

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE SECTION 25-1-21 AND ADDING A NEW SECTION 25-4-175 RELATING TO REQUIREMENTS FOR FLAG LOTS.

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

PART 1. The definition of “Flag Lot” in City Code Section 25-1-21 (*Definitions*) is amended to read:

(38) FLAG LOT means a lot that abuts a street by means of a strip of land that does not comply with the requirements of this chapter for minimum lot width[, is not less than 15 feet wide, and may be used for access].

PART 2. City Code Chapter 25-4 (*Subdivisions*) is amended to add a new Section 25-4-175 to read:

§ 25-4-175 FLAG LOTS.

(A) A flag lot may only be approved in accordance with the requirements of this subsection.

(1) In single-family or duplex residential subdivisions on previously unplatted land, flag lot designs may be used where no more than two dwelling units utilize a shared driveway. Residential flag lot designs with more than two units sharing a driveway may be utilized if the lots conform to the fire code, utility design criteria, plumbing code, and requirements for access.

(2) In single-family or duplex residential subdivisions on previously platted land, the Land Use Commission may grant a variance to allow flag lots if:

(a) the commission finds that the subdivision:

(i) has provided accessibility for emergency responders;

(ii) has adequate room for required utilities;

(iii) enhances environmental and tree protection; and

(iv) is otherwise compatible with the surrounding neighborhood;

and

(b) the applicant provides a copy of any existing private deed restrictions for informational purposes.

