

ORDINANCE NO.

**AN ORDINANCE AMENDING CHAPTER 25-2 OF THE CITY CODE
RELATING TO THE UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT.**

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

PART 1. Section 25-2-753 (*Local Uses Described*) of the City Code is amended to read:

§ 25-2-753 DEFINITIONS; LOCAL USES DESCRIBED.

(A) In this division:

(1) OCCUPANT SPACE means space in a building used for a use other than a parking facility or a mechanical facility.

(2) STREET WALL AREA means the portion of an exterior wall of a building adjacent to a public street other than an alley and accessible from a pedestrian path that extends from the base of street level:

(a) to a maximum height of 65 feet; or

(b) for an accessory parking structure, to a maximum height of two stories.

(B) [(A)] In this division, a local use is a use that serves the public by providing goods or services in a manner readily accessible by pedestrians or the occupants of the structure in which the uses are located. Local uses include:

(1) administrative and business offices;

(2) art and craft studio;

(3) art gallery;

(4) art workshop;

(5) business and trade school;

(6) consumer convenience services;

(7) consumer repair services;

(8) counseling services;

- (9) custom manufacturing;
- (10) day care services (commercial, general, or limited);
- (11) financial services;
- (12) food preparation, in conjunction with food sales, general restaurant or limited restaurant accessory use;
- (13) food sales;
- (14) general retail sales (convenience or general);
- (15) guidance services;
- (16) indoor sports and recreation;
- (17) medical offices (under 5,000 square feet);
- (18) personal improvement services;
- (19) personal services;
- (20) pet services;
- (21) printing and publishing services;
- (22) professional office;
- (23) religious assembly;
- (24) restaurant (general or limited);
- (25) theater; and
- (26) a conditional use in the base zoning district that is approved by the land use commission.

(C) ~~(B)~~ A local use may not include a drive-through facility.

PART 2. Section 25-2-754 (*Use Regulations*) of the City Code is amended to amend Subsections (C) and (E) and add Subsections (G), (H), (I), (J), and (K) to read:

(C) This subsection applies to a multifamily residential use.

- (1) Each building must achieve at least a one star rating under the Austin Green Building program.

1 (2) All ground floor dwelling units must be:

2 (a) adaptable for use by a person with a disability; and

3 (b) accessible by a person with a disability from the on-site parking and
4 common facility, if any.

5 (3) At least 10 percent of the dwelling units must be accessible for a person
6 with a mobility impairment.

7 (4) At least two percent of the dwelling units must be accessible for a person
8 with a hearing or visual disability.

9 (5) Each multistory building must be served by an elevator, unless:

10 (a) at least 25 percent of the site's dwelling units are located on the
11 ground floor; or

12 (b) for a site with fewer than 20 dwelling units, at least five percent of
13 the site's dwelling units are located on the ground floor.

14 (6) A parking space must be leased separately from a dwelling unit.

15 (E) This subsection applies to commercial off-street parking.

16 (1) Commercial off-street parking on a surface lot is prohibited.

17 (2) Commercial off-street parking in a structure is:

18 (a) permitted in any base zoning district in the Guadalupe, Dobie, or
19 inner west campus subdistrict; and

20 (b) prohibited in the outer west campus subdistrict.

21 (3) The street level portion of a commercial off-street parking structure that
22 is accessible from a pedestrian path must contain local uses for a depth
23 of at least 18 [~~18-1/2~~] feet. This requirement does not apply to a portion
24 of the structure used for an entrance or exit.

25 (G) On-site surface parking is prohibited, unless the director determines that:

26 (1) the only building on the site has 6,000 or fewer square feet of gross floor
27 area, and the building was constructed before September 13, 2004; and

28 (2) the parking area is screened from the street by an six foot tall solid wall.

1 (H) This subsection prescribes requirements for the ground floor of a building,
2 including a parking garage.

3 (1) The ground floor must include occupant space along not less than 75
4 percent of the net length of street frontage. Net length of street frontage
5 is calculated by determining the cumulative length of the building at
6 ground level adjacent to each street other than an alley, and then
7 deducting the cumulative length of driveways, exit stairs, elevators, and
8 utility equipment space.

9 (2) For a site with frontage on more than one street, driveways, exit stairs
10 and elevators must be located on a street that runs north and south,
11 unless the director of the Neighborhood Planning and Zoning
12 Department determines that those features cannot reasonably be located
13 along that street because of topographical conditions.

14 (3) The ground floor of a building may not be more than five feet higher or
15 lower than an adjacent public street sidewalk. This does not apply to the
16 ground floor adjacent to an alley.

17 (4) The minimum distance between the finished ground floor of the building
18 and the structural portion of the ceiling is 10 feet.

19 (5) The minimum depth of occupant space is 18 feet, measured from the
20 outside face of the front exterior wall to the outside face of the rear
21 interior wall.

22 (I) Off-site temporary construction staging is allowed within 500 feet of the
23 construction site. The director may allow a staging area to be located more
24 than 500 feet from the construction site if the director determines that a closer
25 staging area is not reasonably available and that the location does not
26 adversely affect public health or safety.

27 (J) A hotel/motel use is treated as a local use under this division if it meets the
28 following requirements:

29 (1) The hotel-motel use must be located on property that:

30 (a) has frontage on Martin Luther King, Jr. Blvd. and is located
31 between Pearl Street and Guadalupe Street; or

32 (b) has frontage on Guadalupe Street and is located between 22nd Street
33 and Martin Luther King Jr. Blvd.

1 (2) The maximum height must be no greater than 85 feet, unless a greater
2 height is allowed under Appendix C (*University Neighborhood Overlay*
3 *District Boundaries, Subdistrict Boundaries, and Height Limits*) of this
4 chapter.

5 (3) If a new hotel-motel use includes, shares, or incorporates adjacent
6 existing property, then both the new hotel-motel use and the adjacent
7 property must be:

8 (a) included in a single site plan; and

9 (b) compliant with the streetscape requirements in Section 25-2-760
10 (*Streetscape Improvements*).

11 (4) The hotel-motel use must comply with the affordability requirements for
12 multi-family housing under Section 25-2-765 (*Affordable Housing*),
13 with each square foot of net rentable floor area counted towards the fee
14 provided for under subsection (B) of that section.

15 (K) A hotel/motel use may associated condominium residential, multifamily
16 residential, retirement housing (small site), or retirement housing (large site)
17 uses.
18

19 **PART 3.** Section 25-2-756(B) (*Height*) of the City Code is amended to read:

20 (B) This subsection applies in [~~H~~] the outer west campus subdistrict.^[7]

21 (1) In this subsection, HISTORIC PROPERTY means property zoned historic
22 or listed in the City's historic building survey on (effective date of
23 ordinance).

24 (2) Except as provided in Paragraph (3), a structure with a multi-family
25 residential use may exceed by 15 feet the maximum height prescribed by
26 Appendix C (*University Neighborhood Overlay District Boundaries,*
27 *Subdistrict Boundaries, And Height Limits*) if:

28 (a) [~~1~~] the structure is located in an area for which the maximum height
29 is at least 50 feet; and

30 (b) [~~2~~] the multi-family residential use, for a period of not less than 15
31 years from the date a certificate of occupancy is issued, sets aside at
32 least:

1 (i) ~~(a)~~ 10 percent of the dwelling units on the site to house
2 persons whose household income is less than 80 percent of the
3 median income in the Austin statistical metropolitan area, as
4 determined by the director of the Austin Neighborhood
5 Housing and Community Development Office; and

6 (ii) ~~(b)~~ 10 percent of the dwelling units on the site to house
7 persons whose household income is less than 50 percent of the
8 median income in the Austin statistical metropolitan area, as
9 determined by the director of the Austin Neighborhood
10 Housing and Community Development Office.

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

14 **PART 4.** Section 25-2-757 (*Setbacks*) of the City Code is amended to read:

15 **§ 25-2-757 SETBACKS; COMPATIBILITY.**

16 (A) There are no minimum front yard or street side yard setbacks, except[:

17 ~~(1)~~ the minimum setbacks are 10 feet along Martin Luther King, Jr. Blvd.
18 between Rio Grande Street and San Gabriel Street.]; ~~and~~

19 ~~(2) the minimum front yard setback is two feet along Graham Place, West~~
20 ~~24 1/2 Street, San Pedro Street, West 21st Street, and Hume Place.]~~

21 (B) The maximum front yard setback and the maximum street side yard setback
22 are 10 feet, except:

23 (1) the maximum setbacks are 15 feet along 24th Street or along Martin
24 Luther King, Jr. Blvd. between Rio Grande Street and San Gabriel
25 Street;

26 (2) the maximum setbacks are 45 feet for a public plaza or private common
27 open space;

28 (3) there are no maximum setbacks for a pedestrian entry court or an
29 outdoor café; ~~and~~

30 (4) the director of the Watershed Protection and Development Review
31 Department may modify a maximum setback if the director determines
32 that the modification is required to protect a historic structure or a tree
33 designated as significant by the city arborist; and

(5) as otherwise provided in Subsection (E).

(C) There is no minimum or maximum interior side yard setback.

(D) There is no minimum or maximum rear yard setback.

(E) A building must be at least 12 feet from the front face of the curb of the adjacent street and at least 30 feet from the centerline of the adjacent street.

(F) This subsection applies to the portion of a site that is subject to compatibility standards, as described in Section 25-2-763(A)(1) (*Certain Regulations Inapplicable Or Superseded*) and Article 10 (*Compatibility Standards*). A building or a solid masonry wall that is at least six feet high is required between a public or common open space and the property that triggers the compatibility standards.

PART 5. Section 25-2-758 (*Building Stepbacks And Building Envelope Restriction*) of the City Code is amended to read:

§ 25-2-758 BUILDING WALL HEIGHT, STEPBACKS, AND [BUILDING] ENVELOPE [RESTRICTION].

(A) An exterior building wall that faces a street must be at least 24 feet high.

(B) [(A)] Except as provided in Subsection (C) [(B)]:

(1) if an exterior wall of a building is adjacent to a street other than an alley, at a height of 65 [60] feet, the upper portion of the wall must be set back from the property line [lower portion of the wall] by a distance of at least 12 feet; and

(2) if the north side of a building is adjacent to a street other than an alley and is greater than 65 [60] feet in height, the upper portion of the north side of the building must be set back within a building envelope that is formed by a plane that extends from a point on the property line 65 feet high [the top of the lower portion of the north side exterior wall] toward the building at an angle of 62 degrees above horizontal.

(C) [(B) If a building facade abuts street frontage for a distance of at least 280 feet,] Subsection (B) [(A)] does not apply to[:

(4)] up to 15 percent of the length of a building frontage, if that portion of the building frontage is used for an elevator or stairway. [facade that faces east, south, or west; or

1 ~~(2) 20 percent of the length of a building facade that faces north.]~~

2 (D) A parapet may not extend more than five feet above the 65 foot setback
3 height described in Subsection (B) or more than five feet above the total
4 building height.

5 (E) Instead of complying with Subsections (A) through (D), a hotel/motel use in
6 the outer west campus subdistrict must comply with the requirements of this
7 subsection.

8
9 (1) On property fronting Martin Luther King, Jr. Blvd., all buildings must fit
10 within an envelope delineated by a 45 degree angle starting at a height of
11 60 feet above the grade of the property line adjacent to Martin Luther
12 King, Jr. Blvd. and extending to a maximum height of 85 feet.

13
14 (2) If the property abuts a historic property as defined in Section 25-2-
15 756(B)(1), the property must have open space measuring at least 50 feet
16 deep for at least 50 feet along the street frontage beginning at the common
17 boundary with the historic property. The open space shall contain no
18 buildings, but may contain paving, parking, fountains, fences, patios,
19 terraces, canopies, trellises, and landscaping.

20
21 (3) If parking is provided on the site, 75 percent of the spaces must be below
22 grade.
23

24 **PART 6.** Section 25-2-759 (*Street Wall Areas Adjacent To Occupant Space*) of the City
25 Code is amended to read:

26 **§ 25-2-759 STREET WALL AREA [~~AREAS ADJACENT TO~~] OCCUPANT**
27 **SPACE.**

28 ~~[(A) In this section:~~

29 ~~(1) OCCUPANT SPACE means space in a building used for a use other~~
30 ~~than a parking facility or a mechanical facility.~~

31 ~~(2) STREET WALL AREA means the portion of an exterior wall of a~~
32 ~~building adjacent to a public street other than an alley and accessible~~
33 ~~from a pedestrian path that extends from the base of street level:~~

34 ~~(a) to a maximum height of 60 feet; or~~

(b) ~~for an accessory parking structure, to a maximum height of two stories.]~~

(A) ~~[(B)]~~ At least 42 percent of the street wall area of a building must contain ~~[be adjacent to]~~ occupant space.

(B) ~~[(C)]~~ If a building has street wall areas on more than one street, at least 70 ~~[29]~~ percent of the ~~[total street wall area must be adjacent to]~~ required occupant space must be on a street that runs east and west.

(C) ~~[(D)]~~ This section does not apply to a commercial off-street parking structure.

PART 7. Section 25-2-760 (*Streetscape Improvements*) of the City Code is amended to read:

§ 25-2-760 STREETSCAPE IMPROVEMENTS.

(A) A ~~[Except as provided in Subsection (B), a]~~ site owner shall install a sidewalk not less than 12 feet wide along each street frontage adjacent to the site.

(B) Sidewalks must be level with the top of the curb of the adjacent street, except to the minimum degree necessary to provide for drainage. ~~[A site owner shall install a sidewalk not less than five feet wide along West 24 1/2 Street, San Pedro Street, West 21st Street, Hume Place, or Salado Street.]~~

(C) A site owner shall plant and maintain trees along an adjacent street right-of-way.

(1) Trees must be spaced to create a nearly contiguous canopy when the trees reach maturity.

(2) A tree must be in scale with the adjacent building.

(3) A tree planted in a sidewalk area must have a tree grating.

(D) A site owner shall provide ~~[install and maintain]~~ pedestrian-scale lighting and street furnishings along an adjacent street right-of-way.

(E) The director of the Neighborhood Planning and Zoning ~~[Watershed Protection and Development Review]~~ Department shall adopt rules prescribing the requirements for tree planting and maintenance and the provision ~~[installation and maintenance]~~ of pedestrian-scale lighting and street furnishings.

(E) The director of the Watershed Protection and Development Review Department may require fiscal security to ensure compliance with this section.

PART 8. Section 25-2-761 (*Placement Of Equipment And Trash Receptacles*) of the City Code is amended to read:

§ 25-2-761 PLACEMENT OF EQUIPMENT AND TRASH RECEPTACLES.

(A) Utility equipment, mechanical equipment, and large trash receptacles:

- (1) are prohibited in the area between a building and a street; and
- (2) must not be visible from a street.

(B) This subsection applies to a site with frontage on an alley 20 feet or more wide.

- (1) A transformer room or utility vault must be adjacent to and accessible from the alley.
- (2) A pump room, sprinkler room, or other utility or mechanical room must be adjacent to and accessible from the alley unless the Fire Chief determines that placing the room in another location is required because of a fire safety issue.

PART 9. Section 25-2-762 (*Site Access*) of the City Code is amended to read:

§ 25-2-762 SITE ACCESS.

- (A) Vehicular access to [from] a site from [to] a public street that runs east and west is limited to one [two] curb cut for each 140 feet of street frontage [cuts].
- (B) Vehicular access to a site from a public street that runs north and south is limited to two curb cuts [20th Street, 21st Street, 22nd Street, 23rd Street, 25th Street, 26th Street, 27th Street, or 28th Street between Guadalupe Street and Pearl Street is prohibited if the site has frontage on another street or alley].
- (C) Vehicular access to a corner lot must be from a public street or alley that runs north and south.
- (D) [(C)] A site with access to an alley must use the alley or a parking structure for service and delivery access.
- (E) [(D)] A site that does not have access to an alley must provide a service and delivery area that is at least 30 feet deep, measured from the front setback line or side setback line, as applicable.
- (F) A driveway turn radius may not exceed 15 feet unless the Fire Chief determines that a larger radius is required because of a fire safety issue.

1 (G) [(E)] The director of the Watershed Protection and Development Review
2 Department may waive or modify a requirement of this section if the director
3 determines that the waiver or modification is necessary for adequate traffic
4 circulation or public safety.

5 **PART 10.** Section 25-2-764 (*Design Guidelines*) of the City Code is amended to read:

6 **§ 25-2-764 DESIGN GUIDELINES.**

- 7 (A) A site plan must [substantially] comply with the design guidelines prescribed
8 by administrative rule. An applicant shall file with the site plan drawings of
9 all building elevations and streetscapes [a building elevation drawing] that
10 demonstrates substantial compliance with the design guidelines.
- 11 (B) The director of the Neighborhood Planning and Zoning [~~Watershed Protection~~
12 ~~and Development Review~~] Department shall determine whether a site plan
13 [substantially] complies with the design guidelines.
- 14 (C) The director of the Neighborhood Planning and Zoning [~~Watershed Protection~~
15 ~~and Development Review~~] Department may waive a provision of the design
16 guidelines if the director determines that the provision is unreasonable or
17 impractical as applied to the site plan and that, with the waiver, the site plan
18 will still substantially comply with the design guidelines. A waiver under this
19 subsection must be the minimum departure from the provision necessary to
20 avoid an unreasonable or impractical result.
- 21 (D) An interested party may appeal to the land use commission:
- 22 (1) a determination by the director of the Neighborhood Planning and
23 Zoning [~~Watershed Protection and Development Review~~] Department
24 that a site plan substantially complies with the design guidelines; or
- 25 (2) a decision by the director of the Neighborhood Planning and Zoning
26 [~~Watershed Protection and Development Review~~] Department granting
27 or denying a waiver under Subsection (C).

28 **PART 11.** Section 25-2-765 (*Affordable Housing*) of the City Code is amended to add
29 subsection (D) to read:

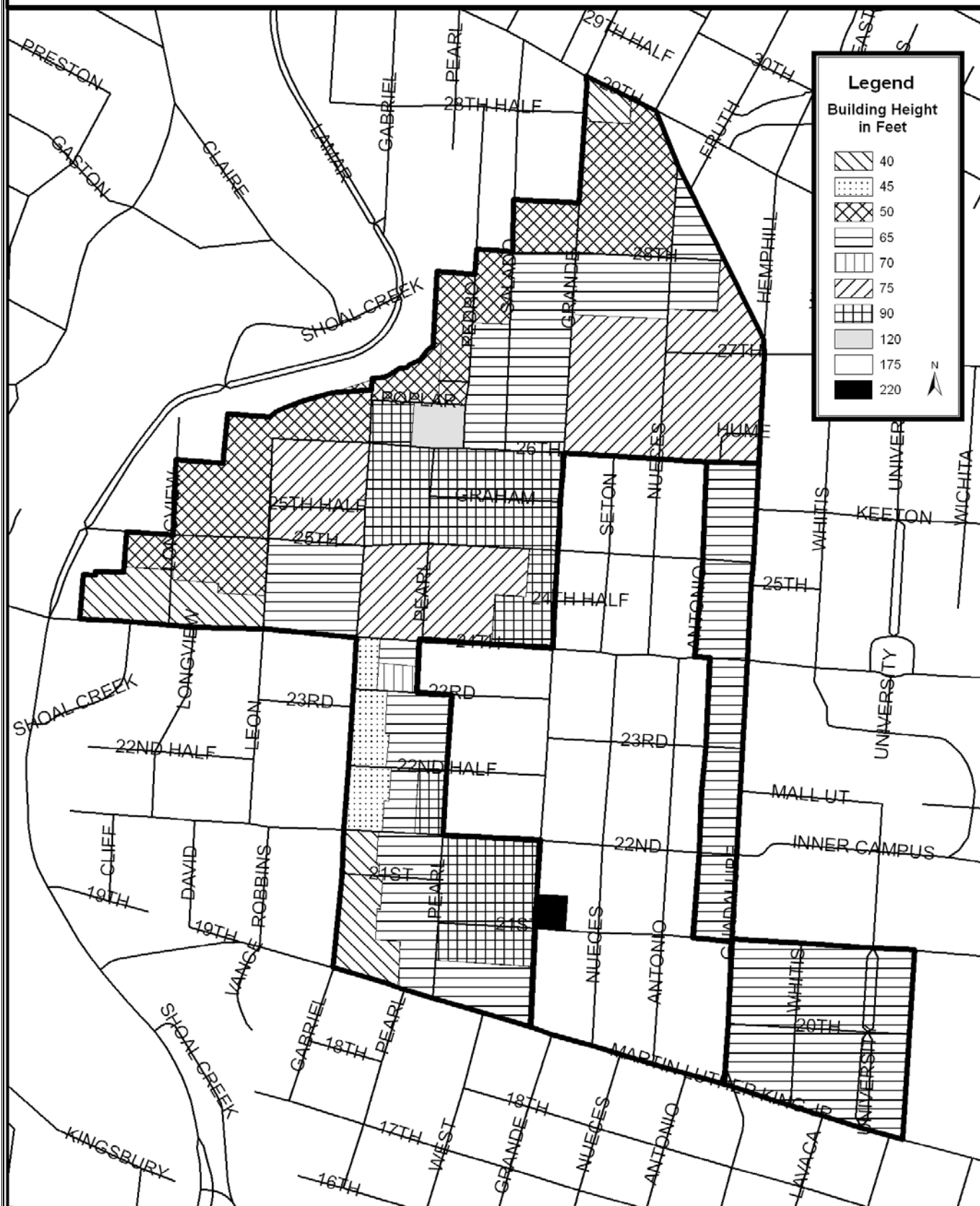
- 30 (D) For a hotel/motel use that has an associated condominium residential use,
31 multifamily residential use, retirement housing (small site) use, or retirement
32 housing (large site) use, instead of complying with Subsection (A) a person
33 may pay into the University Neighborhood Housing Trust Fund a fee of \$2.00
34 for each square foot of the combined net square footage of the residential units
35 and the hotel/motel units, if:

1
2 (1) the number of residential units associated with a hotel/motel use does not
3 exceed 40% of the number of hotel/motel units; and
4

5 (2) the net square footage of the residential units does not exceed 45% of the
6 net square footage of hotel/motel units.
7

8 **PART 12.** Chapter 25-2, Appendix C (*University Neighborhood Overlay District*
9 *Boundaries, Subdistrict Boundaries, and Height Limits*) of the City Code is amended to
10 delete the “University Neighborhood Overlay Height Limits” map and replace it with the
11 following map:

University Neighborhood Overlay Height Districts



PART 13. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
§ _____
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk