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**ORDINANCE AMENDMENT REVIEW SHEET**

**Amendment:** C20-2012-005 North Burnet/Gateway Two Story Minimum

**Description:** Consider an ordinance amending Chapter 25 of the City Code to provide clarification to the definition of "two-story minimum" within the North Burnet Gateway Zoning District.

**Proposed Language:** See attached draft language.

**Staff Recommendation:** Staff recommends this amendment.

**Background:** Initiated by Planning Commission on January 24, 2012.

This amendment would provide clarification of the definition of "two-story minimum" within the North Burnet/Gateway Zoning District. The clarification will give flexibility in design while also better describing the intent of the North Burnet/Gateway Regulating Plan in requiring a two-story minimum structure within the Transit Oriented Development Subdistrict.

**Board and Commission Actions**

**Planning Commission Subcommittee on Codes and Ordinances** – Voted to send this item to full Planning Commission on January 15, 2013. Vote: 4-0.

**Planning Commission** – A public hearing is scheduled for March 26, 2013.

**Council Action**

**City Council** – A public hearing at City Council has been set for April 25, 2013.

**Ordinance Number:** NA

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## 4.2 GENERAL DEVELOPMENT STANDARDS

~~For the purpose of applying the standards in this Subsection, a story is defined in Article 7 Definitions. (Remove)~~

### 4.2.1 Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.2 General Development Standards	●	●	●	●	●	●	●	●	●	●	All development.

### 4.2.2 General Development Standards Summary Table

The General Development Standards Summary Pages in Figure 4-1 establish site development standards for each NBG subdistrict and any additional regulations that apply in a specific subdistrict.

### 4.2.3 Other Site Development Standards

For all development in the NBG Zoning District:

**A. Maximum Units Per Acre**

There are no maximum units per acre requirements.

**B. Minimum Site Area Requirements**

There are no minimum site area requirements.

**C. Maximum Building Coverage**

Maximum building coverage shall be equal to the maximum impervious cover permitted.

**D. Minimum number of Building stories**

1. The minimum number of stories for a building located within the Transit Oriented Development (TOD) subdistrict is two stories. For properties located in all other subdistricts there is no minimum number of building stories.
2. A minimum of 50% of the entire building footprint must be a full two stories.
3. For the purposes of this document, two story minimum is defined in Article 7: Definitions.

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## ARTICLE 7: DEFINITIONS

### Story

~~That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. For the purposes of this Document, a story is a minimum of 8 feet in height. (Remove)~~

Add:

### Two Story Minimum

Defined in Figure 6-2.

	Definition	Height without Active Edge	Height with Active Edge
<b>A</b>	<b>Ground Floor:</b> Measured from the finished floor to the bottom of structure.	9' Minimum	12' Minimum
<b>B</b>	<b>Upper Floors:</b> Measured from the finished floor to the bottom of structure.	8' Minimum	8' Minimum
<b>C</b>	<b>Double Height Space, if provided:</b> Measured from the finished floor to the bottom of floor or roof structure above.  The maximum depth of a double height space along a Principal Street is 24'.	18' Minimum Height	22' Minimum Height
Active Edge Designations are illustrated on Figure 1-2: North Burnet/Gateway (NBG) Zoning District Subdistrict Map.			

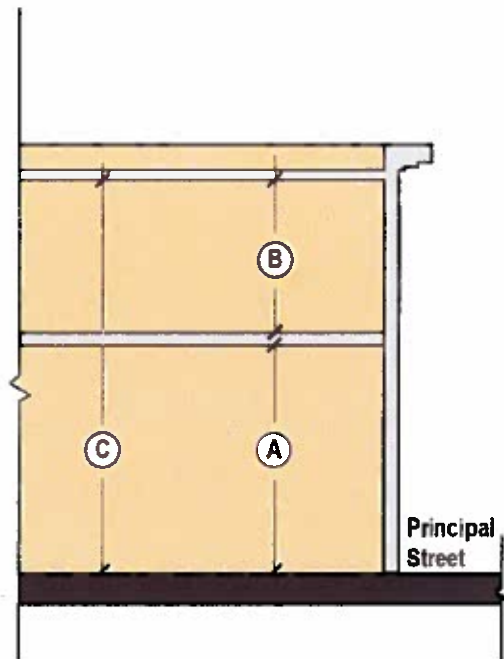


Figure 6-2: Definition of Two-Story Minimum