

RESOLUTION NO. 20220609-062

WHEREAS, the Council recognizes that Austin is facing an unprecedented housing crisis and is committed to taking action to address the causes contributing to this crisis; and

WHEREAS, the *Imagine Austin Comprehensive Plan* prioritizes the need for a mix of housing types across the City; and

WHEREAS, the Strategic Housing Blueprint identified “regulatory changes” to land use policies as a strategy to “achieve both market rate and affordable housing goals”; and

WHEREAS, increasing the number of housing units at affordable and market rates is critical to the ultimate success of the City’s housing strategies; and

WHEREAS, in 2015 Council adopted Ordinance No. 20151119-080, which amended the Land Development Code to expand the location of certain accessory dwelling units (“ADUs”); and

WHEREAS, ADUs provide housing units compatible with existing neighborhoods and add affordable housing options in neighborhoods throughout the City; and

WHEREAS, ADUs can be used as a tool to support homeowners as they age in place and provides options to help homeowners afford their existing homes; and

WHEREAS, increasing the allowable locations of ADUs as an accessory use to principal residences is a critical component to increasing the amount of housing supply in the City; and

WHEREAS, eliminating parking requirements for ADUs within a ¼ mile of the Transit Priority Network and Imagine Austin Centers will potentially increase the number of ADUs throughout the City; and

WHEREAS, this Resolution seeks to supplement the Council approved direction provided in Resolution No. 20211209-064; **NOW, THEREFORE,**

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

The Council initiates amendments to City Code Chapter 25-2, including Section 25-2-893 (*Accessory Uses For A Principal Residential Use*), and Section 25-2-492 (*Site Development Regulations*), to regulate ADUs as an accessory use to a primary residential use. To the extent possible, the amendments should group ADU regulations together and utilize a common approach for regulating different types of ADUs.

BE IT FURTHER RESOLVED:

The City Council initiates amendments to City Code Chapter 25-6 Appendix A (*Tables of Off-Street Parking and Loading Requirements*) to eliminate parking requirements for ADUs within a ¼ mile of the Transit Priority Network and Imagine Austin Centers.

BE IT FURTHER RESOLVED:

The City Council initiates amendments to City Code Title 25 to provide for limited modifications to regulations to facilitate construction of ADUs on lots where strict application of Title 25 would prohibit ADU construction. Such modifications should not vary lot size or impervious cover, but may provide flexibility for locating an ADU in buildable areas of a lot.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to process amendments necessary to accomplish the purposes set forth in this Resolution and return to City Council with the proposed amendments by November 3rd, 2022. Additionally, the City Council further directs the City Manager to review all amendments adopted within the last two years to the Austin Energy Design Criteria Manual and Utilities Criteria Manual that could affect the feasibility of constructing an ADU on a lot and provide Council with potential recommendations to mitigate any identified impact.

ADOPTED: June 9, 2022

ATTEST: EBrady for
Myrna Rios
City Clerk