

DRAFT

Conservation Single Family Use Proposal

Proposal: 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.

Proposed Language:

Amend **25-2-3 RESIDENTIAL USES DESCRIBED** to add
(14) CONSERVATION SINGLE FAMILY RESIDENTIAL use is the use of a site for multiple detached dwelling units, with each detached dwelling unit located on an individual lot, with the remainder of the site being jointly owned open conservation space.

Amend **25-2-492 SITE DEVELOPMENT REGULATIONS (D) Site Development Regulations Table** adding note four (****) referencing 25-2-780 Special Requirements for the Conservation Single Family Residential Use.

Amend **SUBCHAPTER C: USE AND DEVELOPMENT REGULATIONS, ARTICLE 4. ADDITIONAL REQUIREMENTS FOR CERTAIN USES, Division 1. Residential Uses, Subpart A, Requirements for Specific Uses**, to add
25-2-780 Special Requirements for Conservation Single Family Residential Use.

- (A) The Conservation Single Family Residential use is permitted only
- (1) on properties zoned Single Family Residence Large Lot (SF-1); and
 - (2) within the Drinking Water Protection Zone.

DRAFT

(B) Properties zoned Single Family Residence Large Lot (SF-1) and used for Conservation Single Family Residential Use must be subdivided to create:

- (1) Two or more residential lots of no less than 3600 square feet and no more than 5750 square feet in area.
- (2) A Conservation lot consisting of the remainder of the property.

(C) The following site development standards apply to the residential lots in properties zoned Single Family Residence Large Lot (SF-1) and used for Conservation Single Family Residential Use:

- (1) minimum district size of 20,000 square feet,
- (2) minimum residential lot size of 3600 square feet,
- (3) minimum lot width of 50 feet
- (4) joint access driveways may be permitted as specified in Chapter 25-5, Article 5.
- (5) impervious cover maximum of 60%
- (6) all other site standards as specified for Single Family Residence Large Lot (SF-1) zoning.

(D) The Conservation lots in properties zoned Single Family Residence Large Lot (SF-1) and used for Conservation Single Family Residential Use

- (1) Must be preserved as open space and jointly owned and maintained by the owners of the individual residential lots by means of plat note added at the time of subdivision or other legal mechanism approved by the City of Austin
- (2) Are exempted from the requirement for access to a dedicated public street as described in 25-4-171 ACCESS TO LOTS,

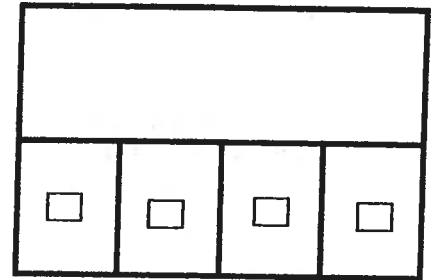
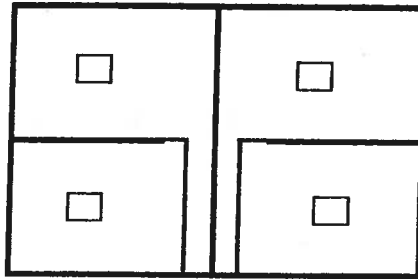
(E) The total impervious cover for the property may not exceed maximum allowable impervious cover by watershed as specified in Chapter 25-8.

DRAFT

Example 1

A 40,000 square foot site, zoned SF-1 and developed with single family residential vs Conservation Single Family Residential.

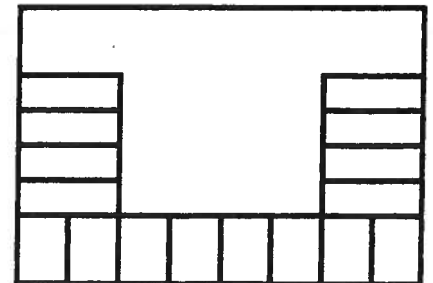
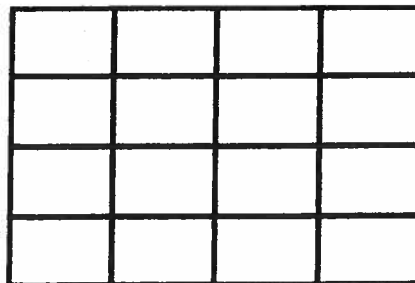
Use	Single Family Residential	Conservation Single Family
Zoning	SF-1	SF-1
Site Area	40,000 sq ft (0.9 acres)	40,000 sq ft (0.9 acres)
Residential Units	4 Units	4 Units
Residential Density	4.3 Units/acre	4.3 Units/acre
Unit Lot Size	10,000 square feet	3600 square feet
Common Open Space	None	25,600 square ft (0.58 acres)



Example 2

A 160,000 square foot site, zoned SF-1 and developed with single family residential vs Conservation Single Family Residential.

Use	Single Family Residential	Conservation Single Family
Zoning	SF-1	SF-1
Site Area	160,000 sq ft (3.7 acres)	100,000 sq ft (3.7 acres)
Residential Units	16 Units	16 Units
Residential Density	4.3 Units/acre	4.3 Units/acre
Unit Lot Size	10,000 square feet	3600 square feet
Common Open Space	None	124,000 sq feet (2.8 acres)



DRAFT

5 Example Properties Built Out with Large, Medium and Small Lots.

PROPERTY	1	2	3	4	5
Acres	0.46	0.92	5	10	20
Square Feet	20,000	40,000	217,800	435,600	871,200
Zoning	SF-1	SF-1	SF-1	SF-1	SF-1
LARGE LOTS					
Total Number of Units	2	4	21	43	87
Residential Lot Size	10,000	10,000	10,000	10,000	10,000
Open Space Lot	0	0	0	0	0
MEDIUM LOTS					
Total Number of Units	2	4	21	43	87
Residential Lot Size	5,750	5,750	5,750	5,750	5,750
Open Space Lot (sq ft)	8,500	17,000	97,050	188,350	370,950
Open Space Lot (acres)	0.20	0.39	2.23	4.32	8.52
SMALL LOTS					
Total Number of Units	2	4	21	43	87
Residential Lot Size	3,600	3,600	3,600	3,600	3,600
Open Space Lot (sq ft)	12,800	25,600	142,200	280,800	558,000
Open Space Lot (acres)	0.29	0.59	3.26	6.45	12.81
Total Impervious Cover					
Recharge Zone	15%	15%	15%	15%	15%
Contributing Zone	25%	25%	25%	25%	25%
Water Supply Rural	20%	20%	20%	20%	20%
Water Supply Suburban	30%	30%	30%	30%	30%

TCAD implication

- akin to Ag exemption. -

Hays + Travis.