

PC C+O 9/20/11

ITEM DZ

-LOCAL USES-

Section 25-2-754(D) of the City Code is amended to read:

(D) Local uses are permitted in any base district, subject to the limitations of this subsection.

(1) In the outer west campus subdistrict, local uses are not permitted in a residential base district unless the property:

- a) has a permitted building height of 75 feet or greater; or
- b) is zoned historic and has a permitted building height of 60 feet or greater.

(2) Except as provided in Paragraph (3) up to 20 percent of the gross floor area of a site may be used for local uses. At least one-half of the gross floor area of the local uses must be located at street level and accessible from a pedestrian path. In determining these percentages, a nonresidential use that is accessory to the principal residential use or located in a historic landmark is excluded from the gross floor area of the local uses.

(3) Up to 100 percent of the gross floor area of a structure may be used for local uses if the structure:

a) is a historic landmark and is located entirely in a subdistrict having a permitted building height of 60 feet or greater, or

b) was constructed before September 13, 2004, contains less than 10,000 square feet of gross floor area, is less than 60 feet in height, and is on:

- i. Rio Grande St. between 23<sup>rd</sup> Street and 24<sup>th</sup> Street;
- ii. 23<sup>rd</sup> Street between Guadalupe Street and Rio Grande Street, or

c) is located on:

- ii. Guadalupe Street between Martin Luther King Jr. Blvd and 29<sup>th</sup> Street,
- iii. Martin Luther King, Jr. Blvd between Guadalupe Street and Rio Grande St; or
- iii. 24<sup>th</sup> Street between Guadalupe Street and Rio Grande Street.