

Division 5. Special Provisions for Property in the Central Business District (CBD), a Downtown Mixed Use (DMU) Zoning District, public (P) Zoning District and the Central Urban Redevelopment (CURE) Combining District Area.

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§ 25-6-591 PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD), A DOWNTOWN MIXED USE (DMU) ZONING DISTRICT ~~AND PUBLIC (P) ZONING DISTRICT.~~

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(A) This section applies in a central business district (CBD) or downtown mixed use (DMU) zoning district, or in a public (P) zoning district located within the area bounded by: Martin Luther King, Jr., Blvd., IH-35, Lady Bird Lake, and Lamar Blvd.

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- (1) off-street parking is not required for a use occupying a designated historic landmark or located in an existing building in a designated historic district;
- (2) off-street parking is not required for a use occupying less than 6,000 square feet of floor space in a structure that existed on April 7, 1997;
- (3) except as provided in Subsections (A)(4) and (B), the minimum parking facility requirement is 20 percent of the number of parking spaces required by [Appendix A \(Tables Of Off-Street Parking And Loading Requirements\)](#) and the maximum parking facility requirement is 60 percent of the number of parking spaces required by [Appendix A \(Tables Of Off-Street Parking And Loading Requirements\)](#); and
- (4) a parking facility for a residential use must provide at least 60 percent of the number of parking spaces required by [Appendix A \(Tables Of Off-Street Parking And Loading Requirements\)](#);
- (5) except as provided in Subsections (C) and (D), a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in [Section 25-2-691 \(Waterfront Overlay \(WO\) District Uses\)](#) that fronts on the street at the ground level;
- (6) a curb cut for a garage access must have a width of 30 feet or less; and
- (7) at the intersection of sidewalk and parking access lane, ten degree cones of vision are required.

(B) The number of parking spaces allowed under Subsection (A)(3) may be increased:

- (1) by the director if all parking spaces are contained in a parking structure; or
- (2) by the Land Use Commission if the criteria in [Section 25-6-501\(D\) \(Off-Site Parking Allowed\)](#) are satisfied.

(C) The Land Use Commission may waive the requirement of Subsection (A)(5) during the site plan review process after determining that:

(1) present and anticipated development in the area is not amenable to access by pedestrians;

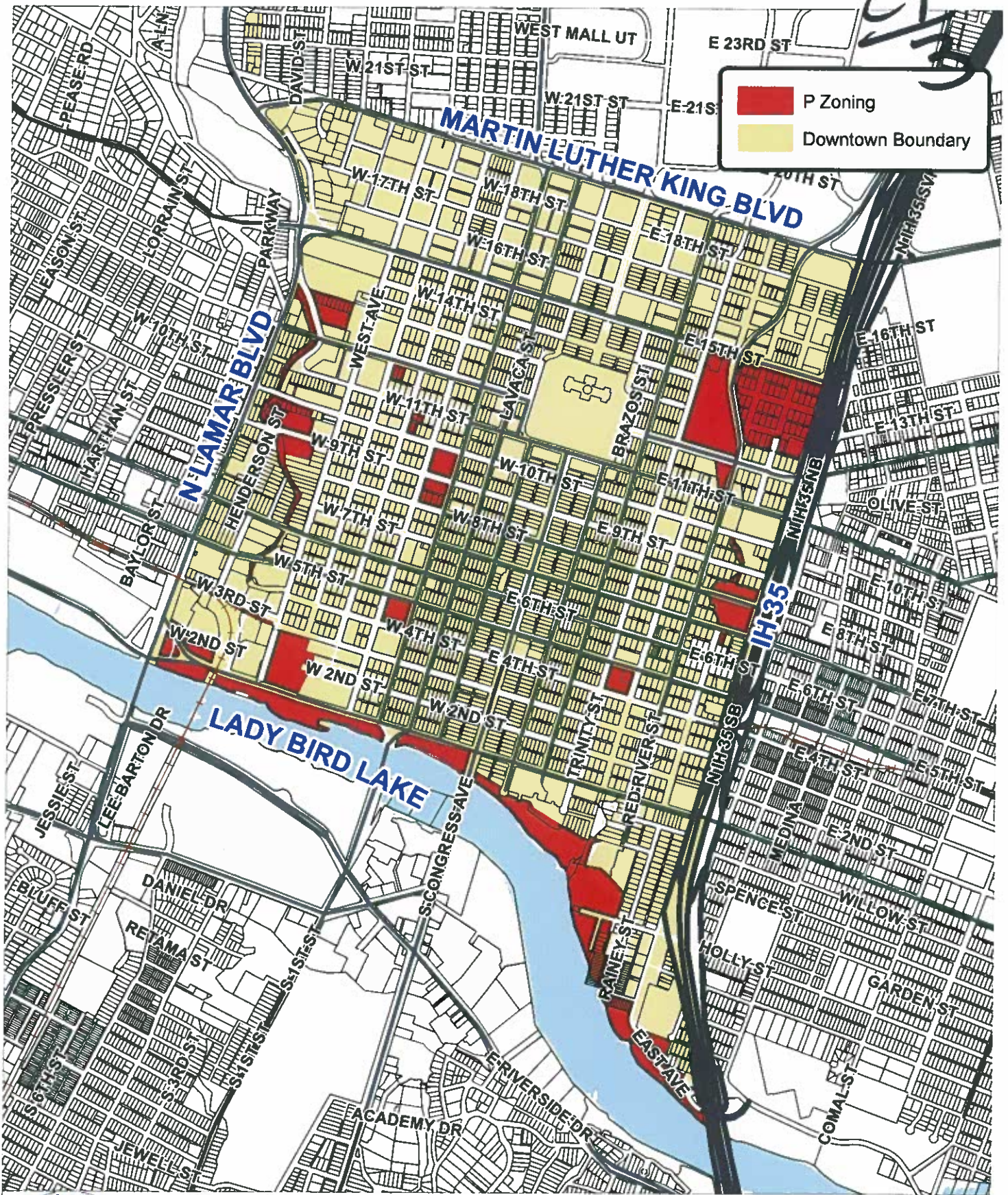
(2) the requirement does not allow a reasonable use of the property; or

(3) other circumstances attributable to the property make compliance impractical.

(D) If a waiver is granted under Subsection (C), an area for which the requirement is waived must be screened.

Source: Section 13-5-106 (a) and (b); Ord. 990225-70; Ord. 990603-108; Ord. 010607-8; Ord. 031120-44; Ord. 031211-11.

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P ZONING IN DOWNTOWN

1" = 1,500'