

**ORDINANCE NO. 20121108-090**

**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~~;
    - (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) 24<sup>th</sup> Street between Guadalupe Street and Rio Grande Street.
- [~~Rio Grande Street between 23rd Street and 24th Street;~~
- (iv) ~~23rd Street between Guadalupe Street and Rio Grande Street; or]~~
- (v) ~~24<sup>th</sup> Street between Guadalupe Street and Rio Grande Street.~~

**PART 2.** This ordinance takes effect on November 19, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_, November 8, 2012      §  
   §  
   §      Lee Leffingwell  
   Lee Leffingwell  
   Mayor

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

**ATTEST:** Shirley A. Gentry  
   Shirley A. Gentry  
   City Clerk