

ORDINANCE NO. 040325-Z-1

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

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

PART 1. Section 12-5-29 of the City Code is amended to add a new Subsection (E) to read:

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

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

§ 25-2-1406 ORDINANCE REQUIREMENTS.


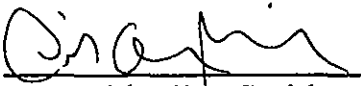
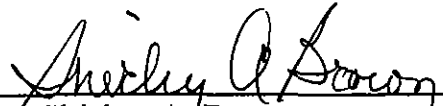
An ordinance zoning or rezoning property as a NP combining district:

- (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 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~~
- (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; and
- (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*).

PART 3. This ordinance takes effect on April 5, 2004.

PASSED AND APPROVED

_____ March 25, 2004	§ § § _____  Will Wynn Mayor
APPROVED:  David Allan Smith City Attorney	ATTEST:  Shirley A. Brown City Clerk