

# Residential Infill Development

## *The Legacy Toolkit*

Redevelopment of residential property in the older urban neighborhoods surrounding downtown Winston-Salem (GMA 2) has increased in recent years. *Legacy* recommends encouraging new infill development to make efficient use of existing infrastructure, promote a viable, growing central city, and reduce development pressures in suburban areas. While infill development frequently complements existing neighborhood character, some infill has not been designed with sensitivity to its surroundings. Recently adopted infill standards provide a mechanism for promoting new residential development which does not negatively affect the integrity of older neighborhoods.

### Infill Development Standards

The infill ordinance establishes standards for front and street facing building setbacks, garage placement, orientation of buildings on narrow lots, and subdivision of property. The ordinance includes provisions for new single family and multifamily development as well as additions to existing single family structures.

### Single Family Standards

#### Front Setbacks (New Construction on Existing Lots)

- Front setbacks must be no less than 90% of the average front setback of the structures nearest to each side of the infill lot
- The street facing setback of one side of a corner lot shall be no less than 90% of the street facing setback of the structure nearest to that side of the infill lot. The street facing setback of the other street facing side of the infill lot shall be regulated by the minimum setback requirements of the applicable zoning district

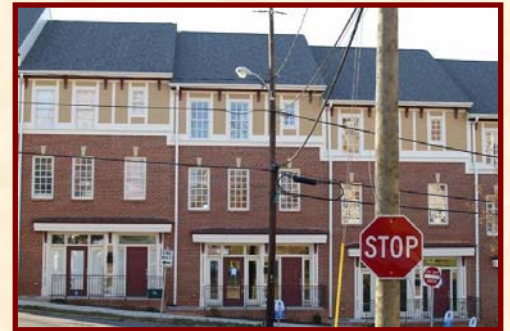
#### Front Setbacks (Additions to Existing Structures)

- Existing structures may encroach into the front yard no more than 20% of the distance between the existing structure and the front property line. Such expansion may occur only once
- Existing structures on corner lots may encroach into the yard space of either street facing side of the lot no more than 20% of the distance between the existing structure and the corresponding street facing property line
- Alternatively, front setbacks may be determined by calculating the average setback of the nearest adjacent properties; front setback shall be no less than 80% of the average front setback of the structures nearest to each side of the existing structure. Street facing setbacks of corner lots must be no less than 80% of the street facing setbacks of the structures nearest to each side of the existing infill structure

#### Development on Narrow Lots

- Where proposed single family structures have a depth at least 1.5 times the width of their street facing facades, and are located on lots less than 65' wide, such structures must have street facing façades which include a primary entrance and which are composed no less than 15% of windows and doors
- A Single-Family structure which does not meet these requirements may be approved through a Special-Use District rezoning

*(Infill development Standards Continued on back of handout)*



*Infill Live/Work Units on 2<sup>nd</sup> Street*



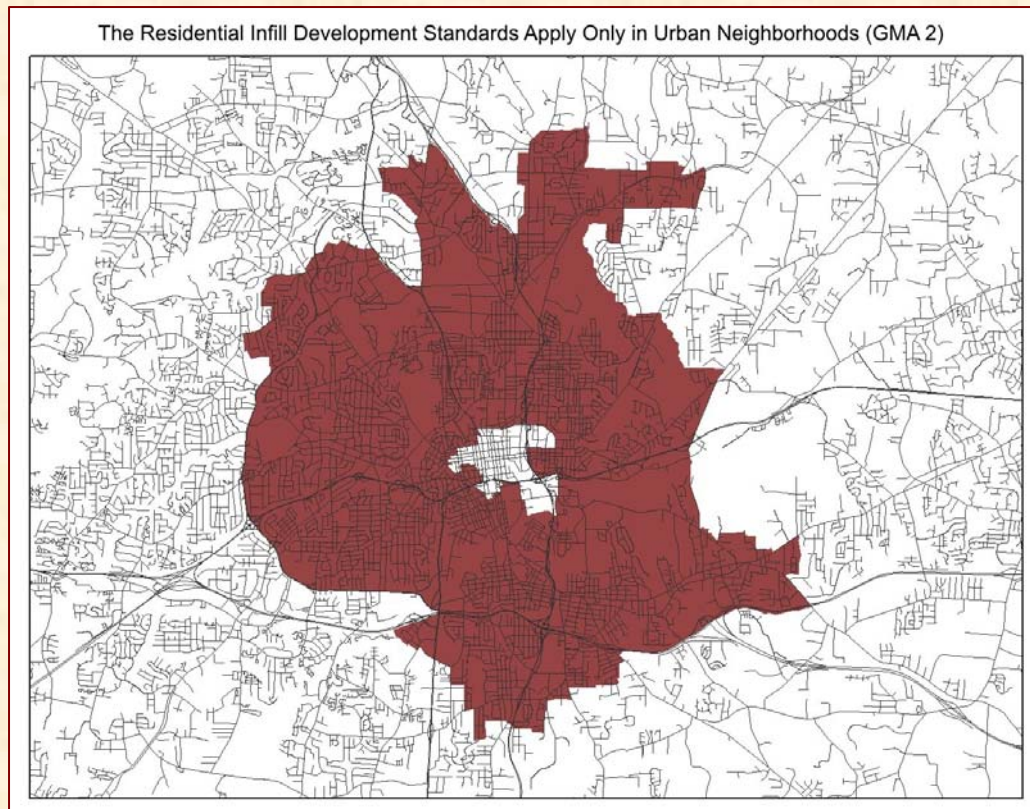
*Infill Residential in Happy Hill*



*Infill Residential in Buena Vista*

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### Subdivisions

- Subdivisions in GMA 2 less than 5 acres in size are subject to the infill standards; however;
- Street facing setbacks of newly subdivided corner lots must be no less than 90% of the street facing setbacks of the existing structures nearest to each side of the infill lot
- Subdivisions which do not meet the specific requirements of the infill ordinance but meet its intent may be approved through Special-Use District rezoning
- Flag lots may be approved through Special-Use District rezoning

### Garages

- Garages must comprise no more than 50% of front façade width
- Front loaded garages must be setback at least 5' behind the front façade of the single-family structure

### **Multifamily Standards**

- All Multifamily buildings in GMA 2 must be oriented toward existing streets, except where multifamily buildings are adjacent to major thoroughfares
- Parking must be located to the sides or rear of buildings
- Structures with front setbacks less than 10' must have a finished floor elevation at least 2.5' above grade

While no ordinance can completely prevent inappropriate infill development, this ordinance should eliminate the worst effects of incompatible infill development in GMA 2 with the least amount of regulation, while allowing neighborhoods to continue developing and provide opportunities for new urban housing.