

- (b) The number of on-site accessible spaces required under the Building Code based on 100 percent of the parking required for the use in the zone in which the qualifying development is located;
  - (2) Routes of travel that connect the accessible elements of the site.
  - (3) For a site zoned Commercial Center (CC), Downtown Core (DC), or Urban Center (UC), an off-site or on-street parking space designated for persons with disabilities that is located within 250 feet of an accessible entrance may be counted towards the number of parking spaces the use is required to provide under this subsection.
- (D) Visitability.**
- (1) A single-family dwelling or duplex must comply with Section 23-12-243, R320 (Visitability).
  - (2) A development with at least 3 units and up to 20 units must comply with Section 23-12-243 (Visitability) for 10% of the units or 1 unit, whichever is greater.

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### **23-3D-2050 Off-Street Motor Vehicle Parking Reductions**

- (A) **Parking Reductions.** Table 23-3D-2050 (A) (Parking Reductions) establishes the adjustments allowed when a site meets the requirements described in the table.
- (B) **Maximum Parking Adjustment.**
  - (1) The maximum cumulative parking reduction is 60 percent, unless:
    - (a) A site is part of a TDM program as described in 23-8C-2020 (Transportation Demand Management) that allows multiple parking reductions, then the maximum cumulative parking reduction is 100 percent.
    - (b) A site located is located within a Center or within  $\frac{1}{4}$  mile of a Corridors, then the maximum cumulative parking reduction is 100 percent if the following conditions are met:
      - (i) Any portion of the site is within a Center or within  $\frac{1}{4}$  mile of a Corridor or Center, measuring in a straight line from the centerline of the Corridor or edge of Center to the site; and
      - (ii) The proposed development is connected to a corridor by a sidewalk system; or
      - (iii) Is rated "Very High" or "High" in the Sidewalk Prioritization Map as defined in the Austin Strategic Mobility Plan.

<b>Table 23-3D-2050(A) Parking Reductions</b>		
<b>Type</b>	<b>Requirement</b>	<b>Adjustment</b>
<b>Developments Located in Proximity to:</b>		
Corridors and Centers	Located within 1/4 mile of a transit corridor or center and meet standards of 23-3D-2050 (B)(1)(b)	100%
Corridors and Centers	Located within 1/2 mile of a transit corridor or center and do not meet standards of 23-3D-2050 (B)(1)(b)	50%
<b>Developments Providing the Following Features:</b>		
Preservation of On-Site Trees	Preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code, pursuant to protection measures specified in the Environmental Criteria Manual.	10%
Car-Share	Car-sharing vehicle provided on-site in compliance with requirements prescribed by the Planning Director by administrative rule.	20 spaces per car-share vehicle
Bicycle Parking		
On-site Bicycle Parking above requirements of Section 23-3D-3080 (Bicycle Parking).	For every 4 bicycle parking spaces, requirement may be reduced by 1 motor vehicle space	Up to 5% max.
Buildings Providing Shower and Changing Facilities for employees		
Up to 20,000 gsf	One unisex shower and changing facility (min.)	10%
<b>Developments Providing the Following Features:</b>		
20,001 to 100,000 gsf	Two unisex shower and changing facility (min.)	10%
Greater than 100,000 gsf	Four unisex shower and changing facility (min.)	10%
Affordable Housing Bonus Program (AHBP)	Participation in the AHBP	40%