

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C2O-2010-0019 – Conservation Single Family Residential Use

Description:

To amend the Land Development Code to create a new residential use, Conservation Single Family Residential. This use would allow the preservation of open space and the protection of critical environmental features, by allowing detached single family housing on smaller individual lots, with the remainder of the site being held as commonly owned open space. The use would be allowed in Single Family Residence Large Lot (SF-1) zoned districts, and would not increase the allowable density of one unit per 10,000 square feet, or roughly 4.3 units per acre.

Residential Density:

- Overall residential density would remain the same as currently permitted in SF-1.
- Residential lots would be smaller and clustered.
- The remainder of the tract would be commonly owned open space.

Impervious Cover

- Greater impervious cover on the residential lots would be allowed, offset by open space.
- Maximum allowable impervious cover by zoning or watershed would not increase.
- All S.O.S. requirements must still be met.

Environmental Protection:

- Allows for increased buffering and protection of stream corridors, recharge features, heritage and protected trees, and other significant environmental resources.
- Decreases landscaped areas in the Drinking Water Protection Zone
- Reduces the need for street and driveway construction.

Board and Commission Actions

- **Planning Commission Committee on Codes and Ordinances** – May 18, 2010: The committee forwarded this item to the full Planning Commission with a recommendation for approval.
- **Planning Commission** – June 8, 2010: Planning Commission is scheduled for a public hearing and possible action on this item

City Council Date and Action:

June 10, 2010: Council is scheduled for a public hearing on this item however, staff has asked for a two week postponement of the hearing and action until June 24, 2010.

Ordinance Readings:

1st

2nd

3rd

Ordinance Number:

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updated: 06/04/10

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.

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. City Code Section 25-2-492 (*Site Development Regulations*) is amended to add the following note to the site development regulation table of Subsection (D):

	LA	RR	SF-1***	SF-2	SF-3
Minimum Lot Size (square feet):	43560	43560	10000	5750	5750
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. Section 25-2-780 is added to the City Code to read as follows:

1 **§ 25-2-780 CONSERVATION SINGLE FAMILY RESIDENTIAL USE.**

2 (A) The conservation single family residential use is permitted only:

- 3 (1) on properties zoned single family residence large lot (SF-1); and
4 (2) within the drinking water protection zone.

5 (B) For a conservation single family residential use, the base zoning district regulations
6 are superseded by the requirements of this section.

7 (C) Properties used for conservation single family residential use must be subdivided
8 to create:

- 9 (1) two or more residential lots of no less than 3600 square feet and no more
10 than 5750 square feet in area;
11 (2) a number of residential lots not to exceed the number of lots that would
12 otherwise be allowed on the property under single family residence large lot
13 (SF-1) zoning; and
14 (3) a conservation lot consisting of the remainder of the property.

15 (C) The following site development standards apply to the residential lots used for
16 conservation single family residential use:

- 17 (1) minimum district size of 20,000 square feet.
18 (2) minimum residential lot size of 3,600 square feet.
19 (3) maximum residential lot size of 5,750 square feet.
20 (4) minimum lot width of 50 feet.
21 (5) joint access driveways may be permitted as specified in Chapter 25-5,
22 Article 5.
23 (6) impervious cover maximum of 60% for each residential lot.
24 (7) all other site standards as specified for single family residence large lot (SF-
25 1) zoning.

26 (D) A conservation lot must be jointly owned and maintained by the owners of the
27 individual residential lots and preserved as open space by means of a binding legal
28 agreement, such as a conservation easement, and a plat note added at the time of
29 subdivision and approved by the City of Austin.

- 1 (E) The total impervious cover for the property may not exceed maximum allowable
2 impervious cover by watershed as specified in Chapter 25-8.