

# AUSTIN LAND DEVELOPMENT CODE

CodeNEXT - Draft 3  
Urban Transportation Commission  
April 16, 2018

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CODENEXT

# Refines minimum parking requirements in zones.

Draft 3 accommodates a reduction of minimum parking requirements in residential zones to minimize impervious cover and reduce the cost of providing excess parking if not needed.

Parking reductions prioritized near transit corridors along 1/8<sup>th</sup> to 1/4<sup>th</sup> of a mile from the corridor.

Supports small business by provides allowances for uses under 2,500 square feet in size.



Land Use	1954 / 1957	1968	1981	1984	1985	1987	1999	2017	CodeNEXT Staff Recommendation		
Single family	1					2				1	
ADU	1 / unit							1 or None*		None	
Two Family	1 / unit					2 / unit				1	
Duplex					1 / unit*	2 / Duplex or 1 / Bedroom for 6 or more Bedrooms		4 / Duplex or 1 / Bedroom for 4,000 SQ FT for 6 or more Bedrooms		1 / unit	
Apartment	1- Efficiency; 1.5 - 1 Bed; 2 - 2 Bed; + 1/2 per additional Bedroom									1 /unit	
<b>Restaurant</b>									<b>Mixed Use (MU)</b>	<b>Main Street (MS)</b>	
0 - 2,500 SQ FT	1 / 4 Seats				1 / 4 Seats; 3 / 100 SQ FT if no Dining Area		1 / 100 SQ FT			1 / 150 SQ FT; 1 / 325 SQ FT if no Dining Area	None Required
2,500 + SQ FT							1 / 75 SQ FT			1 / 125 SQ FT; 1 / 325 SQ FT if no Dining Area	1 / 125 SQ FT after first 2,500 SQ FT; 1 / 325 if no Dining Area
<b>Bar</b>									<b>Mixed Use (MU)</b>	<b>Main Street (MS)</b>	
0 - 2,500 SQ FT	1 / 4 Seats			1 / 2 Seats		1 / 100 SQ FT				1 / 150 SQ FT	None Required
2,500 - 5,000 SQ FT					1 / 50 SQ FT				1 / 125 SQ FT	1 / 125 SQ FT after first 2,500 SQ FT	
5,000 -10,000 SQ FT					1 / 45 SQ FT		1 / 50 SQ FT		1 / 125 SQ FT		
10,001 + SQ FT					1 / 40 SQ FT	1 / 25 SQ FT	1 / 50 SQ FT		1 / 100 SQ FT		

\* Within 1/4 mile of transit  
\*\*Previously Warehouse





Land Use	1954 / 1957	1968	1981	1984	1985	1987	1999	2017	CodeNEXT Staff Recommendation		
<b>Retail</b>									<b>Mixed Use (MU)</b>	<b>Main Street (MS)</b>	
0 - 25,000 SQ FT	1 / 200 SQ FT								1 / 275 SQ FT	1 / 500 SQ FT	1 / 500 SQ FT after first 2,500 SQ FT
25,000 - 400,000 SQ FT								1 / 250 SQ FT	1 / 275 SQ FT	1 / 500 SQ FT	
400,000 - 600,000 SQ FT								1 / 225 SQ FT	1 / 275 SQ FT	1 / 500 SQ FT	
600,000 + SQ FT								1 / 200 SQ FT	1 / 275 SQ FT	1 / 500 SQ FT	
<b>Services</b>									<b>Mixed Use (MU)</b>	<b>Main Street (MS)</b>	
Food Sales	1 / 200 SQ FT								1 / 275 SQ FT	1 / 350 SQ FT	1 / 350 SQ FT after first 2,500 SQ FT
Office	1 / 300 SQ FT								1 / 275 SQ FT	1 / 500 SQ FT	1 / 500 SQ FT after first 2,500 SQ FT
Medical Office	1 / 200 SQ FT				6 / spaces Medical Doctor + Tech Staff	1 / 300 SQ FT		1 / 200 SQ FT -free standing; 1 / 275 SQ FT Shopping Center/Mixed Use Bldg		1 / 350 SQ FT	1 / 350 SQ FT after first 2,500 SQ FT
Manufacturing & Storage **	1 / 1,000 SQ FT									1 / 1,000 SQ FT	Not Permitted

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 \*\*Previously Warehouse



## 23-4E-3060 Off-Street Motor Vehicle Parking Adjustments

- (A) **Simple Parking Adjustments.** Table (A) (Simple Parking Adjustments) establishes the adjustments allowed when a site meets the requirements described in the table.
- (B) **Maximum Parking Adjustment.**
  - (1) Unless the site is part of a TDM program that allows multiple parking adjustments, the maximum cumulative parking reduction is 60%.
  - (2) The maximum cumulative parking adjustment for a site that is part of a TDM program that allows multiple parking adjustments is 100%.



**Table 23-4E-3060(A) Simple Parking Adjustments**

Type	Requirement	Adjustment
<b>Developments Located in Proximity to:</b>		
Transit Corridor	Located within 1/4 mile of a transit corridor	20%
Transit Corridor	Located within 1/2 mile of a transit corridor	10%
<b>Developments Providing the Following Features:</b>		
Preservation of On-Site Trees	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.	10%
Car-Share	Car-sharing vehicle provided on-site in compliance with requirements prescribed by the Planning Director by administrative rule.	20 spaces per car-share vehicle
Bicycle Parking	On-site Bicycle Parking above	For every 4 bicycle parking spaces, up to 5% max.



(C) **Parking Adjustments Requiring Development Services Director Approval.**

- (1) **Shared On-Site Parking.** The director may approve a reduction in the required number of parking spaces when two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods. The director may approve a reduction if:
  - (a) the applicant provides a parking demand study that complies with established professional practices;
  - (b) the reduction in number of required parking spaces is based on the parking demand study;



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## Other options:

Off-site Parking

Transportation Demand Management





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## Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)

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Review and comment on the draft code  
<https://codenext.civiccomment.org/>

Review and comment on the map  
<http://codenext.engagingplans.org/>



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