Residential Infill Development Review (RID)

Residential Infill Development (RID) Review is a form of discretionary review that provides applicants an alternative to the clear and objective standards of the zone or special standards established as a part of a Planned Development (PD). The principle benefit of RID review is to provide a regulatory path for approval of dwelling and accessory structure designs that do not meet zone standards, but would meet their intent in a way this is different from, but equal to or better than what the Code requires. This path is suitable for projects where the zone standards conflict with or prevent a design that may otherwise be compatible with the character of the neighborhood and surround development. Applicants may seek RID Review for a proposed structure or accessory structure design that does not otherwise meet zone or PD standards for: building height; lot coverage; floor area ratio; front, side and rear yard setbacks; front setback plane; maximum side yard plane; garage location and openings; and accessory structures.

The purpose of RID is to allow alternative designs that may otherwise be compatible with the neighborhood, but which may not comply with one or more of the above zone standards. RID Review may not be used to seek approval of a use or density that is not permitted by the zoning of the site, and is not meant to allow overbuilding of the site. RID Review is also not a hardship-based application, i.e., it is not a substitute for the Hardship Variance process.

Supporting Documents

RID Review Handout
RID Review Brochure

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