PROPOSED RESIDENTIAL INFILL USE TYPE

Chapter 4: *Land Use: Primary Uses*

4.3.2 TABLE OF PRIMARY USES

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>RESIDENTIAL</th>
<th>BUSINESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
<td>Residential infill</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

4.3.3 USE-SPECIFIC STANDARDS

4.3.3.2 USE-SPECIFIC STANDARDS: RESIDENTIAL USES

4.3.3.2.1 Household Living

D. Residential Infill

1. When the Board of Zoning Appeals is considering special exception requests for residential infill uses, the Board must evaluate the following criteria in addition to the other standard questions regarding special exception uses from Chapter 2: Administration:

- Does the surrounding area have a mix of commercial and residential uses, or a mix of residential use types of varying densities?
- Does the proposed residential infill use meet a sufficient number of the standards of Chapter 9.4: Design Standards for Residential Infill Uses for it to be compatible with its surroundings?

APPENDIX 4-A

DESCRIPTONS OF PRIMARY USES

**Household Living**

Use types: examples and definitions

*Residential infill:* The residential infill use consists of small-scale residential uses with multiple dwellings on one lot.

Examples include:

- the construction of one or a small number of single-family detached dwellings, duplexes, triplexes, or quadruplexes on an undeveloped lot, or on a lot with an existing single-family detached residence, duplex, triplex, or quadruplex;
- a residential structure that has historically been used as a single-family dwelling but that is now divided
into multiple units; or

- the construction of one or a small number of accessory dwelling units on a lot with an existing single-family detached residence, duplex, triplex, or quadruplex; or

Chapter 6: Community Design Standards

6.6 TABLES OF DIMENSIONAL STANDARDS

6.6.1 APPLICABILITY AND EXCEPTIONS

These tables show the required minimum lot area and width; maximum lot coverage; maximum density; and maximum height of primary structures and the required setbacks for primary structures for different uses in each zoning district. All standards apply whether the lot abuts a non-residential or residential zoning district, unless an asterisk (*) is shown, in which case the requirement that follows is when the lot abuts a residentially used or zoned property.

Whenever a single lot is located within two or more different zoning districts, each portion of that lot is subject to all the regulations applicable to the district in which it is located.

Where the standards are different, lots located in Old Town and other designated infill areas must comply with the Infill Standards in Section 6-800(F), Infill Design and Development Standards instead of the tables of lot standards in this chapter.

The dimensional standards for Residential Infill Housing uses are set forth in Chapter 9.4: Residential Design Standards for Residential Infill Uses.

Lots in Master Plan (MP) developments and in the NMU (Neighborhood Mixed Use) zoning district will follow the lot standards specific to those projects. Where none are specifically listed for those types of projects, the development will follow the lot standards in place at the time of plan approval.

Chapter 8: Development Standards

8.8 PARKING STANDARDS

8.8.6 REQUIRED NUMBER OF PARKING SPACES

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE TYPE</th>
<th>PARKING STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL USES</td>
<td>Household living</td>
<td>Residential Infill See Chapter 9.4: Design Standards for Residential Infill Uses for the parking standards for this use type.</td>
</tr>
</tbody>
</table>
9.4 DESIGN STANDARDS FOR RESIDENTIAL INFILL USES

9.4.1 APPLICABILITY AND INTENT

These standards apply to all residential infill uses. However, this section recognizes that each residential infill use situation will be unique. Therefore, not every standard below must be met in every situation, but instead, the Zoning Board of Appeals must determine that enough of the standards below are met for the use to be compatible with its surroundings during the Board’s review of special exception requests for the use at a particular location. The intent of these design standards is to collectively help ensure that the residential infill use will be carefully designed to complement the surrounding neighborhood in terms of scale, architecture, site design, and other features.

When the request for a residential infill use is located within a Historic Overlay District, the Historic Design Guidelines must be applied as well as these.

Examples of structures that meet the intent of this section are shown in Appendix 9-B: Design Intent for Residential Infill Uses.

9.4.1 FORM OF STRUCTURE

Residential infill structures may take several forms, which are explained below.

Structures must be designed to mimic the architecture of a single-family detached dwelling or a single-family attached dwelling with a small number of units. This design intent is shown in the photographs of this section as well as in those within Appendix 9-B: Design Intent for Residential Infill Uses.

A. Single-family detached dwellings: Residential infill uses may consist of a single-family detached dwelling that is located on a lot with other single-family detached dwelling units or with other types of dwelling units. All of these dwelling units may be approximately the same size; neither is required to be accessory to another.

Multiple single-family detached dwellings on one lot also may take the form of a “bungalow court,” which contains several such dwellings built around a common courtyard, with vehicles parked in a common parking area.

B. Accessory dwelling unit (ADU): The residential infill use allows accessory dwelling units on a lot with other dwelling units of any type. The difference between an accessory dwelling unit and having multiple single-family detached dwelling units on one lot is that an accessory dwelling unit is subordinate to and smaller than the primary residence.
The difference between an accessory dwelling unit and a duplex is that the accessory dwelling unit is not attached to the primary structure.

Note that a property with a single-family detached residence on it may have one accessory dwelling unit as a conditional accessory use, provided that the standards in Chapter 5: Land Uses: Accessory and Temporary Uses are met.

When the use of the property is residential infill instead of single-family residential detached, the standards for accessory dwelling units in Chapter 5 must be met, with the following exceptions:

1. The property owner is not required to live on the property.
2. Any number of accessory dwelling units can be built, provided that the overall density of this section is met.
3. The required number of parking spaces must follow the standards set forth in this section.
4. Accessory dwelling units are not required to comply with all other applicable standards for the principal dwelling unit in the zoning district in which the accessory dwelling is located.

C. **Duplexes**: Two units per structure. A residential infill use may consist of one or more duplexes located on a lot, and the lot may contain other types of dwelling units as well. Each duplex may be side-by-side, in which case the dwelling units are located next to each other, or stacked, in which case one dwelling unit is located on top of another. The units typically are about the same size, but that is not required.

D. **Triplexes**: Three units per structure. A residential infill use may consist of one or more triplexes located on a lot, and the lot may contain other types of dwelling units as well. The units may all be the same sizes, or of different sizes.
Due to sprinkling requirements in the building code that apply when more than two units are involved in a stacked formation, triplexes are most commonly designed with the units adjacent to each other.

E. Quadruplexes (also called fourplexes): Four units per structure. A residential infill use may consist of one or more quadruplexes located on a lot, and the lot may contain other types of dwelling units as well. The units may all be the same sizes, or of different sizes. Due to sprinkling requirements in the building code that apply when more than two units are involved in a stacked formation, quadruplexes are most commonly designed with the units adjacent to each other.

9.4.2 ARCHITECTURAL STANDARDS

The building architecture should show a high level of architectural design, evidenced through use of high-quality building materials and detailed architectural features. The buildings should be designed to mimic a general appearance of a single-family dwelling, or a single-family attached dwelling with a small number of units.

The buildings should be generally compatible with surrounding residential structures with respect to general architectural style and individual architectural components such as but not limited to foundations (whether raised or not, and materials used on them), roof slopes, front and side façade materials, and front porches (whether they exist or not).

9.4.3 ORIENTATION OF BUILDINGS TO STREETS

Residential infill buildings that front a street must be oriented so that a primary entrance of buildings that are adjacent to the street face the street. A primary entrance is defined by the entrance’s function, scale, and/or design detail.

An exception exists for buildings that are placed behind the front plane of a street-facing structure. In that case, the buildings to the rear are not required to face the street.

9.4.4 BUILDING SCALE

Except for accessory dwelling units, the residential infill buildings should generally be in scale with residential structures on the same block face, particularly those closest to the residential infill location, with respect to height and number of stories, and overall square footage and building footprint.

9.4.5 SETBACKS
Residential infill buildings should generally be consistent with residential structures on the same block face, particularly those closest to the residential infill location, with respect to setbacks from property lines (front, sides, and rear).

9.4.6 OFF-STREET PARKING

The general parking standards of Chapter 8: Development Standards apply to this use in addition to the following standards. For the purposes of determining a minimum number of parking spaces, the residential infill use will follow the standards for multi-family uses.

The specific design criteria for parking for infill residential uses include the following.

A. Parking spaces should be placed according to the predominant location of existing parking spaces along the block. For example, if the existing structures predominantly have parking that is located to the rear of the structures, then the residential infill use should also locate the parking to the rear of any street-facing structures. However, if the existing structures predominantly have parking that is located to the side or to the front of the structures, then the residential infill use also may locate the parking to the side or front of any street-facing structures, respectively.

B. Parking spaces for this use cannot be used to store trailers, boats, recreational vehicles, or other major recreational equipment, as well as box trucks, cabs from tractor trailers, trailer beds from tractor trailers, and other specialized commercial vehicles.

9.4.7 PEDESTRIAN WALKWAYS

Pedestrian walkways must be provided to the public sidewalk(s) or street(s) that are adjacent to the structure.

9.4.8 GARAGES AND CARPORTS

Garages and carports should be placed according to the predominant location of existing garages and carports along the block. For example, if the predominant pattern on the block is for residences to either not have garages/carports or to place them to the rear of the structures, then the garages/carports on any street-facing residential infill structure should also be placed to the rear of the structure. If the predominant pattern on the block is for garages/carports to be located along the side or rear of the primary structure, then the residential infill use also should locate garages/carports to the side or rear of any street-facing structures, respectively.

9.4.9 OUTDOOR AREAS

Instead of meeting the standards for open space in Section 8.6, residential infill uses must provide at least 50 square feet per unit of functional outdoor space for residents’ recreation and enjoyment. This space may consist of areas shared by others in the project, or they may be private to each unit. The areas may include features such as but not limited to an outdoor lounge area with a fire pit and grills or an outdoor kitchen, a residential-grade children’s play set, a community vegetable and flower garden, or balconies, patios, or porches. The Planning & Development Director also may approve alternative spaces, whether indoor or outdoor, that meet the intent of this section.

9.4.10 LANDSCAPING

Unless they already exist on the property, street trees meeting the standards of Section 6.7.20 must be provided, and foundation plantings meeting the multi-family standards of Section 8.7.8 must be provided on street-facing facades. Service areas must also be screened according to the standards of Section 8.7.9. Additional landscaping should be provided of a scale and type that is characteristic of the surrounding area.

9.4.11 FENCING

Fences are required between residential infill uses and existing single-family detached dwellings on adjacent lots. These fences must be at least six feet tall and solid unless a significant natural buffer exists between the uses. They must be constructed of a material other than wood. Otherwise, they must meet the fencing standards of Chapter 5: Land Use: Accessory and Temporary Uses.
9.4.12 OUTDOOR STORAGE

The storage of items outside units except for items traditionally stored outside, such as bicycles, grills, and outdoor furniture, is not allowed. Outdoor items that are allowed must be located to the unit’s patio or balcony area and not on adjacent grass, sidewalks, or other areas. Developers are encouraged to build storage capacity for items traditionally kept outside (such as, but not limited to, outdoor toys and bicycles) into the design of each unit to ensure that this requirement is met.

9.4.13 ROOF PENETRATIONS AND EQUIPMENT

A. To the degree practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) must be located on the rear elevations or configured to have a minimal visual impact as seen from the street.

B. Where wall mounted equipment is visible from the street or any public area, it should be of similar color to the façade on which it is located and be integrated into the overall design.

9.4.14 SIGNAGE

Residential infill uses are allowed only the types of signs that are allowed for individual single-family residential detached residences.
APPENDIX 9-B:
DESIGN INTENT FOR RESIDENTIAL INFILL USES

Examples of structures that meet design intent

These examples are provided in addition to the photographs in Section 9.4: Design Standards for Residential Infill Uses to show architectural designs that would meet the design standards for the residential infill use type. Whether a particular design would be approved for a particular location depends on the architectural styles of the surrounding properties and the other compatibility criteria listed in Section 9.4.

A. Duplexes

- Structure positioned close to street
- Individual entrances, covered and set off by pillars and a landscaped courtyard
- Individual balconies
- Parking to rear
- No visible garages
- Footpath to sidewalk

- Structure positioned close to street
- Multiple roof planes and angles
- Both entrances off center stoop as focal point under primary central architectural feature of structure
- Landscaped entrance
- Parking to rear
- No visible garages
- Footpath to sidewalk

- Structure positioned close to street
- Architectural details present in windows, porch columns, and door design
- Landscaped entrance
- Parking to rear
- No visible garages
- Footpath to sidewalk
B. Triplexes

- Mimics modern suburban single-family residence
- Individual entrances on different sides of structure
- Parking to rear
- No visible garages

Sufficient detailing is provided for this to be allowed in areas of the City that predominantly have ranch house designs through elements such as the covered porch entry and raised foundation.

Sufficient detailing is provided for this to be allowed in areas of the City that predominantly have ranch house designs through elements such as the double entry porches, the raised foundation, and the façade ornamentation.
C. Fourplexes

Examples of structures that do not meet design intent

A. Duplex

- Modern design
- Multiple materials repeated for cohesion of design
- Individual balconies (two per unit)
- Parking in front and garages visible, but garage doors have architectural interest

- Mimics traditional single-family detached residence
- Architectural interest through varied rooflines and story height
- Architectural detailing present in features such as porch columns

- Modern townhouse-style design
- Varied architectural materials create visual interest
- Cohesive overall appearance

- Plain architectural design
- Pillars are visually insubstantial given mass of above structure
- No landscaping in front of structure
- Doors to sides of structure; uninviting in this context
- Parking in front
- Visible garages with no architectural detail
B. Triplex

- Plain architectural design
- No integration of the materials
- Few architectural details
- Streetscape view dominated by garage doors
- Bay windows make structure appear top-heavy

C. Quadruplexes

- Garage doors and parking pads dominate front façade—front door gets “lost” to the sides of the units instead of being their primary focal points
- Minimal landscaping area to soften the appearance of the abundant driveway area

- Units positioned side-by-side and back-to-back in this layout offers little architectural variability
- No material changes to create interest
- No entry features
- Little landscaping

- Overall mass of structure too large for use type
- Plain architectural design
- Stoops appear insubstantial given the mass of the structure overall
- Large commercial-looking parking area in front
- No landscaping in front of structure
- Mass of structure too large for use type
- Changes in material for each unit creates inconsistent overall appearance
- Garages in front, with parking pad too small to be very useful
- Little landscaping

- Overall mass of structure too large for use type; four stories is too tall
### EXAMPLES OF WHERE RESIDENTIAL INFILL MIGHT BE LOCATED

<table>
<thead>
<tr>
<th>Location description</th>
<th>Zoning districts present</th>
<th>Land uses present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlotte Avenue near YMCA</td>
<td>• Multi-Family 15&lt;br&gt;• Neighborhood Office&lt;br&gt;• Single-Family 5</td>
<td>• Indoor recreation/community center&lt;br&gt;• Religious institution&lt;br&gt;• Single-family residential&lt;br&gt;• Multi-family residential&lt;br&gt;• Office</td>
</tr>
<tr>
<td>Surrounding Winthrop University (such as parts of Oakland Avenue, Stewart Avenue, Park Avenue, and Ebenezer Avenue Extension)</td>
<td>• Multi-family 15&lt;br&gt;• Neighborhood Office&lt;br&gt;• Master Plan College-University Office and Institutional</td>
<td>• University campus&lt;br&gt;• Single-family residential&lt;br&gt;• Multi-family residential&lt;br&gt;• Offices&lt;br&gt;• Elementary school</td>
</tr>
<tr>
<td>Hampton Street/Johnston Street/Marion Street area</td>
<td>• Multi-family 15&lt;br&gt;• Single-family 5&lt;br&gt;• Neighborhood Office&lt;br&gt;• Downtown</td>
<td>• Single-family residential&lt;br&gt;• Multi-family residential&lt;br&gt;• Office</td>
</tr>
<tr>
<td>East Main/East Black/Flint Street Extension area</td>
<td>• Industry General&lt;br&gt;• General Commercial&lt;br&gt;• Single-Family 5</td>
<td>• Miscellaneous commercial and light industrial&lt;br&gt;• Single-family residential&lt;br&gt;• Multi-family residential</td>
</tr>
</tbody>
</table>