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		<u> </u>	ommission (April 30, 2024) - subject to change					
1			ORDINANCE NO.					
2 3	AN ORDINANCE AMENDING CITY CODE TITLE 25 TO AMEND SECTION 25- 6-591 RELATING TO PARKING REQUIREMENTS.							
4	BE I	DAINED BY THE CITY COUNCIL OF THE CITY OF AUST	STIN:					
5	PART 1. City Code Section 25-6-591 is amended to add a new Subsection (X) to read:							
6 7 8 9	BUS DIST	25-6-591 PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD), THE DOWNTOWN MIXED USE (DMU) DISTRICT, THE PUBLIC (P) ZONING DISTRICTS, AND THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO) DISTRICT						
10	(A)	The r	requirements of this section apply to the:					
11		(1)	central business district (CBD);					
12		(2)	downtown mixed use (DMU) zoning district;					
13 14		(3)	public (p) zoning district within the area bounded by Martin Luth Boulevard; IH-35; Lady Bird Lake; and Lamar Boulevard; and	her King, Jr.,				
15		(4)	university neighborhood overlay (UNO) district.					
16 17 18 19 20	(B)	(B) Off-street motor vehicle parking is not required within the central business district (CBD) or downtown mixed use (DMU) zoning districts except as provided by this subsection. For purposes of this subsection, off-street parking includes any parking that is designated to serve a use and is not located in a public right-of-way, regardless of whether the parking is onsite or offsite.						
21 22 23 24		(1)	If off-street parking is provided, it must include parking for perso disabilities as required by the Building Code and may not include accessible spaces than would be required under Paragraph (2)(a) subsection.	e fewer				
25 26 27 28		(2)	Except for a use occupying a designated historic landmark or an building in a designated historic district, off-street motor vehicle persons with disabilities must be provided for a use that occupies feet or more of floor space under the requirements of this paragra	parking for 6,000 square				
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29 30			following requirements apply if no parking is p than parking for persons with disabilities:	provided for a use,		
31						
32		(i)	the minimum number of accessible parking s	paces is calculated by		
33			taking 100 percent of the parking previously	-		
34 35			under Appendix A (Tables of Off-Street Load and Former Off-Street Parking Requirement			
36			to determine the number of accessible spaces			
37			Building Code. The accessible spaces may b	_		
38			site, within 250 feet of the use and must be o	n an accessible route.		
39		(ii)	The director may waive or reduce the number	or of accessible spaces		
40			required under Paragraph (2)(a)(i) if the appl			
41			lieu to be used by the city to construct and m			
42 43			parking in the vicinity of the use. The availal contingent on the establishment of a fee by s	-		
43 44			the adoption of a program by the director to a	-		
45			establish eligibility criteria. A decision by th			
46			ineligible for a fee in-lieu is final.			
47		(iii)	The director may waive or reduce the number	er of accessible spaces		
48			required if no accessible spaces can be provi-			
49			the requirements of Paragraph $(2)(a)(i)$ and the transformation of the requirements	_		
50			participation in the fee in-lieu program under	r Paragraph (2)(a)(11).		
51		(iv)	An off-site or on-street parking space design	-		
52			disabilities that is located within 250 feet of a towards the number of parking spaces the us	•		
53 54			towards the number of parking spaces the use provide under Paragraph (2)(a)(i).	e is required to		
55		(b) If any	off-street parking is provided for a use, other	than parking for		
56			ns with disabilities, then the use is subject to t			
57		Parag	graph (1).			
58	(3)	Except as p	rovided in Subsections (C) and (F) [of this see	tion], the maximum		
59		motor vehicle parking facility allowed is 60 percent of the number of motor vehicle parking spaces previously required by Appendix A (<i>Tables of Off-</i>				
60						
61		street Load	ing Requirements and Former Off-Street Park	ung kequirements).		
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(4) Except as provided in Subsections (C) and (D) of this section, a parking 62 garage must be separated from an adjacent street by a pedestrian-oriented use 63 described in Section 25-2-691 (Waterfront Overlay (WO) District Uses) that 64 fronts on the street at the ground level. 65 (5) A curb cut for a garage access must have a width of 30 feet or less. 66 At the intersection of sidewalk and parking access lane, ten-degree cones of (6)67 vision are required. 68 (C) The maximum number of parking spaces allowed under Subsection (B)(3) of this 69 section may be increased at the request of an applicant under the requirements of this 70 subsection. 71 The director shall approve an increase if all parking spaces are contained in a (1)72 parking structure and the total number of spaces is less than 110 percent of the 73 spaces calculated under Appendix A (Tables of Off-Street Loading 74 Requirements and Former Off-Street Parking Requirements). 75 Only if bicycle parking is also increased proportionately. (2)76 The Land Use Commission may waive the requirement of Subsection (B)(5) of this (D) 77 section during the site plan review process after determining that: 78 (1)present and anticipated development in the area is not amenable to access by 79 pedestrians; 80 the requirement does not allow a reasonable use of the property; or (2)81 (3)other circumstances attributable to the property make compliance impractical. 82 (E) If a waiver is granted under Subsection (D), an area for which the requirement is 83 waived must be screened. 84 This subsection applies to property zoned CBD and DMU. (F) 85 (1)Except as otherwise provided in this subsection, the maximum motor vehicle 86 parking facility allowed is 40 percent of the number of motor vehicle parking 87 spaces formerly required by Appendix A (Tables of Off-Street Parking and 88 Loading Requirements). 89

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90 91 92 93	<u>(2)</u>	A development that is less than 10,000 square feet in floor area or containing 70 or fewer residential units can continue to include up to 60 percent of motor vehicle parking spaces formerly required by Appendix A (<i>Tables of Off-Street Parking and Loading Requirements</i>).		
94 95	<u>(3)</u>	The director may approve an increase to the maximum number of parking spaces if:		
96 97 98 99 100		(a) all parking spaces are contained in a parking structure and the total number of spaces is less than 80 percent of the spaces formerly required by Appendix A (<i>Tables of Off-Street Loading Requirements and Former</i> <i>Off-Street Parking Requirements</i>) and bicycle parking is increased proportionately; or		
101 102 103		(b) the director finds that allowing additional parking spaces does not impact public health, safety, or welfare or undermine established planning policies for the area; and		
104 105		(c) the parking is a shared parking facility and the site plan includes a note that identifies the shared parking facility as a condition of approval; or		
106 107 108		(d) the parking is rented or sold separately from the building space and the site plan includes a note that identifies the separate rental or sale of the parking spaces as a condition of approval; or		
109 110 111 112		(e) the parking is designed and constructed for conversion to usable building space in the future and the site plan includes a note that identifies the ability to convert the parking to usable building space as a condition of approval; or		
113		(f) the parking is included in an underground parking structure; or		
114		(g) the applicant pays a mitigation fee established by separate ordinance.		
115 116 117 118	<u>(4)</u>	A development may include up to 100 percent of motor vehicle parking spaces formerly required by Appendix A (<i>Tables of Off-Street Loading</i> <i>Requirements and Former Off-Street Parking Requirements</i>) if at least 20 percent of the spaces are included in an underground parking structure.		
119 120 121	<u>(5)</u>	<u>A mitigation fee collected in Subdivision (3) is to be used for multimodal</u> <u>improvements within the area bounded by Martin Luther King, Jr., Boulevard;</u> IH-35; Lady Bird Lake; and Lamar Boulevard.		
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