

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2 TO CREATE NEW DENSITY BONUS ZONING DISTRICTS AND ESTABLISH REGULATIONS AND REQUIREMENTS THAT APPLY TO THE NEW DENSITY BONUS COMBINING DISTRICTS AND TO DECREASE THE ELIGIBILITY AREA AND REMOVE CERTAIN PROPERTIES FROM PARTICIPATING IN THE DOWNTOWN DENSITY BONUS PROGRAM.

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

PART 1. Include as Figure 1 (Figure 1) in Subsection (B)(1) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) the *Downtown Districts Map* attached as **Exhibit “A”** and incorporated herein.

PART 2. Replace the maps identified as Figure 2 (Figure 2) in Subsection (B)(3) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) and with the *Downtown Density Bonus Program – Eligibility, Floor Area Ration (FAR) and Height Map* attached as **Exhibit “B”**, which is incorporated herein.

PART 3. Subsection (B)(2) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) is deleted in its entirety and the remaining subdivisions are renumbered accordingly.

~~[Properties in the Rainey Street Subdistrict may participate in the Downtown Density Bonus Program only for floor to area ratio that exceeds 8:1 or height above 350 feet. To achieve floor to area ratio up to 8:1 or height between 41 feet and 350 feet, properties in the Rainey Street Subdistrict must comply with Subsection (C)(4) of Section 25-2-739 (*Rainey Street Subdistrict Regulations*) of the City Code]~~

PART 4. Subsection (E)(2) of City Code Section 25-2-586 (*Downtown Density Bonus Program*) is deleted in its entirety and the remaining subdivisions are renumbered accordingly.

~~[(2) *Rainey Street Subdistrict Historic Preservation Community Benefit.*~~

~~(a) A project may achieve bonus area for each historically significant building that is:~~

~~(i) rehabilitated; and~~

41 ~~(ii) — preserved on site, relocated to a site within the Rainey Street~~
42 ~~Subdistrict, or relocated to a location within the city limits as~~
43 ~~determined appropriate by the Historic Landmark~~
44 ~~Commission.~~

45
46 ~~(b) — The amount of bonus area that may be achieved for on-site~~
47 ~~improvements for Rainey Street Subdistrict historic preservation is~~
48 ~~established by ordinance.~~

49
50 ~~(c) — Buildings eligible for this community benefit include those~~
51 ~~buildings within the Rainey Street National Historic Register~~
52 ~~District that the City's historic preservation officer has determined~~
53 ~~contribute to the historic character of the Rainey Street National~~
54 ~~Historic Register District.~~

55
56 ~~(d) — Requirements:~~

57
58 ~~(i) — Development using this community benefit option shall~~
59 ~~maintain the architectural integrity of the building as~~
60 ~~determined by the Historic Landmark Commission (HLC)~~
61 ~~whether or not the building is zoned H-Historic or HD-Local~~
62 ~~Historic District.~~

63
64 ~~(ii) — The HLC must review and approve modifications to a~~
65 ~~building before the City may grant a density bonus.~~

66
67 ~~(iii) — Development may use this option only in cases where a~~
68 ~~substantial percentage of the external walls and internal~~
69 ~~structure remain intact at project completion.~~

70
71 ~~(iv) — An applicant must provide a description of the rehabilitation~~
72 ~~that describes the existing conditions of the building and the~~
73 ~~proposed work. The applicant must submit photographs~~
74 ~~showing the major character-defining features of the building~~
75 ~~prior to the start of work.~~

76
77 ~~(v) — Before the director may issue any type of certificate of~~
78 ~~occupancy, an applicant must submit documentation~~
79 ~~verifying that the work has been completed as proposed. The~~
80 ~~documentation must be submitted in a format similar to the~~
81 ~~Description of Rehabilitation portion of the United States~~

~~Department of the Interior National Park Service Historic
Preservation Certification Application.~~

- ~~(vi) — An applicant who cannot complete restoration as proposed must pay into the Historic Preservation Fund the applicable development bonus fee for the bonus area initially granted for this community benefit. The applicant's payment will be based on the development bonus fee in effect at the time the applicant pays the fee.]~~

PART 5. Subsection (C)(5) of City Code Section 25-2-739 (*Rainey Street Subdistrict Regulations*) is deleted in its entirety.

~~[(5) Development in the Rainey Street Subdistrict may participate in the Downtown Density Bonus Program as provided below:~~

- ~~(a) — In order to achieve bonus area exceeding the floor-to-area ratio of 8:1 or height above 40 feet in the Rainey Street Subdistrict, development must comply with the requirements of Section 25-2-586 (*Downtown Density Bonus Program*) of the City Code. The requirements of the Downtown Density Bonus Program apply only to that portion of development that exceeds a floor-to-area ratio of 8:1 or height above 40 feet.~~
- ~~(b) — The maximum height and maximum floor-to-area ratio that development in the Rainey Street Subdistrict may achieve by participating in the Downtown Density Bonus Program are shown on Figure 2 of Section 25-2-586 (*Downtown Density Bonus Program*) of the City Code.~~
- ~~(c) — Austin Housing will conduct compliance and monitoring of the affordability requirements of the Downtown Density Bonus Program. The director of Austin Housing shall establish compliance and monitoring rules and criteria for implementing the affordability requirements of the Downtown Density Bonus Program.]~~

PART 6. Subsection (F) of City Code Section 25-2-32 (*Zoning Districts and Map Codes*) is amended to add two new combining districts that read as follows:

(F) Combining districts and map codes are as follows:

- (30) downtown density bonus 400DDB400

123 (31) downtown density bonus 850DDB850
124

125 **PART 7.** City Code Section 25-2-181 (*Density Bonus Combining Districts*) is amended to
126 add new subsection (F) to read:

127
128 **§ 25-2-181 DENSITY BONUS COMBINING DISTRICTS.**

129 (F) Downtown Density Bonus (DDB) Combining Districts.

131 (1) DDB400 Combining District promotes high-density and pedestrian-
132 friendly redevelopment in the downtown area and modifies site
133 development regulations and grants 400 feet of additional building height
134 in exchange for income-restricted housing and other community benefits.

135 (2) DDB850 Combining District promotes higher-density and increased
136 pedestrian-friendly redevelopment in the downtown area and modifies site
137 development regulations and grants 850 feet of additional building height
138 in exchange for income-restricted housing and other community benefits.

139 **PART 8.** City Code Chapter 25-2, Subchapter C, Article 3, Division 5 (*Combining and*
140 *Overlay Districts*) is amended to add a new Section 25-2-657 to read:

141
142 **§ 25-2-657 DOWNTOWN DENSITY BONUS 400 (DDB400) COMBINING DISTRICT**
143 **AND DOWNTOWN DENSITY BONUS (DDB850) COMBINING DISTRICT**
144 **REGULATIONS.**

145 (A) This section applies to a property with DDB400 zoning or DDB850 zoning.
146

147 (B) Except as provided in (C) below, this section governs over a conflicting provision
148 of this title or other ordinance.
149

150 (C) If this section conflicts with the Pecan Street Overlay (PS) district, the more
151 restrictive provision controls.
152

153 (D) Pre-Requisites.
154

155 (1) To use the regulations described throughout this section, the site's zoning
156 must include DDB400 zoning or DDB850 zoning.
157

158 (2) Unless otherwise identified, a development must comply with:
159

160 (a) Affordability Requirements defined in this Section;
161

- 162 (b) Gatekeeper Requirements defined in this Section; and
163
164 (c) Urban Design Standards defined in this Section.
165
166 (3) To preserve reserved dwelling units and existing non-residential spaces, an
167 applicant must comply with Article 2 (*Density Bonus and Incentive*
168 *Programs*), Division 1 (*General Provisions*) of Chapter 4-18 and, when
169 applicable, Section 4-18-32(A)(2)—(5) (*Existing Multi-Family Structure*)
170 before applying for a building permit or site plan that relies on the
171 regulations described in this section.
172
173 (4) In addition to pre-requisites and general regulations, a development must
174 comply with any regulation specifically applicable to DDB400 zoning or
175 DDB850 zoning.
176
177 (E) Combining Districts.
178
179 (1) DDB400 zoning and DDB850 zoning may only be combined with a site
180 located within the boundary designated by Appendix H (*DDB400 and*
181 *DDB850 Boundaries*).
182
183 (2) DDB400 zoning and DDB850 zoning cannot be combined with:
184
185 (a) a townhouse and condominium residence (SF-6) district or a
186 more restrictive residential zoning district;
187
188 (b) a vertical mixed use (VMU) overlay district, which is designated by
189 as vertical mixed-use building (V); or
190
191 (c) other density bonus (DB) combining districts, except that DDB400
192 zoning and DDB850 zoning may be combined with the density bonus
193 ETOD (DBETOD) combining district.
194
195 (3) A site's zoning cannot include both DDB400 zoning and DDB850 zoning.
196

197 (F) Definitions.

198
199 In this section,
200
201
202

- 203 (1) AFFORDABILITY MINIMUM means the minimum percentage of owned
204 or leased affordable units a development must provide or the minimum
205 amount of fee-in-lieu that must be provided.
- 206
- 207 (2) AFFORDABLE OWNERSHIP UNIT means a dwelling unit that is for sale
208 and is reserved for an income-eligible household.
- 209
- 210 (3) AFFORDABLE RENTAL UNIT means a dwelling unit that is for lease and
211 is reserved for an income-eligible household.
- 212
- 213 (4) AFFORDABLE UNIT means an affordable ownership unit or an affordable
214 rental unit.
- 215
- 216 (5) BONUS AREA means the gross floor area contained within the portion of a
217 building or structure that exceeds the maximum buildable area, including
218 maximum building height, allowed in the base zoning district, which is
219 achievable with DDB400 zoning or DDB850 zoning.
- 220
- 221 (6) COMMUNITY BENEFIT OPTION means a community benefit described
222 in this section that is provided onsite to reduce the affordability minimum
223 required to obtain bonus area.
- 224
- 225 (7) DIRECTOR means director of Austin Planning.
- 226
- 227 (8) FEE IN-LIEU means the dollar amount an applicant pays to the City's
228 Affordable Housing Trust Fund per gross square foot of bonus area.
- 229
- 230 (9) GATEKEEPER REQUIREMENTS means minimum development
231 requirements not described as Affordability Requirements or Urban Design
232 Standards required to obtain bonus area.
- 233
- 234 (10) GREAT STREETS STREETSCAPE STANDARDS means design standards
235 for streets within the boundaries of the Great Streets Master Plan.
- 236
- 237 (11) MFI means the Austin-Round Rock Metropolitan Statistical Area Median
238 Family Income as determined by the director of Austin Housing.
- 239
- 240 (12) URBAN DESIGN STANDARDS means standards for buildings, site design
241 features, public streetscapes, plazas, and other design elements provided in
242 this section to comply with DDB400 zoning or DDB850 zoning. Urban
243 design standards include standards which are mandatory and optional.

244 (G) DDB400 zoning.

- 245
- 246 (1) A building located on a site with DDB400 zoning may exceed the maximum
- 247 building height in the base zoning district by a maximum of 400 feet except
- 248 that no building may exceed 750 feet in height.
- 249
- 250 (2) A site with DDB400 zoning seeking bonus area must provide mandatory
- 251 urban design standards and seven optional urban design standards described
- 252 in Subsection (R) below.

253

254 (H) DDB850 zoning.

- 255
- 256 (1) A building located on a site with DDB850 zoning may exceed the maximum
- 257 building height in the base zoning district by a maximum of 850 feet except
- 258 that no building may exceed 1200 feet in height.
- 259
- 260 (2) A site with DDB850 zoning seeking bonus area must provide mandatory
- 261 urban design standards and provide 10 optional urban design standards
- 262 described in Subsection (R) below.

263

264 (I) Affordability Requirements.

- 265
- 266 (1) To achieve bonus area or use a development standard for DDB400 zoning or
- 267 DDB850 zoning that is not height-related, a development must provide the
- 268 affordability minimum.
- 269
- 270 (2) The affordability minimum is established as follows:
- 271
- 272 (a) Pay fee-in-lieu equivalent to 100 percent of the bonus area. The
- 273 amount of fee in-lieu owed is set by separate ordinance and is
- 274 determined using the fee schedule in effect at the time of site plan
- 275 submittal; or
- 276
- 277 (b) Provide affordable units equal to five percent of onsite residential
- 278 units as:
- 279
- 280 (i) affordable rental units at 50 percent MFI; or
- 281
- 282 (ii) affordable ownership units at 80 percent MFI;
- 283
- 284

285 (3) To utilize the onsite affordability option, a building seeking bonus area must
286 be designed for:

287
288 (a) multifamily residential use only, or

289
290 (b) a minimum of 65 percent of gross square footage shall include
291 multifamily use if the building contains a mix of uses.

292
293 (4) If a community benefit option is provided onsite, the affordable minimum
294 may be reduced by a total of two percent of the onsite units or reduced by a
295 total of 20 percent of the fee-in-lieu.

296
297 (J) Gatekeeper Requirements. A development must demonstrate compliance with the
298 following requirements at the time of site plan,

299
300 (1) To receive bonus area, the development must demonstrate the minimum
301 number of Urban Design Standards elements required for DDB400 zoning
302 or DDB850 zoning.

303
304 (2) Great Street Standards.

305
306 (a) Except as provided in Subdivision (2)(b), to receive bonus area, the
307 development must demonstrate compliance with streetscape
308 improvements along all public street frontages, consistent with the
309 Great Streets Standards.

310
311 (b) To receive bonus area, for a property located on a Texas Department
312 of Transportation frontage, an applicant satisfies paragraph (2)
313 requiring Great Streets streetscape improvements along all public
314 street frontages if the applicant pays a fee in-lieu set by separate
315 ordinance and a one-time maintenance obligation fee set by separate
316 ordinance. The director of the Transportation and Public Works
317 Department may spend a fee paid under this subsection for Great
318 Streets capital improvement projects within the area identified in
319 Appendix H (*DDB400 and DDB850 Boundaries*).

320
321 (3) To receive bonus area, each building located on a site with DDB400 zoning
322 or DDB850 zoning shall demonstrate compliance with the Austin Energy
323 Green Building program's latest applicable Bird Collision Deterrence
324 criteria and shall achieve a two-star or greater rating using the applicable

325 rating version in effect at the time a rating registration application is
326 submitted for the building.

327
328 (K) Community Benefits Options.

329
330 (1) Onsite Grocery Store:

331
332 (a) In this subsection, FOOD SERVICE means a use described in Chapter
333 25-2 (Zoning) that allows a grocery store occupancy.

334
335 (b) A development must be designed and contain a minimum food sales
336 use of 2,500 square feet.

337
338 (2) Onsite Cultural Services or Performance Venue:

339
340 (a) In this subsection, CREATIVE SPACE means a use described in
341 Chapter 25-2 (Zoning) that allows cultural services or performance
342 venue occupancy.

343
344 (b) A development must be designed and contain a minimum creative
345 space use of 2,500 square feet.

346
347 (3) Austin Energy Green Building: All residential and commercial development
348 shall achieve a minimum three-star rating or greater rating under the Austin
349 Energy Green Building program using the applicable rating version in effect
350 at the time a rating registration applicable is submitted for the building.

351
352 (4) Transit Supportive Infrastructure.

353
354 (a) In this section, TRANSIT SUPPORTIVE INFRASTRUCTURE
355 includes appurtenances, facilities, and amenities related to a transit
356 system project as defined in Ordinance No. 20221115-048.

357
358 (b) An applicant must submit a written request to the Project Connect
359 Mobility Officer to provide transit supportive infrastructure.

360
361 (c) If the applicant proposes transit supportive infrastructure that serves a
362 community benefit, the Project Connect mobility officer is required to
363 approve a request.

(d) Before approving a request to provide transit supportive infrastructure, the director of Project Connect mobility officer will adopt rules under Chapter 1-2 (*Administrative Rules*) that establish when transit supportive infrastructure serves a community benefit.

(L) Permitted and Conditional Uses.

(1) The following uses are permitted on a property utilizing DDB400 or DDB850:

(a) residential uses;

(c) a local use as defined in this Subsection; and

(d) unless specifically prohibited or made conditional in this Subsection, uses permitted by the zoning that applies to the property.

(2) The following uses are prohibited on a property utilizing DDB400 or DDB850:

COMMERCIAL USES:	Recreational Equipment Sales
Agricultural Sale and Services	Research Assembly Services
Automotive Sales	Research Testing Services
Automotive Rentals	Research Warehousing Services
Automotive Repair Services	Scrap and Salvage
Building Maintenance Services	Service Station
Campground	Stables
Carriage Stable	Vehicle Storage
Convenience Storage	INDUSTRIAL USES:
Drop-off Recycling Collection Facility	Basic Industry
Electronic Prototype Assembly	General Warehousing and Distribution
Electronic Testing	Recycling Center
Equipment Repair Services	Resource Extraction
Equipment Sales	AGRICULTURAL USES:
Exterminating Services	Animal Production
Funeral Services	Crop Production
Marina	Indoor Crop Production
Recreational Equipment Maintenance & Storage	

(3) A conditional use under the base zoning district that applies to the property remains a conditional use on a property utilizing DDB400 or DDB850.

(4) The following uses are additional conditional uses of a property utilizing DDB400 or DDB850:

COMMERCIAL USES:	Off-Site Accessory Parking
Alternative Financial Services	Pawn Shop Services
Automotive Washing	Pedicab Storage and Dispatch
Bail Bond Services	Special Use Historic
Commercial Blood Plasma Center	INDUSTRIAL USES:
Commercial Off-Street Parking	Custom Manufacturing
Communications Services	Light Manufacturing
Construction Sales and Services	Limited Warehousing and Distribution
Electric Vehicle Charging	
Kennels	AGRICULTURAL USES:
Monument Retail Sales	Horticulture

(5) The following uses are local uses on a property utilizing DDB400 and DDB850:

Administrative and Business Offices	Retail Sales (convenience or general)
Art Gallery	Indoor Sports and Recreation
Art Workshop	Medical Offices (not exceeding 5,000 square feet gross floor area)
Business and Trade School	Performance Venue
Consumer Convenience Services	Personal Improvement Services
Consumer Repair Services	Personal services
Counseling Services	Pet Services
Custom Manufacturing	Postal Services
Cultural Services	Printing and Publishing Services
Child Care Services (general or limited)	Professional Office
Adult Care Service (general or limited)	Restaurant (general or limited)
Financial Services	Restaurant (general or limited) as an accessory use
Food Preparation, in conjunction with Food Sales,	Theater

Food Sales	A use which a conditional use site plan has been approved by the Land Use Commission
Guidance Services	

393 (M) Mandatory Urban Design Standards (UDS).

394 (1) UDS-1 (*Screening*)

395 (a) Utility equipment, mechanical equipment, solid waste collection areas
396 including loading docks, truck parking, outdoor storage, trash
397 collection, trash compaction and other service functions:

398 (i) are prohibited in the area between a building and a street;

399 (ii) must not be visible from a street, adjacent property line, and
400 the property line on the far side of an adjacent public
401 street;

402 (iii) must be screened or located in a public alley; and

403 (iv) screening materials shall be the same as, or of equal quality to,
404 material used for the principal building.

405 (b) This subsection applies to a site with frontage on an alley 20 feet or
406 more wide.

407 (i) A transformer room or utility vault must be located adjacent to
408 and accessible from the alley unless an alternative location is
409 required by Austin Energy.

410 (ii) A pump room, sprinkler room, or other utility or mechanical
411 room must be adjacent to and accessible from the alley unless
412 an alternative location is required by the Austin Fire
413 Department.

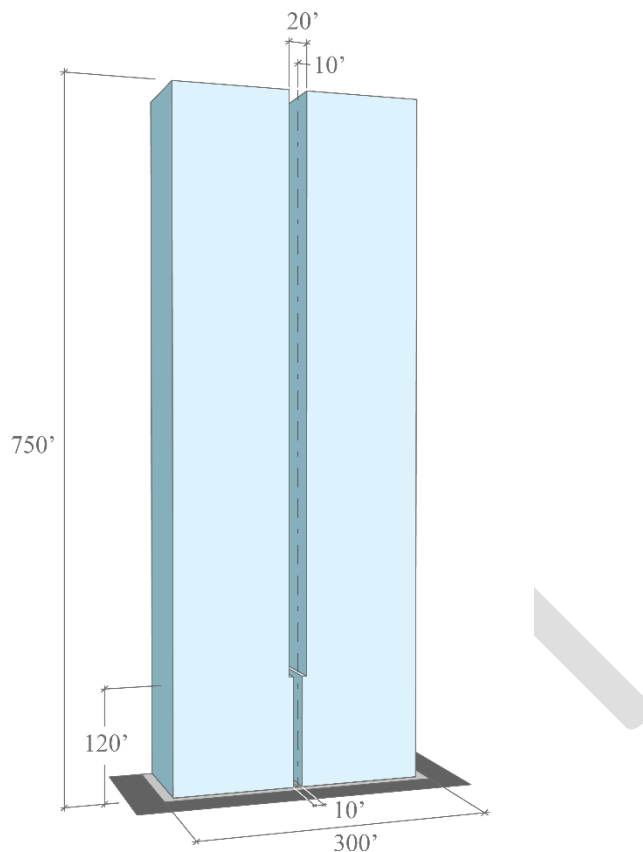
414 (c) Above-ground parking structures must be screened to prevent spaces
415 from view from of a public street and adjacent properties.

416 (2) UDS-2 (*Parking*)

- 431 (a) A development must comply with Subsection (F) of Section 25-6-
432 591 (*Parking Provision for Development in the Central Business*
433 *District (CBD), the Downtown Mixed Use (DMU) District, the Public*
434 *(P) Zoning Districts, and the University Neighborhood Overlay*
435 *(UNO) District*) except that the number of motor vehicle parking
436 spaces allowed is restricted to 60 percent of the number of spaces
437 previously required by Appendix A (*Tables of Off-Street Parking and*
438 *Loading Requirements*) of Chapter 25-6 (*Transportation*); or
439
- 440 (b) A development must comply as follows:
441
- 442 (i) A development of less than 10,000 square feet gross floor area
443 or containing less than 71 residential units may include a
444 maximum of 60 percent of spaces previously required by
445 Appendix A (*Tables of Off-Street Parking and Loading*
446 *Requirements*) of Chapter 25-6 (*Transportation*); or
447
- 448 (ii) A development not described in (b)(i) above is limited to 60
449 percent of spaces previously required by Appendix A – (*Tables*
450 *of Off-Street Loading Requirements and Former Off-Street*
451 *Parking Requirements*) of Chapter 25-6 (*Transportation*)
452 unless:
453
- 454 A. all spaces are provided within a parking structure; or
455
- 456 B. all spaces exceeding the 60 percent limitation described in
457 subsection (b)(i) above are provided within an
458 underground parking structure.
459
- 460 (3) UDS-3 (*Pedestrian-Oriented Frontage Requirements*)
461
- 462 (a) In this section, PRINCIPAL STREET has the same meaning assigned
463 in Article 5 (*Definitions*) of Subchapter E.
464
- 465 (b) At least 75 percent of the ground floor building frontage along the
466 principal street must contain one or more commercial or civic uses
467 and must comply with the dimensional requirements found in Section
468 4.3.3.C in Subchapter E (*Design Standards and Mixed Use*) of this
469 chapter.
470
471

- 472 (c) For properties with less than 100 feet along the frontage of the
473 principal street, 50 percent of the ground floor occupiable area must
474 contain one or more commercial or civic uses and must comply with
475 the dimensional requirements found in Section 4.3.3.C in Subchapter
476 E (*Design Standards and Mixed Use*) of this chapter.
477
- 478 (d) Lobbies may qualify as pedestrian-oriented commercial or civic
479 spaces if they include seating, are visible from the street, and are
480 publicly accessible. A lobby not meeting these qualifications may
481 only count up to 10 percent towards the required pedestrian-oriented
482 commercial or civic space if the lobby serves only residential or office
483 uses, is visible from the sidewalk, and has direct street access.
484
- 485 (4) UDS-4 (*Primary Entrance Requirements*).
- 486
- 487 (a) In this section, an ENTRANCE shall include a primary retail or
488 residential lobby building entry point with direct street access or
489 shared public access.
490
- 491 (b) Excluding alleys, buildings with
- 492
- 493 (i) at least 150 feet of a single street frontage shall provide at least
494 one entrance on that frontage, and
495
- 496 (ii) over 200 feet of single street frontage shall provide an entrance
497 per every 150 feet of frontage, with a minimum of two
498 entrances.
499
- 500 (c) When not in conflict with Great Streets, all buildings must provide
501 permanent overhead shelter over all required entrances, with a shelter
502 depth of no less than 40 percent of the clear height.
503
- 504 (R) Optional Urban Design Standards (UDS).
- 505
- 506 (1) UDS-5 (*Enhanced Pedestrian-Oriented Frontage Requirements*). A
507 minimum of 75 percent of the total building frontage on the ground floor
508 of must contain one or more commercial or civic uses and must comply
509 with the dimensional requirements found in Section 4.3.3.C in Subchapter
510 E (*Design Standards and Mixed Use*) of this chapter.
511
- 512 (2) USD -6 (*Enhanced Primary Entrance Requirements*).
- 513

- 514 (a) In this section, an ENTRANCE shall include a primary retail or
515 residential lobby building entry point with direct street access or
516 shared public access which satisfies pedestrian activation standards.
517
- 518 (b) Excluding alleys, buildings with
519
- 520 (i) at least 150 feet of a single street frontage shall provide at least
521 two entrances on that frontage, and
522
- 523 (ii) over 200 feet of single street frontage shall provide an entrance
524 per every 75 feet of frontage, with a minimum of three
525 entrances.
526
- 527 (c) When not in conflict with Great Streets, all buildings must provide
528 permanent overhead shelter over all required entrances, with a
529 shelter depth of no less than 40 percent of the clear height.
530
- 531 (3) UDS-7 (*Bicycle Parking*). A development must provide the greater of:
532
- 533 (a) an additional 15 spaces beyond the minimum spaces required in
534 compliance with Section 25-6-477 (*Bicycle Parking*); or
535
- 536 (b) spaces equal to 15 percent of the proposed motor vehicle parking
537 spaces.
538
- 539 (4) UDS-8 (*Upper Story Design*)
540
- 541 (a) Buildings shall provide a minimum 10-foot stepback above 120 feet;
542
- 543 (b) A 10-foot separation shall be maintained from existing buildings 120
544 feet or taller; and
545
- 546 (c) Lots with single street frontage under 100 feet along the front lot line
547 shall limit building coverage above 120 feet to 85 percent of the lot
548 frontage width.



Example of 10' Step-Back between buildings

549
550
551
552 (5) UDS-9 (*Limit Curb Cuts*)

553
554 (a) A development shall minimize curb cuts shall be located to preserve a
555 continuous active frontage.

556
557 (b) Unless as required by Austin Fire or Austin Transportation and Public
558 Works, vehicular access from a site to a public street shall be limited
559 to:

560
561 (i) one curb cut for each 140 feet of single street frontage along a
562 street that runs east and west; and

563
564 (ii) one curb cut along a street that runs north and south.

565
566 (6) UDS-10 (*Limit Garage Lanes*) A driveway shall not exceed a two-lane
567 width when accessing a public street from a parking garage.
568
569

- 570 (7) UDS-11 (*Minimum Cantilever Clearance*). A cantilever building shall
571 maintain 40 feet of clearance from ground when located next to the public
572 right of way to allow trees to grow.
573
- 574 (8) UDS-12 (*Enhanced Pedestrian Protection*)
575
- 576 (a) When Great Streets Streetscape Standards allows, a development shall
577 provide permanent sheltering structure abutting the pedestrian clear
578 zone along a minimum of 60 percent of the street frontage, including
579 parking garage entrances and exits, with a depth of no less than 40
580 percent of the clear height.
581
- 582 (b) Sheltering structures, including overhangs, canopies, awnings, and
583 arcades, must not exceed a height of 14 feet.
584
- 585 (9) UDS-13 (*Increased Transparency Façade on Street-Facing Ground Floor*)
586
- 587 (a) All ground floor external doors and windows must maintain a
588 minimal visible light transmittance of 60 percent and an external
589 reflectance of 20 percent.
590
- 591 (b) Materials used to satisfy (a) above must adhere to the Bird Friendly
592 Design Standards outlined in the Austin Green Energy Building
593 Standards.
594
- 595 (10) UDS-14 (*Above Ground Floor Transparency*)
596
- 597 (a) All external windows on the two floors immediately preceding the
598 ground floor must maintain a minimal visible light transmittance of
599 60 percent and an external reflectance of 20 percent.
600
- 601 (b) Materials used to satisfy (a) above must adhere to the Bird Friendly
602 Design Standards outlined in the Austin Green Energy Building
603 Standards.
604
- 605 (11) UDS-15 (*Additional Amenities*)
606
- 607 A building must include on the floor used for primary access to the public
608 right-of-way, or provide outside of the building and immediately adjacent
609 to the public right-of-way, one of the following:
610

- 611 (a) a full bathroom facility complying with the Americans with
612 Disabilities Act (ADA) standards for accessible design;
613
614 (b) a room complying with the ADA design standards for use as a
615 dressing, fitting, or locker room, containing a compliant baby
616 changing station and a sink or hand washing station; or
617
618 (c) a drinking fountain complying with ADA design standards.
619

620 (12) UDS-16 (*Planting Area or Green Roof*)
621

- 622 (a) A minimum of 15 percent of gross site area must be used as an at-
623 grade planting area; or
624
625 (b) A minimum of 50 percent of a building or structure must satisfy
626 the requirements of the Vegetated ("Green") Roof Performance
627 Standards in Appendix W of the Environmental Criteria Manual.
628 The percentage of vegetated roof cover is calculated as a portion of
629 total roof area excluding mechanical equipment, photovoltaic
630 panels, swimming pools, and skylights.
631

632 (13) UDS-17 (*Historic Building Scale Matching*) For development on a site
633 located adjacent to a property that is currently zoned with a historic
634 landmark (H) combining district or included within a historic district (HD)
635 combining district (historic building), or is a contributing structure to an HD
636 district (contributing structure):
637

- 638 (a) the height of a building or structure is limited to not more than 15 feet
639 above the height of the front façade of an adjacent historic building or
640 contributing structure located within 15 feet, unless the conditions in
641 (b) of this subsection are satisfied.
642
643 (b) the height of a building or structure may exceed the 15 foot limitation
644 in (a) of this subsection, if a minimum 15 foot stepback is provided as
645 measured from the base height calculation of the building or structure.
646 Base height calculation is the building height limit described in (a) of
647 this subsection.
648

649 (14) UDS-18 (*Preserve Existing Building Façade*). For development on a site
650 without a historic landmark (H) combining district or not included within a
651 historic district (HD) combining district:

- 652 (a) must preserve the primary façade (*typically being the front facing*
653 *wall*) of a building or structure that has existed for at least 45 years or
654 longer at the time of site plan; and
- 655
- 656 (b) the height of a building or structure which exceeds the preserved
657 façade described in (a) of this subsection, must provide and maintain a
658 minimum 10 foot setback as measured from the preserved facade.

659

660 (S) Development Standards.

661

662 (1) Multifamily Residential Use.

- 663
- 664 (a) A minimum of two percent of the total number of dwelling units must
665 be accessible to a person with a hearing or visual disability.
- 666
- 667 (b) A minimum of 10 percent of the total number of dwelling units must
668 be accessible to a person with a mobility impairment.
- 669
- 670 (c) Each ground floor dwelling unit must be adaptable for use by a person
671 with a disability and accessible by a person with a disability from the
672 on-site parking, pedestrian path, and common area building facilities.

673 (2) Setbacks.

- 674
- 675 (a) Except as provided in this subsection, there are no minimum front
676 yard or street side yard setbacks.
- 677
- 678 (b) The maximum front yard and street side yard setbacks are 10
679 feet, except for a public plaza or private common open space.
- 680
- 681 (c) There are no minimum or maximum interior side yard setback.
- 682
- 683 (d) There are no minimum or maximum rear yard setback.
- 684
- 685 (e) If the width of the right-of-way is less than 60 feet, the
686 minimum front yard setback for a building with three or more stories
687 in height shall be 30 feet as measured from the centerline of the street.

688 (3) A site is not required to comply with the base zoning district's:

- 689
- 690 (a) minimum site area requirements (if applicable);
- 691
- 692 (b) maximum floor area ratio;

