

WORKING DRAFT - SUBJECT TO CHANGE

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 TO CREATE NEW DENSITY BONUS ZONING DISTRICTS AND ESTABLISH REGULATIONS AND REQUIREMENTS THAT APPLY TO THE NEW DENSITY BONUS COMBINING DISTRICTS AND TO DECREASE THE ELIGIBILITY AREA AND REMOVE CERTAIN PROPERTIES FROM PARTICIPATING IN THE DOWNTOWN DENSITY BONUS PROGRAM.

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

PART 1. Include as Figure 1 (Figure 1) in Subsection (B)(1) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) the *Downtown Districts Map* attached as **Exhibit “A”** and incorporated herein.

PART 2. Delete the maps identified as Figure 2 (Figure 2) in Subsection (B)(3) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) and include as Figure 2 (Figure 2) in Subsection (B)(3), the *Downtown Density Bonus Program – Eligibility, Floor Area Ration (FAR) and Height Map* attached as **Exhibit “B”** and incorporated herein.

PART 3. Subsection (B)(2) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) is deleted in its entirety and the remaining subsections reorder accordingly.

~~[Properties in the Rainey Street Subdistrict may participate in the Downtown Density Bonus Program only for floor-to-area ratio that exceeds 8:1 or height above 350 feet. To achieve floor-to-area ratio up to 8:1 or height between 41 feet and 350 feet, properties in the Rainey Street Subdistrict must comply with Subsection (C)(4) of Section 25-2-739 (*Rainey Street Subdistrict Regulations*) of the City Code]~~

PART 4. Subsection (E)(2) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) is deleted in its entirety and the remaining subsections reorder accordingly.

~~[(2) *Rainey Street Subdistrict Historic Preservation Community Benefit.*~~

~~(a) *A project may achieve bonus area for each historically significant building that is:*~~

~~(i) *rehabilitated; and*~~

40 ~~(ii) preserved on site, relocated to a site within the Rainey Street~~
41 ~~Subdistrict, or relocated to a location within the city limits as~~
42 ~~determined appropriate by the Historic Landmark~~
43 ~~Commission.~~

44
45 ~~(b) The amount of bonus area that may be achieved for on-site~~
46 ~~improvements for Rainey Street Subdistrict historic preservation is~~
47 ~~established by ordinance.~~

48
49 ~~(c) Buildings eligible for this community benefit include those~~
50 ~~buildings within the Rainey Street National Historic Register~~
51 ~~District that the City's historic preservation officer has determined~~
52 ~~contribute to the historic character of the Rainey Street National~~
53 ~~Historic Register District.~~

54
55 ~~(d) Requirements:~~

56
57 ~~(i) Development using this community benefit option shall~~
58 ~~maintain the architectural integrity of the building as~~
59 ~~determined by the Historic Landmark Commission (HLC)~~
60 ~~whether or not the building is zoned H-Historic or HD-Local~~
61 ~~Historic District.~~

62
63 ~~(ii) The HLC must review and approve modifications to a~~
64 ~~building before the City may grant a density bonus.~~

65
66 ~~(iii) Development may use this option only in cases where a~~
67 ~~substantial percentage of the external walls and internal~~
68 ~~structure remain intact at project completion.~~

69
70 ~~(iv) An applicant must provide a description of the rehabilitation~~
71 ~~that describes the existing conditions of the building and the~~
72 ~~proposed work. The applicant must submit photographs~~
73 ~~showing the major character-defining features of the building~~
74 ~~prior to the start of work.~~

75
76 ~~(v) Before the director may issue any type of certificate of~~
77 ~~occupancy, an applicant must submit documentation~~
78 ~~verifying that the work has been completed as proposed. The~~
79 ~~documentation must be submitted in a format similar to the~~
80 ~~Description of Rehabilitation portion of the United States~~

~~Department of the Interior National Park Service Historic
Preservation Certification Application.~~

- ~~(vi) — An applicant who cannot complete restoration as proposed must pay into the Historic Preservation Fund the applicable development bonus fee for the bonus area initially granted for this community benefit. The applicant's payment will be based on the development bonus fee in effect at the time the applicant pays the fee.]~~

PART 5. Subsection (C)(5) of City Code Section 25-2-739 (*Rainey Street Subdistrict Regulations*) is deleted in its entirety.

~~[(5) Development in the Rainey Street Subdistrict may participate in the Downtown Density Bonus Program as provided below:~~

- ~~(a) — In order to achieve bonus area exceeding the floor-to-area ratio of 8:1 or height above 40 feet in the Rainey Street Subdistrict, development must comply with the requirements of Section 25-2-586 (*Downtown Density Bonus Program*) of the City Code. The requirements of the Downtown Density Bonus Program apply only to that portion of development that exceeds a floor-to-area ratio of 8:1 or height above 40 feet.~~
- ~~(b) — The maximum height and maximum floor-to-area ratio that development in the Rainey Street Subdistrict may achieve by participating in the Downtown Density Bonus Program are shown on Figure 2 of Section 25-2-586 (*Downtown Density Bonus Program*) of the City Code.~~
- ~~(c) — Austin Housing will conduct compliance and monitoring of the affordability requirements of the Downtown Density Bonus Program. The director of Austin Housing shall establish compliance and monitoring rules and criteria for implementing the affordability requirements of the Downtown Density Bonus Program.]~~

PART 6. Subsection (F) of City Code Section 25-2-32 (*Zoning Districts and Map Codes*) is amended to add two new combining districts that read as follows:

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

- (xx) downtown density bonus 400DDB400

(xx) downtown density bonus 850DDB850

PART 7. City Code Section 25-2-181 (*Density Bonus Combining Districts*) is amended to add new subsections (x) and subsection (xx) to read:

§ 25-2-181 DENSITY BONUS COMBINING DISTRICTS.

- (x) DDB400 Combining District promotes high-density and pedestrian-friendly redevelopment in the downtown area within downtown and modifies site development regulations and grants 400 feet of additional building height in exchange for income-restricted housing and other community benefits.
- (xx) DDB850 Combining District promotes higher-density and increased pedestrian-friendly redevelopment in the downtown area within downtown and modifies site development regulations and grants 850 feet of additional building height in exchange for income-restricted housing and other community benefits.

PART 8. City Code Chapter 25-2, Subchapter C, Article 3, Division 5 (*Combining and Overlay Districts*) is amended to add a new Section 25-2-65x to read:

§ 25-2-65x DOWNTOWN DENSITY BONUS 400 (DDB400) COMBINING DISTRICT AND DOWNTOWN DENSITY BONUS (DDB850) COMBINING DISTRICT REGULATIONS.

- (A) This section applies to a property with DDB400 zoning or DDB850 zoning.
- (B) Except as provided, this section governs over a conflicting provision of this title or other ordinance.
- (C) If this section conflicts with the downtown parks overlay (DP) district or pecan street overlay (PS) district, the more restrictive provision controls.
- (D) Pre-Requisites.
 - (1) To use the regulations described throughout this section, the site's zoning must include DDB400 zoning or DDB850 zoning.
 - (2) Unless otherwise identified, a development must comply with:
 - (i) Affordability Requirements defined in this Section;

- 163 (ii) Gatekeeper Requirements defined in this Section; and
164
165 (iii) Urban Design Standards defined in this Section.
166
167 (3) To preserve reserved dwelling units and existing non-residential spaces, an
168 applicant must comply with Article 2 (*Density Bonus and Incentive*
169 *Programs*), Division 1 (*General Provisions*) of Chapter 4-18 and, when
170 applicable, Section 4-18-32(A)(2)—(5) (*Existing Multi-Family Structure*)
171 before applying for a building permit or site plan that relies on the
172 regulations described in this section.
173
174 (4) In addition to pre-requisites and general regulations, a development must
175 comply with any regulation specifically applicable to DDB400 zoning or
176 DDB850 zoning.
177
178 (E) Combining Districts.
179
180 (1) DDB400 zoning and DDB850 zoning may only be combined with a site
181 located within the boundary designated by Appendix x (*DDB400 and*
182 *DDB850 Boundaries*).
183
184 (2) DDB400 zoning and DDB850 zoning cannot be combined with:
185
186 (a) a townhouse and condominium residence (SF-6) district or a
187 more restrictive residential zoning district;
188
189 (b) a vertical mixed use (VMU) overlay district, which is designated by
190 as vertical mixed-use building (V); or
191
192 (c) other density bonus (DB) combining districts, except that DDB400
193 zoning and DDB850 zoning may be combined with the density bonus
194 ETOD (DBETOD) combining district.
195
196 (3) A site's zoning cannot include both DDB400 zoning and DDB850 zoning.
197

198 (F) Definitions.
199

200 In this section,
201
202
203

- 204 (1) AFFORDABILITY MINIMUM means the minimum percentage of
205 owned or leased affordable units a development must provide or the
206 minimum amount of fee-in-lieu that must be provided.
- 207
- 208 (2) AFFORDABLE OWNERSHIP UNIT means a dwelling unit that is
209 for sale and is reserved for an income-eligible household.
- 210
- 211 (3) AFFORDABLE RENTAL UNIT means a dwelling unit that is for
212 lease and is reserved for an income-eligible household.
- 213
- 214 (4) AFFORDABLE UNIT means an affordable ownership unit or an
215 affordable rental unit.
- 216
- 217 (5) FEE IN-LIEU means the dollar amount an applicant
218 pays to the City's Affordable Housing Trust Fund per gross square
219 foot of bonus area.
- 220
- 221 (6) BONUS AREA means the gross floor area contained within the
222 portion of a building or structure that exceeds the maximum buildable
223 area, including maximum building height, allowed in the base zoning
224 district, which is achievable with DDB400 zoning or DDB850 zoning.
- 225
- 226 (7) COMMUNITY BENEFIT OPTION means a community benefit
227 described in this section that is provided onsite to reduce the
228 affordability minimum required to obtain bonus area.
- 229
- 230 (8) DIRECTOR means director of Austin Planning.
- 231
- 232 (9) GATEKEEPER REQUIREMENTS means minimum development
233 requirements not described as Affordability Requirements or Urban
234 Design Standards required to obtain bonus area.
- 235
- 236 (10) GREAT STREETS STREETSCAPE STANDARDS means design
237 standards for streets within the boundaries of the Great Streets Master
238 Plan.
- 239
- 240 (11) MFI means the Austin-Round Rock Metropolitan Statistical Area
241 Median Family Income as determined by the director of the Housing
242 Department.
- 243

244 (12) URBAN DESIGN STANDARDS means standards for buildings, site
245 design features, public streetscapes, plazas, and other design elements
246 provided in this section to comply with DDB400 zoning or DDB850
247 zoning. Urban design standards include standards which are
248 mandatory and optional.

249 (G) DDB400 zoning.

250
251 (1) A building located on a site with DDB400 zoning may exceed the maximum
252 building height in the base zoning district by a maximum of 400 feet except
253 that no building may exceed 750 feet in height.

254
255 (2) A site with DDB400 zoning seeking bonus area must provide mandatory
256 urban design standards and 7 optional urban design standards described in
257 subsection R below.

258
259 (H) DDB850 zoning.

260
261 (1) A building located on a site with DDB850 zoning may exceed the maximum
262 building height in the base zoning district by a maximum of 850 feet except
263 that no building may exceed 1200 feet in height.

264
265 (2) A site with DDB850 zoning seeking bonus area must provide mandatory
266 urban design standards and provide 10 optional urban design standards
267 described in subsection R below.

268
269 (I) Affordability Requirements.

270
271 (1) To achieve bonus area or use a development standard for DDB400 zoning or
272 DDB850 zoning that is not height-related, a development must provide the
273 affordability minimum.

274
275 (2) The affordability minimum is established as follows:

276
277 (a) Pay fee-in-lieu equivalent to 100 percent of the bonus area. The
278 amount of fee in-lieu owed is set by separate ordinance and is
279 determined using the fee schedule in effect at the time of site plan
280 submittal; or

281
282 (b) Provide affordable units equal to five percent of onsite residential
283 units as:
284

- 285 (i) affordable rental units at 50 percent MFI; or
286
287 (ii) affordable ownership units at 80 percent MFI;
288
- 289 (3) To utilize the onsite affordability option a building seeking bonus area must
290 be designed for multifamily residential use only, or if a mixed-use
291 development a minimum of 65 percent of gross square footage shall include
292 multifamily use.
293
- 294 (4) If a Community Benefit Option is provided onsite, the affordable minimum
295 may be reduced by a total of two percent of the onsite units or reduced by a
296 total of 20 percent of the fee-in-lieu.
297
- 298 (J) Gatekeeper Requirements.
299
- 300 (1) To receive bonus area, the development must demonstrate compliance at the
301 time of site plan by satisfying the minimum number of Urban Design
302 Standards elements required for DDB400 zoning or DDB850 zoning.
303
- 304 (2) To receive bonus area, the development must demonstrate compliance at the
305 time of site plan with streetscape improvements along all public street
306 frontages, consistent with the Great Streets Standards.
307
- 308 (3) To receive bonus area, for a property located on a Texas Department of
309 Transportation frontage, an applicant satisfies paragraph (2) requiring Great
310 Streets streetscape improvements along all public street frontages if the
311 applicant pays a fee in-lieu set by separate ordinance and a one-time
312 maintenance obligation fee set by separate ordinance. The director of the
313 Transportation and Public Works Department may spend a fee paid under
314 this subsection for Great Streets capital improvement projects within the
315 area identified in Appendix x (*DDB400 and DDB850 Boundaries*).
316
- 317 (4) To receive bonus area, each building located on a site with DDB400 zoning
318 or DDB850 zoning shall demonstrate compliance at the time of site plan
319 with the Austin Energy Green Building program's latest applicable Bird
320 Collision Deterrence criteria and shall achieve a two-star or greater rating
321 using the applicable rating version in effect at the time a rating registration
322 application is submitted for the building.
323
324
325

326 (K) Community Benefits Options.

327
328 (1) Onsite Grocery Store:

329 (a) In this subsection,

330
331
332 FOOD SERVICE USE means a use described in Chapter 25-
333 2 (*Zoning*) that allows a grocery store occupancy.

334
335 (b) A development must be designed and contain a minimum food sales
336 use of 2,500 square feet.

337
338 (2) Onsite Cultural Services or Performance Venue:

339 (a) In this subsection,

340
341
342 CREATIVE SPACE means a use described in Chapter 25-2 (*Zoning*)
343 that allows cultural services or performance venue occupancy.

344
345 (b) A development must be designed and contain a minimum creative
346 space use of 2,500 square feet.

347
348 (3) Austin Energy Green Building:

349
350 All residential and commercial development shall achieve a minimum three-
351 star rating or greater rating under the Austin Energy Green Building program
352 using the applicable rating version in effect at the time a rating registration
353 applicable is submitted for the building.

354
355 (4) Transit Supportive Infrastructure.

356 (a) In this section, TRANSIT SUPPORTIVE INFRASTRUCTURE
357 includes appurtenances, facilities, and amenities related to a transit
358 system project as defined in Ordinance No. 20221115-048.

359
360 (b) An applicant must submit a written request to the Project Connect
361 Mobility Officer to provide transit supportive infrastructure.

362
363 (c) If the applicant proposes transit supportive infrastructure that serves a
364 community benefit, the Project Connect mobility officer is required to
365 approve a request.
366

- 367 (d) Before approving a request to provide transit supportive
368 infrastructure, the director of Project Connect mobility officer will
369 adopt rules under Chapter 1-2 (*Administrative Rules*) that establish
370 when transit supportive infrastructure serves a community benefit.
371

372 (L) Existing Non-Residential Spaces.

- 373 (a) In this subsection, CREATIVE SPACE means a use described
374 in Chapter 25-2 (*Zoning*) that allows one or more of the following
375 occupancies:
376

- 377 (i) art gallery;
378
379 (ii) art workshop;
380
381 (iii) cultural services;
382
383 (iv) performance venue; or
384
385 (v) theater.
386

- 387 (b) EXISTING NON-RESIDENTIAL SPACE means a:
388

- 389 (i) adult care services use (general or limited) that has operated for
390 a minimum of 12 continuous months;
391
392 (ii) child care services use (general or limited) that has operated for
393 a minimum of 12 continuous months;
394
395 (iii) cocktail lounge use that has operated for a minimum of 20
396 continuous years;
397
398 (iv) creative space use that has operated for a minimum of 10
399 continuous years;
400
401 (v) food sales use that has operated for a minimum of 20
402 continuous years with a gross floor area of 20,000 square feet
403 or less; or
404
405
406
407

408 (vi) small format use that has operated for a minimum of 20
409 continuous years with a gross floor area of 5,000 square feet or
410 less.

411
412 (c) SMALL FORMAT USE means a use described in Chapter 25-2
413 (*Zoning*) that allows one or more of the following occupancies:
414

415 (i) general retail sales;

416
417 (ii) personal services; or

418
419 (iii) restaurant (general or limited).
420

421 (M) If a site includes an existing non-residential space, the proposed development must
422 replace each existing non-residential space with a space that is comparable in size
423 for a period of 5 years.
424

425 (N) This subsection establishes an existing non-residential space is subject to City
426 Code Chapter 4-18, Article 2, Division 2 (*Redevelopment Requirements*).
427

428 (O) A non-conforming use is not discontinued or abandoned under Section 25-2-945
429 (*Abandonment of Nonconforming Use*) if the non-conforming use qualifies as an
430 existing non-residential space and is required to be replaced under this subsection.
431

432 (P) Permitted and Conditional Uses.

433 (1) The following uses are permitted on a property utilizing DDB400 or
434 DDB850:

435 (a) residential uses;

436 (c) a local use as defined in this section; and

437 (d) unless specifically prohibited or made conditional in this section,
438 uses permitted by the zoning that applies to the property.
439
440
441
442
443
444
445

(2) The following uses are prohibited on a property utilizing DDB400 or DDB850:

COMMERCIAL USES:	Recreational Equipment Sales
Agricultural Sale and Services	Research Assembly Services
Automotive Sales	Research Testing Services
Automotive Rentals	Research Warehousing Services
Automotive Repair Services	Scrap and Salvage
Building Maintenance Services	Service Station
Campground	Stables
Carriage Stable	Vehicle Storage
Convenience Storage	INDUSTRIAL USES:
Drop-off Recycling Collection Facility	Basic Industry
Electronic Prototype Assembly	General Warehousing and Distribution
Electronic Testing	Recycling Center
Equipment Repair Services	Resource Extraction
Equipment Sales	AGRICULTURAL USES:
Exterminating Services	Animal Production
Funeral Services	Crop Production
Marina	Indoor Crop Production
Recreational Equipment Maintenance & Storage	

(3) A conditional use under the base zoning district that applies to the property remains a conditional use on a property utilizing DDB400 or DDB850.

(4) The following uses are additional conditional uses of a property utilizing DDB400 or DDB850:

COMMERCIAL USES:	Off-Site Accessory Parking
Alternative Financial Services	Pawn Shop Services
Automotive Washing	Pedicab Storage and Dispatch
Bail Bond Services	Special Use Historic
Commercial Blood Plasma Center	INDUSTRIAL USES:
Commercial Off-Street Parking	Custom Manufacturing
Communications Services	Light Manufacturing
Construction Sales and Services	Limited Warehousing and Distribution
Electric Vehicle Charging	
Kennels	AGRICULTURAL USES:
Monument Retail Sales	Horticulture

456 (5) In this section, a local use includes:

- 457 (a) administrative and business offices;
- 458 (b) art gallery;
- 459 (c) art workshop;
- 460 (d) business and trade school;
- 461 (e) consumer convenience services;
- 462 (f) consumer repair services;
- 463 (g) counseling services;
- 464 (h) custom manufacturing;
- 465 (i) cultural services;
- 466 (j) child care services (general or limited);
- 467 (k) adult care service (general or limited);
- 468 (l) financial services;
- 469 (m) food preparation, in conjunction with food sales,
- 470 (n) food sales;
- 471 (o) retail sales (convenience or general)
- 472 (p) guidance services;
- 473 (q) indoor sports and recreation;
- 474 (r) medical offices (not exceeding 5,000 square feet gross floor area);
- 475 (s) performance venue;
- 476 (t) personal improvement services;

- 497 (u) personal services;
- 498
- 499
- 500 (v) pet services;
- 501
- 502 (w) postal services;
- 503
- 504 (x) printing and publishing services;
- 505
- 506 (y) professional office;
- 507
- 508 (z) restaurant (general or limited);
- 509
- 510 (aa) restaurant (general or limited) as an accessory use;
- 511
- 512 (bb) theater;
- 513
- 514 (cc) a use which a conditional use site plan has been approved by the Land
- 515 Use Commission.
- 516

517 (Q) Mandatory Urban Design Standards (UDS).

518 (1) UDS-1 (*Screening*)

- 521 (a) Utility equipment, mechanical equipment, solid waste collection areas
- 522 including loading docks, truck parking, outdoor storage, trash
- 523 collection, trash compaction and other service functions:
- 524
- 525 (1) are prohibited in the area between a building and a street;
- 526
- 527 (2) must not be visible from a street, adjacent property line, and
- 528 the property line on the far side of an adjacent public street;
- 529
- 530 (3) must be screened or located in a public alley; and
- 531
- 532 (4) screening materials shall be the same as, or of equal quality to,
- 533 material used for the principal building.
- 534
- 535 (b) This subsection applies to a site with frontage on an alley 20 feet or
- 536 more wide.
- 537

538 (1) A transformer room or utility vault must be located adjacent to
539 and accessible from the alley unless an alternative location is
540 required by Austin Energy.

541
542 (2) A pump room, sprinkler room, or other utility or mechanical
543 room must be adjacent to and accessible from the alley unless
544 an alternative location is required by the Austin Fire
545 Department.

546
547 (c) Above-ground parking structures must be screened to prevent spaces
548 from view from of a public street and adjacent properties.

549
550 (2) UDS-2 (*Parking*)

551
552 (a) A development must comply with Subsection (F) of Section 25-6-
553 591 (*Parking Provision for Development in the Central Business*
554 *District (CBD), the Downtown Mixed Use (DMU) District, the Public*
555 *(P) Zoning Districts, and the University Neighborhood Overlay*
556 *(UNO) District*) except that the number of motor vehicle parking
557 spaces allowed is restricted to 60 percent of the number of spaces
558 previously required by Appendix A (*Tables of Off-Street Parking and*
559 *Loading Requirements*) of Chapter 25-6 (*Transportation*); or

560
561 (b) A development must comply as follows:

562
563 (1) A development of less than 10,000 square feet gross floor area
564 or containing less than 71 residential units may include a
565 maximum of 60 percent of spaces previously required by
566 Appendix A (*Tables of Off-Street Parking and Loading*
567 *Requirements*) of Chapter 25-6 (*Transportation*); or

568
569 (2) A development not described in (b)(1) above is limited to 60
570 percent of spaces previously required by Appendix A – (*Tables*
571 *of Off-Street Loading Requirements and Former Off-Street*
572 *Parking Requirements*) of Chapter 25-6 (*Transportation*)
573 unless:

574
575 (i) all spaces are provided within a parking structure; or
576
577
578

579 (ii) all spaces exceeding the 60 percent limitation described
580 in subsection (b)(1) above are provided within an
581 underground parking structure.
582

583 (3) UDS-3 (*Pedestrian-Oriented Frontage Requirements*)
584

585 (a) In this section, PRINCIPAL STREET has the same meaning assigned
586 in Article 5 (*Definitions*) of Subchapter E.
587

588 (b) At least 75 percent of the building frontage along the principal street
589 must contain one or more commercial or civic uses and must comply
590 with the dimensional requirements found in Section 4.3.3.C in
591 Subchapter E (*Design Standards and Mixed Use*) of this chapter.
592

593 (c) For properties with less than 100 feet along the frontage of the
594 principal street, 50 percent of the ground floor occupiable area must
595 contain one or more commercial or civic uses and must comply with
596 the dimensional requirements found in Section 4.3.3.C in Subchapter
597 E (*Design Standards and Mixed Use*) of this chapter.
598

599 (d) Lobbies may qualify as pedestrian-oriented commercial or civic
600 spaces if they include seating, are visible from the street, and are
601 publicly accessible. A lobby not meeting these qualifications may
602 only count up to 10 percent towards the required pedestrian-oriented
603 commercial or civic space if the lobby serves only residential or office
604 uses, is visible from the sidewalk, and has direct street access.
605

606 (4) UDS-4 (*Primary Entrance Requirements*).
607

608 (a) In this section, an ENTRANCE shall include a primary retail or
609 residential lobby building entry point with direct street access or
610 shared public access.
611

612 (b) Excluding alleys, buildings with
613

614 (i) at least 150 feet of a single street frontage shall provide at least
615 one entrance on that frontage, and
616

617 (ii) over 200 feet of single street frontage shall provide an entrance
618 per every 150 feet of frontage, with a minimum of two
619 entrances.
620

- 621 (c) When not in conflict with Great Streets, all buildings must provide
622 permanent overhead shelter over all required entrances, with a shelter
623 depth of no less than 40 percent of the clear height.
624

625 (R) Optional Urban Design Standards (UDS).
626

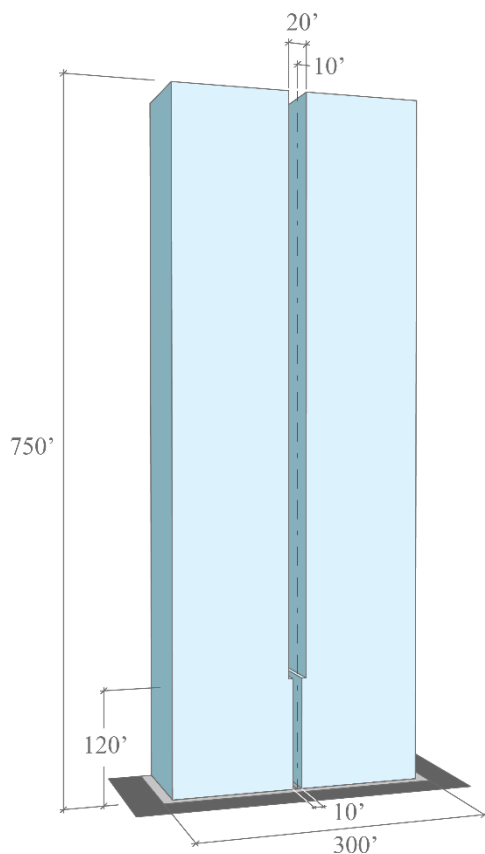
627 (1) UDS-5 (*Bicycle Parking*)
628

629 A development must provide the greater of:
630

- 631 (a) an additional 15 spaces beyond the minimum spaces required in
632 compliance with Section 25-6-477 (*Bicycle Parking*); or
633
634 (b) spaces equal to 15 percent of the proposed motor vehicle parking
635 spaces.
636

637 (2) UDS-6 (*Upper Story Design*)
638

- 639 (a) Buildings shall provide a minimum 10-foot stepback above 120 feet;
640
641 (b) A 10-foot separation shall be maintained from existing buildings 120
642 feet or taller; and
643
644 (c) Lots with single street frontage under 100 feet along the front lot line
645 shall limit building coverage above 120 feet to 85 percent of the lot
646 frontage width.



Example of 10' Step-Back between buildings

(3) UDS-7 (*Limit Curb Cuts*)

- (a) A development shall minimize curb cuts shall be located to preserve a continuous active frontage.
- (b) Unless as required by Austin Fire or Austin Transportation and Public Works, vehicular access from a site to a public street shall be limited to:
 - (i) one curb cut for each 140 feet of single street frontage along a street that runs east and west; and
 - (ii) one curb cut along a street that runs north and south.

(4) UDS-8 (*Limit Garage Lanes*)

A driveway shall not exceed a two-lane width when accessing a public street from a parking garage.

668 (5) UDS-9 (*Minimum Cantilever Clearance*)

669 A cantilever building shall maintain 40 feet of clearance from ground when
670 located next to the public right of way to allow trees to grow.
671

672 (6) UDS-10 (*Enhanced Pedestrian Protection*)

673 (a) When Great Streets Streetscape Standards allows, a development shall
674 provide permanent sheltering structure abutting the pedestrian clear
675 zone along a minimum of 60 percent of the street frontage, including
676 parking garage entrances and exits, with a depth of no less than 40
677 percent of the clear height.
678

679 (b) Sheltering structures, including overhangs, canopies, awnings, and
680 arcades, must not exceed a height of 14 feet.
681

682 (7) UDS-11 (*Planting Area or Green Roof*)

683 (a) A minimum of 15 percent of gross site area must be used as an at-
684 grade planting area; or
685

686 (b) A minimum of 50 percent of a building or structure must satisfy
687 the requirements of the Vegetated ("Green") Roof Performance
688 Standards in Appendix W of the Environmental Criteria Manual.
689 The percentage of vegetated roof cover is calculated as a portion
690 of total roof area excluding mechanical equipment, photovoltaic
691 panels, swimming pools, and skylights.
692

693 (8) UDS-12 (*Historic Building Scale Matching*)

694 For development on a site located adjacent to a property that is currently zoned
695 with a historic landmark (H) combining district or included within a historic
696 district (HD) combining district (historic building), or is a contributing
697 structure to an HD district (contributing structure):
698

699 (a) the height of a building or structure is limited to not more than 15
700 feet above the height of the front façade of an adjacent historic
701 building or contributing structure located within 15 feet, unless
702 the conditions in (b) of this subsection are satisfied.
703

704 (b) the height of a building or structure may exceed the 15 foot
705 limitation in (a) of this subsection, if a minimum 15 foot stepback
706
707
708

709 is provided as measured from the base height calculation of the
710 building or structure. Base height calculation is the building
711 height limit described in (a) of this subsection.
712

713 (9) UDS-13 (*Preserve Existing Building Façade*)
714

715 For development on a site without a historic landmark (H) combining district
716 or not included within a historic district (HD) combining district:
717

- 718 (a) must preserve the primary façade (*typically being the front facing*
719 *wall*) of a building or structure that has existed for at least 45
720 years or longer at the time of site plan; and
721
722 (b) the height of a building or structure which exceeds the preserved
723 façade described in (a) of this subsection, must provide and
724 maintain a minimum 10 foot setback as measured from the
725 preserved facade.
726

727 (10) UDS-14 (*Increased Transparency Façade on Street-Facing Ground Floor*)
728

- 729 (a) All ground floor external doors and windows must maintain a
730 minimal visible light transmittance of 60 percent and an external
731 reflectance of 20 percent.
732
733 (b) Materials used to satisfy (a) above must adhere to the Bird Friendly
734 Design Standards outlined in the Austin Green Energy Building
735 Standards.
736

737 (11) UDS-15 (*Above Ground Flour Transparency*)

- 738 (a) All external windows on the two floors immediately preceding the
739 ground floor must maintain a minimal visible light transmittance
740 of 60 percent and an external reflectance of 20 percent.
741
742 (b) Materials used to satisfy (a) above must adhere to the Bird Friendly
743 Design Standards outlined in the Austin Green Energy Building
744 Standards.
745

746 (12) UDS-16 (*Enhanced Pedestrian-Oriented Frontage Requirements*)
747

748 A minimum of 75 percent of the total building frontage on the ground floor
749 of must contain one or more commercial or civic uses and must comply with

750 the dimensional requirements found in Section 4.3.3.C in Subchapter E
751 (*Design Standards and Mixed Use*) of this chapter.

752
753 (13) UDS-17 (*Additional Amenities*)

754
755 A building must include on the floor used for primary access to the
756 public right-of-way, or provide outside of the building and immediately
757 adjacent to the public right-of-way, one of the following:

- 758
759 (a) a full bathroom facility complying with the Americans with
760 Disabilities Act (ADA) standards for accessible design;
761
762 (b) a room complying with the ADA design standards for use as a
763 dressing, fitting, or locker room, containing a compliant baby
764 changing station and a sink or hand washing station; or
765
766 (c) a drinking fountain complying with ADA design standards.

767
768 (14) USD -18 (*Enhanced Primary Entrance Requirements*).

- 769
770 (a) In this section, an ENTRANCE shall include a primary retail or
771 residential lobby building entry point with direct street access or
772 shared public access which satisfies pedestrian activation standards.
773
774 (b) Excluding alleys, buildings with
775
776 (i) at least 150 feet of a single street frontage shall provide at least
777 two entrances on that frontage, and
778
779 (ii) over 200 feet of single street frontage shall provide an entrance
780 per every 75 feet of frontage, with a minimum of three
781 entrances.
782
783 (c) When not in conflict with Great Streets, all buildings must
784 provide permanent overhead shelter over all required entrances,
785 with a shelter depth of no less than 40 percent of the clear height.

786
787 (S) Development Standards.

788
789 (1) Multifamily Residential Use.
790

- 791 (a) A minimum of two percent of the total number of dwelling units must
792 be accessible to a person with a hearing or visual disability.
793
- 794 (b) A minimum of 10 percent of the total number of dwelling units must
795 be accessible to a person with a mobility impairment.
796
- 797 (c) Each ground floor dwelling unit must be adaptable for use by a person
798 with a disability and accessible by a person with a disability from the
799 on-site parking, pedestrian path, and common area building facilities.
- 800 (2) Setbacks.
- 801
- 802 (a) Except as provided in this subsection, there are no minimum front
803 yard or street side yard setbacks.
804
- 805 (b) The maximum front yard and street side yard setbacks are 10
806 feet, except for a public plaza or private common open space.
807
- 808 (c) There are no minimum or maximum interior side yard setback.
809
- 810 (d) There are no minimum or maximum rear yard setback.
811
- 812 (e) If the width of the right-of-way is less than 60 feet, the
813 minimum front yard setback for a building with three or more stories
814 in height shall be 30 feet as measured from the centerline of the street.
815
- 816 (3) A site is not required to comply with the base zoning district's:
- 817
- 818 (a) minimum site area requirements (if applicable);
819
- 820 (b) maximum floor area ratio;
821
- 822 (c) maximum building coverage;
823
- 824 (d) Article 9 (*Landscaping*);
825
- 826 (e) Private Common Open Space requirements in Subchapter E (*Design
827 Standards and Mixed Use*)
828

829 **PART 9.** Chapter 25-2 (*Zoning*) is amended to add a new Appendix ____ (*DDB400 and
830 DDB850 Boundaries Map*) attached to this ordinance as **Exhibit "A"**.

