

Compatible Infill Zoning: What it is!

Compatible infill is development that makes a positive contribution to the scale and character of a neighborhood's streetscape. It is development that does not diminish the scale, character or privacy of neighboring houses.

Problem?

Many unprotected streetscapes in older areas have been changed significantly by incompatible new development. If important attributes of the neighborhood are not considered in the design and construction of new residential infill development, infill development can have a lasting negative impact on the character of a neighborhood.

Symptoms

- New construction/additions out of scale with existing development pattern
- Tear-downs – Replacement homes don't fit neighborhood
- Neighborhood frustration – “How did that monster get approved?”

Causes of Infill Development

- Desirable neighborhoods
- Limited close-in developable land
- Rising land values
- Homes at least doubling in size due to residents desires and needs
- Zoning standards inconsistent with existing development patterns

Potential Impacts of Incompatible Infill

- Reduced sense of privacy
- Reduction of solar access
- Loss of views/vistas
- Disruption of the established rhythm of the streetscape
- Destruction of the neighborhood character

Compatible Infill Zoning Standards Address

- New Construction and In-Line Additions
- Setbacks—Front, Side & Rear Yards
- Building—Orientation, Width, Height, Lot Coverage, Accessory Structures
- Parking & Garages
- Design Guidelines—Building Materials, Building Entrances, Windows, Roofs, Side Yard Plane

Regulations for lot size and coverage, bulk, height and setbacks should ensure that infill is sensitive to the development context, but architectural design guidelines should not be too stringent, except where they may apply in historic districts.