

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO GARAGE PLACEMENT STANDARDS FOR PROPERTIES WITHIN A NEIGHBORHOOD PLAN COMBINING DISTRICT.

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

PART 1. Section 25-2-1604 (*Garage Placement*) of the City Code is amended to read as follows:

- (A) This section applies to a single-family residential use, a duplex residential use, or a two-family residential use.
- (B) In this section:
 - (1) **BUILDING FACADE** means the front-facing ~~[building facade]~~ exterior wall or walls of the first floor of the principal structure on a lot, and the term excludes the building facade of the portion of the principal structure designed or used as a parking structure. Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows, and other similar features as determined by the building official, are not considered part of the building facade.
 - (2) **PARKING STRUCTURE** means a garage or carport, either attached or detached from the principal structure.
- (C) A parking structure with an entrance that faces the front yard abutting public right-of-way:
 - (1) may not be closer to the front lot line than the front-most exterior wall of the first floor of the building facade; and
 - (2) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50 percent of the width of the building facade ~~[principal structure]~~, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot.

PART 2. This ordinance take effect on _____, 2016.

PASSED AND APPROVED

_____, 2016 § _____
 § _____
 § _____
Steve Adler
Mayor

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