

ORDINANCE NO. 20131017-081

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

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

PART 1. City Code Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) is amended to reflect the following:

Off-site accessory parking is a permitted use in limited office (LO) when the primary use is located in a general office (GO) or less restrictive zoning district and the accessory parking is located on an existing surface parking lot located in a LO zoning district and is directly adjacent to the site of the primary use.

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

Limited Office (LO)

PART 2. City Code Section 25-6-501 (*Off-Site Parking Allowed*) is amended to read:

§ 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:~~] as provided in this section.
- (B) Off-site accessory parking is a permitted use 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 located in a general office (GO) or less restrictive zoning district and the accessory parking located on an existing surface parking lot in a limited office (LO) zoning district which is directly adjacent to the site of the primary use;
 - (3)[(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

(4)~~(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.

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

(D)~~(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.

(E)~~(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.

(F)~~(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.

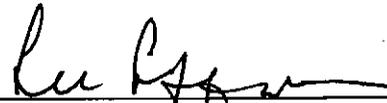
~~(G)~~~~(E)~~ Except as provided in Section 25-6-591 (*Parking Provisions for Development in the Central Business District (CBD) and the Downtown Mixed Use (DMU) Zoning District*), a required parking space for persons with disabilities may not be located in an off-site parking facility unless the director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

PART 3. This ordinance takes effect on October 28, 2013.

PASSED AND APPROVED

_____, October 17, 2013

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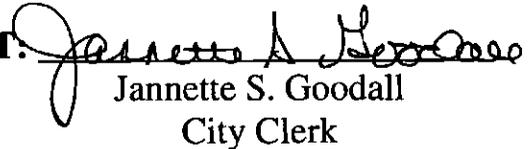
Lee Leddingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk