



## 2.316 INFILL DEVELOPMENT STANDARDS

### 2.316.01 Purpose

The purpose of this section is to: (01/02)

- A. Allow residential infill development to achieve the planned densities specified in the Comprehensive Plan. (10/15)
- B. Conserve livability and neighborhood quality while promoting neighborhood compatibility. (10/15)

### 2.316.02 Applicability

- A. The provisions of this section shall only apply to new residential land partitions and subdivisions that are located within a residential zone and if any portion directly abuts an existing established neighborhood. (10/15)
- B. All infill developments must comply with the requirements of the zone in which the development is located, except as modified by the provisions of this section. (10/15)
- C. The provisions of this section are not intended to supercede other district requirements, such as the Flood Plain Overlay Zone, Greenway Management Overlay Zone, Limited Use Overlay Zone, Activity Center Overlay Zone, or the Resource Conservation Overlay Zone. (01/02)
- D. Infill development standards shall be applied to several parcels of land assembled for redevelopment, only if the total area complies with Infill Development Parcel criteria defined in Section 2.316.03. (10/15)

### 2.316.03 Infill Development Parcel Criteria

Parcels that meet the following criteria shall be subject to the provisions and standards of this chapter: (01/02)

An infill development is any residential development less than two (2) acres in size, and which directly abuts an existing residential neighborhood. (10/15)

## **2.316.04 Infill Compatibility**

- A. Development Plan Required. Infill developments shall be designed to be sensitive to the established patterns of existing neighborhood development. A development plan must be submitted with any Partition or Subdivision application. Compliance with the approved design plan shall be a condition of approval. A development plan does not have to be prepared by an architect, engineer, or surveyor, but must be reasonably accurate in scale to allow the reviewer to assess it for compliance with all criteria. Plans must show the following: (10/15)
1. Proposed building area (10/15)
  2. Proposed building heights for proposed homes. (10/15)
  3. A landscaping plan showing location, size, and type of trees and plant materials, proposed fences, and any other features that provide screening and buffering to adjacent properties. (10/15)
- B. Building Height Restriction. Building heights for new infill development shall not exceed five (5) feet above the height of the existing abutting dwelling(s) located on directly abutting parcels to the new infill development, unless measures are provided to mitigate the impact of the proposed dwelling(s). Mitigation measures shall be provided as approved by the Land Use Decision process. Acceptable mitigation measures may utilize a combination of the following features in order to preserve and protect the livability of directly abutting properties if demonstrated to address negative impacts. (10/15)
1. Increased Setback. New buildings are to be setback from property lines an additional one foot for every foot over the maximum height allowed based upon the height of the directly abutting dwellings as determined in Section 2.316.04.B. Where a dwelling consists of a combination of sections of varying heights or stories, the side yard setback shall be applied to each building section. In no case shall a building exceed the maximum height allowed by the underlying zone-(10/15)
  2. Landscaping. Landscaping and fencing that will screen and buffer the impacts of the new development from immediately abutting properties. (10/15)

Increased setback is intended to be the primary method used to mitigate negative impacts between structures. Landscaping (screening and/or plan materials) may be employed as an adequate measure of mitigation on a case-by-case basis, depending on the specific development proposal. (10/15)