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## **Policy: Residential Infill Development**

In older urban areas and inner ring suburbs, land continues to become sparse. As new residential construction continues, more infill lots (undeveloped existing lots of record) will be utilized to expand and enhance housing and the urban landscape. Even more common in older areas is one-for-one lot teardowns (demolishing a smaller existing house and replacing it with a larger modern scale home). While residential infill development promotes sustainable development by using existing infrastructure and smart growth through strengthening and directing development toward existing communities, it is often faced with neighborhood and community opposition. Specifically, teardowns are often contentious because of their size in relation to smaller existing homes commonly built after World War II.

**The Greater Atlanta Home Builders Association supports residential infill development.** Residential infill development is in alignment with the principles of sustainable development through capitalizing on existing infrastructure. Smart growth calls for creating a range of housing choices and opportunities, which infill housing achieves. By allowing greater density, encouraging transportation and housing choice to the consumer, residential infill development *is* smart growth.

Regulations that try to control market conditions prohibit the development of quality residential infill. Architectural design and housing size are market driven, and most older homes are out of scale to modern homes, which on average are more than 2,400 square feet. Existing zoning ordinances regulate the maximum lot coverage and height; ordinances that require new homes to resemble existing homes will discourage new construction in older neighborhoods with small one-story homes. Further, these restrictions affect existing home owners by negatively impacting the sales value of their home.

**The Greater Atlanta Home Builders Association supports equitable measures that address code enforcement concerns.** Jurisdictions must thoroughly inventory existing housing stock and investigate other control methods such as self-imposed covenants. By establishing parameters for the placement of equipment and working hours that are sensitive to existing neighborhoods and the construction environment, jurisdictions will address the bulk of concerns over residential infill development.