



TRANSPORTATION PUBLIC WORKS

C20-2023-010 Eliminate Minimum Parking Requirements

Dan Hennessey | Consulting Engineer | August 29, 2023



City Council Resolution 20230504-022

“BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN: The City Council initiates amendments to City Code Title 25 (Land Development) to eliminate minimum off-street motor vehicle parking requirements in the City.”

“BE IT FURTHER RESOLVED: The City Manager is directed to return with recommendations for developments proposing no on-site parking that allow for accessible parking spaces on-street, adjacent to or reasonably nearby the development and located on an accessible route. The recommendations should ensure accessible parking spaces comply with all design, accessibility, and location requirements of the ADA and FHAA, as appropriate.

BE IT FURTHER RESOLVED: The City Manager is directed to return with an ordinance for Council consideration no later than December 31, 2023.”



Schedule for Adoption

- Planning Commission Briefing – August 29
- Codes and Ordinances Joint Committee – September 13*
- Urban Transportation Commission – October 3*
- Planning Commission Public Hearing – October 10*
- City Council Public Hearing – **November 2***

* A full set of redlines to Title 25 will be made available in advance of these meetings.



Title 25 – Land Development

- ~~Chapter 25-1 – General Requirements and Procedures~~
- ★ Chapter 25-2 – Zoning
- Chapter 25-3 – Traditional Neighborhood District
- Chapter 25-4 – Subdivision
- Chapter 25-5 – Site Plans
- ★ Chapter 25-6 – Transportation
- ~~Chapter 25-7 – Drainage~~
- ~~Chapter 25-8 – Environment~~
- ~~Chapter 25-9 – Water and Wastewater~~
- ~~Chapter 25-10 – Sign Regulations~~
- ~~Chapter 25-11 – Building, Demolition, and Relocation Permits; Special Req's for Historic Structures~~
- ~~Chapter 25-12 – Technical Codes~~
- ~~Chapter 25-13 – Airport Hazard and Compatible Land Use Regulations~~



Parking Minimum References Removed

Chapter 25-2 – Zoning

Subchapter A – Zoning Uses, Districts, and Map

- Article 2. Zoning Districts
 - § 25-2-181 Corridor Overlay (COR) District Purpose and Boundaries

Subchapter C – Use and Development Regulations

- Article 3. Additional Requirements for Certain Districts
 - § 25-2-766.14 Parking Regulations (Transit-Oriented Development District Regulations)
- Article 4. Additional Requirements for Certain Uses
 - § 25-2-807 Special Use in Historic District
 - § 25-2-818 Mobile Retail Establishments
- Article 6. Accessory Uses
 - § 25-2-924 Conditions of Approval
- Article 7. Nonconforming Uses
 - § 25-2-947 Nonconforming Use Regulation Groups
- Article 10. Compatibility Standards
 - § 25-2-1052 Exceptions



Parking Minimum Requirements Removed

Chapter 25-2 – Zoning

Subchapter C – Use and Development Regulations

- Article 2. Principal Use and Development Regulations
 - § 25-2-519 Commercial-Residential Development
- Article 4. Additional Requirements for Certain Uses (Division 1. Residential Uses)
 - § 25-2-772 Single-Family Attached Residential Use
 - § 25-2-773 Duplex Residential Use
 - § 25-2-780 Multifamily Residential Use
- Article 4. Additional Requirements for Certain Uses (Division 3. Civic Uses)
 - § 25-2-831 College or University
 - § 25-2-865 Light Manufacturing Use
- Article 5. Accessory Uses
 - § 25-2-900 Home Occupations
- Article 14. Mobile Homes and Tourist or Trailer Camps
 - § 25-2-1205 Site Development Regulations for Mobile Home Parks



Parking Minimum Requirements Removed

Chapter 25-2 – Zoning

Subchapter D – Neighborhood Plan and Combining Districts

- Article 6. Neighborhood Mixed Use Building Special Use
 - § 25-2-1504 Neighborhood Mixed Use Building Regulations
- Article 7. Residential Infill and Neighborhood Urban Center Special Uses
 - § 25-2-1556 Multifamily and Condominium Regulations
 - § 25-2-1556 Commercial Use Parking Requirements

Subchapter F – Residential Design and Compatibility Standards

- Article 3. Definitions and Measurement
 - 3.3.2 Gross Floor Area



Parking Minimum References Removed

Chapter 25-2 – Zoning

Subchapter E – Design Standards and Mixed Use

- Article 2. Site Development Standards
 - 2.3.1 Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity
- Article 4. Mixed Use
 - § 4.3 Vertical Mixed Use Buildings
 - 4.3.3.E Height, Dimensional and Parking Requirements*

*Additional references to 4.3.3.E.3 removed from:

- 4.3.3.F and .G
- 4.3.5.A
- 4.3.5.B.5.a and .c
- 4.3.5.C.1.a and .b
- 4.3.5.C.2.a
- 4.3.5.C.3 and .5



Parking Minimum Requirements Removed

Chapters 25-3 through 25-5

Chapter 25-3 – Traditional Neighborhood District

- Article 4. General Development Standards
 - § 25-3-83 Parking

Chapter 25-4 – Subdivision

- Article 3. Platting Requirements**
 - § 25-4-232 Small Lot Subdivisions
 - § 25-4-233 Single-Family Attached Residential Subdivision

**Same Changes proposed in Title 30

- § 30-2-232 Small Lot Subdivisions
- § 30-2-233 Single-Family Attached Residential Subdivision

Chapter 25-5 – Site Plans

- Article 3. Land Use Commission Approved Site Plans
 - § 25-5-145 Evaluation of Conditional Use Site Plan



Parking Minimum References Removed

Chapter 25-6 – Transportation (*Article 7. Off-Street Parking and Loading*)

Division 1. General Regulations

- **§ 25-6-471 *Off-Street Parking Facility Required***
- § 25-6-472 Parking Facility Standards
- § 25-6-473 Modification of Parking Requirement
- § 25-6-474 Parking Facility for Persons with Disabilities*
- § 25-6-476 Parking for Mixed Use Developments
- § 25-6-477 Bicycle Parking
- § 25-6-478 Motor Vehicle Reductions General – removed

* Calculated based on formerly required minimum parking requirements without reductions to strength accessible parking space requirements



Parking Minimum Requirements Removed

Chapter 25-6 – Transportation (*Article 7. Off-Street Parking and Loading*)

Division 2. Off-Site Parking

- § 25-6-501 Off-Site Parking

Division 5. Special Provisions for Property in the Central Business District (CBD), a Downtown Mixed Use (DMU) Zoning District, and the Central Urban Redevelopment (CURE) Combining District Area.

- § 25-6-593 Provisions for Property in the Central Urban Redevelopment (CURE) Combining District Area – removed

Division 7. Special Provisions for a Transit Oriented Development District.

- § 25-6-611 Parking Requirements for a Transit Oriented Development District



Appendix A

Tables of Off-Street Parking and Loading Requirements

APPENDIX A. TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.

PART 1 - MOTOR VEHICLES

Use Classification	Previous Minimum Off-Street Parking Requirement Maintained and Shown for the Purposes of Calculating Maximum, Accessible, and Bicycle Parking Spaces or for Any Other References to Appendix A. Tables of Off-Street Parking and Loading Requirements.	Off-Street Loading Requirement
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SCHEDULE B

The director shall determine the ~~minimum off-street motor vehicle parking requirement~~, minimum off-street bicycle parking requirement, and minimum off-street loading requirement for a use that is subject to this schedule. In making a determination, the director shall consider the requirements applicable to similar uses, the location and characteristics of the use, and appropriate traffic engineering and planning data. A minimum of one bicycle parking space shall be provided for any use except Single-Family residential or Two-Family residential.



Accessible Parking Spaces

§ 25-6-471 OFF-STREET ACCESSIBLE PARKING FACILITY AND BICYCLE PARKING REQUIRED.

(A) An applicant is not required to provide an off-street parking facility. No minimum number of parking spaces is required.

(B) If an off-street parking facility is provided with one or more parking spaces, accessible spaces must be provided. The minimum number of accessible parking spaces is calculated by taking 100 percent of the formerly parking required for the use under **Appendix A (Tables of Off-Street Parking and Loading Requirements)** and using that result to determine the number of accessible spaces required under the Building Code. The accessible spaces may be provided on- or off-site, within 250 feet of the use.

TABLE 1106.1 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total 10-20
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000