

Summary of proposed Land Development Code changes relating to Lake Austin development

The following is a "plain language" summary of the proposed revisions to the Austin Land Development Code affecting shoreline development, docks, bulkheads, and development with the Lake Austin (LA) District Zoning. Numbers reference existing or proposed chapters of the Austin City Code. The proposed ordinances are draft and subject to change at this time. Please consult the draft ordinance for more specific information, available from this webpage: <http://austintexas.gov/department/lake-austin-development-code-revisions>

02/05/2014

25-2-551 Lake Austin District Zoning

- Reorganized for readability, promoting the shoreline setback definition to the beginning
- Adds bulkheads and non-mechanized pedestrian facilities, like walkways and gangways but not trams, to structures allowed in the shoreline setback
- Removes regulations on septic tanks and drainfields which are more effectively regulated by the new on-site sewage facility ordinance (Title 15-5)
- Removes an unnecessary allowance for clearing some vegetation when doing surveying (which is already regulated by another part of Austin City Code)
- Moves vegetation protection requirements to 25-8-261 to align better with our environmental regulations
- Adds additional protections for construction on slopes greater than 15% consistent with the Hill Country Roadway ordinance

25-2-893 Accessory Uses for a Principal Residential Use

- Establishes a dock as an accessory to a principal residential use; a house crossing multiple lots may only have one dock
- Limitations on habitable structures on docks is moved to this section from 25-2-1176
- Defines what is a necessary access and appurtenances to a dock

25-2-963 Modification and Maintenance of Noncomplying Structures

- Removes provisions that required a reduction by 50% in the number of slips and footprint of docks for modification and maintenance of non-complying docks.
- Repair or modification of a noncomplying dock would be limited to non-structural components only and cannot increase the size or degree of noncompliance of the dock
- A survey of existing and proposed conditions must be submitted at the time of application for a building permit to facilitate more effective review of the modifications

25-2-964 Restoration and Use of Damaged or Destroyed Noncomplying Structures

- Clarifies that loss of land from wave action behind a bulkhead does not qualify as an accident or flood action that would enable replacement or modification under this section

25-2-1171 Applicability [of dock regulations]

- Clarifies that the directors of both the Planning and Development Review and Watershed Protection departments enforce dock and shoreline development requirements

25-2-1172 Definitions [for dock regulations]

- Clarifies the definition of docks to include boat slips, lifts, fishing and swimming platforms
- Dock as regulated by this Article now refers to the whole structure (decking and slips), and not just one boat slip
- Adds definitions for motorboat, personal watercraft and cluster docks

25-2-1173 Permits Required for Construction [of docks]

- Requires that a site plan for a dock or shoreline development be sealed and signed by a licensed professional engineer
- Moves dock registration requirements to a new section, 25-2-1180
- Moves limitations on the number of docks per lot to 25-2-1176

25-2-1174 Structural Requirements [for docks and bulkheads]

- Moves a requirement that docks not pose a hazard to navigation that was previously in 25-2-1176
- Moves requirements relating to capture or recapture of land along the shoreline to 25-8-652
- Moves provisions addressing unsafe docks to a new Section, 25-2-1180

25-2-1175 Lighting and Electrical Requirements [for docks]

- Changes lighting requirements from watts to lumens to allow for non-incandescent bulbs (eg, LED or CFL) to be used to light docks and still provide the same amount of light

25-2-1176 Regulations [for docks]

- Reorganizes requirements for docks to improve readability
- Codifies existing policy that prohibits docks from encroaching on more than 20% of the width of the lake channel
- Allows for docks up to 14 feet wide for lakefront lots with less than 70 feet of lake frontage
- Specifies a maximum size of 1,200 ft² for docks associated with one single-family lot
- Specifies a maximum size of 600 ft² multiplied by the number of multi-family dwelling units or single-family lots associated with a cluster dock
- Specifies a maximum height above the water of 30 ft for docks
- Clarifies what enclosures are allowable on docks; fully enclosed structures are limited to storage closets less than 30 ft² per associated residential use
- Clarifies an existing limitation that a dock may not moor or store more than 2 boats, 1 boat and two personal watercraft, or 4 personal watercraft.
- Moves licensing agreement provisions for business or housing on docks to 25-2-893

25-2-1177 Licensing Requirements for Docks

- Specifies that regardless of underlying land ownership, docks may be built over the water in compliance with the other rules of this section but the City does not waive any rights or property interests if a dock is built over land owned by the City or for which an easement exists

25-2-1179 Environmental Protections

- Consolidates fire and environmental protections
- Moves bulkhead wave return minimization requirements from 25-2-1174 (Structural Requirements)

25-2-1180 Enforcement

- Creates a new section containing enforcement provisions for docks, bulkheads and shoreline access
- Changes enforcement of dock registration from the building official to the director of Code Compliance
- Moves requirements to abate unsafe docks from 25-2-1174 (Structural Requirements)

25-5-2 Site Plan Exemptions

- Limits site plan exemptions for work on docks to only non-structural components
- Limits site plan exemptions for repair to bulkheads to only 25% of the length and requires that at least 3 years must pass before additional work on the same bulkhead can be done under a site plan exemption

25-5-3 Small Projects

- Dredging under 25 cubic yards of material from Lake Austin would now qualify as a small project for which the director of the Planning and Development Review Department may waive some permit application submittal requirements.

25-7-93 General Exceptions

- Moves an allowance for construction of a dock as a structure within the floodplain from the 100-year floodplain to the 25-year floodplain

25-7-96 General Exceptions

- Moves an allowance for construction of a dock from the 100-year floodplain to the 25-year floodplain

25-8-261 Critical Water Quality Zone Development

- Allows a bulkhead to be created in the critical water quality zone along the lakes
- Adds a new requirement that 50% of the vegetation within the first 25 ft of the shoreline setback must be preserved or restored to a natural condition as prescribed by rule if disturbed by construction
- Moves an existing requirement that 70% of the woody vegetation be preserved from 25-2-551 and limits it to the area only 25 feet from the shoreline to the landward side of the shoreline setback

25-8-652 Dredging and Fills at Lake Austin, Lady Bird Lake and Decker Lake

- Allows for administrative approval of dredging up to 25 cubic yards
- Allows recapture of land only to the lesser of the lakeside property line or the shoreline as it existed 10 years prior to the date of application
- Allows for a one-time replacement of a bulkhead 6 inches in front of an existing bulkhead if there is no other reasonable alternative to the reconstruction of the bulkhead in place

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 TO ESTABLISH A LAKE AUSTIN ZONING OVERLAY DISTRICT.

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

PART 1. City Code Chapter 25-2, Subchapter A, Article 2, Division 6 (*Combining Districts and Overlays*) is amended to renumber Section 25-2-178 (*University Neighborhood Overlay District Purpose and Boundaries*) as Section 25-2-179 and to add a new Section 25-2-180 to read:

§ 25-2-180 LAKE AUSTIN (LA) OVERLAY DISTRICT.

(A) The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.

(B) The boundaries of the Lake Austin (LA) overlay district include all land that is:

- (1) located within 1,000 feet of the shoreline of Lake Austin, as defined under Section 25-2-551(A) (*Lake Austin (LA) District Regulations*); and
- (2) not located within the Lake Austin (LA) base zoning district.

(C) The official map of the Lake Austin Overlay district is on file with the Planning and Development Review Department, which shall resolve any uncertainty regarding the boundary of the district.

PART 2. City Code Chapter 25-2, Article 3, Subchapter C, Division 5 (*Combining and Overlay Districts*) is amended to add a new Section 25-2-647 to read:

§ 25-2-647 LAKE AUSTIN (LA) OVERLAY DISTRICT REGULATIONS.

(A) Development within the Lake Austin (LA) overlay district must comply with the regulations applicable to the LA zoning district under Section 25-2-551 (*Lake Austin (LA) District Regulations*).

(B) Development within the LA overlay district must comply with the front, rear, and side yard setbacks required under the applicable base zoning district regulations.

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____
Karen Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING CITY CODE CHAPTERS 25-2, 25-5, 25-7, AND
2 25-8 RELATING TO THE LAKE AUSTIN ZONING DISTRICT AND THE
3 REGULATION OF BOAT DOCKS, BULKHEADS, AND SHORELINE ACCESS.
4

5 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
6

7 PART 1. Subsections (B), (C), and (D) of City Code Section 25-2-551 (*Lake Austin (LA)*
8 *District Regulations*) are amended to read:

9 (B) This subsection specifies shoreline setbacks ~~[applies]~~ in a Lake Austin (LA)
10 district.

11 (1) The shoreline setback is:

12 (a) 75 feet; or

13 (b) 25 feet, if:

14 (i) the lot is located in a subdivision plat recorded before April 22,
15 1982, or is a legal tract exempt from the requirement to plat; and

16 (ii) the distance between the shoreline and the front lot line, or the
17 property line of a legal tract, is 200 feet or less.

18 (2) ~~[(1)]~~ A shoreline setback area is excluded from impervious cover
19 calculations.

20 (3) ~~[(2)]~~ ~~[A permanent improvement]~~ No structures are allowed ~~[is prohibited]~~
21 in a shoreline setback area, except that: ~~[for]~~

22 (a) a bulkhead, retaining wall, [pier, wharf, boat house] dock, non-
23 mechanized pedestrian access facility, or marina may be
24 constructed and maintained in accordance with applicable
25 regulations of this title; and

26 (b) an on-site sewage facility may be constructed and maintained in
27 accordance with the applicable regulations of Chapter 15-5
28 (Private Sewage Facilities) ~~[, or a driveway to the structures].~~

29 ~~[(3) Not more than 30 percent of the woody vegetation within a shoreline~~
30 ~~setback area may be removed.]~~

1 ~~[(4) Except for surveying or testing, vegetation within a shoreline setback~~
2 ~~area may not be removed before a building permit is issued. For surveying or~~
3 ~~testing, areas up to 15 feet wide may be cleared, and trees smaller than six~~
4 ~~inches in diameter may be removed.]~~

5 ~~(5) Development is prohibited on land with a gradient that exceeds 35~~
6 ~~percent. This prohibition does not apply to a fence, driveway, road or utility~~
7 ~~that cannot be reasonably placed elsewhere, or a pedestrian facility.~~

8 ~~(6) A sewage holding tank that is at least partially below ground level, or an~~
9 ~~effluent disposal site, must be at least 100 feet horizontally from the shoreline.~~
10 ~~A sewage facility drain field that uses soil as a filter medium may not be located~~
11 ~~on land with a gradient of more than 15 percent.]~~

12 (C) This subsection specifies lot width and impervious cover restrictions in a Lake
13 Austin (LA) district.

14 (1) If a lot fronts on a cul-de-sac and is ~~[Except for a]~~ included in a
15 subdivision plat recorded after ~~[before]~~ April 22, 1982 or is exempt from the
16 requirement to plat ~~[a tract that is not required to be platted], [this subsection~~
17 ~~applies in an LA district.~~

18 ~~(1) The shoreline setback is 75 feet.~~

19 ~~(2) A lot that fronts on a cul-de-sac] it must have:~~

20 (a) a chord width of not less than 33 feet at the front lot line;

21 (b) a width of not less than 60 feet at the front yard setback line; and

22 (c) a width of not less than 100 feet at all points 100 feet or more behind
23 the front lot line.

24 ~~(2)~~(3) For a lot included in a subdivision plat recorded after April 22, 1982,
25 impervious cover may not exceed:

26 (a) 20 percent, on a slope with a gradient of 25 percent or less;

27 (b) 10 percent, on a slope with a gradient of more than 25 percent and
28 not more than 35 percent; or

29 (c) if impervious cover is transferred under Subsection (D) ~~(E)~~, 30
30 percent.

(3) For a lot included in a subdivision plat recorded before April 22, 1982, or a tract that is not required to be platted, impervious cover may not exceed:

(a) 35 percent, on a slope with a gradient of 15 percent or less;

(b) 10 percent, on a slope with a gradient of more than 15 percent and not more than 35 percent;

(c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or

(d) 40 percent, if impervious cover is transferred under Subsection (D).

(D) ~~[This subsection applies to a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted, and that is located in an LA district.~~

~~(1) The shoreline setback is:~~

~~(a) 75 feet; or~~

~~(b) if the front line of the lot or tract is 200 feet or less from the shoreline, 25 feet.~~

~~(2) The lot or tract must comply with the front yard, street side yard, interior side yard, and rear yard setback requirements applicable in an SF 2 district.~~

~~(3) Impervious cover may not exceed:~~

~~(a) [35] 20 percent, on a slope with a gradient of [15] 25 percent or less;~~

~~(b) 10 percent, on a slope with a gradient of more than of [15] 25 percent and not more than [25] 35 percent;~~

~~(c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or~~

~~(d) if impervious cover is transferred under Subsection (E), 40 percent.~~

~~(E)] This subsection authorizes the transfer of impervious cover in a Lake Austin (LA) district [In an LA district, a person may transfer impervious cover in accordance with this subsection].~~

(1) Impervious cover may be transferred only:

(a) between tracts within an LA district; and

(b) from land with a gradient of 35 percent or less, to land with a gradient of 15 percent or less.

(2) Land from which impervious cover is transferred ~~[may not be developed. The land]~~ must ~~[either]~~ remain undisturbed, if the land exists in a natural condition, or be restored to a natural [state] condition as prescribed by the Environmental Criteria Manual.

(3) A transfer of impervious cover must be documented in a manner approved by the director and documented in the county deed records ~~[described in a restrictive covenant that runs with the land, is approved by the city attorney, and is recorded in the county deed records].~~

(E) This subsection specifies additional development standards based on slope gradient in a Lake Austin (LA) district.

(1) On a slope with a gradient of more than 15 percent:

(a) vegetation must be restored with native vegetation, as prescribed by the Environmental Criteria Manual, if it is disturbed or removed as a result of construction; and

(b) construction uphill or downhill from the slope must comply with the Environmental Criteria Manual.

(2) On a slope with a gradient of more than 35 percent, development is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs.

PART 2. Subsections (G) and (H) of City Code Section 25-2-893 (*Accessory Uses for a Principal Residential Use*) is amended to read:

(G) A ~~[residential] dock[, pier, wharf, float, island, or other similar structure]~~ is permitted as an accessory use in an SF-6 or more restrictive district if the requirements of this subsection are met.

(1) A dock [and] may be located off-site.

1 (2) A dock may not include habitable space or living quarters or other
2 elements not necessary to the function of a dock, such as space
3 conditioning, sinks, toilets, or wastewater or potable water lines or
4 connections.

5 (3) A dock may include only the following as appurtenances and means
6 of access:

7 (a) a storage closet that meets the requirements of Subsection (A);

8 (b) a roof;

9 (c) a second floor;

10 (d) marine lockers;

11 (e) railings;

12 (f) a non-potable water pump and hose bib;

13 (g) electrical connections;

14 (h) lighting;

15 (i) non-mechanized access, including a staircase, pedestrian
16 bridge, and gangway; and

17 (j) accessories or slips that may accommodate the mooring or
18 storage of boats in compliance with the requirements of Section
19 25-2-1176 (Site Development Regulations for Docks, Marinas,
20 and Other Lakefront Uses).

21 (4) Only one dock is permitted for a principal residential use, even if the
22 use is located on more than one lot..

23 (H) A use other than one described in this section is permitted as an accessory use if
24 the director [~~of the Neighborhood Planning and Zoning Department~~] determines that the
25 use is necessary, customary, appropriate, incidental, and subordinate to a principal use.
26

27 **PART 3.** Subsection (D) of City Code Section 25-2-963 (*Modification and Maintenance*
28 *of Noncomplying Structures*) is amended to read:

29 (D) The following requirements must be met in order to repair, reinforce, modify, or
30 maintain a non-complying dock, bulkhead, or shoreline access as defined in Section 25-2-
31 1172 (*Definitions*):

- 1 (1) the use [~~Repair, reinforcement comply with the following requirements:~~
- 2 (a) ~~the dock~~] must be [~~an~~] an accessory use in compliance with
- 3 Section 25-2-893(G) (*Accessory Uses for a Principal Residential*
- 4 *Use*) [~~single family residence~~];
- 5 (2) except as allowed under Section 25-8-652 (*Restrictions on Development*
- 6 *Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*):
- 7 (a) the location and footprint may not be altered; and
- 8 (b) the degree of noncompliance may not be increased [(b) ~~the~~
- 9 ~~alteration must be confined within the existing footprint~~];
- 10 (3) [(e)] a survey of existing conditions must be included with the site plan
- 11 or building permit application and must depict current elevations,
- 12 contours, trees, and any other information required by the building
- 13 official [~~the total footprint of the dock must be reduced by 50%~~];
- 14 [(d) ~~the number of boat slips on the dock is reduced by 50%; and~~
- 15 (e) ~~the alternation may not increase the degree to which the structure~~
- 16 ~~violates a requirement that caused the structure to be~~
- 17 ~~noncomplying.~~]
- 18 [(2) ~~Repairing~~ [~~Repair~~], ~~reinforcing, or maintaining a noncomplying dock,~~
- 19 ~~bulkhead, or shoreline access must comply with the following~~
- 20 ~~requirements:~~]
- 21 (4) demolition is subject to the limitation in Subsection (B)(4) of this section;
- 22 (5) [(a)] no structural components, including load bearing beams, walls,
- 23 piers, or roofs, may be altered or replaced [~~no more than 50 percent of~~
- 24 ~~existing piles, pilings, or sheet pile or no more than 50 percent of the~~
- 25 ~~length of the dock, bulkhead, or shoreline access may be removed or~~
- 26 ~~replaced~~]; and
- 27 (6) no increase is allowed to:
- 28 (a) the number of walls;
- 29 (b) the height, width or depth; or
- 30 (c) the number of slips or mooring capacity.

1 ~~[(d) the location, footprint, and degree of noncompliance of the~~
2 ~~structure is not altered;]~~

3 ~~[(3) Demolition is subject to the limitation in Subsection (B)(4) of this~~
4 ~~Section.]~~

5
6 **PART 4.** City Code Section 25-2-964 (*Restoration and Use of Damaged or Destroyed*
7 *Noncomplying Structures*) is amended to add a new Subsection (C) to read:

8 (C) This section does not apply to loss of land resulting from wave action behind a
9 bulkhead on Lake Austin.

10
11 **PART 5.** Subsection (B) of City Code Section 25-2-1171 (*Applicability*) is amended to
12 read:

13 (B) The directors ~~[building official, director]~~ of the Planning and Development
14 Review Department~~;~~ and the Watershed Protection Department ~~[director of the Parks~~
15 ~~and Recreation Department]~~ shall implement and enforce this article.

16
17 **PART 6.** City Code Section 25-2-1172 (*Definitions*) is amended to add new definitions
18 of “personal watercraft” and “cluster dock” to read as follows, to amend the definitions of
19 “dock” and “motorboat” to read as follows, to delete the definition of “residential
20 dock,” and to renumber the remaining definitions accordingly:

21 (2) CLUSTER DOCK means a dock not used for commercial purposes that is
22 associated with:

23 (a) dwelling units in a multifamily development with lake frontage that is
24 located in an SF-6 or more restrictive zoning district; or

25 (b) principal residential structures in a subdivision with perpetual use rights
26 to a common area that fronts a lake.

27 (3) DOCK includes a wharf, pier, float, floating dock, island, boat dock, boat slip,
28 boat lift, stationary platform, or other similar structure.

29 (4) MOTORBOAT means a watercraft propelled by an internal combustion engine
30 or electric motor.

31 (5) NORMAL POOL ELEVATION means:

32 (a) for Lake Austin, 492.8 feet above mean sea level;

33 (b) for Lady Bird Lake, 429 feet above mean sea level; and

(c) for Lake Walter E. Long, 554.5 feet above mean sea level.

~~[(5) RESIDENTIAL DOCK means a dock that provides a stationary landing for:~~

~~(a) fishing or swimming; or~~

~~(b) anchoring, mooring, or storing not more than one vessel.]~~

(6) PERSONAL WATERCRAFT includes jet skis and means a type of motorboat specifically designed to be operated by a person or persons sitting, standing or kneeling on the vessel rather than in the conventional manner of sitting or standing inside the vessel and that is less than 13 feet in length.

PART 7. City Code Section 25-2-1173 (*Permit Required for Construction*) is amended to repeal Subsection (D) and to amend Subsections (A) and (B) to read as follows:

§ 25-2-1173 PERMIT REQUIRED FOR CONSTRUCTION.

(A) A person may not modify a shoreline or construct or alter a dock, bulkhead, or shoreline access unless the person first obtains a site plan and building permit~~[-as applicable,]~~ and pays the applicable ~~[permit fee set]~~ fees established by ordinance. A site plan required under this section must be signed and sealed by a licensed professional engineer and must include all information required by the directors responsible for administering this chapter.

~~[(B) The building official or the director of the Parks and Recreation Department shall require the applicant to place an identification or registration tag on a dock. A person may not remove a tag placed under this subsection.]~~

~~(B)~~(C) A permit obtained under this section shall be prominently displayed at the construction site until the final inspection and approval by the building official.

~~[(D) The director of the Planning and Development Review Department may not approve an application for a permit for the construction of more than two residential docks or other similar structures on a single lot zoned MF-1 or more restrictive, unless:~~

~~(1) the lot was platted and recorded before August 26, 1976, and perpetual rights to use the water frontage of the lot were granted or conveyed to one or more owners of other lots in the subdivision before June 23, 1979; or~~

~~(2) the Parks and Recreation Board has approved a site plan that clusters the residential docks on one or more lots in the subdivision.]~~

~~(C)~~(E) If a permit is required under this section and is not obtained before construction begins, the required fee is increased by an amount established by ordinance.

Payment of the additional fee does not relieve a person from complying with the requirements of this title [Code].

PART 8. City Code Section 25-2-1174 (*Structural Requirements*) is amended to read as follows:

§ 25-2-1174 STRUCTURAL REQUIREMENTS.

(A) In addition to other applicable requirements of this title, a [A] dock must:

(1) comply with the requirements of Chapter 25-12 (*Technical Codes*), including Article 1 (*Building Code*) [~~(Uniform Building Code)~~], Article 7 (*Fire Code*), and the Building Criteria Manual; [and]

(2) be designed and constructed in a manner that does not pose a hazard to navigation safety;

(3) be braced to withstand pressure of wind and water when boats are tied to the dock[-]; and

(3) [~~(B) A floating dock must~~] if the dock is a floating dock, be supported by solid displacement flotation devices, with durable nonferrous protective coverings that are [- The flotation material must be] securely attached to the dock and [must be] capable of withstanding prolonged exposure to wave action and weather.

(C) [~~A retaining wall, bulkhead, or other erosion protection device must be constructed to minimize wave return and wave action by using design and materials prescribed by rule.~~] A bulkhead with a greater than 45 degree vertical slope for any portion greater than one foot in height is not permitted on or adjacent to the shoreline of a lake that is subject to this article, [listed in Section 25-2-1171 (*Applicability*)] unless the shoreline is located within an existing man-made channel.

[(D) ~~A retaining wall, bulkhead, or other erosion protection device may not capture or recapture land on a lake listed in Section 25-2-1171 (*Applicability*), unless capturing or recapturing the land is required to restore the land to the lesser of]:~~

[(1) ~~the shoreline as it existed 10 years from the date of application, with documentation as prescribed by rule, or~~

(2) ~~the lakeside boundary of the subdivided lot line.]~~

[(E) ~~On a determination by a city official or employee that a dock has become, or is in imminent danger of becoming, structurally unsound, the building official:~~

- ~~(1) shall take action to declare the dock a hazard;~~
- ~~(2) shall abate the hazard under Chapter 25 12, Article 9 (Property Maintenance Code), at the owner's expense; and~~
- ~~(3) may impose a lien on the affected property for the collection of the expense.]~~

PART 9. Subsections (B) and (C) of City Code Section 25-2-1175 (*Lighting and Electrical Requirements*) are amended to read:

(B) This subsection applies to a dock that extends more than eight feet from the shoreline. In this subsection, the distance that a dock extends from a shoreline is measured perpendicular to the shoreline, and the shoreline length of a dock is the length of a dock measured parallel to the shoreline.

- (1) A dock must be continuously lighted with amber lights between sunset and sunrise each day.
- (2) A dock must have at least one light station. Except as otherwise provided in this subsection, the light station must be located on the end of the dock and on the side that is farthest from and parallel to the shoreline. The light must be visible to a properly approaching watercraft.
- (3) A dock that extends 30 feet or more from the shoreline, or that has a shoreline length of 25 feet or more, must have at least one light station on each side of the dock that does not face the shoreline.
- (4) The requirements of this ~~[This]~~ paragraph apply ~~[applies]~~ if the director ~~[of the Parks and Recreation Department]~~ determines that a dock described in Subsection (B)(3) may be a navigational hazard between sunset and sunrise.
 - (a) A dock that extends less than 50 feet from the shoreline must have a light station half way between the shoreline and the end of the dock that is farthest from the shoreline.
 - (b) A dock that extends 50 feet or more from the shoreline must have light stations from the shoreline to the end of the dock at intervals of not more than 25 feet, except that a light station may not be located within 8 feet of the shoreline.

- 1 (c) A dock that has a shoreline length of at least 25 feet but less than
2 50 feet must have a light station located at each end of the dock on
3 the side farthest from the shoreline.
- 4 (d) A dock that has a shoreline length of 50 feet or more must have
5 light stations located at intervals of not more than 25 feet along its
6 length.
- 7 (e) Light stations are ~~[also]~~ required at each end of the dock on the
8 side farthest from the shoreline.

9 (C) A light station required by this section must have a two-bulb fixture, with two
10 working light bulbs that emit at least 112 lumens and not more than 400 lumens[watts].
11 Light bulbs or bulb covers must be amber, and white light may not radiate from the
12 fixture. Weatherproof lamp holders and junction boxes are required. Each light fixture
13 must be wired with a switch operated by a photoelectric cell so that the lights will operate
14 automatically during the hours that the dock is required to be lighted by this section.
15

16 **PART 10.** City Code Section 25-2-1176 (*Regulations*) is amended to read:

17
18 **§ 25-2-1176 SITE DEVELOPMENT REGULATIONS FOR DOCKS, MARINAS,**
19 **AND OTHER LAKEFRONT USES.**

20 (A) A [site plan] dock or similar structure must comply with the requirements of
21 this subsection [section]. ~~[A city official may not approve for final inspection of a~~
22 ~~structure that does not conform to the requirements of Title 25 of the City Code,~~
23 ~~including this section].~~

- 24 (1) A dock may extend up to 30 feet from the shoreline, except that the
25 director may require a dock to extend a lesser or greater distance from the
26 shoreline if deemed necessary to ensure navigation safety.
- 27 (2) The length of a dock from the shoreline may not exceed 20% of the lake
28 channel, as measured from the shoreline where the dock is located and
29 continuing to the opposite shoreline.
- 30 (3) A dock may not be constructed closer than 10 feet to the side property
31 line, regardless of the side-yard setback generally applicable within the
32 base zoning district.
- 33 (4) The width of a dock, measured parallel to the shoreline of the lot or tract
34 where the dock is proposed, may not exceed:

- 1 (a) 20 percent of the shoreline width, if the shoreline width exceeds 70
2 feet;
- 3 (b) 14 feet, if the shoreline width is no greater than 70 feet.
- 4 (5) The footprint of a dock, including the portion of a cut-in slip, attached
5 access structures, or roof overhang, may not exceed:
- 6 (a) 1,200 square feet for a dock that is accessory to a principal
7 residential use;
- 8 (b) for a cluster dock, 600 square feet multiplied by:
- 9 (i) the number of dwelling units in a multifamily development
10 in an SF-6 or more restrictive zoning district; or
- 11 (ii) the number of principal residential structures in a
12 subdivision, if:
- 13 • the dock will be located in a common area that fronts
14 Lake Austin or Lady Bird Lake; and
- 15 • lots within the subdivision have perpetual use rights to
16 the common area.
- 17 (6) A dock may not exceed 30 feet in height as measured from the highest
18 point of the structure above the normal pool elevation of the lake.
- 19 (7) No portion of a dock may be enclosed, except for an enclosed storage
20 closet that is:
- 21 (a) limited to no more than 30 square feet for each principal residential
22 use associated with the dock; and
- 23 (b) oriented to minimize cross sectional area perpendicular to flow.
- 24 (8) The dock must be designed and constructed to meet the following
25 requirements:
- 26 (a) except for storage closets permitted under Paragraph (6), no
27 more than one wall per floor may consist of solid structural
28 supports or building materials;
- 29 (b) solid structural components allowed under Paragraph 7(a) and
30 mesh materials used for enclosure, including lattice, wire panels,
31 and screening, must be at least 66 percent open; and

1 (c) no framing materials that are capable of being converted to support
2 walls or windows may be used.

3 (9) The number of motorboats anchored, moored, or stored on a dock may
4 not exceed:

5 (a) two, for a principal residential use utilizing an individual dock that
6 is not part of a cluster dock; or

7 (b) the number of single-family or multifamily residential units that:

8 (i) have a perpetual right to use of a cluster dock located in a
9 common area of the residential subdivision or multi-family
10 development; and

11 (ii) do not utilize a dock other than a cluster dock.

12 (10) For purposes of determining the total number of motorboats that may be
13 anchored, moored, or stored on a dock or over water, one personal
14 watercraft is equivalent to one-half of a motorboat.

15 ~~[(B) A dock or other structure must be constructed so that it is not a hazard to~~
16 ~~navigation or safety.~~

17 ~~(1) The director of the Parks and Recreation Department shall determine,~~
18 ~~after receiving the recommendation of the Parks and Recreation Board,~~
19 ~~the distance that a proposed dock may extend into a body of water~~
20 ~~without constituting a hazard.~~

21 ~~(2) A dock may not extend more than 30 feet from the shoreline unless the~~
22 ~~Parks and Recreation Board determines that the dock will not create a~~
23 ~~hazard and approves the construction of the dock.~~

24 ~~(C) A fence may not extend into the water beyond the shoreline unless the fence~~
25 ~~was part of a commercial livestock operation, other than raising domestic pets, existing~~
26 ~~on April 17, 1994. A fence permitted under this subsection:~~

27 ~~(1) must be constructed of smooth wire or mesh;~~

28 ~~(2) may not extend more than 40 feet beyond the shoreline;~~

29 ~~(3) must include a navigation buoy indicating "DANGER", in accordance~~
30 ~~with the Texas Water Safety Act, installed at the end of the fence,~~
31 ~~unless the fence does not extend further beyond the shoreline than an~~
32 ~~immediately adjacent dock; and~~

1 ~~(4) must be removed if the livestock operation ceases.~~

2 ~~(D) Approval of the Parks and Recreation Board is required for a structure, other~~
3 ~~than a retaining wall:~~

4 ~~(1) to be constructed or altered within 10 feet of a side property line; or~~

5 ~~(2) except as provided in Subsection (E), that has a width, measured~~
6 ~~parallel to the shoreline, greater than 20 percent of the shoreline width~~
7 ~~of the lot or parcel of land on which the structure is to be constructed.~~

8 ~~(E) Subsection (D)(2) does not apply if:~~

9 ~~(1) the lot was platted and recorded before August 26, 1976, and a perpetual right to~~
10 ~~use the water frontage of the lot was granted to the owner of another lot in the~~
11 ~~subdivision before June 23, 1979; or~~

12 ~~(2) the Parks and Recreation Board has approved a site plan that clusters the boat~~
13 ~~docks on one or more lots in the subdivision.~~

14 ~~(F) The number of residential docks may not exceed:~~

15 ~~(1) twice the number of lots in the subdivision that have lake frontage on Lake~~
16 ~~Austin or Lady Bird Lake; or~~

17 ~~(2) the number of lots in the subdivision, if:~~

18 ~~(a) the subdivision has a common area that fronts on Lake Austin or Lady Bird~~
19 ~~Lake; and~~

20 ~~(b) a perpetual right to use the water frontage of the common area has been~~
21 ~~conveyed to a lot owner in the subdivision.]~~

22 ~~(B)[(G) This subsection applies to a]~~ A marina area or common area must comply
23 with the requirements of this subsection.

24 (1) ~~[Except for a boat dock or a combined storage area on the water's edge,~~
25 ~~a] A parking lot or permanent structure, other than a dock or a combined~~
26 ~~storage area on the water's edge [including a parking lot], must be set~~
27 ~~back at least 100 feet from the shoreline.~~

28 (2) Sanitation facilities must be provided in accordance with the following
29 requirements ~~[for all marina and picnic areas].~~

30 (a) Permanent sanitation facilities are required for a marina or
31 common area with 10 or more boat slips.

(b) Temporary or permanent sanitation facilities are required for a marina or common area with fewer than 10 boat slips [Septic tanks and sewage holding tanks may not be located within 100 feet of an area below the normal pool elevation].

(3) A [The] facility operator [shall] must:

(a) remove garbage in a timely manner and provide for the on-site collection of garbage at a [the] marina or common area[-]; and

(b) [(a)-At] provide at least one garbage can with a capacity of at least 32 gallons [is required] for each four picnic units and for each four boat slips.

[(b)-The facility operator shall remove garbage in a timely manner.]

[(H)-A business or a living quarter may not be constructed on a pier or similar structure extending into or above Lake Austin, Lady Bird Lake, or Lake Walter E. Long, except under a license agreement approved by the council.]

[(1)-The Parks and Recreation Board shall make a recommendation to the council on each license agreement.]

[(2)-A structure built under a license agreement must comply with the lighting requirements of Section 25-2-1175(Lighting And Electrical Requirements).]

(C) A fence may not extend into the water beyond the shoreline unless the fence:

(1) was part of a commercial livestock operation, other than raising domestic pets, existing on April 17, 1994;

(2) is constructed of smooth wire or mesh;

(3) extends no more than 40 feet beyond the shoreline;

(4) includes a navigation buoy indicating "DANGER", in accordance with the Texas Water Safety Act, installed at the end of the fence, unless the fence does not extend further beyond the shoreline than an immediately adjacent dock; and

(5) must be removed if the livestock operation ceases.

(D)[(H)] Construction of a boat ramp is prohibited.

PART 11. City Code Section 25-2-1177 (*Dock Exempt from City Licensing*) is amended to read:

§ 25-2-1177 ~~[DOCKS EXEMPT FROM]~~ **CITY LICENSING REQUIREMENTS FOR DOCKS, MARINAS AND OTHER LAKEFRONT USES.**

(A) A license agreement from the City is not required for a dock located:

~~[(1) within the boundaries of a public drainage easement]~~ along Lake Austin, Lady Bird Lake, or Lake Walter E. Long, regardless of any easements or other ownership rights held by the City ~~[if it is constructed in accordance with this article and Chapter 25-12, Article 1 (*Uniform Building Code*)].~~

(B) No living quarters or business, including a marina, may be constructed into or above a lake that is subject to this article, unless the city council approves a license agreement for the use after receiving a recommendation from the Planning Commission.

(C) ~~[(B)]~~ This section does not waive or modify:

(1) any applicable requirements of this title, including the use and site development regulations of this subchapter; or

(2) the City's property interests in the easements and lakebeds identified in Subsection (A), including the right to:

(a) require the immediate removal of a dock or other encroachment that poses a navigation hazard, as authorized by this article; or

(b) require a license agreement for docks or other encroachments into lands over which the City holds an easement or fee simple ownership ~~[limit the review of a site plan for construction of a dock].~~

PART 12. City Code Chapter 25-2, Subpart C, Article 13 (*Docks, Bulkheads, and Shoreline Access*) is amended to repeal Section 25-2-1178 (*Fire Protection*) and to amend Section 25-2-1179 (*Environmental Protection*) to read:

§ 25-2-1179 ENVIRONMENTAL PROTECTION.

(A) In addition to other applicable requirements of this title, a dock, bulkhead, or shoreline access must be designed, constructed, and maintained in accordance with the applicable requirements of this subsection.

1 (B) A retaining wall, bulkhead, or other erosion protection device must be designed
2 and constructed to minimize wave return and wave action in accordance with the
3 Environmental Criteria Manual.

4 (C) A marine fuel facility or service station must comply with the requirements of
5 Chapter 6-2 (*Hazardous Materials*) and shall be designed, maintained, and operated in a
6 manner that prevents the spilling or leaking of fuel or petroleum products into the water.

7 (D)[(B)] The maintenance and repair of watercraft shall be performed in a manner that
8 prevents discharge of fuel, oil, or other pollutants into the water.

9 (E)[(C)] Containers of hazardous materials, fuel, oil, herbicides, insecticides,
10 fertilizers or other pollutants may not be stored on docks extending into or above Lake
11 Austin, Lady Bird Lake, or Lake Walter E. Long.

12 (F)[(D)] Construction of shoreline access structures must minimize disturbance to
13 woody and herbaceous vegetation, preserve the tree canopy, and replace herbaceous
14 ground cover to the extent practicable.

15 (G) A marina or marine fuel service facility or service station must provide
16 adequate fire protection approved by the Fire Chief of the Austin Fire Department in
17 accordance with the Fire Code and National Fire Protection Association standards for
18 marinas and boatyards.

19
20 **PART 13.** City Code Chapter 25-2, Subchapter C, Article 13 (*Docks Bulkheads, and*
21 *Shoreline Access*) is amended to add a new Section 25-2-1180 to read:

22 **§ 25-2-1180 ENFORCEMENT AND REGISTRATION.**

23 (A) On a determination by a city official or employee that a dock has become or is
24 in imminent danger of becoming structurally unsound, the building official:

- 25 (1) shall take action to declare the dock a hazard;
- 26 (2) shall abate the hazard under Chapter 25-12, Article 9 (*Property*
27 *Maintenance Code*), at the owner's expense; and
- 28 (3) may impose a lien on the affect property to recover the cost of abatement.

29 (B) An applicant must place a registration tag on a boat dock in a manner
30 prescribed by the ~~building official~~ director of the Code Compliance Department. A
31 person may not remove a tag required to be placed on a dock under this subsection.

32 (C) In addition to the actions authorized under this section, the building official may
33 take any other authorized action to enforce the requirements of this article.

PART 14. City Code Section 25-5-2 (*Site Plan Exemptions*) is amended to amend Subsections (A) and (L) and to add a new Subsection (M) read as follows:

(A) The director shall determine whether a project is exempt under this section from the site plan requirement of Section 25-5-1(*Site Plan Required*). The director may require an ~~[that the]~~ applicant to submit information necessary to make a determination under this or ~~[subsection. The director may require an applicant to]~~ revise a previously approved site plan under Section 25-5-61(*Revisions To Released Site Plans*).

(L) The exemptions provided by this section do not apply to the construction of a dock, bulkhead, or shoreline access as described in Chapter 25-2, Subchapter C, Article 13 (*Docks Bulkheads, and Shoreline Access*)[.], but

~~[(M)-A]~~ a site plan is not required for the [to] repair[, reinforce], maintenance, or modification of existing structures or improvements if [or maintain a dock, bulkhead, or shoreline access, or to modify a dock under] the applicable requirements of this subsection are met. [following conditions:]

(1) A site plan is not required for simple re-decking of a dock.

(2) A site plan is not required to modify a dock, or to maintain or repair a dock or shoreline access, if [the existing dock, bulkhead, or shoreline access]:

(a) the dock or shoreline access was legally constructed[; provided that simple re-decking will be allowed for all docks]; and

(b)~~(2)~~ the work proposed does not:

(i) require a [no] variance or other approval from a [from City Code is required; (3) no] city board or commission [approval is required];

(ii) [(4) there will be no] increase [in] the existing footprint of the dock[, bulkhead,] or shoreline access; [and]

(iii) add, change, or replace structural components, including load bearing beams or walls, piers, pilings, or structural components; or

(iv) add new walls.

~~[(5) the work is authorized under Section 25-2-963 (*Modification and Maintenance of Noncomplying Structures*) or Section 25-2-964 (*Restoration and Use of Damaged or Destroyed Noncomplying Structures*)].~~

1 (3) A site plan is not required to repair a bulkhead if:

2 (a) the bulkhead was legally constructed;

3 (b) the repair does not exceed 25% of the bulkhead or portion of a
4 bulkhead existing on a lot or tract; and

5 (c) no repair to the bulkhead was done without a site plan in the
6 previous three years.

7 (M) An exemption under this section does not waive applicable requirements for
8 obtaining a building permit and may not include modifications to a non-complying
9 structure, including repair or maintenance, except as provided under Chapter 25-2,
10 Subchapter C, Article 8 (Noncomplying Structures).

11
12 **PART 15.** Subsection (B) of City Code Section 25-5-3 (*Small Projects*) is amended to
13 read:

14 (B) The following are small projects:

15 (8) construction of a boat dock as an accessory use to a single-family
16 residential use, duplex residential use, two-family residential use, or
17 secondary apartment residential use if shoreline modification or dredging
18 of not more than 25 cubic yards is not required; or

19
20 **PART 16.** Subsection (A) of City Code Section 25-7-93 (*General Exceptions*) to read:

21 **§ 25-7-93 GENERAL EXCEPTIONS.**

22 (A) A site plan with a proposed building or parking area that encroaches on the
23 100-year floodplain may be approved if the encroachment is:

24 (1) a parking area that is smaller than 5,000 square feet or an unoccupied
25 structure that has an area of less than 1,000 square feet, and the director
26 determines that the proposed development:

27 (a) will not have an adverse effect on the 100-year floodplain or
28 surrounding properties; and

29 (b) otherwise complies with the requirements of this title;

30 (2) a single-family or duplex residential structure in a subdivision:

31 (a) recorded before September 25, 1983; and

32 (b) in which only one residential structure is built on a single lot;

(3) a building authorized by a waterway development permit issued under Chapter 9-10 before September 25, 1983;

(4) a building in the 100-year floodplain of:

(a) Town Lake; or

(b) the Colorado River downstream from Longhorn Dam[; or].

~~[(5) a boat dock in the 100-year floodplain of Town Lake, Lake Walter E. Long, or Lake Austin, and construction of the dock is otherwise permitted under this title.]~~

PART 17. Subsection (B) of City Code Section 25-7-96 (*Exceptions in the 25-Year Floodplain*) is amended to read:

§ 25-7-96 REQUIREMENTS IN THE 25-YEAR FLOODPLAIN.

(B) A development application with a proposed building or parking area that encroaches on the 25-year floodplain may be approved if:

(1) the building or parking area is located on parkland, a golf course, or other public or recreational land;

(2) the building, if any, is either:

(i) a restroom or bath facility, concession stand, tool shed, or pump house, with an area of less than 1,000 square feet; or

(ii) a dock that is located in the 25-year floodplain of Lady Bird Lake, Lake Walter E. Long, or Lake Austin and constructed, or proposed to be constructed, in compliance with the regulations of this title;

(3) the parking area, if any, is smaller than 5,000 square feet; and

(4) the director determines that the proposed development:

(a) will not result in additional adverse flooding impact on other properties; and

(b) otherwise complies with the requirements of this title.

PART 18. Subsection (B) of City Code Section 25-8-41 (*Land Use Commission Variances*) is amended to read:

(B) The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Quality Transition Zone*), Section 25-8-452 (*Water Quality Transition Zone*), Section 25-8-482 (*Water Quality Transition Zone*), Section 25-8-652 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that:

- (1) the criteria for granting a variance in Subsection (A) are met;
- (2) the requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
- (3) the variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

PART 19. Subsection (C) of City Code Section 25-8-261 (*Critical Water Quality Zone Development*) is amended to read:

(C) The requirements of this subsection apply along [Along] Lake Travis, Lake Austin, or Lady Bird Lake[.].

- (1) A [a-boat] dock, [pier, wharf,] bulkhead or marina, and necessary access and appurtenances, are [is] permitted in a critical water quality zone subject to compliance with Chapter 25-2, Subchapter C, Article 12 (*Docks, Bulkheads, and Shoreline Access*). [; and]
- (2) Within 25 feet of the shoreline, at least 50% of the vegetation must be:
 - (a) preserved in a natural condition; or
 - (b) restored to, a natural condition, as prescribed by the Environmental Criteria Manual, if the vegetation is disturbed or removed for construction or other development activity.
- (3) Not more than 30 percent of the woody vegetation within the shoreline setback area as defined by Section 25-2-551 (*Lake Austin (LA) District Regulations*) may be removed.
- (4) Before a building permit may be issued or a site plan released, approval by the Watershed Protection Department is required for [of] chemicals used to treat building materials that will be submerged in water—is required before a permit may be issued or a site plan released.

PART 20. City Code Section 25-8-652 (*Fills at Lake Austin, Lady Bird Lake, and Lake Walter E. Long*) is amended to read:

1 **§ 25-8-652 RESTRICTIONS ON DEVELOPMENT IMPACTING ~~[FILLS AT]~~**
2 **LAKE AUSTIN, LADY BIRD LAKE, AND LAKE WALTER E. LONG.**

3 (A) The requirements of this section apply to development on or adjacent to
4 ~~[Approval by the Parks and Recreation Board is required to place fill in]~~ Lake Austin,
5 Lady Bird Lake, or Lake Walter E. Long.

6 (B) Except as otherwise provided by this section, placing fill or dredging in a
7 lake is prohibited.

8 ~~[(B) A person must file a written application with the Parks and Recreation Board~~
9 ~~for an approval under this section.~~

10 ~~(C) This subsection applies to a development application that includes a proposal~~
11 ~~to modify the shoreline of Lake Austin, Lady Bird Lake, or Lake Walter E. Long; or~~
12 ~~dredge in or along that lake.~~

13 ~~(1) Before the director may approve the development application, the~~
14 ~~director must submit the development application to the Parks and Recreation~~
15 ~~Board.~~

16 ~~(2) The board shall review and comment on:~~

17 ~~(a) the navigational safety of the proposed development; and~~

18 ~~(b) the effect of the development on the recreational and natural~~
19 ~~character of the lake.~~

20 ~~(3) The board may develop specific criteria for determining:~~

21 ~~(a) the navigational safety of a proposed development; or~~

22 ~~(b) the effect of a proposed development on the recreational and~~
23 ~~natural character of Lake Austin, Lady Bird Lake, or Lake Walter E. Long.]~~

24 (C) A retaining wall, bulkhead, or other erosion protection device may not capture
25 or recapture land from a lake unless doing so is required to restore the shoreline to
26 whichever of the following boundaries would encroach the least into the lake:

27 (1) the shoreline as it existed 10 years prior to the date of application, with
28 documentation as prescribed by the Environmental Criteria Manual; or

29 (2) the lakeside boundary of the subdivided lot line.

30 (D) A bulkhead may be replaced in front of an existing bulkhead once, if:

- COA Law Dept.
Responsible Attny: BDL

