

Infill Task Force—Existing and Proposed Regulations

Control Type	Existing Regulations	Regulations to Consider (Under study)
Height	<p>Maximum height measured to midpoint of gable.</p> <p>Height measured from average finished grade.</p> <p>Average front threshold requirements (<i>interim</i>).</p>	<ol style="list-style-type: none"> 1. Establish maximum % above <i>average height along blockface</i>, ensuring allowance of second story if developed as only single story. 2. Reduce maximum building height. 3. Measure height from <i>existing grade</i>. 4. Identify height measurement requirements for all roof types. 5. Permanently adopt interim threshold requirements.
Setbacks	<p>Minimum front, side and rear setbacks. Ratio to height for side and rear setbacks.</p> <p>Allow front setback for infill projects to conform to majority of established blockface (staff interpretation).</p>	<ol style="list-style-type: none"> 1. <i>Require</i> front setback for infill projects to meet average of established setback. 2. Increase setback requirements—either by decreasing ratio or increasing minimum. 3. Establish front setback ratio.
Volume	<p>Floor area ratio (FAR)</p>	<ol style="list-style-type: none"> 1. Clarify FAR definition to reduce excessive deductions—only basements, specified exceptions, and portions of attics (remove 7’6” language) to be deducted.

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Design-Bulk	Average front threshold requirements (<i>interim</i>).	<ol style="list-style-type: none"> 1. Encourage open front porches by exempting them from FAR. 2. Encourage detached garages by exempting small garages from FAR and required rear/side setbacks.
Design	<p>No more than 50% paving (parking and circulation areas) in required yards.</p> <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>	<ol style="list-style-type: none"> 1. Allow permeable-surfaced driveways in side setback for access. 2. Permanently adopt interim subdivision regulations. 3. Establish historic/conservation/design district in historic areas experiencing significant pressure. 4. Create a pattern book for city neighborhoods, or select neighborhoods. 5. Allow tandem parking without SUP. 6. Consider preservation of existing trees and installation of new landscaping.
Substandard Lots	SUP for development of <i>vacant</i> substandard lot	<ol style="list-style-type: none"> 1. Require administrative permit with standards for teardown and new construction on developed substandard lots. 2. Require SUP for teardown and new construction on developed substandard lot (<i>not recommended by staff</i>).

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