



Preservation Bonus Ordinance Revision

Outline

- Background
- Proposal
- Timeline



Background

- December 2023 Council approved Home Phase 1 allowing for:
 - Construction of up to three residential units.
 - Exclude existing home from floor-to-area (FAR) calculations in exchange for preserving existing home.
 - Two new units limited to .55 FAR or 3,200 square feet.
- July 2024 Council adopted Resolution 20240718-090 to:
 - Revise the two new unit limit to .65 FAR or 4,350 square feet to incentivize preservation of smaller residential units.
 - Revise Preservation Bonus Program.



Proposal and Impact

Proposal

- Revise Land Development Code 25-2-773(4) (ii) to state two dwelling units may not exceed the greater of .65 FAR of 4,350 square feet if an existing residential unit is preserved.
- Proposal does not increase allowable impervious cover.

Impact

- Incentivize preservation of smaller homes such that full FAR allowances can be achieved for the property.



Timeline

- January 2025 City-wide notice sent in conjunction with Short-Term Rental regulations.
- April 1 Joint Hearing of City Council and Planning Commission.
- April 8 Planning Commission.
- April 24 City Council conduct public hearing and adopt ordinance.





For Further Information:

**Keith Mars, Assistant Director
Development Services**

512-466-4598 or keith.mars@austintexas.gov