

**The case of CS-CO-MU-NP
2013 E. Cesar Chavez**

Single Family house, added a detached duplex.

Process was Commercial Site Plan Exemption, with residential building permit. Building Plan review was residential, inspections were ultimately commercial.

Multiple miscommunications between plan review and in field inspection department resulted in multiple shut downs of jobsite, causing delays up to 8 weeks overall. Commercial inspection shut down the jobsite thinking it should have commercial building plan review,. Ultimately project was required to re-submit for technical code review at residential. (This requirement was not in place when the plans were originally submitted and approved).

Suggested improvement. Clarify other similar developments on small scale residential lots with MU zoning, that allow up to 4 living units to be reviewed under residential plan review and inspection. An expansion of the plan review department on the residential side to allow review of small scale multi-family development, say 5 living units or less.

See attached plans for reference.

**The Duplex and Two Family Ordinance City Wide
LDC sections 25-2-773-D-1-(a) and (b) and 25-2-773-D-2
And 25-2-773-D-4**

Required Connection:

The duplex ordinance requirement of "Common Floor/Ceiling or Common Wall, defined as 50% of the total length of the building. That they can not be separated by an open building element, carport or breezeway.

Results in a less safe living condition due to two structures being attached.

Results in less private living condition due to sound issues.

Results in lower quality of life for inhabitants due to less daylight and ventilation access.

Suggested improvement. Remove all language requiring connectivity between two living units. This will allow separation and individuality of buildings on single lot. Still must comply with tent and FAR, etc. or similar requirements for size and neighbor impact.

Two Family Residential Use:

The ordinance allows a secondary apartment special use (LDC 25-2-1463) definition for the second living unit on lots bigger than 10,000 s.f. 850 sf. Max livability, 550 s.f. Max on second floor, required driveway access and parking space.

Results in limited design possibilities for large lots.

Suggested improvement: Remove language associated with size limitations on second or even third living unit.

See attached plan for reference to a “zipper wall” concept recently approved by the City of Austin. 917 Cardinal Lane. Currently under construction. Market forces really wanted a unit in the front and the back of the large SF-3 lot.