

Infill Task Force—Existing and Proposed Regulations

Control Type	Existing Regulations	Regulations to Consider	Staff Recommendation
A. Height	Maximum height measured to midpoint of gable.	<ol style="list-style-type: none"> 1. <ol style="list-style-type: none"> 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. 2. Measure height from <i>existing grade</i>. 3. Identify height measurement requirements for all roof types. 4. Permanently adopt interim threshold requirements. 5. Require basements to be 3 ft or less above grade to be exempt from FAR calculations 	Support Average Height Do Not Support Lower Height Limit at Midpoint Do Not Support Measuring Height to the Ridge
	Height measured from average finished grade.		Support
	Average front threshold requirements (<i>interim</i>)		Support
			Support
			Do Not Support
B. Setbacks	Minimum front, side and rear setbacks. Ratio to height for side and rear setbacks.	1. Allow front setback for infill projects to meet average of established setback.	Support
	Allow front setback for infill projects to be average of established blockface (staff interpretation).	2. Increase side setback requirements—either by decreasing ratio or increasing minimum.	Support in Concept – more study needed
		3. Establish front setback ratio.	Do Not Support
C. Bulk	Floor area ratio (FAR)	1. Clarify Floor Area definition to reduce excessive deductions—	Support

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		only basements, specified exceptions, and portions of attics (remove 7'6" language) to be deducted.	
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
		2. Encourage detached garages in the rear yard by exempting small garages from FAR and required rear/side setbacks.	Support
		3. Allow permeable-surfaced driveways in required yards.	Support
		4. Allow tandem parking without SUP.	Support
		5. Attached garages to be set back a minimum of 8 feet from the front face of dwelling.	Support
		6. Require attached garages to be side-loaded	Support
E. Design	Subdivisions must conform to character of lots as developed over time, considering lot sizes, structures, and orientation (<i>interim</i>).	1. Permanently adopt interim subdivision regulations.	Support
		2. Establish overlay district (historic/conservation/design) in historic areas experiencing significant pressure.	Support
	Old and Historic and Parker-Gray Historic Districts	3. Create a pattern book for city neighborhoods, or select neighborhoods	Support

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	and Board of Architectural Review.	4. Consider preservation of existing trees and installation of new landscaping	Support
	Special Exception (BZA review for open front porches. SUP for development 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