

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2013-015 LO Off-Site Accessory Parking

Description: Consider an ordinance amending Chapter 25 of the City Code to make off-site accessory parking a conditional use in the Limited Office (LO) zoning district.

Proposed Language: See attached draft language

Background: Initiated by Council Resolution 20130620-054

Current code requires that a site used for off-site accessory parking must be zoned General Office (GO) or less restrictive; the proposed code amendment would make off-site accessory parking a conditional use in the Limited Office (LO) zoning district. The proposal would allow for additional opportunities for parking requirements to be met where on-site accommodation is not possible. Further, the proposal would allow more space on a given property to be used for a pedestrian-oriented uses, with parking located elsewhere (off-site). Because there are existing LO-zoned properties adjacent to or in close proximity to residential uses, where lots could potentially be paved to serve solely as a parking lot, staff feels it would be most appropriate to make off-site accessory parking a conditional (as opposed to permitted) use.

Staff Recommendation: Staff recommends making off-site accessory parking a conditional use in the LO zoning district.

Board and Commission Actions

September 17, 2013: To be reviewed by the Codes and Ordinances Subcommittee

September 24, 2013: To be reviewed by Planning Commission

Council Action

October 3, 2013: A public hearing has been set for City Council

Ordinance Number: NA

City Staff: Greg Dutton

Phone: 974-3509

Email: greg.dutton@austintexas.gov

Division 2. Off-Site Parking.

§ 25-6-501 OFF-SITE PARKING ALLOWED.

(A) The director may approve the location of all or a portion of the required or excess parking for a use on a site other than the site on which the use is located if:

- (1) both the primary use and accessory parking are located in a general office (GO) or less restrictive zoning district;
- (2) the primary use is a bed and breakfast residential use and the accessory parking is located in a general office (GO) or less restrictive zoning district; or
- (3) the off-site parking involves shared off-street parking between the following uses:
 - (a) a religious assembly use and an existing public primary or secondary educational facility; or
 - (b) two or more religious assembly uses that do not conduct services on the same day.

(X) An off-site accessory parking use is a conditional use if the accessory parking is located in a limited office (LO) zoning district. The primary use must be located in a general office (GO) or less restrictive zoning district.

(B) Landscaping required by Section [25-6-563](#) (*Screening*) is not required for a site plan filed solely for approval of shared or off-site parking on an existing parking lot.

(C) An off-site parking facility and the use that it serves may not be not more than 1,000 feet apart, measured from the nearest off-site parking space to the nearest public entrance of the use that the parking facility serves. The distance measured:

- (1) assumes that between adjacent intersections with traffic control signals, pedestrians cross at a marked crosswalk; and
- (2) does not cross private property unless access is authorized by the affected property owner.

(D) If the parking allowed under this division exceeds the maximum parking capacity allowed under this article for a use located in the central business district (CBD) or a downtown mixed use (DMU) zoning district, the standard parking requirement controls unless:

- (1) the off-site parking is located in a district other than the CBD or a DMU zoning district; or
- (2) the Land Use Commission approves the excess parking based on a finding that:
 - (a) the excess parking does not discourage mobility and accessibility by transit or the construction of appropriately located public parking facilities;
 - (b) the excess parking is compatible with a historic district or structure; and
 - (c) the access to the parking facility does not intrude on a pedestrian-oriented street frontage.

(E) Except as provided in Section 25-6-591 (*Parking Provisions for Development in the Central Business District (CBD) and the Downtown Mixed Use (DMU) Zoning District*), a required parking space for persons with disabilities may not be located in an off-site parking facility unless the director determines that existing conditions preclude on-site parking.

RESOLUTION NO. 20130620-054

WHEREAS, the Imagine Austin Comprehensive Plan envisions a city that is compact and connected with ample opportunities for walking and other daily exercise; and

WHEREAS, many Austin neighborhoods include a mix of residential uses and low-impact commercial uses with parking lots that are in use only some of the time; and

WHEREAS, making complementary use of existing parking can serve the Imagine Austin goals of making the city more compact and connected, with improved conditions for walking and daily exercise; and

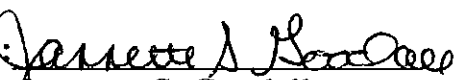
WHEREAS, Off-site Accessory Parking, which is the use of a site for the provision of parking spaces on a different site from the principal use, is a permitted use in the General Office (GO) District Designation, but is not permitted in the Limited Office (LO) District Designation; **NOW, THEREFORE,**

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

The City Manager is directed to initiate a code amendment to allow Off-site Accessory Parking as a conditional or permitted use in the Limited Office (LO) District Designation, and to present an ordinance for Council's consideration within 90 days.

ADOPTED: June 20, 2013

ATTEST:


Jannette S. Goodall
City Clerk