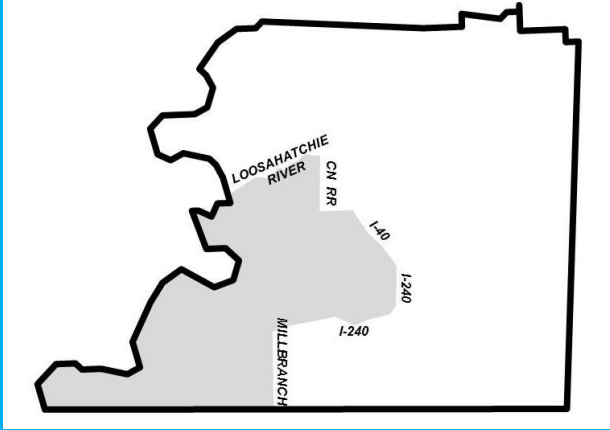




IS MY PROPERTY SUBJECT TO CONTEXTUAL INFILL STANDARDS?

Contextual Infill Standards require residential uses in certain circumstances to be sensitive to the existing homes around them, particularly with regards to setbacks and garage placement. This guide will help you determine whether the Contextual Infill Standards apply to your property. See Sec. 3.9.2 of the [UDC](#) for complete regulations.

IS YOUR PROPERTY WITHIN THE GREY AREA OF THIS MAP?

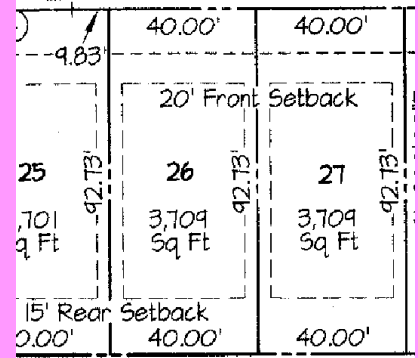


YES

NO

YES

DOES YOUR PROPERTY CONTAIN FRONT SETBACKS ON ITS PLAT SUCH AS THIS? [CLICK HERE](#) TO LOCATE YOUR PLAT ON THE REGISTER'S SITE



YES

NO

NO
YES

IS YOUR PARCEL OR DEVELOPMENT PROPOSAL ACROSS THE STREET OR ABUT LOTS PLATTED BEFORE 1950 ON TWO OR MORE SIDES?

NO

DOES YOUR PARCEL OR DEVELOPMENT PROPOSAL CONTAIN 2 OR MORE ACRES?

YOU MUST ADHERE TO THE CONTEXTUAL INFILL STANDARDS

YOUR PROPERTY IS NOT SUBJECT TO CONTEXTUAL INFILL STANDARDS; INSTEAD, SETBACKS AND OTHER BULK REGULATIONS ARE GOVERNED BY THE UDC ([CLICK HERE](#)) AND, IF APPLICABLE, ANY RECORDED PLAT

- LOT WIDTH.** If the lot(s) is/was created after the adoption of the UDC (Jan. 1, 2011), its minimum width shall be either the average of the four lots on the same block on the same side of the street OR the average of all lots on the block on both sides of the street.
- FRONT SETBACK.** Front setback is determined by the four nearest lots on the same block on the same side of the street. See graphic below; the front setback is the average of the two lots on either side of the subject lot(s). If the subject property is on the corner or within two lots of the corner, the minimum front setback shall be 20 feet.



- GARAGE & CARPORT PLACEMENT.** Front-facing garages and carports are only allowed if at least half of the homes on the same block have them or if the garage/carport is 100 feet from the street and 50 feet behind the front façade of the house (see [this guide](#)). If front-facing garages and carports are present on the block, new garages and carports shall comply with the graphic below.

FRONT PORCHES AND RAISED GROUND ELEVATION.

- If most homes on the same block on the same side of the street have front porches and raised ground elevations, your home(s) must also.

