ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 25-2-3 AND SECTION 25-2-492 AND ADDING SECTION 25-2-780 TO THE CITY CODE TO CREATE A NEW RESIDENTIAL USE, CONSERVATION SINGLE FAMILY RESIDENTIAL.

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

PART 1. City Code Subsection 25-2-3(B) (*Residential Uses Described*) is amended to add the following residential use classification with all subsequent residential use classifications renumbered accordingly:

(3) CONSERVATION SINGLE FAMILY RESIDENTIAL use is the use of a site for multiple detached dwelling units with each dwelling unit located on an individual lot and the remainder of the site being jointly-owned and preserved as open space.

PART 2. Subsection (D) of City Code Section 25-2-492 (*Site Development Regulations*) is amended to read:

	LA	RR	SF-1***	SF-2	SF-3
Minimum Lot Size (square feet):	43,560	43,560	10,000	5,750	5,750
Minimum Lot Width:	100	100	60	50	50
Maximum Dwelling Units Per Lot:	1	1	1	1	**
Maximum Height:	35	35	35	35	35
Minimum Setbacks:					
Front Yard:	40	40	25	25	25
Street Side Yard:	25	25	15	15	15
Interior Side Yard:	10	10	5	5	5
Rear Yard:	20	20	10	10	10
Maximum Building Coverage:	--	20%	35%	40%	40%
Maximum Inpervious Cover:	*	25%	40%	45%	45%

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* See Section 25-2-551 (*Lake Austin District Regulations*)

** See Section 25-2-556 (*Family Residence District Regulations*)

*** See Section 25-2-780 (*Conservation Single Family Residential Use*).

PART 3. City Code Chapter 25-2 is amended to add a new Section 25-2-780 to read:

§ 25-2-780 CONSERVATION SINGLE FAMILY RESIDENTIAL USE.

(A) The conservation single family residential use is permitted only:

(1) on properties zoned single family residence large lot (SF-1); and

(2) within the drinking water protection zone.

(B) For a conservation single family residential use, the base zoning district regulations are superseded by the requirements of this section.

(C) Properties used for conservation single family residential use must be subdivided to create:

(1) two or more residential lots, not to exceed the number of lots that would otherwise be allowed on the property under SF-1 zoning, of no less than 3600 square feet and no more than 5750 square feet in area;

(2) a conservation lot consisting of the remainder of the property.

(D) The following site development standards apply to the residential lots used for conservation single family residential use:

(1) minimum district size of 20,000 square feet.

(2) minimum residential lot size of 3,600 square feet.

(3) maximum residential lot size of 5,750 square feet.

(4) minimum lot width of 50 feet.

(5) joint access driveways may be permitted as specified in Chapter 25-5, Article 5.

(6) impervious cover maximum of 60% for each residential lot.

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(7) all other site standards as specified for single family residence large lot (SF-1) zoning.

(E) A conservation lot must be jointly owned and maintained by the owners of the individual residential lots and preserved as open space by means of a binding legal agreement, such as a conservation easement, and a plat note added at the time of subdivision and approved by the City of Austin.

(F) The total impervious cover for the property may not exceed maximum allowable impervious cover by watershed as specified in Chapter 25-8.

PART 4. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

§
§
_____, 2010 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk

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