ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 (ZONING) RELATING TO THE UNIVERSITY NEIGHBORHOOD OVERLAY (UNO)

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

PART 1. Division 9 (University Overlay District Requirements) of the City Code Section 25-2-754 *(Use Regulations)* is amended to read as follows:

§ 25-2-754 USE REGULATIONS.

(D) Local uses are permitted in any base district, subject to the limitations of this subsection.

(1) In the outer west campus subdistrict, local uses are not permitted in a residential base district unless the property:

(a) has a permitted building height of 75 feet or greater; or

(b) is zoned historic and has a permitted building height of ~~60~~ 65 feet or greater.

(2) Except as provided in Paragraph (3), up to 20 percent of the gross floor area of a site may be used for local uses. At least one-half of the gross floor area of the local uses must be located at street level and accessible from a pedestrian path. In determining these percentages, a nonresidential use that is accessory to the principal residential use or located in a historic landmark is excluded from the gross floor area of the local uses.

(3) Up to 100 percent of the gross floor area of a structure may be used for local uses if the structure:

(a) is a historic landmark and is located entirely in a subdistrict having a permitted building height of ~~60~~ 65 feet or greater; or

(b) was constructed before September 13, 2004, contains less than 10,000 square feet of gross floor area, is less than ~~60~~ 65 feet in height, and is located in the inner west campus or Guadalupe subdistricts or:

(c) is less than 65 feet in height and located on:

(i) Guadalupe Street between Martin Luther King, Jr. Blvd. and 29th Street;

(ii) Martin Luther King, Jr. Blvd. between Guadalupe Street and Rio Grande Street; or

~~(iii) Rio Grande Street between 23rd Street and 24th Street;~~

~~(iv) 23rd Street between Guadalupe Street and Rio Grande Street; or~~

(iii) ~~(v)~~ 24th Street between Guadalupe Street and Rio Grande Street.

PART 2. This ordinance takes effect on _____.

PASSED AND APPROVED

§
§
_____, 2012 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk