

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING CITY CODE CHAPTER 25-6 RELATED TO  
2 OFF-SITE ACCESSORY PARKING

3  
4 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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6 PART 1. City Code Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) is  
7 amended to reflect the following:

8 Off-Site Accessory Parking is a conditional use in the following base district:

9 Limited Office (LO)

10 PART 2. City Code Section 25-6-501 (*Off-Site Parking Allowed*) is amended to add a  
11 new subsection and to re-letter accordingly:

12  
13 § 25-6-501 OFF-SITE PARKING ALLOWED.

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

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

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

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

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

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

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

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

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

