Infill Development – Zoning Ordinance Requirements

Leslie Johnson, Zoning Administrator

February 2022

What is infill development?

Development/redevelopment within or near existing neighborhoods

- Tear down/rebuild
- Subdivision or minor lot line adjustment
- Individual lots of record

What is a lot?

Definition of "lot"

A parcel of land that is designated at the time of application for a special permit, a special exception, building permit, residential use permit, or nonresidential use permit, as a tract all of which is to be used, developed, or built on as a unit under one ownership. A parcel of land will be deemed to be a lot, regardless of whether its boundaries coincide with the boundaries of lots or parcels shown on any map of record.

Legally noncompliant lots and structures

- Substandard lots – may be legal (more about this in upcoming slide)
  - Lots may be "combined" by building permit for construction of a single dwelling, but the underlying lots remain and can be redeveloped if setbacks and other requirements are met

- Noncompliant structures (Section 8104)
  - If the structure met setbacks when developed, it can remain, but enlargements must meet current setbacks

Lot size and bulk regulations

Minimum lot size regulations

- Lot area

- Lot width

- District size

Density and bulk regulations

- Density (dwelling units/acre)

- Bulk regulations
  - Building height (35 feet for single family detached dwellings)
  - Setbacks (front, side, rear)
  - Floor area ratio (nonresidential development)

Accessory structures

- Location (yard) and setback regulations

- Minimum rear setback coverage

- Regulations vary by type of structure

Zoning Ordinance history

- 1941

- 1959

- 1978

- 2021

1978 re-mapping

Zoning Map

Conversions
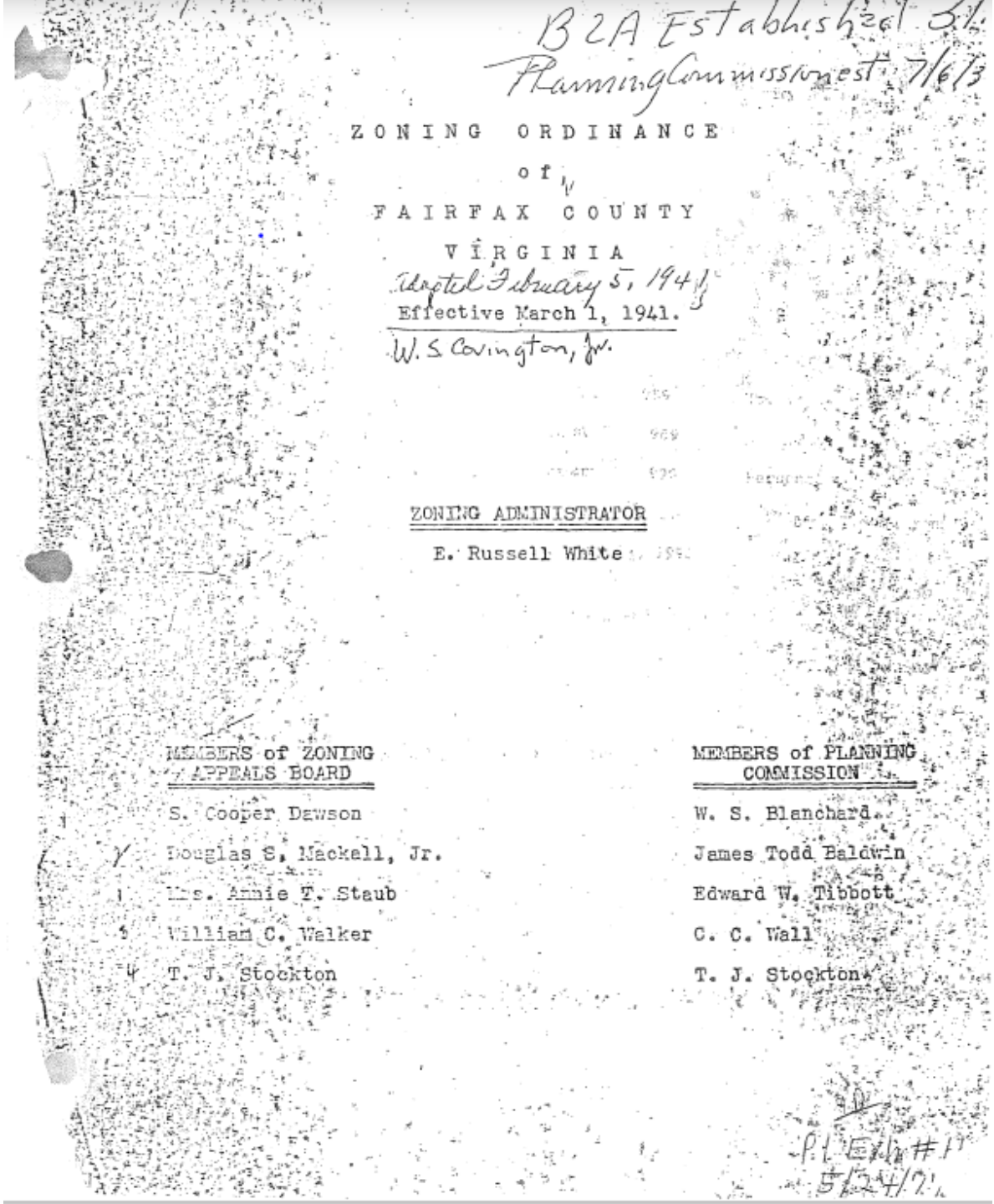
2021 Ordinance

- No re-mapping

- Zoning district regulations did not change

- Accessory structure updates

Table 2102.5: R-2 Lot and Building Standards

		Conventional		Cluster	
	District size, minimum	No requirement		2 acres [1]	
	Density, maximum	2 du/ac		2 du/ac	
	Open space, minimum [2]	No requirement		25 percent of the gross area	
	Lot area, average	18,000 square feet		No requirement	
	Lot area, minimum	15,000 square feet		13,000 or 15,000 square feet [1]	
A	Lot width, minimum	**Interior**	**Corner**	**Interior**	**Corner**
		100 feet [3]	125 feet [3]	No requirement or 100 feet [1]	100 or 125 feet [1]

|		Single-family dwellings		Other principal uses
		Conventional	**Cluster**	
B	Front setback, minimum	35 feet	25 feet	Setback equal to building height, but at least 35 feet
C	Side setback, minimum	15 feet	8 feet (total minimum 24 feet)	See Table 2102.5a below
D	Rear setback, minimum	25 feet		
E	Building height, maximum	35 feet		60 feet
	Floor area ratio, maximum	No requirement		0.25 for public uses; 0.20 for uses other than residential or public

Notes:

[1] The minimum lot area of a cluster subdivision lot is 15,000 square feet and the minimum lot width of the cluster subdivision lot is 100 feet for interior lots and 125 for corner lots if (a) any portion of a cluster subdivision lot is (a) located within 25 feet of the peripheral boundary of the cluster subdivision, (b) any portion of a contiguous lot located outside the cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density of two du/ac or less, and (c) the contiguous lot is vacant or contains a single-family detached dwelling This does not apply if the contiguous development is zoned to the PDH-2 District, or to the R-2 District and is developed or approved for a cluster subdivision.

[2] Open space is calculated in accordance with subsection 5100.3.A(3).

[3] Lot width may be modified in accordance with subsection 5100.2.K.

Existing substandard lots (subsection 5100.2.J)

- Not required to meet current lot area, width, shape factor if:
  - Recorded before 3/1/1941; or
  - Met requirements when recorded
  - Does not apply, if rezoned or subdivided, except minor lot line adjustments allowed

- Certain other lots if taxed as a separate parcel and contained a principal structure on 3/9/2004

- Still need to meet setbacks and all other requirements
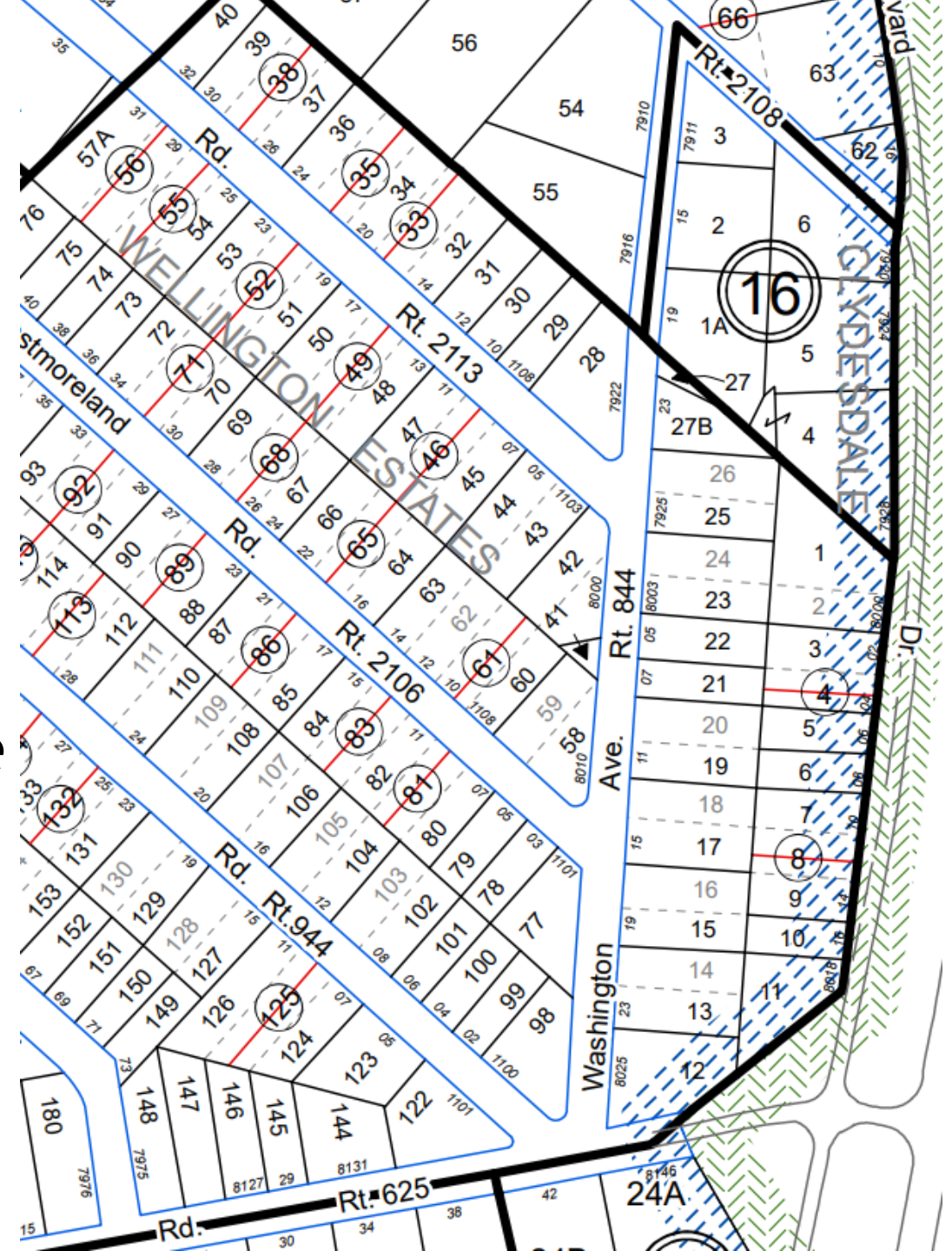
Previous regulatory changes

🏠 Single Family Detached Dwelling Grade

✏️ Height Certifications

🔨 Shape Factor

📋 Front Yard Paving/Parking Restrictions

🏠 Setback Certifications – case by case