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

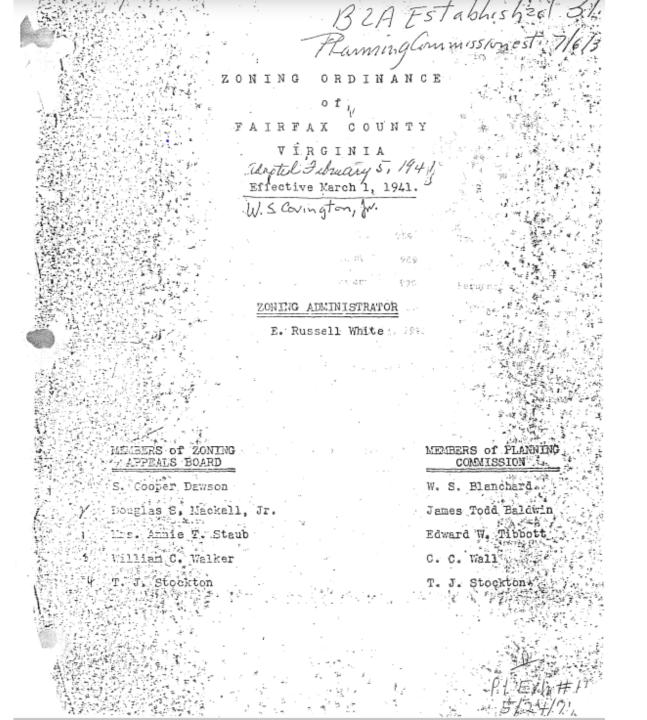
- Density (dwelling units/acre)
- Bulk regulations
 - Building height (35 feet for single family detached dwellings)
 - Setbacks (front, side, rear)
 - Floor area ratio (nonresidential development)

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

	EXISTING TONING DISTRICTS		NEX ZONIND DISTRICTS	
			and the second	adopted 8-1-78
π −A	Residential Agriculture	N-A	Rural - Agricultural	effective B-14-7
	An and a second se	R-C	Residential - Conservation	
S-28				
12-2	One-Family Residential 2 AC(2)	R-E	Residential Estate District(2)	
RE-0.5	One-Pamily Residential 1 AC(2)	R-1	One-Family Residential 1 DU/AC (2)	
8-17	One-Pamily Residential 1/2 AC(2)	8-2	One-Family Residential 2 DU/AC (2)	- C - C - C
8-12.6	One-Pamily Residential 17,000 sq. ft.	1	One-Family Residential 2 DU/AC (2) One-Family Residential 3 DU/AC (2)	
R-10	Dne-Panily Residential 10,000 sq. ft.	R-4	One-Family Residential & DU/AC (2)	
8-5	Residential - 5 Units Per Acre	8-5		
RR-6	Residential Redevelopment 6 Units	R-5	Residential, 5 DU/AC Farcel developed or pending(3)	
	Per Acre	0F 8-8	tareer entereped of believing	
		8-5		
87-5	Residential Room Rooms & Rodan Ros	8-5	Parcel undeveloped Residential, Five DU/AC	CALL SA A
na=3	Residential Town House 5 Units Per Acre (2)	2-2	Residential, Five Durad.	
RTC-5	Residential Town House Cluster . 5 Units Per Acre	8~5	Residential, Five DU/AC	
RT-8	Residential Town House & Units Fer Acre (2)	8-8	Residential, Eight DU/AC	
			(1)	
RT-10	Residential Town House 10 Units Fer Acre (2)	3-6 0F	Parcel developed or pending ⁽³⁾	
	· · · · · · · · · · · · · · · · · · ·	8-12	and the second sec	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- 71-8	Parcel undeveloped	
STC-10	Residential Town House Cluster 10 Units Per Acre	R-8	Parcel developed or pending (3)	
	10 UNITS FEF Adre	8-12		
		R-8	Parcel under sloped	
RM-1	Semi-Detached Residential	8-8	Residential District, Eight DU/AC	
PM-SL	Multi-Family Residential, Low Density	8-12	Residential District, Twelve DU/AC	
RM-2	Mulit-Pamily Residential	R-20	Residential, Twenty DU/AC	
RM-20	Multi-Family Garden Type	R-20	Sesidential, Twenty DU/AC	
RM-2H	Multi-Family High Rise	R-20	Residential, Twenty DU/AC	
RM-2M	Multi-Family Medium	R-30	Residential, Thirty DO/AC -	
C-9019	Multi-Pamily High Rise with Limited Commercial	R-30	Residential, Thirty DU/AC	
RM-3	Mobile Dwelling Residential	8-7207	Residential, Mobile Home Park	
FAD	Flanned Apartment Development	PD8-20	Flanned Development Housing, Twenty DU/AC	
	a mar a Same	3 8 6		
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2021 Ordinance

- No re-mapping
- Zoning district regulations did not change
- Accessory structure updates

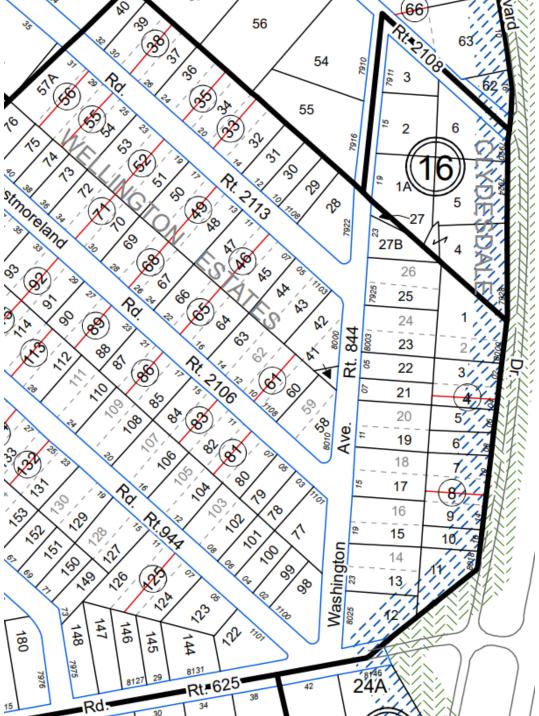
		Conventional		Cluster	
District size,	minimum	No requirement		2 acres [1]	
Density, ma	ximum	2 du/ac		2 du/ac	
Open space	, minimum [2]	No requirement		25 percent of the gross area	
Lot area, av	erage	18,000 square feet		No requirement	
Lot area, mi	nimum	15,000 square feet		13,000 or 15,000 square feet [1]	
	dth, minimum	Interior	Corner	Interior	Corner
Lot width, n		100 feet [3]	125 feet [3]	No requirement or 100 feet [1]	100 or 125 feet [1
		Single-fami	ily dwollings		
			ily dwellings	- Other principal	uses
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Front setba	ck, minimum			Other principal of Setback equal to building heig feet	
Front setbac		Conventional	Cluster	Setback equal to building heig	ht, but at least 35
Side setbacl		Conventional 35 feet 15 feet	Cluster 25 feet 8 feet (total minimum	Setback equal to building heig feet	ht, but at least 35
Side setbacl Rear setbac	k, minimum	Conventional 35 feet 15 feet 25	Cluster 25 feet 8 feet (total minimum 24 feet)	Setback equal to building heig feet	ht, but at least 35

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



Questions?

