amended to replace the information in each cell in the column for a "SF-4A" district with a single asterisk, and to amend the endnote identified by a single asterisk to read:

\* See Section 25-2-779 (Small Lot Single-Family Residential Uses) [~~25-2-557 (Single-Family Residence Small Lot District Regulations)~~] and Section 25-4-232 (*Small Lot Subdivisions*).

**PART 4.** Section 25-2-646 of the City Code is amended to read:

**§ 25-2-646 MIXED USE (MU) COMBINING DISTRICT PERMITTED USES.**

In a mixed use (MU) combining district, the following uses are permitted:

- (1) commercial uses that are permitted in the base district;
- (2) civic uses that are permitted in the base district;
- (3) townhouse residential;

- (4) multifamily residential;
- (5) single-family residential;
- (6) single-family attached residential;
- (7) small lot single-family residential;
- (8) two-family residential;
- (9) condominium residential;
- (10) [(6)] duplex residential;
- (11) [(7)] group residential;
- (12) [(8)] group home, class I (limited);
- (13) [(9)] group home, class I (general); and
- (14) [(10)] group home, class II.

**PART 5.** Section 25-2-647 of the City Code is amended to read:

**§ 25-2-647 MIXED USE (MU) COMBINING DISTRICT REGULATIONS.**

- (A) This section applies in a mixed use (MU) combining district.
- (B) A single-family residential use must comply with the site development regulations prescribed by Section 25-2-492 (*Site Development Regulations*) for a family residence (SF-3) district, except for the front yard setback. The use must comply with the front yard setback prescribed for the base district.
- (C) A single-family attached residential use must comply with Section 25-2-772 (*Single-Family Attached Residential Use*).
- (D) A small lot single-family residential use must comply with Section 25-2-779 (*Small Lot Single-Family Residential Use*).
- (E) A two-family residential use must comply with Section 25-2-774 (*Two-Family Residential Use*).
- (F) A duplex residential use must comply with Section 25-2-773 (*Duplex Residential Use*).

(G) This subsection applies to a multifamily residential use, a townhouse residential use, a condominium residential use, a group residential use, or a group home use.

(1) [(A)] In a mixed use (MU) combining district that is combined with a neighborhood office (NO) base district, the minimum site area for each dwelling unit is:

(a) [(1)] 3,600 square feet, for an efficiency dwelling unit;

(b) [(2)] 4,000 square feet, for a one bedroom dwelling unit; and

(c) [(3)] 4,400 square feet, for a dwelling unit with two or more bedrooms.

(2) [(B)] In an MU combining district that is combined with an limited office (LO) or neighborhood commercial (LR) base district, the minimum site area for each dwelling unit is:

(a) [(1)] 1,600 square feet, for an efficiency dwelling unit;

(b) [(2)] 2,000 square feet, for a one bedroom dwelling unit; and

(c) [(3)] 2,400 square feet, for a dwelling unit with two or more bedrooms.

(3) [(C)] In an MU combining district that is combined with a general office (GO), community commercial (GR), general commercial services (CS), or commercial services - liquor sales (CS-1) base district, the minimum site area for each dwelling unit is:

(a) [(1)] 800 square feet, for an efficiency dwelling unit;

(b) [(2)] 1,000 square feet, for a one bedroom dwelling unit; and

(c) [(3)] 1,200 square feet, for a dwelling unit with two or more bedrooms.

**PART 6.** Section 25-2-771 of the City Code is repealed and replaced with a new Section 25-2-771 to read:

**§ 25-2-771 SINGLE-FAMILY RESIDENTIAL USE IN A MULTIFAMILY DISTRICT.**

A single-family residential use in a multi-family district must comply with the site development regulations for a family residence (SF-3) district prescribed by Section 25-2-492 (*Site Development Regulations*).

**PART 7.** Chapter 25-2 of the City Code is amended to add a new Section 25-2-779 to read:

**§ 25-2-779 SMALL LOT SINGLE-FAMILY RESIDENTIAL USE.**

- (A) This section applies to a small lot single-family residential use.
- (B) This section supersedes the base zoning district regulations to the extent of conflict.
- (C) Only one dwelling unit is permitted on a lot.
- (D) The minimum lot size is:
  - (1) 3,600 square feet; or
  - (2) for a corner lot, 4,500 square feet.
- (E) A lot that fronts on a cul-de-sac must have:
  - (1) a chord width of not less than 33 feet at the front lot line;
  - (2) a width of not less than 40 feet at the front yard setback line; and
  - (3) a width of not less than 40 feet at all points 50 feet or more behind the front lot line.
- (F) The maximum height for a structure is 35 feet.
- (G) The minimum front yard setback is 15 feet.
- (H) The minimum street side yard setback is 10 feet.
- (I) The minimum interior side yard setback is three and one-half feet, except:
  - (1) an interior side yard setback is not required if the interior side yard is adjacent to property zoned SF-4A; and
  - (2) the combined width of the interior side yards of a lot may not be less than seven feet.

- (J) The minimum rear yard setback is five feet, excluding easements.
- (K) The minimum setback between a rear access easement and a building or fence is 10 feet.
- (L) The maximum building coverage is 55 percent.
- (M) The maximum impervious cover is 65 percent.
- (N) A small lot single-family use must comply with the requirements of Section 25-4-232 (*Small Lot Subdivisions*).

**PART 8.** Section 25-2-1422 of the City Code is amended to read:

**§ 25-2-1422 URBAN HOME PERMITTED IN CERTAIN ZONING DISTRICTS.**

An urban home special use is permitted in the following zoning [~~base~~] districts:

- (1) family residence (SF-3) district;
- (2) urban family residence (SF-5) district;
- (3) townhouse and condominium residence (SF-6) district;
- (4) multifamily residence limited density (MF-1) district;
- (5) multifamily residence low density (MF-2) district;
- (6) multifamily residence medium density (MF-3) district;
- (7) multifamily residence moderate-high density (MF-4) district;
- (8) multifamily residence high density (MF-5) district; [~~and~~]
- (9) multifamily residence highest density (MF-6) district; and
- (10) mixed use (MU) combining district.

**PART 9.** Section 25-2-1442 of the City Code is amended to read:

**§ 25-2-1442 COTTAGE PERMITTED IN CERTAIN ZONING DISTRICTS.**

A cottage special use is permitted in the following zoning [~~base~~] districts:

- (1) family residence (SF-3) district;
- (2) urban family residence (SF-5) district;

- (3) townhouse and condominium residence site (SF-6) district;
- (4) multifamily residence limited density (MF-1) district;
- (5) *multifamily residence low density (MF-2) district;*
- (6) multifamily residence medium density (MF-3) district;
- (7) multifamily residence moderate-high density (MF-4) district;
- (8) multifamily residence high density (MF-5) district; ~~[and]~~
- (9) multifamily residence highest density (MF-6) district; and
- (10) mixed use (MU) combining district.

**PART 10.** Section 25-2-1462 of the City Code is amended to read:

**§ 25-2-1462 SECONDARY APARTMENT PERMITTED IN CERTAIN ZONING DISTRICTS.**

A secondary apartment special use is permitted in the following zoning ~~[base]~~ districts:

- (1) single-family residence large lot (SF-1) district;
- (2) single-family residence standard lot (SF-2) district;
- (3) family residence (SF-3) district;
- (4) urban family residence (SF-5) district;
- (5) townhouse and condominium residence (SF-6) district;
- (6) multifamily residence limited density (MF-1) district;
- (7) *multifamily residence low density (MF-2) district;*
- (8) multifamily residence medium density (MF-3) district;
- (9) multifamily residence moderate-high density (MF-4) district;
- (10) multifamily residence high density (MF-5) district; ~~[and]~~
- (11) multifamily residence highest density (MF-6) district; and
- (12) mixed use (MU) combining district.

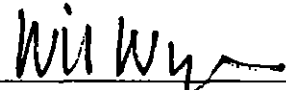
**PART 11.** Sections 25-2-557 and 25-2-558(M) of the City Code are repealed.

**PART 12.** This ordinance takes effect on November 29, 2004.

**PASSED AND APPROVED**

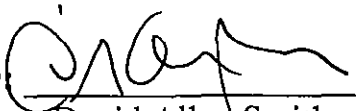
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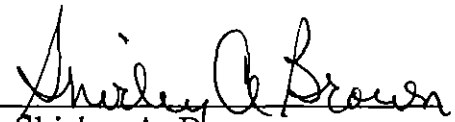
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk