

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	42121	Agenda Number	39.
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Meeting Date:	5/7/2015	Department:	Planning and Zoning
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Subject

Conduct a public hearing and consider an ordinance amending City Code Title 25 changing regulations for secondary dwellings.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
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Prior Council Action:	June 12, 2014 – Council approved Resolution No. 20140612-062 initiating amendments to Title 25 of the City Code to reduce regulatory barriers to the development of accessory dwelling units less than 500 square feet in size.
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For More Information:	Ming Chu, Planning and Zoning Department, (512) 974-6413
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Boards and Commission Action:	To be reviewed by the Planning Commission.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

In June 2014, City Council Resolution No. 20140612-062 initiated amendments to Title 25 of the City Code to reduce regulatory barriers to the development of accessory dwelling units (ADUs) less than 500 square feet in size and located on a lot containing at least one owner occupied structure, whether principal or accessory, with the ordinance possibly applied citywide or as an infill option. The resolution also recommended possibly eliminating parking and driveway requirements, and directed staff to convene a stakeholder process to develop additional recommendations for ADUs. The proposed amendment will:

- Reduce building separation from 15 feet to 10 feet.
- Allow an entrance within 10 feet of a property line.
- Remove driveway requirement.
- Reduce parking requirement to 0 spaces for units 550 square feet and less, and 1 off street space for units larger than 550 square feet.
- Require high windows on 2nd story walls within 10 feet of a lot line abutting a single family use or zone.
- Apply the ordinance citywide.