

Division 6. – Special Provisions for the University Neighborhood Overlay District.

§25-6-601 – PARKING REQUIREMENTS FOR UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT **FOR UNIVERSITY NEIGHBORHOOD OVERLAY PROJECTS.**

- (A) Except as otherwise provided in this section, the minimum off-street parking requirement in the university neighborhood overlay district is ~~60 percent~~ **35 percent** of that prescribed by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*).
- (B) Off-street parking is not required for a commercial use if the use:
 - (1) occupies less than 6,000 square feet of gross floor area; or
 - (2) is located on:
 - (a) Guadalupe Street between Martin Luther King, Jr. Blvd. and West 29th Street; or
 - (b) West 24th Street between Guadalupe Street and Rio Grande Street.
- (C) For a multi-family residential use, **within the Inner West Campus and the Guadalupe sub district the minimum off-street parking requirement is Zero (0) percent** of that prescribed by Appendix A (*Tables Of Off-Street Parking And Loading Requirements*). **For a multi-family residential use within the Outer West Campus sub district the minimum off-street parking requirement is twenty-five (25) percent of that prescribed by Appendix A (*Tables of Off-Street Parking and Loading Requirements*), if the multi-family residential use:**
 - (1) participates in a car sharing program that complies with the program requirements prescribed by administrative rule, as determined by the director of the ~~Transportation Watershed Protection and Development Review~~ Department; or
 - (2) **provides electrical auto charging stations for 10 percent of the 25 percent required parking spaces and 5 percent of the 25 percent required parking spaces for charging bikes or scooters; or**
 - (3) **provides each resident tenant an annual voucher of seventy-five and no / 100 dollars (\$75.00) for Public Transit, Rideshare, or other licensed operator; or**
 - (4) sets aside for a period of not less than ~~15~~ **40** years from the date a certificate of occupancy is issued at least 10% of the dwelling units on the site to house persons whose household income is ~~less than~~ **50% or less** of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Office, in addition to complying with Section 25-2-765 (*Affordable Housing*).
- (D) **UNO projects with existing onsite parking in excess of the required minimum may convert the excess parking spaces to the following uses provided they comply with all applicable technical codes and obtain a site plan correction.**
 - (1) Art gallery – 1,500 sq ft
 - (2) Art workshop – 1,500 sq ft
 - (3) Convenience Storage
 - (4) Religious Assembly
 - (5) Office
 - (6) Urban Farm
 - (7) Or other local uses listed in (§25-2-753(B))
 - (8) A conditional use in the base zoning district that is approved by the land use commission.
- (E) UNO projects in the **Outer West Campus sub district that have a UNO base height of 45' or less** which provide 20 percent or more onsite affordability per UNO Affordability Requirements may reduce their onsite parking requirements to 20 percent of the parking requirement in Appendix A.
- (F) **The minimum off-street parking requirements for University Neighborhood Overlay projects receiving funds from the University Neighborhood Overlay District Affordable Housing Trust is 10 percent. Such projects would include Coops and others.**

- (a) adaptable for use by a person with a disability; and
 - (b) accessible by a person with a disability from the on-site parking and common facility, if any.
 - (3) At least 10 percent of the dwelling units must be accessible for a person with a mobility impairment.
 - (4) At least two percent of the dwelling units must be accessible for a person with a hearing or visual disability.
 - (5) Each multistory building must be served by an elevator, unless
 - (a) at least 25% of the site's dwelling units are located on the ground floor; or
 - (b) for a site with fewer than 20 dwelling units, at least five percent of the site's dwelling units are located on the ground floor.
 - (6) A parking space must be leased separately from a dwelling unit.
- (D) Local uses are permitted in any base district, subject to the limitations of this subsection.
- (1) In the outer west campus subdistrict, local users are not permitted in a residential base district unless the property:
 - (a) has a permitted building height of ~~75~~50 feet or greater; or
 - (b) is zoned historic and has a permitted building height of 65 feet or greater.
 - (2) Except as provided in Paragraph (3), up to 20 percent of the gross floor area of a site may be used for local uses. At least one-half of the gross floor area of the local uses must be located at street level and accessible from a pedestrian path. In determining these percentages, a nonresidential use that is accessory to the principal residential use or located in a historic landmark is excluded from the gross floor area of the local uses.
 - (3) Up to 100 percent of the gross floor area of a structure may be used for local uses if the structure:
 - (a) is a historic landmark and is located entirely in a subdistrict having a permitted building height of 65 feet or greater;
 - (b) was constructed before September 13, 2004, contains less than 10,000 square feet of gross floor area, is less than 65 feet in height, and is located in the inner west campus or Guadalupe subdistricts; or
 - (c) is less than 65 feet in height and located on:
 - (i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street;
 - (ii) Martin Luther King, Jr. Blvd. between Guadalupe Street and Rio Grande Street; or
 - (iii) 24th Street between Guadalupe Street and Rio Grande Street.

- (A) Except as provided in Subsection (B), maximum heights for structures are prescribed by Appendix C (*University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, And Height Limits*).
- (B) This subsection applies in the outer west campus subdistrict, **Guadalupe subdistrict and the Inner West Campus subdistrict**.
- (1) In this subsection, HISTORIC PROPERTY means property zoned historic or listed in the City's historic building survey on October 6, 2008.
 - (2) Except as provided in Paragraph (3) **and Paragraph (4)**, a structure with a multi-family residential use or group residential use may exceed by ~~15~~**25** feet the maximum height **in the Outer West Campus subdistrict and the Guadalupe subdistrict or 125 feet in the Inner West Campus subdistrict** as prescribed by Appendix C (*University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, and Height Limits*) if:
 - (a) the structure is located in an area for which the maximum height is at least 50 feet; and
 - (b) the multi-family residential use or group residential use, for a period of not less than 40 years from the date a certificate of occupancy is issued, sets aside at least:
 - (i) 10 percent of the dwelling units or bedrooms on the site to house persons whose household income is at or below 60 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Neighborhood Housing and Community Development Office;
 - (ii) 10 percent of the dwelling units or bedrooms on the site to house persons whose household income is at or below 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Neighborhood Housing and Community Development Office; and,
 - (iii) The applicant:
 - (1) Pays into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in the multi-family residential use or group residential use development; or,
 - (2) Provides an additional 10 percent of the dwelling units or bedrooms on the site to house persons whose household income is at or below 50 percent of the median income in the Austin statistical metropolitan area as determined by the director of the Neighborhood Housing and Community Development Office.

(3) A building on a lot that has a common side lot line with a historic property may not exceed by more than 20 feet the maximum building height of the base district in which the historic property is located.

(4) The following parcels are considered buffer zones: Insert language to ensure the attached exhibit showing the "Buffer Zones" are not allowed to participate in the density bonus.



§25-10-133 – UNIVERSITY NEIGHBORHOOD OVERLAY ZONING DISTRICT SIGNS

- (A) This section applies to property that ~~is~~ **has opted into:**
- (1) ~~Within~~ the university neighborhood overlay (UNO) zoning district; and **is**
 - (2) Outside a historic sign district.
- (B) This section supersedes the other provisions of this article to the extent of conflict.
- (C) A sign may not exceed ~~100~~**150** square feet of sign area, except that this limitation does not apply along the following roadways:
- (1) Guadalupe Street, from Martin Luther King, Jr. Blvd. to West 29th Street;
 - (2) West 24th Street, from Guadalupe Street to Leon Street;
 - (3) Martin Luther King, Jr. Blvd., from Pearl Street to the alley one block east of University Avenue;
and
 - (4) West 29th Street, from Guadalupe Street to Rio Grande Street.
- (D) A freestanding sign is prohibited.
- (E) A roof sign is prohibited.
- (F) A sign is prohibited above the second floor of a building, except for a sign that displays only the building name.
- (G) A wall sign may be a projecting sign if the sign complies with this subsection.
- (1) One projecting sign for each building façade is permitted.
 - (2) The sign area of a projecting sign may not exceed 35 square feet.
 - (3) A sign may extend from the building façade not more than the lessor of:
 - (a) six feet; or
 - (b) a distance equal to two-thirds the width of the abutting sidewalk.
 - (4) For a sign that projects over state right-of-way, the state must approve the sign.
- (H) A digital sign is prohibited.**

Source: Ord. 20070726-132.

