



Legislation Text

File #: 2020-0288, **Version:** 1

Consider public testimony regarding, and an ordinance amending Zoning and Development Code, Chapter 1, Article III, Section 1-50 and Chapter 2, Article II, Section 2-25, Code of Ordinances (2018 Edition), regarding dwelling units. (First Reading)*

This ordinance adds a new definition for an attached accessory dwelling unit, provides for its use in the SF-3 (Single Family - Mixed Lot) zoning district, and revises how a dwelling unit is defined to use the number of front doors instead of the number of cooking facilities. Following the remodeling of a home in Round Rock West, staff was asked by a member of the Planning and Zoning Commission about how the City's code defines a second dwelling unit, which is prohibited in single family zoning districts. Accessory dwelling units are only permitted in some mixed-use zoning districts, and in a limited manner in certain commercial and office zoning districts. A dwelling unit is defined by cooking facilities, such that a second set of cooking facilities indicates a second dwelling unit. Determining what constitutes cooking facilities makes it difficult to prevent a second dwelling unit from being created when homes are re-modeled. In addition, second cooking facilities added to a home post inspection are extremely difficult to identify.

Staff made a presentation to the Planning and Zoning Commission and the issue was discussed at several of their meetings in April and May. On June 17, 2020, the Commission held a public hearing on a code revision to provide a narrow definition for a cooking facility/kitchen, to make the determination of a second dwelling unit simpler. David Glenn, of the Home Builders Association of Greater Austin, presented floor plans for multi-generational housing that is being offered to home buyers. Since the new cooking facility/kitchen definition would affect the use of these floor plans, the Commission tabled action on the revisions.

After further analysis by staff and discussions with David Glenn and Lennar Home Builders, there was general agreement that the multi-generational product was a desirable option for newly-built neighborhoods. The decision was made to support amending the code to allow for this product, while also amending the code to use the number of front doors on a house instead of the number of cooking facilities/kitchens in it, as the defining feature of a dwelling unit. In order to allow the multi-generational product, a new definition, for an 'attached accessory dwelling unit' was created. An attached accessory dwelling unit is one which is integrated into the floor plan of the principal dwelling unit. It requires a connecting door to the principal unit and allows a second front door and a dedicated garage parking space. This use is to be allowed in the SF-3 (Single Family - Mixed Lot) zoning district, which will provide for the multi-generational units option in newly-built neighborhoods.

The Planning and Zoning Commission held a public hearing and voted 9-0 to recommend approval of allowing the use to be permitted in the SF-3 zoning district. David Glenn spoke in favor of the revisions.