

§ 25-2-563 - MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4), ~~AND~~ MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5), AND MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) -DISTRICT REGULATIONS.

- (A) This section applies in a multifamily residence moderate-high density (MF-4), ~~or~~ multifamily residence high density (MF-5), or multifamily residence highest density (MF-6) district.
- (B) The minimum site area for each dwelling unit is:
- (1) 800 square feet, for an efficiency dwelling unit;
 - (2) 1,000 square feet, for a one bedroom dwelling unit; and
 - (3) 1,200 square feet, for a dwelling unit with two or more bedrooms.

Source: Sections 13-2-642 and 13-2-643; Ord. 990225-70; Ord. 031211-11; Ord. 20111215-096.

NEW SUBSECTION:

§ 25-2-56X - MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT REGULATIONS.

This subsection applies to a residential use in multifamily residence highest density (MF-6) district that complies with the requirements in Subsection (B).

- (A) The following site area and parking requirements apply:
- (1) the minimum site area requirement is zero;
 - (2) the floor area ratio is unlimited;
 - (3) the minimum off-street parking requirement is 60 percent of the prescribed by Appendix A (Tables of Off-Street Parking and Loading Requirements); and
 - (4) the maximum height is 120 feet.
- (B) The site area and parking requirements in Subsection (A) apply if the use meets the affordability requirements of this subsection.
- (1) For owner-occupied units, ten percent of the units in the building or development shall be reserved as affordable 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, for not less than 99 years from the date of sale of each ownership unit to an income eligible buyer. Affordable Ownership units must:
 - a) Be sold to an income eligible household at 80 percent or below median family income;
 - b) Include resale restrictions that require that resale of the affordable unit must be to a household at 80 percent of or below median family income;
 - c) Contain restrictions that will cap the equity gain to the homeowner that can be realized upon resale of the affordable unit. The resale formula will be set by the director of the Neighborhood Housing and Community Development Department, and may change from time to time; and
 - d) Contain a Right of First Refusal to the Austin Housing Finance Corporation (AHFC) or other entity designated by the City.

(2) For rental units, ten percent of the units in the building or development shall be reserved as affordable for occupancy by households earning no more than 60 percent of the current Annual Median Family Income for the City of Austin Metropolitan Statistical Area, for not less than 40 years from the date the first certificate of occupancy is issued.

(3) Each development with required affordability shall be subject to a restrictive covenant using a form approved by the Director of Neighborhood Housing and Community Development (NHCD) and Landowner at the time of the sale or development and recorded in the official public records of the county where the Affordable Development is located.

(C) Notwithstanding the requirements stated in Subsection (B)(1) and (B)(2), at least one unit must be reserved as affordable.

	MF-2	MF-3	MF-4	MF-5	MF-6	
MINIMUM LOT SIZE (square feet):	8,000	8,000	8,000	8,000	8,000	—
MINIMUM LOT WIDTH:	50	50	50	50	50	—
MAXIMUM DWELLING UNITS PER LOT:	*	**	***	***	***	—
MAXIMUM HEIGHT:	40 or 3 stories	40	60	60	90	—
MINIMUM SETBACKS:						
FRONT YARD:	25	25	15	15	15	—
STREET SIDE YARD:	15	15	15	15	15	—
INTERIOR SIDE YARD:	5	5	5	5	5	—
REAR YARD:	10	10	10	10	10	—
MAXIMUM BUILDING COVERAGE:	50%	55%	60%	60%	70%	—
MAXIMUM IMPERVIOUS COVER:	60%	65%	70%	70%	80%	—
MAXIMUM FLOOR AREA RATIO	—	.75:1	.75:1	1:1	1:1	—

* See Section 25-2-561 (Multifamily Residence Low Density District Regulations).

** See Section 25-2-562 (Multifamily Residence Medium Density District Regulations).

*** See Section 25-2-563 (Multifamily Residence Moderate-High Density and Multifamily Residence High Density District Regulations).

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