

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2 AND 25-6
2 RELATING TO USE CLASSIFICATIONS OF OFF-SITE ACCESSORY
3 PARKING IN THE LIMITED OFFICE ZONING DISTRICT.
4

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

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

10 Limited Office (LO)

11 **PART 2.** City Code Section 25-6-501 (*Off-Site Parking Allowed*) is amended to read:
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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:] as provided in this section.
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18 (B) Off-site accessory parking is a permitted use if:
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- 20 (1) both the primary use and accessory parking are located in a general
21 office (GO) or less restrictive zoning district;
- 22 (2) the primary use is a bed and breakfast residential use and the
23 accessory parking is located in a general office (GO) or less restrictive
24 zoning district; or
- 25 (3) the off-site parking involves shared off-street parking between the
26 following uses:
- 27 (a) a religious assembly use and an existing public primary or
28 secondary educational facility; or
- 29 (b) two or more religious assembly uses that do not conduct
30 services on the same day.

1 (C) Off-site accessory parking is a conditional use if the accessory parking is
2 located in a limited office (LO) zoning district and the primary use is located
3 in a general office (GO) or less restrictive zoning district.

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

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

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

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

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

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

