

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 RELATING TO MF-6 BASE ZONING DISTRICT REGULATIONS.

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

PART 1. City Code Section 25-2-563 (*Multifamily Residence Moderate-High Density (MF-4) and Multifamily Residence High Density (MF-5) District Regulations*) is amended to read:

§ 25-2-563 MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4), ~~[AND] MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5), AND~~ MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT REGULATIONS.

- (A) This section applies in a multifamily residence moderate-high density (MF-4), ~~[or] multifamily residence high density (MF-5), or multifamily residence highest density (MF-6) district.~~
- (B) The minimum site area for each dwelling unit is:
- (1) 800 square feet, for an efficiency dwelling unit;
 - (2) 1,000 square feet, for a one bedroom dwelling unit; and
 - (3) 1,200 square feet, for a dwelling unit with two or more bedrooms.

PART 2. A new City Code Section 25-2-564 is added to read:

§ 25-2-564 MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT DENSITY BONUS REGULATIONS

- (A) For residential uses in a multifamily residence highest density (MF-6) district that comply with the requirements in Subsection (B), the following site area and parking requirements apply:
- (1) The minimum site area requirement is zero;
 - (2) The floor to area ratio is unlimited;
 - (3) The minimum off-street parking requirement is 60 percent of the amount prescribed by Appendix A (Table of Off-Street Parking and Loading Requirements); and
 - (4) The maximum height is 120 feet.

1 (B) The site area and parking requirements in subsection (A) apply only if the use
2 meets the following affordability requirements:

3 (1) For owner-occupied units, ten percent of the units in the building or
4 development shall be reserved as affordable for ownership and
5 occupancy by households earning no more than 60 percent of the current
6 Annual Family Income for the City of Austin Metropolitan Statistical
7 Area, for not less than 99 years from the date of sale of each ownership
8 unit to an income eligible buyer. Affordable ownership units must:

9 (a) Be sold to an income eligible household at 60 percent or below
10 median family income;

11 (b) Include resale restrictions that require that resale of the affordable
12 unit must be to a household at 60 percent of or below median family
13 income;

14 (c) Contain restrictions that will cap the equity gain to the homeowner
15 that can be realized upon resale of the affordable unit. The resale
16 formula will be set by the director of the Neighborhood Housing
17 and Community Development Department and may be changed
18 from time to time; and

19 (d) Contain a right of first refusal to the Austin Housing Finance
20 Corporation or any other entity designated by the City.

21 (2) For rental units, 10 percent of the units in the building or development
22 shall be reserved as affordable for occupancy by households earning no
23 more than 60 percent of the current Annual Median Family Income for
24 the City of Austin Metropolitan Statistical Area, for not less than 40
25 years from the date the first certificate of occupancy is issued.

26 (3) Each development shall be subject to a restrictive covenant using a form
27 approved by the City Attorney at the time of the sale or development and
28 recorded in the official public records of the county where the affordable
29 development is located.

30 (4) Notwithstanding the requirements stated in Subsections (B)(1) and
31 (B)(2), at least one unit must be reserved as affordable.

32 (C) In meeting the affordability requirements of Subsection (B), projects shall
33 provide on-site affordable housing in proportion to the unit mix in the
34 project that is devoted to residential uses.

PART 3. Subsection (D) of City Code Section 25-2-492 (*Site Development Regulations*) is amended by amending the portion of the site development regulation table regarding multifamily residences to read:

	MF-2	MF-3	MF-4	MF-5	MF-6	MH
MINIMUM LOT SIZE (square feet):	8,000	8,000	8,000	8,000	8,000	—
MINIMUM LOT WIDTH:	50	50	50	50	50	—
MAXIMUM DWELLING UNITS PER LOT:	*	**	***	***	***[—]	—
MAXIMUM HEIGHT:	40 or 3 stories	40	60	60	90	—
MINIMUM SETBACKS:						
FRONT YARD:	25	25	15	15	15	—
STREET SIDE YARD:	15	15	15	15	15	—
INTERIOR SIDE YARD:	5	5	5	5	5	—
REAR YARD:	10	10	10	10	10	—
MAXIMUM BUILDING COVERAGE:	50%	55%	60%	60%	70%	—
MAXIMUM IMPERVIOUS COVER:	60%	65%	70%	70%	80%	—
MAXIMUM FLOOR AREA RATIO	—	.75:1	.75:1	1:1	1:1[—]	—

* See Section 25-2-561 (*Multifamily Residence Low Density District Regulations*).

** See Section 25-2-562 (*Multifamily Residence Medium Density District Regulations*).

*** See Section 25-2-563 (*Multifamily Residence Moderate-High Density and Multifamily Residence High Density District Regulations*).

PART 4. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016 §
 §
 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk