

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 25-2 RELATING TO CONSERVATION SINGLE FAMILY RESIDENTIAL USE.

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

PART 1. Chapter 25-2 (*Zoning*) of the City Code is amended to add a new Section 25-2-770 to read as follows:

§ 25-2-770 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.
- (B) For a conservation single family residential use, the base zoning district regulations are superseded by the requirements of this section.
- (C) Properties used for conservation single family residential use must be subdivided to create:
- (1) two or more residential lots, not to exceed the number of lots that would otherwise be allowed on the property under SF-1 zoning, 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.
- (D) The following site development standards apply to the residential lots used for conservation single family residential use:
- (1) minimum district size of 20,000 square feet.
 - (2) minimum residential lot size of 3,600 square feet.
 - (3) maximum residential lot size of 5,750 square feet.
 - (4) minimum lot width of 50 feet

