

4.3 Infill Development

Development on vacant lots to the same intensity as existing surrounding development shall be governed by the guidelines applying to the project type. The purpose of this section is to guide development of more intense building, either on vacant or redeveloped sites, within existing residential neighborhoods or commercial districts.

I. GOALS

- A. To provide for continuity of design between existing and new development.
- B. To ensure that projects are designed in such a way as to reduce to a minimum possible negative consequences, such as: loss of privacy, noise, increased traffic and lighting overspill that infill development may have on existing neighbors.
- C. To encourage cooperation between property owners or the consolidation of adjacent parcels to allow for more effective planning.



Fig. 4.3.1 This stacked flat apartment building in Oakland, CA, with its exterior stair and blank wall along the street is out of character with the adjacent single-family homes.



Fig. 4.3.2 This tri-plex in Savannah, Georgia, with its individual entries right on the street integrates very well with surrounding single-family homes.

II. GUIDELINES

1. Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.
2. Where Santa Rosa's General Plan calls for a change or an intensification in land use new development should consider the character of the surrounding neighborhood or district, particularly at the edges adjacent to existing development.
3. At edge conditions of infill avoid placing structures and elements which adversely affect adjacent residents. For example, avoid placing the following directly adjacent to residences:
 - a. trash enclosures, which are both smelly and noisy;
 - b. large structures which block sunlight; and
 - c. living spaces with second and third story windows that permit residents to look directly into neighbors yards.
4. In addition to what is discussed in #3 above, design infill development at its edges to:
 - a. approximate the scale and mass of adjacent existing residences;
 - b. include buildings which are detailed and articulated on at least the side facing adjacent existing residences (and preferably on all four sides). Long blank back or side walls are undesirable; and
 - c. avoid blocking significant views.
5. Mitigate noise generated by infill projects through placement of buildings and sound barriers as needed. Refer to Chapter "17-16 Noise" of the City Code for noise limits.

6. For larger infill projects that have frontage on more than one street, locate vehicular entries to provide connection to adjacent residential neighborhoods, but design circulation to encourage the majority of traffic to utilize the larger street, minimizing the traffic impact on the residential neighborhood.
Infill development should be integrated with the surrounding neighborhood to the extent possible.
7. Utilize shielded light fixtures to minimize on-site light straying beyond a project boundary. Hours of operation should be considered as well.
8. If a multi-family project is located across the street from a single family neighborhood, design the buildings to relate to the street with individual entries, patio areas and landscaping facing the single family homes. Parking lot areas, carports, etc. should not be located along these street frontages. See Section 3.2(B)
9. When adding a duplex, triplex or fourplex to an existing single family neighborhood, design the new structure to have the “look” of a single family home so as to enhance its compatibility. See Figure 3.2.7



Fig. 4.3.3 This duplex in Charleston, South Carolina, has the appearance of a larger single-family home.



Fig. 4.3.4 This repair garage on Sebastopol Avenue is a particularly bad fit with the neighboring homes. The front setback, the blank wall at the front elevation, the concrete block, and the flat roof/parapet are all out of character with the existing single family homes.

