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ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE TITLE 25 RELATING TO MULTIFAMILY RESIDENTIAL USES THAT ARE 500 SQUARE FEET OR LESS.

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

- **PART 1.** City Code Section 25-2-780 (*Multifamily Residential Use*) is amended to add a new Subsection (C) to read as follows:
 - (C) This subsection applies to a multifamily use that is located in a transitoriented development district or on a core transit corridor or future core transit corridor and that complies with the requirements in Subsection (C)(2).
 - (1) Site area and parking requirements for a dwelling unit that contains 500 square feet or less.
 - (a) The minimum site area requirement is zero.
 - (b) The minimum off-street parking requirement is zero.
 - (2) The site area and parking requirements in Subsection (C)(1) apply if the use meets the following affordability requirements.
 - (a) Affordability requirements for owner-occupied units.

Ten percent of the number of units that are 500 feet or less 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 50 percent of the current Annual Median Family Income for the City of Austin Metropolitan Statistical Area.

(b) Affordability requirements for rental units.

Ten percent of the number of units that are 500 feet or less 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 more than 50 percent of the current Annual Median Family Income for the City of Austin Metropolitan Statistical Area.

(3) Notwithstanding the requirements stated in Subsection (C)(2), at least one unit must be reserved as affordable.

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PARI 2.	This ordinance takes effect of	n, 2014.
PASSED A	AND APPROVED	
		§
		§
	, 2014	§
		Lee Leffingwell Mayor
		Wayor
APPROVI	ED:	ATTEST:
	Karen M. Kennard	Jannette S. Goodall
	City Attorney	City Clerk