

Infill Task Force—Existing and Proposed Regulations

Control Type	Existing Regulations	Regulations to Consider	Staff Recommendation	Infill Task Force Preliminary Recommendation 3/18	
A. Height	Maximum height measured to midpoint of gable.	1. a. Establish maximum % above <i>average height along blockface</i> , ensuring allowance of second story if developed as only single story. b. Reduce maximum building height. c. Measure height to ridge line.	Support Average Height	Support	
	Height measured from average finished grade.		Do Not Support Lower Height Limit at Midpoint	Not Support	
	Average front threshold requirements (<i>interim</i>)		Do Not Support Measuring Height to the Ridge	Not Support	
			2. Measure height from <i>existing</i> grade.	Support	Support
			3. Identify height measurement requirements for all roof types.	Support	Support
		4. Permanently adopt interim threshold requirements.	Support	Support	
		5. Require basements to be 3 ft or less above grade to be exempt from FAR calculations	Do Not Support	Not Support	
B. Setbacks	Minimum front, side and rear setbacks.	1. Allow front setback for infill projects to meet average of established setback.	Support	Support	

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	Ratio to height for side and rear setbacks.	2. Increase side setback requirements—either by decreasing ratio or increasing minimum.	Support in Concept – more study needed	No recommendation—needs more study. Some members not supportive of concept.
	Allow front setback for infill projects to be average of established blockface (staff interpretation).	3. Establish front setback ratio.	Do Not Support	Not Support
C. Bulk	Floor area ratio (FAR)	1. Clarify Floor Area definition to reduce excessive deductions—only basements, specified exceptions, and portions of attics (remove 7’6” language) to be deducted.	Support	Support
D. Design-Bulk	No more than 50% of required yards can be used for car parking (including driveways, whether paved or unpaved)	1. Encourage open front porches by exempting them from FAR.	Support	Support with conditions
		2. Encourage detached garages in the rear yard by exempting small garages from FAR and required rear/side setbacks.	Support	Support with conditions
		3. Allow permeable-surfaced driveways in required yards.	Support	Support

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		4. Allow tandem parking without SUP.	Support	Support with conditions
		5. Attached garages to be set back a minimum of 8 feet from the front face of dwelling.	Support	Support
		6. Require attached garages to be side-loaded	Support	Support, but needs some further study to ensure adequate width of lot.
E. Design	<p>Subdivisions must conform to character of lots as developed over time, considering lot sizes, structures, and orientation (<i>interim</i>).</p> <p>Old and Historic and Parker-Gray Historic Districts and Board of Architectural Review.</p> <p>Special Exception (BZA review for open front porches.</p> <p>SUP for development</p>	1. Permanently adopt interim subdivision regulations.	Support	Support
		2. Establish overlay district (historic/conservation/design) in historic areas experiencing significant pressure.	Support	Support
		3. Create a pattern book for city neighborhoods, or select neighborhoods	Support	Support
		4. Consider preservation of existing trees and installation of new landscaping	Support	Needs more analysis

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	of <i>vacant</i> substandard lot	5. Require administrative permit with standards for teardown and new construction on developed substandard lots. Require SUP for teardown and new construction on developed substandard lots (<i>not recommended by staff</i>).	Do Not Support	Not support Support SUP for teardowns on substandard lots. Needs some criteria and standards.