

Proposed By	Topic	Proposed Amendment	Justification	Notes
Hempel	Duplexes/Triplexes in DMU, CBD, MH Zones	<p>•§ 25-2-773 DUPLEX RESIDENTIAL USE.</p> <p>(A) For a duplex residential use, the base zoning district regulations are superseded by the requirements of this section, except as otherwise provided in this section.</p> <p>(B) For a duplex residential use:</p> <p>(1) minimum lot area is 5,750 7,000 square feet, except within CBD and DMU zones, which generally have no minimum lot requirements;</p> <p>•Similar language should also be added in section 25-2-774 to address 2-unit and 3-unit residential uses.</p>	<p>Justification</p> <p>When setting new minimum lot sizes for duplexes, two-family residential units, and three-family residential units, allow those units on smaller lots (i.e. lot sizes lower than the new minimums) if the base district would otherwise allow such uses on smaller lots.</p> <p>This amendment would mainly affect the CBD, DMU, and MH (Mobile Home Residential) districts, which currently have no minimum lot sizes (per the table in sec. 25-2-492). It would allow duplexes and triplexes on smaller infill lots in those districts.</p>	<p>Notes</p> <p>The City has for many years embraced the concept of smaller-lot development within the CBD and DMU zones, and this amendment would continue that approach. I am less familiar with MH (Mobile Home Residential) districts, which also have no minimum lot sizes, but extending this change to those districts could be appropriate as well.</p> <p>This could promote incremental, small-lot residential infill in Austin's most walkable areas.</p>