

ORDINANCE NO. 746
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUSTIN AMENDING AUSTIN CITY CODE CHAPTER 11 TO ALLOW TWIN HOMES (ZERO-LOT-LINE TWO-UNIT DWELLINGS) AS A PERMITTED USE.

THE CITY OF AUSTIN HEREBY ORDAINS:

SECTION 1. Amendment to Austin City Code § 11.023, District Regulations.

Austin City Code § 11.023 is amended to add the following language:

11.2.04 District Regulations.

Zoning District	Lot Area (sq. ft.)	Lot Width (ft.)	Front Yard (ft.)		Side Yard Each/sum (ft.)	Rear Yard (ft.)	Max. Height (ft.)	Max. lot coverage
R-1	6,000	60	25		5/10	20	30	40%
R-2	5,000	50	25		8/16	10	5 stories or 65 ft.	40%
R-O	5,000	50	25		8/16	10	5 stories or 65 ft.	60%
R-M								
B-2	6,000	60	7				5 stories or 65 ft.	80%
B-3								
I-1			25		10	10	75	
I-2			25		20	20	75	
I-3			30		15	30	70	
A-1	200,000	200			40	12/32	35	40%
S-Z								
<p>Note: R-2 & R-O For each additional 10 feet in building height, an additional 4 feet of side yard is required on each side. R-M See the standards for development in the Residential Manufactured Home District in Section 4 B-2 Twenty-foot side and rear setback if abutting an R District B-3 See the standards for the development in the Central Business District in Section 4. I-1 Twenty-foot side and rear setback if abutting an R or A District S-Z See the standards for development in the Shoreland Overlay District in Section 4. R-1 & R-2 A “Twin home” a/k/a “Two-Unit Townhouse” may have a zero lot line.</p>								

§11.105 Twin Home or Two-Unit Townhouse (Zero-Lot-Line Two-Unit Dwellings)

A. Definition.

A “twin home” or “Two-Unit Townhouse” is a residential building containing two attached dwelling

units located on a common lot line, with each unit situated on a separate platted parcel, sharing one common wall.

SECTION 3. Amendment to Austin City Code § 11.030, Use Table.

Austin Code § 11.030 is amended to add the following use classification under “Household Living”:

Dwelling, Twin Home (Zero-Lot-Line Two-Unit)

The Use Table shall be updated as follows:

Use	R-1	R-2	R-O	R-M	B-2	B-3	I-1	I-2	I-3	A-1
Dwelling, Twin Home	P	P								

SECTION 4. Effective Date.

This Ordinance is effective upon publication and applies retroactively to any existing Twin Home or Two-Unit Townhouse in an R-1 or R-2 zoning district.

Passed by a vote of yeas and nays this 1st day of June, 2026.

YEAS 6

NAYS 0

APPROVED:

Stephen M. King, Mayor

ATTEST:

Brianna D. Wolf, City Clerk

This ordinance was introduced on June 2, 2026; approved on June 2, 2026; was published in the Austin Daily Herald on June 6, 2026, and becomes effective June 13, 2026.