

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO MICRO-UNITS

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

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

§25-1-21 DEFINITIONS.

(65) Micro-Unit means a dwelling unit containing not more than 500400 square feet of floor area, and not having a bedroom or sleeping area separate from principal living area.

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

ARTICLE 6: MICRO-UNITS

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

B. Applicability

The following table summarizes the applicability of this section:

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

BC. Where Allowed.

- 1 1. A micro-unit is permitted within the following base districts:
- 2 a. multifamily residence limited density (MF-1) district
- 3 b. multifamily residence low density (MF-2) district
- 4 c. multifamily residence medium density (MF-3) district
- 5 d. multifamily residence moderate-high density (MF-4) district
- 6 e. multifamily residence high density (MF-5) district
- 7 e-f. multifamily residence high density (MF-6) district
- 8 2. A micro-unit is permitted within the following combining districts:
- 9 mixed use (MU) combining district
- 10 downtown mixed use (DMU) district
- 11 vertical mixed use (VMU) district

17 **CD. COMPATABILITY AND NEIGHBORHOOD STANDARDS.** All buildings
18 containing micro-units are subject to the compatibility standards of Chapter 25-2, Article
19 10 if applicable.

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

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

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

31 **1. Affordability Requirements for Owner-Occupied Units.**

32 Ten percent of the square footage of the micro-unit building shall be
33 reserved as affordable, for not less than 99 years from the date the first
34

1 certificate of occupancy is issued, for ownership and occupancy by
2 households earning no more than ~~80~~50 percent of the current Annual
3 Median Family Income for the City of Austin Metropolitan Statistical Area.
4

5 **2. Affordability Requirements for Rental Units.**

6 Ten percent of the square footage of the micro-unit building shall be
7 reserved as affordable, for not less than 40 years from the date the first
8 certificate of occupancy is issued, for ownership and occupancy by
9 households earning no more than ~~60~~50 percent of the current Annual
10 Median Family Income for the City of Austin Metropolitan Statistical Area.
11

12
13 **EF. Dimensional and Parking Requirements.**

14 1. Buildings containing one or more micro-units must comply with the site
15 development regulations prescribed by Section 25-2-492 (*Site*
16 *Development Regulations*), except for site area requirements and parking
17 requirements when the micro-unit is located on a Core Transit Corridor, a
18 Future Core Transit Corridor, or a Transit Oriented Development District.

19
20 ~~2. A building containing micro units that meets the affordability requirements~~
21 ~~in subsection E above is not subject to certain dimensional and parking~~
22 ~~standards applicable in the base zoning district or Multifamily Residential~~
23 ~~Use. These standards include the following:~~

24 a. ~~The minimum site area requirement for a micro unit shall be 400~~
25 ~~square feet. The minimum site area for all other unit types shall~~
26 ~~remain unchanged.~~

27 b. ~~For each micro unit in a building, the minimum off street parking~~
28 ~~requirement shall be 0.6 parking spaces per micro unit. This~~
29 ~~reduction may not be used in combination with any other parking~~
30 ~~reduction. The off street parking requirement for all other unit types~~
31 ~~shall remain unchanged.~~

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

33
34 **PASSED AND APPROVED**

1
2
3
4
5
6
7
8
9
10
11
12
13

_____, 2014

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk