ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO MULTIFAMILY RESIDENTIAL USE.

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

PART 1. City Code Section 25-2-780 (*Multifamily Residential Use*) is amended to add a new Subsection (C) to read as follows:

(C) This subsection applies to a multifamily use that is located in a transit-oriented development district or on a core transit corridor or future core transit corridor and that complies with the requirements in Subsection (C)(3).

(1) The following site area and parking requirements apply to a dwelling unit that contains 500 square feet or less.

(a) the minimum site area requirement is zero;

(b) the minimum off-street parking requirement is .25; and

(c) parking is to be leased separately.

(2) For a three bedroom unit the minimum site area requirement is zero.

(3) The site area and parking requirements in Subsection (C)(1) and the site area requirements in Subsection (C)(2) apply if the use meets the affordability requirements of this subsection.

(a) For owner-occupied units, ten percent of the number of units shall be reserved as affordable for ownership and occupancy by households earning no more than 80 percent of the current Annual Median Family Income for the City of Austin Metropolitan Statistical Area, for not less than 99 years from the date the first certificate of occupancy is issued for ownership and occupancy.

(b) For rental units, ten percent of the number of units shall be reserved as affordable for occupancy by households earning no more than 50 percent of the current Annual Median Family Income for the City of Austin Metropolitan Statistical Area, for not less than 40 years from the date the first certificate of occupancy is issued.

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(4) Notwithstanding the requirements stated in Subsection (C)(3), at least one unit must be reserved as affordable.

(5) First floor retail must be provided if it is otherwise required by City Code.

PART 2. The staff is directed to monitor parking to determine if expedited review of residential parking permits is warranted.

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

§
§
_____ , 2014 § _____
Lee Leffingwell
Mayor

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

Jannette S. Goodall
City Clerk

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