

late Backup

ORDINANCE NO. \_\_\_\_\_

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

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

**PART 1.** Subsection (D) of City Code Section 25-2-754 (*Use Regulations*) is amended to read as follows:

(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 65 ~~[60]~~ 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 65 ~~[60]~~ 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 65 ~~[60]~~ feet in height, and is located in the inner west campus or Guadalupe subdistricts; or ~~[or]~~

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

