

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2, SUBCHAPTER F, REGARDING RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS.

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

PART 1. Subsection 1.3.4 of Section 1.3 (*Exceptions*) of City Code Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*) is amended to read as follows:

1.3.4.

This Subchapter does not apply to a property zoned Downtown mixed use (DMU) district, ~~or~~ Central business district (CBD), East Riverside Corridor (ERC) district, or transit oriented development (TOD) district.

PART 2. Subsection 3.3.2 of Section 3.3 (*Gross Floor Area*) of City Code Chapter 25-2, Subchapter F (*Residential Design and Compatibility Standards*) is amended to read as follows:

3.3.2.

Subject to the limitations in paragraph C below, the following parking areas and structures are excluded from gross floor area for purposes of this Subchapter:

- A. Up to 450 square feet of:
 - 1. A detached rear parking area that is separated from the principal structure by not less than 10 feet; or
 - 2. A rear parking area that is 10 feet or more from the principal structure, provided that the parking area is either:
 - a. detached from the principal structure; or
 - b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. ~~;~~
 - ~~3. A parking area that is open on two or more sides, if:
 - i. ~~it does not have habitable space above it; and~~~~

ii. ~~the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport.]~~

B. Up to 200 square feet of:

1. An attached parking area if it used to meet the minimum parking requirement; or
2. A garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either:
 - a. detached from the principal structure; or
 - b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width.

C. An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.

PART 3. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015 § _____
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 § Steve Adler
 Mayor

APPROVED: _____
 Anne L. Morgan
 Interim City Attorney

ATTEST: _____
 Jannette S. Goodall
 City Clerk