



Planning & Economic Development

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INFILL RESIDENTIAL DEVELOPMENTS

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.

ELIGIBLE PROPERTIES

- Within the Residential Low (RL) zoning district, on parcels 1.5 acres or less in size, that have been bypassed in past platting.
- 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 public roads and streets serving the site are adequate to carry the additional traffic generated by the development of the site.

| Minimum Lot Requirements | |
|---|----------------|
| Lot Area (Min) | 5,000 sq. ft. |
| Lot Area (Max) | 10,000 sq. ft. |
| Lot Width | 50 feet |
| Lot Depth | 80 feet |
| Front Yard | 20 feet |
| Side Yard | 5 feet |
| Side Yard (Street Side) | 10 feet |
| Rear Yard | 5 feet |
| Max Lot Coverage | 50%* |
| * Lots < 7,500 sq. ft., max lot coverage is 40% | |

DESIGN STANDARDS

Property that is eligible for infill residential development and is proposed to be located within an established neighborhood shall adhere to 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. The following elements will be reviewed during the permit process. See [PMC 18.70.070](#) for additional details.

- Building Orientation
- Front Yard Setback
- Height
- Architectural Variety

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 is required at time of application. In addition, conceptual architectural building design shall be submitted with the short subdivision and ACUP application.

REVIEW PROCESS

The infill provisions shall be applied through the short subdivision **and** administrative conditional use permit (ACUP) process. The application is processed as a Type II permit per [Chapter 19.40 PMC](#).

A neighborhood meeting is required to be held. Procedures for the neighborhood meeting are identified in [Chapter 19.60 PMC](#).

The first step in the permitting process is to submit for a pre-application conference. See the [Pre-Application Conference Handout](#) and [Application](#) for more information.

FEE INFORMATION

Application fees will be collected per [Resolution 2019-03](#).

INFILL DEFINITIONS

- The "block face" consists of all residential properties along both sides of a public or private right-of-way or easement, on which the infill development fronts. The block face shall be measured from intersection to intersection, to the road end, or two hundred feet in either direction from the building site, whichever is nearest.
- "Predominant" means, the most frequently occurring residential design characteristic along both sides of the road frontage along the block face

Disclaimer: this handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.

