1	ORDINANCE NO.					
2 3 4	<b>3 WHEN A SITE PLAN WILL NOT BE REQUIRED FOR DEVELOPMENT OF</b>					
5	BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:					
6 7						
8	(B)	A site	site plan is not required for the following development:			
9 10 11 12		(1)	construction or alteration of <u>four or fewer residential units</u> [a single- family residential, single-family attached residential, duplex residential, two-family residential, or secondary apartment special use structure, or an accessory structure], if:			
13 14 15 16			<ul> <li>(a) <u>the proposed construction is located on a legal lot or tract</u> <u>that contains four or fewer residential units, including</u> <u>proposed and existing units</u> [not more than one principal <u>residential structure is constructed on a legal lot or tract</u>]; and</li> </ul>			
17 18 19 20			(b) a proposed improvement is not located in the 100 year flood plain, or the director determines that the proposed improvement will have an insignificant effect on the waterway;			
21		(2)	removal of a tree not protected by this title;			
22 23	<ul><li>(3) interior alteration of an existing building that does not increase the square footage, area, or height of the building;</li></ul>					
24		(4) construction of a fence that does not obstruct the flow of water;				
25 26		(5)	clearing an area up to 15 feet wide for surveying and testing, unless a tree more than eight inches in diameter is to be removed;			
27 28		(6)	restoration of a damaged building that begins within 12 months of the date of the damage;			
			Page 1 of 2			

29	(7)	relocation or demolitio	on of a structure or foundation covering not			
30			are feet of site area under a City demolition			
31		permit, if trees larger th	nan eight inches in diameter are not disturbed			
32		and the site is not cleare	ed;			
33	(8)	development in the extraterritorial jurisdiction that is exempt from				
34		all water quality require	ements of this title; or			
35	(9)	placement of a commercial portable building on existing impervious				
36		-	bes not impede or divert drainage and the site			
37		complies with the lands	scaping requirements of this title; and			
38	(10)		on of a townhouse in the Mueller Planned Unit			
39		-	ea identified in Section 1.2.5.B (Conflicting			
40			ulating Plan for the Lamar Blvd./Justin Lane			
41		Transit Oriented Develo	opment.			
42	PART 2. This ord	linance takes effect on	, 2023.			
43	PASSED AND APPROVED					
44			8			
45			\$ \$ \$			
46		, 2023				
47 48			Kirk Watson			
40 49			Mayor			
50	APPROVED:		ATTEST:			
51		Anne L. Morgan	Myrna Rios			
52		City Attorney	City Clerk			
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