

ORDINANCE NO. 20100819-064

**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 Impervious Cover:	*	25%	40%	45%	45%

* 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.

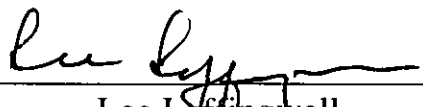
- (A) The conservation single family residential use is permitted only:
 - (1) on properties zoned single family residence large lot (SF-1); and
 - (2) within the drinking water protection zone.
- (B) For a conservation single family residential use, the base zoning district regulations are superseded by the requirements of this section.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.
 - (7) all other site standards as specified for single family residence large lot (SF-1) zoning.

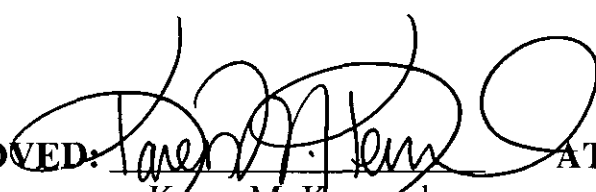
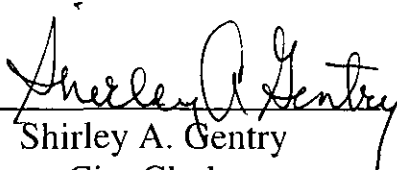
- (E) A conservation lot must be jointly owned and maintained by the owners of the individual residential lots and preserved as undisturbed open space by means of a binding legal agreement, such as a conservation easement, approved by the City of Austin and a plat note approved by the City of Austin and added at the time of subdivision.
- (F) The total impervious cover for the property may not exceed maximum allowable impervious cover by watershed as specified in Chapter 25-8, including, but not limited to, Chapter 25-8, Article 12 (*Save Our Springs Initiative*).
- (G) Impervious cover shall be allocated among the individual lots within the property at the time of subdivision.

PART 4. The table in Subsection (C) of Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) is amended to indicate that the conservation single family residential use is permitted in the single family residence large lot (SF-1) zoning district subject to Section 25-2-780 of the Code.

PART 5. This ordinance takes effect on August 30, 2010.

PASSED AND APPROVED

August 19, 2010 §
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 Lee Leffingwell
 Mayor

APPROVED:  **ATTEST:** 
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk