

📖 ARTICLE 7. OFF-STREET PARKING AND LOADING.

📖 Division 1. General Regulations.

📖 § 25-6-478 MOTOR VEHICLE REDUCTIONS GENERAL.

(A) Except as provided in Subsection (B), this section applies in the area bounded by:

- (1) Highway 183 from Burnet Road to Highway 71;
- (2) Highway 71 from Highway 183 to Loop 1;
- (3) Loop 1 from Highway 71 to Lake Austin Boulevard;
- (4) Lake Austin Boulevard from Loop 1 to Exposition Boulevard;
- (5) Exposition Boulevard from Lake Austin Boulevard to 38th Street;
- (6) 38th Street from Exposition Boulevard to Loop 1;
- (7) Loop 1 from 38th Street to RM Road 2222;
- (8) RM Road 2222 from Loop 1 to Mesa Drive;
- (9) Mesa Drive from RM Road 2222 to Spicewood Springs Road;
- (10) Spicewood Springs Road from Mesa Drive to Loop 360;
- (11) Loop 360 from Spicewood Springs Road to Great Hills Trail;
- (12) Great Hills Trail from Loop 360 to Highway 183;
- (13) Highway 183 from Great Hills Trail to Braker Lane;
- (14) Braker Lane from Highway 183 to Burnet Road; and
- (15) Burnet Road from Braker Lane to Highway 183.

(B) This section does not apply:

- (1) to property in a central business (CBD) district or an area with a TOD district or regulatory plan, downtown mixed use (DMU) district;
- (2) to a commercial, industrial, or civic use in a traditional neighborhood (TN) district;
- (3) to a corner store special use; neighborhood mixed use building special use; commercial, industrial, or civic use portion of a neighborhood urban center special use; or commercial or civic use portion of a residential infill special use;
- (4) to property in the university neighborhood overlay (UNO) district; or
- (5) if the off-street parking requirement has been modified under Section [25-6-473](#) (*Modification Of Parking Requirement*) or Section [25-6-476](#) (*Parking For Mixed-Use Developments*).

(C) The minimum off-street parking requirement is 80 percent of that prescribed by [Appendix A](#) (*Table of Off-Street Parking and Loading Requirements*).

(D) Bicycle parking spaces shall be calculated as described by [Appendix A](#) (*Tables Of Off-Street Parking And Loading Requirements*) and shall be calculated prior to any reductions approved under this article for motor vehicle parking.

(E) If a shower facility is provided on-site per the criteria below, the required amount of motor vehicle parking may be reduced by 10%.

(1) For buildings with up to 19,999 square feet of gross floor area, a minimum of one shower and changing facility available to both genders.

(2) For buildings with 20,000 to 99,999 square feet of gross floor area, a minimum of one shower and changing facility available to each gender.

(3) For buildings with 100,000 or more square feet of gross floor area, a minimum of two showers and changing facilities available to each gender.

(F) The minimum off-street parking requirement shall be reduced as follows:

(1) One space for each on-street parking space located adjacent to the site within 250 feet of the site on a public street, including metered parking spaces and spaces on Internal Circulation Routes ~~and~~ that meet public street standards. The number of metered parking spaces shall be determined by the Director of the Transportation Department. Except for residential uses, metered parking spaces may be counted towards the minimum off-street parking required;

(2) Up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual. If the applicant provides more parking spaces than the minimum required, the additional parking spaces may not result in the removal of significant stands of trees or protected trees; or

(3) Twenty (20) spaces for every car-sharing vehicle provided in a program that complies with the requirements prescribed by the Director by administrative rule.

(G) Reductions or waivers for parking requirements granted under this section may be combined with other applicable parking reductions in this chapter provided the total reduction for the site does not exceed 40%. Reductions or waivers in excess of 40% of the site's required parking is only permitted in conjunction with compliance of § [25-6-478\(D\)](#) (*Motor Vehicle Parking Reductions General*) and with the approval by the director with consultation with the director of Public Works.

(H) If the use of any land, building or structure that satisfies the minimum off-street motor vehicle parking and loading requirements with the inclusion of on-street spaces no longer meets the minimum off-street motor vehicle parking and loading requirements due to the removal of spaces by the City, then the use and site shall be deemed legally non-complying and may continue without requiring the addition of the equivalent number of parking or loading spaces reduced by the City.

Source: Ord. 031120-44; Ord. 031211-11; Ord. 040902-58; Ord. 20060831-068; Ord. 20130523-104; Ord. 20130829-105.

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RESOLUTION NO. 20131024-058

WHEREAS, the Austin Land Development Code currently requires that businesses fulfill minimum parking requirements primarily through off-street spaces; and

WHEREAS, parts of Austin's central city are experiencing shortages of private, off-street parking for businesses to rely on to meet this code requirement; and

WHEREAS, a shortage of off-street spaces can pose significant challenges to the adaptive reuse of existing buildings and to smaller scale businesses in densely developed areas; and

WHEREAS, metered parking spaces tend to perform more efficiently than unmetered spaces, accommodating more users in a given time period by promoting turnover; and

WHEREAS, metered parking spaces place the burden of paying for parking on the actual users of the parking, reducing the overall parking demand; and

WHEREAS, with a Parking Benefits District in place, revenue from metered parking spaces can support significant improvements in the surrounding area; and

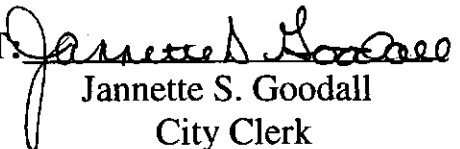
WHEREAS, the Imagine Austin Comprehensive Plan's vision of a compact and connected city is furthered by a reduction in surface parking lots; **NOW, THEREFORE**,

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

- (1) The City Council initiates amendments to Title 25 of the City Code and directs the City Manager to develop a proposed ordinance to allow metered parking spaces within a certain distance of a business to count towards the minimum parking required under City Code Chapter 25-6.
- (2) In developing the ordinance, the City Manager should consider, among other things, the appropriate distance from the primary use, and whether the applicability of the ordinance should depend on the extent to which the metered spaces are utilized.
- (3) The City Manager is directed to process the amendments and present the ordinance to the City Council for consideration within 90 days, or as soon as reasonably practicable.

ADOPTED: October 24, 2013

ATTEST:


Jannette S. Goodall
City Clerk