

ORDINANCE NO. 040826-67

AN ORDINANCE AMENDING SECTIONS 25-2-513 AND 25-2-531 OF THE CITY CODE RELATING TO OPENNESS OF REQUIRED YARDS AND HEIGHT LIMIT EXCEPTIONS.

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

PART 1. Section 25-2-513 of the City Code is amended to amend Subsections (B), (C), and (G) to read:

- (B) A window sill, belt course, cornice, flue, chimney, ~~[or]~~ eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.
- (C) Uncovered steps or a porch or stoop that is not more than three ~~[two]~~ feet above ground level may project three feet into a required yard.
- (G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district ~~[and for which a building permit was issued before March 1, 1986]~~. A covered porch that is open on three sides may project five feet into a required front yard.

PART 2. Section 25-2-531(C) of the City Code is amended to read:

- (C) A structure described in Subsection (B) may exceed a zoning district height limit by the greater of:
 - (1) 15 percent;
 - (2) the amount necessary to comply with a federal or state regulation; ~~[or]~~
 - (3) for a stack or vent, the amount necessary to comply with generally accepted engineering standards; or
 - (4) for a spire, 30 percent.

PART 3. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

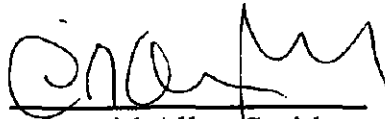
August 26, 2004

§
§
§



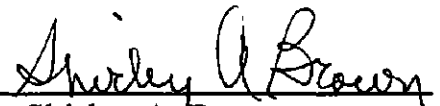
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk