

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

 **§ 25-6-591 PARKING PROVISIONS FOR DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT (CBD), A DOWNTOWN MIXED USE (DMU) ZONING DISTRICT AND PUBLIC (P) ZONING DISTRICT.**

(A) This section applies in a central business district (CBD) or downtown mixed use (DMU) zoning district, or in a public (P) zoning district located within the area bounded by: Martin Luther King, Jr., Blvd., IH-35, Lady Bird Lake, and Lamar Blvd.

(1) off-street parking is not required for a use occupying a designated historic landmark or located in an existing building in a designated historic district;

(2) off-street parking is not required for a use occupying less than 6,000 square feet of floor space in a structure that existed on April 7, 1997;

(3) except as provided in Subsections (A)(4) and (B), the minimum parking facility requirement is 20 percent of the number of parking spaces required by [Appendix A](#) (*Tables Of Off-Street Parking And Loading Requirements*) and the maximum parking facility requirement is 60 percent of the number of parking spaces required by [Appendix A](#) (*Tables Of Off-Street Parking And Loading Requirements*); and

(4) a parking facility for a residential use must provide at least 60 percent of the number of parking spaces required by [Appendix A](#) (*Tables Of Off-Street Parking And Loading Requirements*);

(5) except as provided in Subsections (C) and (D), a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in Section [25-2-691](#) (*Waterfront Overlay (WO) District Uses*) that fronts on the street at the ground level;

(6) a curb cut for a garage access must have a width of 30 feet or less; and

(7) at the intersection of sidewalk and parking access lane, ten degree cones of vision are required.

(B) The number of parking spaces allowed under Subsection (A)(3) may be increased:

(1) by the director if all parking spaces are contained in a parking structure; or

(2) by the Land Use Commission if the criteria in Section [25-6-501](#)(D) (*Off-Site Parking Allowed*) are satisfied.

(C) The Land Use Commission may waive the requirement of Subsection (A)(5) during the site plan review process after determining that:

(1) present and anticipated development in the area is not amenable to access by pedestrians;

(2) the requirement does not allow a reasonable use of the property; or

(3) other circumstances attributable to the property make compliance impractical.

(D) If a waiver is granted under Subsection (C), an area for which the requirement is waived must be screened.

Source: Section 13-5-106 (a) and (b); Ord. 990225-70; Ord. 990603-108; Ord. 010607-8; Ord. 031120-44; Ord. 031211-11.