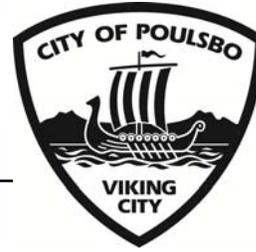


Poulsbo Planning Department

Residential In-fill Incentive Densities



07/2014

What is Residential In-fill Incentive Density?

In order to encourage the development of small lots and parcels bypassed in the residential development of established neighborhoods, the residential in-fill incentive density regulations provide an increased density incentive to accomplish the in-filling of existing residential neighborhoods in the Residential Low zoning district.

Where are Residential In-fill Incentive Densities allowed?

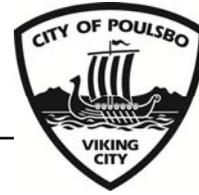
Residential in-fill incentive densities are allowed within the RL zone as a conditional use. Pursuant to PMC 18.48.160, residential in-fill incentive densities are meant to maximize the utilization of public services, utilities, and facilities on smaller parcels that have been bypassed in residential development of the urban areas. The primary purpose is to encourage the development of existing but underutilized lots within established neighborhoods in a way that is consistent with the existing character of the neighborhood.

What are the requirements for Residential In-fill Projects?

There are specific eligibility criteria that must be met for a project to be able to propose Residential In-fill Incentive Densities. Within the RL zoning district, parcels that meet all of the following criteria are eligible for increased densities upon the approval of the Review Authority:

- The provisions of the section shall be applied through the short subdivision process for four lots or less.

- The minimum site size must be 10,000 square feet, however, a larger parcel size may be necessary to ensure consistency with the existing neighborhood development patterns and lot sizes.
- 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.
- The site design of the project is compatible with the residential character of the area by matching the existing surrounding development patterns and lot sizes.
- The public roads and streets serving the site are adequate to carry the additional traffic generated by the development of the site.
- The proposed project shall meet the following minimum lot requirements:
 - ⇒ Lot area: 5,000 square feet
 - ⇒ Lot width: 50 feet
 - ⇒ Lot depth: 80 feet
 - ⇒ Front yard setback: 20 feet
 - ⇒ Side yard setback: 5 feet
 - ⇒ Street side yard setback: 10 feet
 - ⇒ Rear yard setback: 5 feet
 - ⇒ Side and rear yard setback adjacent to developed residential property: 10 feet



What is the process to do a Residential In-fill project?

Unlike typical short plat applications, in-fill projects require a CUP Type III review pursuant to PMC Title 19. The process starts with a pre-application conference with City staff, which provides the applicant with detailed information on requirements and the process as it relates to the specific proposal. Type III applications require a Neighborhood Meeting prior to a formal application submittal to the City. City staff assists with the notice of the Neighborhood Meeting. The Review Authority for an in-fill project would be the City Hearing Examiner, who would hold a public hearing on the application.

The applicant would need to submit applications for a Short Plat, Site Plan Review, and Conditional Use Permit to apply for a residential in-fill incentive density project.

Where can I get additional information?

- PMC 18.48.160—Residential in-fill incentive densities.
- Applications are available online: <http://www.cityofpoulsbo.com/planning/applications.asp>
- Poulsbo Planning Department handouts on Site Plan Review, Conditional Use Permits, and Short Plats.
- Contact the Poulsbo Planning Department by phone, e-mail, or in person.