

PROPOSED ZONING CHANGES

ALLOWING UP TO THREE HOUSING UNITS, INCLUDING TINY HOMES¹, ON A SINGLE-FAMILY (SF) ZONED PROPERTY

Current Code:

	SF-1	SF-2	SF-3
Maximum Housing Units Per Lot	1	1	2
Duplex	Not Permitted	Not Permitted	Permitted
Two-Family Residential	Not Permitted	Not Permitted	Permitted

Proposed Changes:

	SF-1	SF-2	SF-3
Maximum Housing Units Per Lot	3	3	3
Duplex	Permitted	Permitted	Permitted
Two-Unit Residential ²	Permitted	Permitted	Permitted
Three-Unit Residential	Permitted	Permitted	Permitted

Changes to Definitions: Modify “Multi-Family Use” and New “Tiny Home”

- 1) Multifamily use will be updated to change the number of housing units to avoid conflict with new “Three- Unit Residential” Use.
- 2) Tiny Home is a housing unit that is 400 square feet or less in floor area excluding loft space.

New Three-Unit Residential Use:

- 1) Property owner must build three housing units on one lot for this use.
- 2) This use would not be allowed on a substandard lot.
- 3) This section controls if there is a conflict between the regulations of this use and the base zoning district of a lot.
- 4) Max Building Coverage is 40%.
- 5) Max Impervious Cover is 45%.
- 6) Chapter 25-2, Subchapter F “McMansion” standards will not apply.

¹ City staff will propose recreational vehicle (RV)-specific changes at a later time.

² City staff is proposing to change the name of existing “Two-Family Residential” use to “Two-Unit Residential” and updating associated definitions to match.

PROPOSED ZONING CHANGES

REVISING REGULATIONS THAT APPLY TO A PROPERTY WITH TWO HOUSING UNITS.

Code Section	Current Code Requirements	Proposed Changes
Duplex (25-2-773)	<ul style="list-style-type: none"> • Min lot area is 7,000 square feet; • Min lot width is 50 feet; • Max building cover is 40%; • Max impervious cover is 45%; and • Max building height is the lesser of: (a) 30 feet; or (b) two stories with some exceptions. • The two units must have common floor and ceiling or a common wall as defined in this section. 	<ul style="list-style-type: none"> • Reduce min lot size to 5,750 square feet. • Chapter 25-2, Subchapter F “McMansion” standards will not apply.
Two-Family (25-2-774)	<p>The requirements control over base zoning districts. The secondary unit:</p> <ul style="list-style-type: none"> • Must be detached; • Must be located 10 feet from the rear of the principal structure or above detached garage; • May not exceed a height of 30 feet or is limited to two stories; • Cannot be used as a short term rental; • Has square footage requirements; • Max 45% Impervious Cover; and • Max 40% Building Cover. 	<ul style="list-style-type: none"> • Change name to Two-<u>Unit</u> Residential Use • Removes primary and secondary distinction; • Removes locational, second-story square footage, building cover, and .15 FAR requirements; • One housing unit cannot exceed 1,100 square feet; and • Removes STR-specific regulations. • Chapter 25-2, Subchapter F “McMansion” standards will not apply.
Guesthouse (25-2-893(D))	<ul style="list-style-type: none"> • Principal use is single-family residential use. • Min lot size of 10,000 square feet. 	<ul style="list-style-type: none"> • Delete this accessory use
ADU for Employees (25-2-893(E))	<ul style="list-style-type: none"> • Principal use is a single-family residential. • Min lot size of 15,000 square feet. • Occupant of the ADU must be employed on-site. 	<ul style="list-style-type: none"> • Delete this accessory use
Accessory Apartment (25-2-901)	<ul style="list-style-type: none"> • Must be attached to the principal structure. • Age and Disability occupant limitations. • Cannot include converted garage space or a new entrance visible from a street. 	<ul style="list-style-type: none"> • Allowed when only one principal structure on the lot. • Removes age and disability occupant limitations; • Can include converted garage space; and • May not exceed 850 square feet.

PROPOSED ZONING CHANGES

REMOVING RESTRICTIONS ON THE NUMBER OF UNRELATED ADULTS LIVING IN A HOUSING UNIT.

- 1) Delete Section 25-2-511 (*Dwelling Unit Occupancy Limit*)
- 2) Change definition of Group Residential from 6 unrelated adults to 16 adults and third parties that prepare or provide food (requires Austin Public Health permit).
- 3) Delete Family Home, Group Home and the related restrictions.