

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</i> grade. 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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