

ORDINANCE NO. 20130606-088

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-2, SUBCHAPTER E, RELATING TO DESIGN STANDARDS.

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

PART 1. Article 1 of City Code Chapter 25-2, Subchapter E is amended as follows:

This Subchapter generally addresses the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the City Council's vision for a more attractive, efficient, and livable community. The general purposes of this Subchapter include:

- 1.1.1.** To provide appropriate standards to ensure a high quality appearance for Austin and promote pedestrian-friendly design while also allowing flexibility, individuality, creativity, and artistic expression;
- 1.1.2.** To strengthen and protect the image, identity, and unique character of Austin and thereby to enhance its business economy;
- 1.1.3.** To protect and enhance residential neighborhoods, commercial districts, and other areas by encouraging physical development that is of high quality and is compatible with the character, scale, and function of its surrounding area;
- 1.1.4.** To encourage developments that relate well to adjoining public streets, open spaces, and neighborhoods; and
- 1.1.5.** To provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.

§ 1.2. APPLICABILITY.

1.2.1. General Applicability. The applicability of this Subchapter varies by section and is dependent on the type of principal street that the subject lot or site faces and on the type of development activity proposed. Table A [~~The following table~~] summarizes the applicability of each section of this Subchapter. Only those sites and projects that meet both the principal street and development type thresholds in the table are subject to the particular standard. General exemptions from the requirements of this Subchapter are listed in Subsection 1.2.4. [~~Section~~]

§ 2.6. SCREENING OF EQUIPMENT AND UTILITIES.

2.6.1. Applicability. The following table summarizes the applicability of this section:

Standard	Applies if the Principal Street Is:	Applies to the Following:
2.6: Screening of Equipment and Utilities	All roadway types	-All non-residential zoning districts -The following uses are exempt, in addition to the general exemptions of Section 1.2.4. [1.2.3.]: local utilities services use, electric service transformers within the right-of-way,

2.6.2. Standards. All development subject to this section shall comply with the following requirements:

A. Solid waste collection areas and mechanical equipment, including equipment located on a rooftop but not including solar panels, shall be screened from the view of a person standing on the property line on the far side of an adjacent public street. (See Figure 35 [43].)

[Click here for Figure 43: Screening of mechanical equipment]

Click here for Figure 35: Screening of Equipment and utilities.

B. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual [and acoustic] impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building. In the downtown, loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions may be placed alongside public alleys without the necessity of screening.

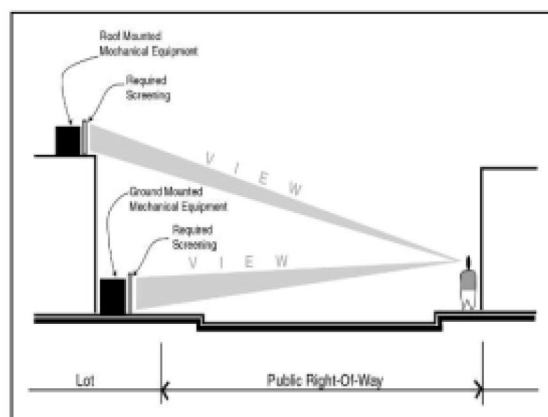


Figure 35:
Screening of Equipment and utilities.