

ORDINANCE NO. 20060302-063

**AN ORDINANCE AMENDING SECTION 25-2-647 OF THE CITY CODE
RELATING TO MIXED USE COMBINING DISTRICT REGULATIONS AND
VERTICAL MIXED USE BUILDINGS.**

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

PART 1. Section 25-2-647 (*Mixed Use (MU) Combining District Regulations*) of the City Code is amended to add Subsection (H) to read:

(H) This subsection applies to a vertical mixed use building, except a building located in the university neighborhood overlay (UNO) district.

(1) In this subsection:

- (a) NET FRONTAGE LENGTH is determined by subtracting required drive aisles and stairs that occur at the building perimeter from the gross length of building frontage.
- (b) VERTICAL MIXED USE BUILDING means a building that meets the following requirements:
 - (i) A use on the ground floor must be different from a use on an upper floor.
 - (ii) Along not less than 75 percent of the net frontage length, the building must be designed for at least two commercial uses in ground floor spaces that each have:
 - 1. a customer entrance that opens directly onto the sidewalk;
 - 2. a depth of not less than 24 feet;
 - 3. a height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling; and
 - 4. a front facade with not less than 50 percent of the wall area between two and 10 feet above grade constructed of glass with a visible transmittance rating of 0.6 or higher.

- (iii) Motor vehicle parking is not permitted between the front building facade and the front lot line.
- (2) A vertical mixed use building is not subject to:
 - (a) except as provided in Paragraph (4), the minimum site area requirements of Subsection (G); or
 - (b) the following requirements of Section 25-2-492(C) (*Site Development Regulations*):
 - (i) minimum front yard setback;
 - (ii) minimum street side yard setback;
 - (iii) minimum interior yard setback; or
 - (iv) except as provided in Paragraph (4):
 - 1. maximum floor area ratio; or
 - 2. maximum building coverage.
- (3) The minimum off-street parking requirement for a vertical mixed use building is 60 percent of that prescribed by Chapter 25-6, Appendix A (*Tables Of Off-Street Parking And Loading Requirements*).
- (4) This paragraph applies to a vertical mixed use building located on property zoned as a neighborhood plan (NP) combining district before March 13, 2006.
 - (a) The council may, by ordinance, require the vertical mixed use building to comply with:
 - (i) the minimum site area requirements of Subsection (G); or
 - (ii) the maximum floor area ratio or maximum building coverage requirement prescribed by Section 25-2-492(C) (*Site Development Regulations*).
 - (b) The neighborhood planning or contact team for the NP combining district may, not later than June 11, 2006, submit an application to the city manager requesting that the council require one or more vertical mixed use buildings in the district to comply with the minimum site area requirements, maximum floor area ratio requirement, or maximum building coverage requirement.

- (c) The planning commission shall review a request and make a recommendation to council not later than July 26, 2006.
- (d) The council shall consider the planning commission's recommendation and act on a request not later than July 26, 2006.
- (5) This subsection expires on the effective date of an ordinance adopting commercial design standards that include requirements for vertical mixed use buildings.


PART 2. The director of the neighborhood planning and zoning department shall provide a copy of this ordinance to each neighborhood planning or contact team for a neighborhood plan combining district zoned before March 13, 2006.

PART 3. This ordinance takes effect on March 13, 2006.

PASSED AND APPROVED

_____, March 2, 2006

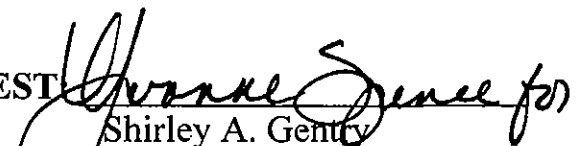
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Will Wynn
Mayor

APPROVED: 

David Allan Smith
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ATTEST: 

Shirley A. Gentry
City Clerk