

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 25-2-491, 25-6-591 AND 25-6-592 OF THE CITY CODE RELATING TO DOWNTOWN PARKING AND OFF-STREET LOADING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The table in Subsection (C) of Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) of the City Code is amended to indicate that off-site accessory parking use is permitted in the central business district (CBD) and downtown mixed use (DMU) zoning districts.

PART 2. Subsections (B), (C) and (D) of Section 25-6-591 (*Parking provisions for Development in the Central Business District (CBD) and the Downtown Mixed Use (DMU) and Public (P) Districts*) are amended to read as follows:

(B) The requirements of this subsection apply within the zoning districts subject to this section.

(1) Off-street motor vehicle parking is not required except as provided in Subdivision (2) of this subsection.~~;~~

~~[(a) for a use occupying a designated historic landmark or located in an existing building in a designated historic district; or]~~

~~[(b) 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.]~~

(2) Parking facilities for persons with disabilities must be provided in accordance with Section 25-6-474 (*Parking Facilities for Persons with Disabilities*). If off-street parking is provided, the minimum number of accessible parking spaces required is calculated according to the International Building Code. If no off-street parking is provided, the minimum number of accessible parking spaces required is calculated by applying Appendix A to the proposed use; multiplying the result by 20 percent; and using that result to calculate the number of accessible parking spaces according to the International Building Code.

~~(3)~~~~(2)~~ Except as provided in ~~[Subsections (B)(3) and]~~ Subsection (C) of this section, ~~[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 motor vehicle parking facility allowed [requirement] is 60 percent of the number of parking spaces required by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*).

~~[(3) 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*).]~~

(4) Bicycle parking is required in accordance with Appendix A. The minimum number of spaces required is calculated by applying Appendix A to the proposed use.

~~(5)~~[(4)] Except as provided in Subsections (C) and (D) of this section, 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)~~[(5)] A curb cut for a garage access must have a width of 30 feet or less.

~~(7)~~[(6)] At the intersection of sidewalk and parking access lane, ten degree cones of vision are required.

(C) The maximum number of parking spaces allowed under Subsection ~~(B)~~(3) ~~[(A)(2)]~~ of this section 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.

(D) The Land Use Commission may waive the requirement of Subsection ~~(B)~~(5) ~~[(A)(4)]~~ of this section 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.

PART 3. City Code Section 25-6-592 (*Loading Facility Provisions for the Central Business District (CBD) and a Downtown Mixed Use (DMU) Zoning District*) is revised to read as follows:

§ 25-6-592 LOADING FACILITY PROVISIONS FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND A DOWNTOWN MIXED USE (DMU) AND PUBLIC (P) ZONING DISTRICTS.

- (A) This section applies to a site zoned central business district (CBD) or downtown mixed use (DMU), and public (P) zoning district within the area bounded by Martin Luther King , Jr., Boulevard; IH-35; Lady Bird Lake; and Lamar Boulevard, except for:
- (1) a building with a gross floor area of not more than 10,000 square feet; or
 - (2) the renovation of an existing structure, if the director determines that there is not enough space on the site to comply with the requirements of this section.
- (B) The following must be located on-site in accordance with this section:
- (1) a trash receptacle location~~[,including space for a vehicle to empty the receptacle]~~; and
 - (2) an off-street loading facility.
- (C) For a site that is adjacent to an alley:
- (1) the off-street loading facility and trash receptacle location must be accessible from the alley; and
 - (2) a vehicle may not park in the alley ~~[may not be used]~~ for loading or unloading.
- (D) For a site that is not adjacent to an alley:
- (1) a curb cut for an off-street loading facility or trash receptacle location may not exceed 30 feet in width;
 - (2) a vehicle may not use a public right-of-way to back into or out of an off-street loading facility or trash receptacle location; and
 - (3) the off-street loading facility and trash receptacle location:

- 1 (a) must be accessible from a street other than Congress Avenue or
2 Sixth Street; ~~[and]~~
- 3 (b) may not be visible from a street, except at a curb cut, and; [-]
- 4 (c) must be at least 30 feet deep, measured from the front setback
5 line or side setback line as applicable.
- 6 (E) The Land Use Commission may waive a requirement of Subsection (C) or
7 (D) after determining that:
- 8 (1) waiving the requirement does not create a hazard to pedestrians or
9 vehicles; and
- 10 (2) for a waiver of Subsection (D)(3)(b), the applicant has reduced the
11 visibility of the off-street loading facility and trash location to the
12 greatest extent possible.
- 13 (F) The minimum number of loading spaces for development in the CBD or a
14 DMU zoning district is listed on the ~~[following]~~ schedule at the end of this
15 section.[÷] For civic uses, the number of loading spaces required shall be
16 determined by the Director. For all other uses not listed in the table
17 contained at the end of this section, the requirements of Appendix A, Part 1
18 apply.
- 19 (G) Multiple uses or occupancies located in a single building or on one site may
20 be served by a common loading space, if the Director determines that the
21 loading space can adequately serve each use.
- 22 (H) The Director may modify the number and size of spaces required after
23 reviewing documentation provided by the applicant concerning the demand
24 for loading facilities for similar developments.
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SCHEDULE OF OFF-STREET LOADING REQUIREMENTS FOR CENTRAL AUSTIN

Sizes: (feet) 10 x 30 x 14 10 x 40 x 14 10 x 55 x 15		
Use:	Gross Floor Area Of Structure	Required Loading Space Per Square Foot of Floor Area
<u>Financial services,</u> [Banks,] business or professional office[, meeting, convention or exhibition halls]	0 – 10,000 10,001 – 100,000 100,001 – 200,000 [each additional 150,000] <u>200,001 or more</u>	0 1 (10 x 30) <u>1 (10 x 30)+1 (10 x 40)</u> [1-(10 x 30)] <u>1(10 x 30) + 1 (10 x 40) +</u> <u>additional spaces as</u> <u>required by the Director</u>
[Retail and wholesale stores equipment sales, services and light manufacturing]	[0—5,000 5,001—50,000 50,001—100,000 each additional 100,000]	[0 1-(10 x 30) 1-(10 x 30) 1-(10 x 55)]
[Restaurants, bars]	[0—5,000 5,001—10,000 0,001—50,000 50,001—100,000 each additional 100,000] -	[0 1-(10 x 40) 1-(10 x 30) 1-(10 x 30) 1-(10 x 30)]
<u>Hotels, Motel, meeting,</u> <u>convention, or exhibition</u> <u>halls</u>	0 – 10,000 10,001 – 150,000 150,001 – 300,000 [each additional 100,000]	0 1 (10 x <u>30</u> [40]) 1 (10 x 30)+ <u>1 (10 x <u>40</u>[55])</u> [1-(10 x 30)]

