

New Chapter SMC 18.51 Infill Residential Development Standards.

1. Purpose. Within the R4-8, DMU I & DMU II districts, the opportunity to achieve maximum utilization exists on parcels one and one-half acres or less in size, that have been bypassed in past platting. Alternative development standards are deemed an appropriate incentive to accomplish infilling within established residential neighborhoods. The primary purpose of infill incentives is to encourage development in existing but underutilized lots located within established neighborhoods in a way that is consistent with the existing neighborhood character.

2. Criteria. Within the R4-8, DMU I & DMU II districts, parcels that meet all the following criteria are eligible for infill.

- a. The infill provisions of this section may be accomplished through the design review process or short subdivision permit process (Chapter [17 SMC](#)).
- b. All public services and facilities are immediately available and adequate to the site or can be made available and adequate prior to completion of development.
- c. The public roads and streets serving the site are adequate to carry the additional traffic generated by the development of the site.
- d. Lot Requirements. The following minimum lot requirements are:
 - i. Lot Area. Minimum and maximum lot sizes are based on calculating the average of the lots along the block face as described in 3.a.1 below.
 - ii. Lot width: see “d.i” above.
 - iii. Lot depth: see “d.i” above
 - iv. Front yard: see d.i” above.
 - v. Side yard: five feet. See “d.i” above
 - vi. Rear yard: see “d.i” above.
 - vii. Side and rear yard adjacent to developed residential property: see “d.i.” above.
 - viii. Maximum building lot coverage: see “d.i” above.

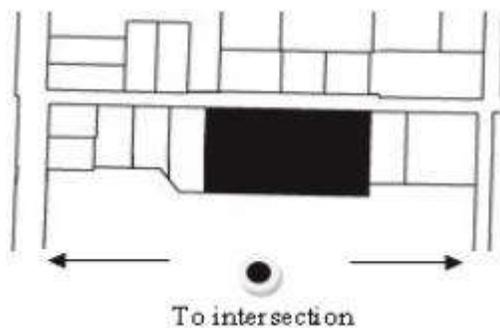
3. Infill Residential Design Standards. Property that is eligible for infill residential development and is proposed to be located within an established neighborhood will adhere to site and architectural design requirements. While variation in architectural design is desired, the purpose of these requirements is to ensure compatibility of new infill development with the character of the existing neighborhood.

a. New infill residences shall meet the following site and architectural design criteria, as defined by the predominant character of the existing block face.

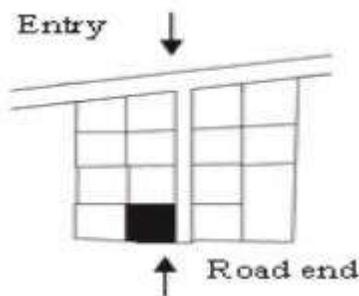
i. Block Face Definition. The block face consists of all residential properties along both sides of the public or private right-of-way or easement on which the infill development fronts. The block face is measured from intersection to intersection, to the road end, or two hundred feet in either direction from the building site, whichever is nearest.

Examples of how to measure the block face:

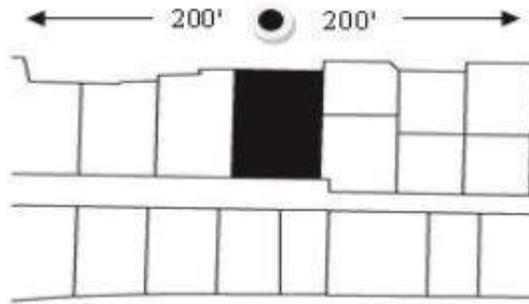
1. Measured from intersection to intersection—Block face is both sides of the street from intersection to intersection:



2. Measured to the road end—Block face is both sides of the street from road entry to road end:



3. Measured two hundred feet in either direction from infill site: Block face is both sides of the street two hundred feet in each direction from infill site:



- a. "Predominant" means the most frequently occurring residential design characteristic along both sides of the road frontage along the block face.
- b. Building Orientation. New infill residences' building orientation within an established neighborhood will match the predominant orientation of other buildings along the block face.
- c. Front Yard Setback. The front yard setback of an infill residence within an established neighborhood will be the average of the existing residences along the block face.
- d. Height.
 - i. If the infill residences proposed within an established neighborhood are to be taller by five, but less than ten feet in height than the average height of the existing residences on the block face, the infill residences must step back the upper floor(s) a minimum of five feet to help maintain compatible scale.
 - ii. When the proposed infill residence's height is ten feet or higher than the average height of the existing residences on the block face, the upper floor must step back a minimum of eight feet.
 - iii. Stepbacks required above must be made on the building face in the following circumstances:
 - a. Street face; and
 - b. Side building face when adjacent to existing residences. New proposed infill residences adjacent to another new infill residence are not required to provide side stepback(s).
 - iv. The review authority may determine that the above required stepback does not provide sufficient compatibility of bulk and scale to the existing residences on the block

face. Upon providing such a finding, and when the proposed infill residences are ten feet or higher than the average height of the existing residences on the block face, the review authority may decrease the height of the infill residences. The modified building height may not be reduced to less than twenty-five feet.

e. **Architectural Variety.** Proposed infill residences within an established neighborhood shall incorporate architectural variety to its front facade, ensuring housing style diversity.

Duplicative front facade elevations adjacent to each other are prohibited; simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence shall be utilized:

- i. Different window opening locations and designs;
- ii. Differing roof line configurations;
- iii. Different entry/porch designs;
- iv. Different exterior finish materials and finishes;
- v. Different garage location, configuration and design.

f. **Narrative and Building Design.** The applicant shall provide a written narrative describing the predominant character of the existing residences' block face; detailing how the proposed infill residences' size, height, placement and design meet the above design standards; and describing how compatibility along the predominant block face has been met. In addition, conceptual architectural building design shall be submitted with the short subdivision and conditional use application.

4. **Multi-family dwelling, small scale infill in DMU I & DMU II zones**

a. Multifamily development shall be limited to duplex, triplex or fourplex dwellings located on a single parcel/lot not smaller than 9,000 sq. ft. for a duplex (9.68 units/acre), 11,500 for a triplex (11.34 units/acre) and 13,000 sq. ft. for fourplex units (13.4 units/acre). The multi-plex structures will be designed to be sensitive to existing single-family structures byway of building design that limits height, grouping of entryways, encouraging multi-pitched rooflines and street side window openings to create the appearance, especially on corner lots, of single-family dwelling units (See Figure 1 below).

Figure 1



5. At the time of building permit application submittal, the DCD director will review submitted building permits for compliance with this section, approved conceptual building drawings, and any applicable conditions of approval.