

1 **ORDINANCE NO.**

2 **AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO**
3 **MICRO-UNITS.**

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

5 **PART 1.** City Code Section 25-1-21 (*Definitions*) is amended to add the following
6 new definition and to renumber the remaining definitions accordingly:

7 **§25-1-21 DEFINITIONS.**

8 (65) Micro-Unit means a dwelling unit containing not more than 400 square feet
9 of floor area, and not having a bedroom or sleeping area separate from
10 principal living area.

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12 **PART 2.** City Code Chapter 25-2, Subchapter E (*Design Standards And Mixed Use*) is
13 amended to add a new Article 6: *MICRO-UNITS*:

14 **ARTICLE 6: MICRO-UNITS.**

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17 **A. Purpose.** The purpose of a micro-unit is to provide an efficiency dwelling unit that
18 allows increased density, reduced parking, and promotes affordability along Core Transit
19 Corridors and Future Core Transit Corridors. A building may contain any mixture of
20 micro-units and other types of apartments, or may contain entirely micro-units.

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22 **B. Applicability**

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24 The following table summarizes the applicability of this section:

25

Standard	Applies if the Principal Street Is:	Applies to the Following:
Micro-units	Core Transit Corridor, Future Core Transit Corridor	- multifamily zoning districts (MF-1, MF-2, MF-3, MF-4, MF-5) - mixed use (MU) combining district

26
27 **C. Where Allowed.**

28 1. A micro-unit is permitted within the following base districts:

- a. multifamily residence limited density (MF-1) district
- b. multifamily residence low density (MF-2) district
- c. multifamily residence medium density (MF-3) district
- d. multifamily residence moderate-high density (MF-4) district
- e. multifamily residence high density (MF-5) district

2. A micro-unit is permitted within the following combining districts:
 - mixed use (MU) combining district

D. COMPATABILITY AND NEIGHBORHOOD STANDARDS. All buildings containing micro-units are subject to the compatibility standards of Chapter 25-2, Article 10 if applicable.

If there is a conflict between the compatibility standards and this Subchapter, the compatibility standards shall control.

A building containing micro-units that is located on a site that is adjacent to an urban family residence (SF-5) district or more restrictive zoning district, or is adjacent to a property which contains a use permitted in an SF-5 or more restrictive zoning district, other than a dwelling permitted by Section 25-2-894 (*Accessory Uses for a Principal Commercial Use*), must comply with Section 4.3.3, Table D (*Neighborhood Design Standards*).

E. Affordability Requirements. To be eligible for the dimensional or parking standards in Subsection F of this section, a building containing micro-units shall meet the following affordability requirements, which shall run with the land.

1. Affordability Requirements for Owner-Occupied Units.

Ten percent of the square footage of the micro-unit building shall be reserved as affordable, for not less than 99 years from the date the first certificate of occupancy is issued, for ownership and occupancy by households earning no more than 80 percent of the current Annual Median Family Income for the City of Austin Metropolitan Statistical Area.

2. Affordability Requirements for Rental Units.

Ten percent of the square footage of the micro-unit building shall be reserved as affordable, for not less than 40 years from the date the first certificate of occupancy is issued, for occupancy by households earning no

1 more than 60 percent of the current Annual Median Family Income for the
2 City of Austin Metropolitan Statistical Area.

3 **F. Dimensional and Parking Requirements.**

- 4 1. Buildings containing one or more micro-units must comply with the site
5 development regulations prescribed by Section 25-2-492 (*Site*
6 *Development Regulations*).
7
8 2. A building containing micro-units that meets the affordability requirements
9 in subsection E above is not subject to certain dimensional and parking
10 standards applicable in the base zoning district or Multifamily Residential
11 Use. These standards include the following:
12 a. The minimum site area requirement for a micro-unit shall be 400
13 square feet. The minimum site area for all other unit types shall
14 remain unchanged.
15 b. For each micro-unit in a building, the minimum off-street parking
16 requirement shall be 0.6 parking spaces per micro-unit. This
17 reduction may not be used in combination with any other parking
18 reduction. The off-street parking requirement for all other unit types
19 shall remain unchanged.

20 **PART 3.** This ordinance takes effect on _____, 2014.

21 **PASSED AND APPROVED**

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24 _____, 2014

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27 Lee Leffingwell
28 Mayor

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31 **APPROVED:** _____
32 Karen M. Kennard
33 City Attorney

ATTEST: _____
34 Jannette S. Goodall
35 City Clerk