

**ORDINANCE NO. \_\_\_\_\_**

**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.**

<b>Zoning District</b>	<b>Lot Area (sq. ft.)</b>	<b>Lot Width (ft.)</b>	<b>Front Yard (ft.)</b>		<b>Side Yard Each/sum (ft.)</b>	<b>Rear Yard (ft.)</b>	<b>Max. Height (ft.)</b>	<b>Max. lot coverage</b>
<b>R-1</b>	6,000	60	25		5/10	20	30	40%
<b>R-2</b>	5,000	50	25		8/16	10	5 stories or 65 ft.	40%
<b>R-O</b>	5,000	50	25		8/16	10	5 stories or 65 ft.	60%
<b>R-M</b>								
<b>B-2</b>	6,000	60	7				5 stories or 65 ft.	80%
<b>B-3</b>								
<b>I-1</b>			25		10	10	75	
<b>I-2</b>			25		20	20	75	
<b>I-3</b>			30		15	30	70	
<b>A-1</b>	200,000	200			40	12/32	35	40%
<b>S-Z</b>								

**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.

**§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.