

# Addendum Change

## 23-4D-2040 Parking Requirements

- (A) **Parking Required.** The off-street parking requirements for each use allowed within residential house-scale zones is established in Table (A) (Parking Requirements for Residential House Scale Zones).
- (B) **Maximum Number of Parking Spaces.** Developments over 10,000 square feet in floor area or containing 25 or more residential units shall not exceed the double the minimum number of parking spaces required. Maximum is calculated before any applicable parking reductions. Maximum does not apply to zones or land uses that require no off-street parking.
- (C) **Parking in Front Yards.**
  - (1) This section applies to a single-family residential use or a duplex residential use, or a single-family attached use in the following zones:
    - (a) Lake Austin (LA) zone;
    - (b) Rural Residential (RR) zone;
    - (c) Residential House-Scale 1 (R1) zones;
    - (d) Residential House-Scale 2 (R2) zones; and
    - (e) Residential House-Scale 3 (R3) zones
  - (2) In this section:
    - (a) **BUILDING FACADE** means the front-facing exterior wall or walls of the first floor of the principal structure on a lot, and the term excludes the building facade of the portion of the principal structure designed or used as a parking structure. Projections from front-facing exterior walls, including but not limited to eaves, chimneys, porches, stoops, box or bay windows, and other similar features as determined by the building official, are not considered part of the building facade.
    - (b) **PARKING STRUCTURE** means a garage or carport, either attached or detached from the principal structure.
  - (3) A parking structure with an entrance that faces the front yard abutting public right-of-way:
    - (a) may not be closer to the front lot line than the front-most exterior wall of the first floor of the building facade; and
    - (b) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 50 percent of the width of the building facade, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot;
    - (c) if the parking structure is less than 20 feet behind the building facade, the width of the parking structure may not exceed 100 percent the width of the building facade, measured parallel to the front lot line, or the line determined by the building official if located on an irregular lot, if the lot width is less than 45 feet in width; or
  - (4) Subsection (3) does not apply to lots if the lot width is less than 30 feet.
- (D) **Off-Street Parking.** Section 23-4E-3060 (Off-Street Motor Vehicle Parking Adjustments) establishes the uses that are eligible for a parking adjustment.

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Table 23-4D-2040(A) Parking Standards for Residential House-Scale Zones	
Use Type	Off-Street Parking Requirement
<b>(1) Residential</b>	
Accessory Dwelling Unit - Residential	none required
Bed and Breakfast	1 plus 0.8 per bedroom
Cooperative Housing	1 plus 1 per every 4 bedrooms
Group Residential	1 plus 1 per every 3 bedrooms
Home Occupations	none required
Senior/ Retirement Housing	0.8 per unit
Other allowed residential uses	1 per unit
<b>(2) Residential Support</b>	
No residential support uses allowed	
<b>(3) Services</b>	
All allowed service uses	1 per 350 sf
<b>(4) Office</b>	
No office uses allowed	
<b>(5) Civic and Public Assembly</b>	
Library, Museum, or Public Art Gallery	1 per 500 sf
Meeting Facility (public or private)	1 per 500 sf
Other allowed civic and public assembly uses	As determined by the Director
<b>(6) Restaurant and Bars</b>	
No restaurant and bar uses allowed	
<b>(7) Retail</b>	
No retail uses allowed	Use not allowed in zones
<b>(8) Entertainment and Recreation</b>	
Studio: art, dance, martial arts, music	1 per 500 sf
Other allowed entertainment and recreation uses	As determined by the Director
<b>(9) Industrial</b>	
No industrial uses allowed	
<b>(10) Agriculture</b>	
All allowed agriculture uses	≤ 5,000 sf - None required > 5,000 sf - As determined by Director
<b>(11) Automobile Related</b>	
No automobile related uses allowed	
<b>(12) Innovation and Technology</b>	
No innovation and technology uses allowed	
<b>(13) Other</b>	
All allowed other uses	As determined by the Director