

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2 AND 25-6
RELATING TO USE CLASSIFICATIONS OF OFF-SITE ACCESSORY
PARKING IN THE LIMITED OFFICE ZONING DISTRICT.

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 read:

§ 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:]~~ as provided in this section.

(B) Off-site accessory parking is a permitted use 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.

1 (C) Off-site accessory parking is a conditional use if the accessory parking is
2 located in a limited office (LO) zoning district and the primary use is located
3 in a general office (GO) or less restrictive zoning district.

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

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

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

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

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

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

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