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

**PART 1.** Subsection (F) of City Code Section 25-2-32 (*Zoning Districts and Map Codes*) is amended to add a new “Central Health overlay” combining district and corresponding map code:

- (F) Combining districts and map codes are as follows:

- (1) historic landmark ..... H
- (2) historic area ..... HD
- (3) conditional overlay ..... CO
- (4) neighborhood conservation ..... NC
- (5) planned development area ..... PDA
- (6) waterfront overlay ..... WO
- (7) mixed use ..... MU
- (8) vertical mixed use ..... VMU
- (9) vertical mixed use building ..... V
- (10) Capitol view corridor ..... CVC
- (11) Capitol dominance ..... CD
- (12) Congress Avenue ..... CA
- (13) East Sixth/Pecan Street ..... PS
- (14) downtown parks ..... DP
- (15) downtown creeks ..... DC
- (16) convention center ..... CC
- (17) central urban redevelopment ..... CURE

- 1 (18) East Austin ..... EA  
2 (19) neighborhood plan ..... NP  
3 (20) university neighborhood overlay ..... UNO  
4 (21) Central Health overlay ..... CHO

5  
6 **PART 2.** City Code Chapter 25-2 (*Zoning*) is amended to add a new Section 25-2-181 to  
7 read as follows:

8  
9 **§ 25-2-181 CENTRAL HEALTH OVERLAY (CHO) DISTRICT PURPOSE AND**  
10 **BOUNDARIES.**

- 11  
12 (A) The purpose of the Central Health overlay (CHO) district is to provide high-  
13 quality, walkable, dense development to benefit the taxpayers of Central Health  
14 and the City, as well as to provide funds for Central Health's mission to provide  
15 healthcare to the public.  
16  
17 (B) The boundaries of the CHO district are identified in Appendix G (*Central*  
18 *Health Overlay District Boundaries And Height Limits*) of this chapter.  
19

20 **PART 3.** City Code Chapter 25-2, Subchapter C, Article 3 (*Additional Requirements for*  
21 *Certain Districts*) is amended to add a new Division 13 to read:

22  
23 **Division 13. Central Health Overlay District Requirements**

24  
25 **§ 25-2-769.01 APPLICABILITY.**

26  
27 This division applies to publicly owned property in the Central Health overlay (CHO)  
28 district if the property owner files a site plan and an election for the property to be governed  
29 by this division.  
30

31 **§ 25-2-769.02 CONFLICT OF LAW.**

32  
33 For property governed by this division, this division supersedes the other provisions of  
34 this title to the extent of conflict.  
35

1     **§ 25-2-769.03 USE REGULATIONS.**

2         (A)    All residential uses are permitted in any base zoning district.

3         (B)    The following commercial uses are permitted in any base zoning district:

4             (1)    administrative and business offices;

5             (2)    art gallery;

6             (3)    art workshop;

7             (4)    automotive rentals;

8             (5)    automotive sales (indoor only);

9             (6)    business or trade school;

10            (7)    business support services;

11            (8)    cocktail lounge;

12            (9)    commercial blood plasma center;

13            (10)   commercial off-street parking;

14            (11)   communications services;

15            (12)   consumer convenience services;

16            (13)   consumer repair services;

17            (14)   electronic prototype assembly;

18            (15)   electronic testing;

19            (16)   exterminating services;

20            (17)   financial services;

21            (18)   food preparation;

22            (19)   food sales;

23            (20)   funeral services;

- (21) general retail sales (convenience);
- (22) general retail sales (general);
- (23) hotel-motel;
- (24) indoor entertainment;
- (25) indoor sports and recreation;
- (26) laundry services;
- (27) liquor sales;
- (28) medical offices – exceeding 5000 sq. ft. gross floor area;
- (29) medical offices – not exceeding 5000 sq. ft. gross floor area;
- (30) off-site accessory parking;
- (31) outdoor sports and recreation;
- (32) pedicab storage and dispatch;
- (33) personal improvement services;
- (34) personal services;
- (35) pet services;
- (36) printing and publishing;
- (37) professional office;
- (38) research assembly services;
- (39) research services;
- (40) research testing services;
- (41) research warehousing services;
- (42) restaurant (general);
- (43) restaurant (limited);

- (44) software development;
- (45) theater;
- (46) telecommunications tower; and
- (47) veterinary services.

(C) Custom manufacturing is permitted in any base zoning district.

(D) The following agricultural uses are permitted in any base zoning district:

- (1) community garden; and
- (2) urban farm.

(E) The following civic uses are permitted in any base zoning district:

- (1) administrative services;
- (2) club or lodge;
- (3) college and university facilities;
- (4) community service facilities;
- (5) community recreation (private);
- (6) community recreation (public);
- (7) community events;
- (8) congregate living;
- (9) convalescent services;
- (10) convention center;
- (11) counseling services;
- (12) cultural services;
- (13) day care services (commercial);
- (14) day care services (general);

- (15) day care services (limited);
- (16) family home;
- (17) group home, class I (general);
- (18) group home, class I (limited);
- (19) group home, class II;
- (20) guidance services;
- (21) hospital services (general);
- (22) hospital services (limited);
- (23) local utility services;
- (24) private primary educational facilities;
- (25) private secondary educational facilities;
- (26) public primary educational facilities;
- (27) public secondary educational facilities;
- (28) religious assembly;
- (29) residential treatment;
- (30) safety services; and
- (31) transitional housing.

(F) All uses permitted under Subsection 25-2-624(A) (*Public [P] District Uses*) are permitted in any base zoning district.

(G) The following commercial uses are conditional in any base zoning district:

- (1) automotive repair services;
- (2) automotive sales (outdoor);
- (3) automotive washing (of any type); and

1 (4) service station.

2 (H) The following civic uses are conditional in any base zoning district:

3 (1) maintenance and service facilities;

4 (2) outdoor entertainment; and

5 (3) transportation terminal.

6 (I) Adult-oriented businesses are prohibited in any base zoning district.

7 (J) The following commercial uses are prohibited in any base zoning district:

8 (1) bail bond services;

9 (2) carriage stable; and

10 (3) pawn shop.

11 (K) Limited warehousing and distribution are prohibited in any base zoning district.

12 (L) Notwithstanding any other provision in this chapter, the requirements of Article  
13 10 (*Compatibility Standards*) do not apply within the CHO.

14 **§ 25-2-769.04 SITE DEVELOPMENT REGULATIONS.**

15 (A) There are no minimum setbacks.

16 (B) There is no maximum height.

17 (C) Maximum building cover is 100%.

18 (D) Maximum impervious cover is 100%.

19 (E) Maximum floor-to-area ratio is 25 to 1.

20 (F) The maximum front yard setback and street side yard setback are 10 feet.

21 (G) The requirements of Section 25-2-625 (*Public District Requirements*) do not  
22 apply.  
23  
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- 1 (H) Development of the property may not exceed a floor-to-area ratio of 25 to 1  
2 unless the property owner participates in the Downtown Density Bonus  
3 Program.
- 4
- 5 (I) Minimum site area and open space requirements of Title 25 do not apply for a  
6 multi-family residential use.
- 7
- 8 (J) A site may cross a public street or right of way.
- 9
- 10 (K) Site boundaries within the CHO may be non-contiguous.
- 11
- 12 (L) Subsection 25-2-586(B)(3) (*Downtown Density Bonus Program Maps and*  
13 *Table*) and Subsection 25-2-586(C)(1)(b) (*Program Requirements*) do not  
14 apply.
- 15
- 16 (M) Each building shall achieve a two-star or greater rating under the Austin Energy  
17 Green Building program using the applicable rating version in effect using the  
18 ratings in effect at the time the building is registered with the Austin Energy  
19 Green Building program.
- 20

21 **PART 3.** City Code Chapter 25-2 (*Zoning*) is amended to adopt a new Appendix G  
22 (*Central Health Overlay District Boundaries And Height Limits*).

23

24 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2020.

25

26 **PASSED AND APPROVED**

27

28 §  
29 §  
30 \_\_\_\_\_, 2020 § \_\_\_\_\_

31 Steve Adler  
32 Mayor

33

34  
35 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

36 Anne L. Morgan  
37 City Attorney

36 Jannette S. Goodall  
37 City Clerk

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