

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CITY CODE CHAPTER 25-6 RELATED TO
OFF-SITE ACCESSORY PARKING**

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

PART 1. City Code Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*) is amended to reflect the following:

Off-Site Accessory Parking is a conditional use in the following base district:

Limited Office (LO)

PART 2. City Code Section 25-6-501 (*Off-Site Parking Allowed*) is amended to add a new subsection and to re-letter accordingly:

§ 25-6-501 OFF-SITE PARKING ALLOWED.

(A) The director may approve the location of all or a portion of the required or excess parking for a use on a site other than the site on which the use is located if:

- (1) both the primary use and accessory parking are located in a general office (GO) or less restrictive zoning district;
- (2) the primary use is a bed and breakfast residential use and the accessory parking is located in a general office (GO) or less restrictive zoning district; or
- (3) the off-site parking involves shared off-street parking between the following uses:
 - (a) a religious assembly use and an existing public primary or secondary educational facility; or
 - (b) two or more religious assembly uses that do not conduct services on the same day.

(B) An off-site accessory parking use is a conditional use if the accessory parking is located in a limited office (LO) zoning district. The primary use must be located in a general office (GO) or less restrictive zoning district.

1 (C)[~~(B)~~]Landscaping required by Section 25-6-563(*Screening*) is not required for a
2 site plan filed solely for approval of shared or off-site parking on an existing
3 parking lot.

4 (D)[~~(C)~~]An off-site parking facility and the use that it serves may not be not more
5 than 1,000 feet apart, measured from the nearest off-site parking space to the
6 nearest public entrance of the use that the parking facility serves. The
7 distance measured:

- 8 (1) assumes that between adjacent intersections with traffic control
9 signals, pedestrians cross at a marked crosswalk; and
10 (2) does not cross private property unless access is authorized by the
11 affected property owner.

12 (E)[~~(D)~~]If the parking allowed under this division exceeds the maximum parking
13 capacity allowed under this article for a use located in the central business
14 district (CBD) or a downtown mixed use (DMU) zoning district, the
15 standard parking requirement controls unless:

- 16 (1) the off-site parking is located in a district other than the CBD or a
17 DMU zoning district; or
18 (2) the Land Use Commission approves the excess parking based on a
19 finding that:
20 (a) the excess parking does not discourage mobility and
21 accessibility by transit or the construction of appropriately
22 located public parking facilities;
23 (b) the excess parking is compatible with a historic district or
24 structure; and
25 (c) the access to the parking facility does not intrude on a
26 pedestrian-oriented street frontage.

27 (F)[~~(E)~~]Except as provided in Section 25-6-591 (*Parking Provisions for*
28 *Development in the Central Business District (CBD) and the Downtown*
29 *Mixed Use (DMU) Zoning District*), a required parking space for persons
30 with disabilities may not be located in an off-site parking facility unless the
31 director determines that existing conditions preclude on-site parking.
32

PART 3. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

_____, 2013 § _____
 § _____
 § _____
 Lee Leffingwell
 Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk