

**City of Alexandria
Infill Task Force
December 6, 2007**

Preliminary Concepts for Consideration by the Task Force

Height

- Explore how to prohibit major grade changes when new infill houses are proposed. Options to consider include:
 - Create a finished grade definition that prohibits mounding up the ground around a new house.
 - Measure height of a building from average existing grade rather than average finished grade.

- Study alternatives to limit building height in infill situations so that a new house or a significant addition is compatible with the neighborhood. Options to consider include:
 - Reduce the maximum building height in certain single-family residential zones.
 - Limit the maximum height of a new house or significant addition to X% above the average existing building height on the block face.
 - Apply a setback ratio to the front yard or an angle of bulk plane to limit the height of a new building facing the street.
 - Establish a conservation district in a defined neighborhood with a lower maximum building height than the underlying zone.

- Explore a revised Height of Building definition to clarify how the height is measured for all roof types, including gambrel and mansard.

Setbacks

- Study the impact of revising the residential setback requirement [7-1002 (A)] so that it applies to an established front building line for a block face where the houses are closer to the front property line than the minimum front setback requirement.

- Study alternatives to increase side setbacks in infill situations so that a new house or a significant addition is compatible with the neighborhood. Options to consider include:

- Reduce the setback ratio in certain single-family zones to increase the side setback distance between the new house and the side property line (e.g., 1:3 to 1:2).
 - Increase the minimum side setback requirement in certain single family zones.
 - Establish a conservation district in a defined neighborhood with a reduced setback ratio from the underlying zone.
- Consider revising the vision clearance section [7-801] to state that if there is an existing house on the corner, an addition that does not come closer to the front lot lines than the existing house, does not need to satisfy this requirement. Also add that exemptions from this vision clearance requirement may be approved by both the Director of Planning & Zoning and the Director of Transportation and Environmental Services.

Accessory Structures

- In order to discourage front-loaded garages on new infill houses, consider permitting detached garages in the rear yard that would have separate setback requirements from main buildings, i.e., allow them to be closer to the side and rear yards than the current setback requirements. Study what setbacks would be appropriate for what size of structure.