Late Backup

Proposed LDC 2nd Reading Amendments
Traunch 2

[HARPER-MADISON–13] GRADUATED FAR IN MISSING MIDDLES ZONES

Improve feasibility and incentivize participation in the affordable housing density bonus program by increasing allowable floor-to-area ratio of structures as the number of units increases. Amend Maximum Building FAR in Table 23-3C-3140(A) and Table 23-3C-4070(A) to read as follows:

23-3C-3140(A)

	Dwelling Units per Lot		FAR Maximum	
(1) Allowed use	Base Standard	Bonus [1]	Base Standard	Bonus [1]
Duplex, Cottage Court, Multi-Family	2	+0	0.5 FAR	+0 FAR
	3	+4	0.6 FAR	+1.0 FAR
	4	+4	0.7 FAR	+1.0 FAR
Townhouse	1	+0	0.6 FAR	+0 FAR
Other allowed uses	-	+0	0.4 FAR	+0 FAR

23-3C-4070(A)

	Dwelling Units per Lot		FAR Maximum	
(1) Allowed use	Base Standard	Bonus [1]	Base Standard	Bonus [1]
Duplex, Cottage Court, Multi-Family	2	+0	0.5 FAR	+0 FAR
	3	+0	0.6 FAR	+0 FAR
	4	+0	0.7 FAR	+0 FAR
	5	+4	0.8 FAR	+1.0 FAR
	6	+4	0.9 FAR	+1.0 FAR
Live/Work	1	+0	0.8 FAR	+0 FAR
Townhouse	1	+0	0.8 FAR	+0 FAR
Other allowed uses	-	+0	0.8 FAR	+0 FAR

[HARPER-MADISON–14] AMENDED PLATS

To the extent feasible, allow administratively amended plats to replat up to 6 new lots in accordance with the Texas Local Government Code by acknowledging R4 and RM1- zones as "residential improvement areas" under state law.

[HARPER-MADISON–15] PRE-EXISTING CONDITIONS

A. Existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Building Code and when renovated may meet the standards of the code under which they were originally permitted if the director determines that to do so would not endanger the public health and safety.
B. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.

[HARPER-MADISON–16]

In order to use our limited urban space more efficiently and help achieve the goals we have set in the ASMP, the Community Climate Plan, and our Vision Zero plan, map more R2C adjacent to transition areas in an urban setting.

[CASAR–10] INTERNAL SUITE

Present the option, to the extent feasible, for house-scale residential zoning to allow one internal suite. The internal suite could be attached to a unit (with a door connecting the suite and the unit) and could have its own cooking and dwelling areas and an external door, thereby supporting multi-generational and more shared housing options. Potential rules could include: an internal suite would not be an ADU, would not have its own address or utility accounts, would not have a door facing the street, would not be walled off from the main unit, and would not constitute as an additional unit. A limit on the overall size of the suite could keep the suite small (efficiency to small 2 bedroom).

[TOVO-12]

To the greatest extent feasible, where the proposed distance methodology for application of missing middle zones results in depths of greater than two lots in transition areas, develop appropriate zone criteria that reduce the depth to two lots for transition areas.