



Residential Infill Compatibility

What is Infill Development?

Development that takes place on vacant or underutilized parcels within an area that is already developed and has access to existing services. In some instances, a smaller house might simply be torn down and replaced with a larger house.

Where are Residential Infill Compatibility Standards Applicable?

Any building or construction in a RLD-20, RMD-9 or RMD-6 zone where:

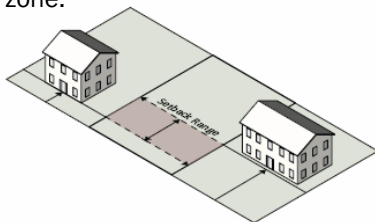
- The lot was created by a plat recorded before January 1, 1978; or by a plat of re-subdivision that created fewer than six lots from a lot previously recorded before January 1, 1978; and
- The lot is less than 25,000sf in area.

Why is There a Need for Compatibility Standards?

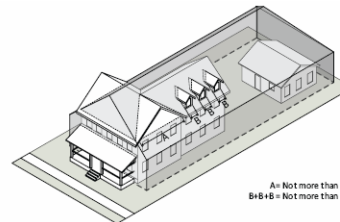
- To ensure any new building and construction is compatible with adjacent buildings so as to preserve the character of the neighborhood and maintain privacy.
- The current ordinance has standards that address compatibility, but the language is cumbersome and difficult to interpret.

Standards: Front Setback Range

- The front setback range is measured on the basis of lots immediately abutting the subject lot (the closest lot in either direction along the block).
- The front wall of the building must be located within the front setback range (no closer than the narrowest setback and no further than the deepest setback).
- Where the calculation of the front setback range is not practicable, the front setback must meet the front setback for the zone.



Standards: Height



Side Setback Plane

- Starting at 15 ft. in height at the side setback line, and extending inward and upward at a 45° angle.

Rear Setback Plane

- Starting at 15 ft. in height at the rear setback line, and extending inward and upward at a 45° angle.



Projections into Setback Planes

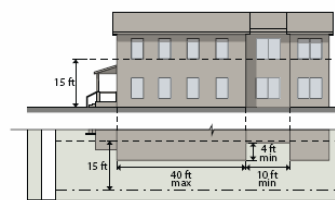
Side-Gabled Roof

May project beyond the side setback plane on each side of the building, for a total length of not more than 30 ft.

Dormers

May project beyond the side setback plane for a total length of not more than 15 ft. on each side of the building.

Standards: Side Wall Length



- Articulation is required for side walls on additions or new construction that are 15 ft. or taller and located within 15 ft. of the side lot line.

- No wall may extend for more than 40 ft. without a projection or recession of at least four feet in depth and 10 ft. in length.
- A second story addition is not required to meet the articulation requirements if the existing first floor does not meet the articulation requirements.

Standards: Maximum Building Coverage

Zone	Building Coverage (max. % of lot area)
RLD-20	20%
RMD-9	30%
RMD-6	30%

