



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 541**
Infill Development Zone (IDZ) Requirements

DATE: November 16, 2011/Revised *October 19, 2012/August 1, 2014*

CREATED BY: Land Development Division/Zoning Section

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 541 regarding Infill Development Zone IDZ requirements. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

DSD has created this IB to assist Department customers understand the requirements in conjunction with development in the Infill Development Zone (IDZ) zoning district, section 35-343 of the Unified Development Code (UDC).

The purpose of the IDZ district is to provide relief from some, but not all, of the requirements of conventional zoning districts and infrastructure requirements in order to facilitate redevelopment of neglected and bypassed inner city properties. The IDZ district establishes performance standards through urban design requirements to ensure compatibility with surrounding neighborhoods, while providing regulatory relief of some of the development standards. Local projects developed using the IDZ district include the redevelopment of Pearl Brewery, Victoria Courts and Butterkrust Bakery. Recycling and reusing such "greyfield" sites is important as the City strives to promote inner city revitalization and establish new market opportunities for all segments of the population.

Scope:

Pursuant to amendments to the UDC adopted in 2008, 2009, 2010, and 2012 to the IDZ requirements staff and applicants have increasingly expressed concerns and confusion about the following topics:

1. Requirements of IDZ when used as an overlay district versus when used as a base zoning district
2. Range of allowable uses
3. Site development standards (setbacks, design treatments, etc)
4. Site plan requirements
5. Access Requirements

Summary:

This Information Bulletin is for informational purposes only.

Prepared by: Catherine Hernandez, Planning Manager

Reviewed by: Catherine Hernandez, Planning Manager

Authorized by: John Jacks, Assistant Director

To improve understanding of the requirements of 35-343 of the UDC, the following interpretation table has been established:

35-343. - "IDZ" Infill Development Zone.

Existing UDC Text	Effective Interpretation
(a) Locational Criteria	
<p>(1) Generally. (A) An "IDZ" may be located within Community Revitalization Action Group (CRAG) target area as defined in 35-A101, which area generally includes the territory located inside the corporate boundaries of the city as they existed in 1940. (B) An "IDZ" may also be located in a Census Tract inside of Interstate Loop 410 in which at least two (2) of the following factors are present: 1. At least ten (10) percent of the structures are abandoned; or 2. At least ten (10) percent of the platted lots are vacant; or 3. At least ten (10) percent of the lots or structures are subject to tax liens. (C) An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one of the following: 1. Within the boundaries of a Community Development Reinvestment Plan adopted by the City Council; 2. Within the boundaries of a Neighborhood or Community Plan adopted by City Council at a location designated by the Plan that is suitable for "IDZ" designation; 3. On properties currently owned by the federal, state, county or city government; or 4. On properties previously owned by the federal, state, county or city government on or after June 4, 2001.</p>	<p><i>The intent of this subsection is to designate geographic areas of the city eligible for IDZ designation. They are as follows: either</i></p> <p><i>a) The CRAG area or</i></p> <p><i>b) In a census tract inside of Interstate Loop 410 that meets two of the three criteria listed in 1, 2, 3 or</i></p> <p><i>c) In a location inside of Interstate Loop 410 that meets one of the four criteria listed in 1,2,3,4.</i></p> <p><i>The burden of proof is on the applicant requesting the IDZ designation to demonstrate that the site meets the locational criteria.</i></p> <p><i>A map of the CRAG area is attached to this Information Bulletin.</i></p>
<p>(2) Mapping. The "IDZ" district may be considered by the city council as an amendment to the official zoning map when it meets one of the location criteria established by subsection (1) above.</p>	<p><i>Only City Council can amend the official zoning map as a legislative act pursuant to an application to rezone a property. The City's zoning maps are available online at https://gis.sanantonio.gov/PDS/onestop/index.html</i></p>
<p>(b) Use Regulations. The "IDZ" may be approved as either a base zoning district or an overlay zoning district. The standards provided in this section shall apply whether "IDZ" is requested as either a base district or as an overlay except where otherwise specifically stated.</p>	<p><i>IDZ district may be designated as either a base zoning district pursuant to the procedures in subsection (2) below or an overlay district pursuant to the procedures in subsection (1).</i></p>
<p>(1) Overlay District. When the ordinance designates the "IDZ" as an overlay zoning district: A. A proposed infill development with frontage on a local street may be approved for any use permitted in the base zoning district in which it is located. B. A conditional use may be permitted utilizing the provisions authorized by Section 35-422, Table 422-1</p>	<p><i>Subsection (1) indicates that when "IDZ" is designated as an overlay district, additional uses above those permitted in the base zoning district may be permitted only through the granting of conditional zoning in accordance with Section 35-422. Each additional use requested will require additional granting of conditional zoning in</i></p>

<p>and payment of the condition use fee pursuant to 35-C102.</p> <p>C. An additional use approved as a conditional use must be identified on a site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as an overlay zoning district. The site plan shall include the minimum contents prescribed in subsection (2) below. The site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" overlay zoning district boundary.</p> <p>D. When "IDZ" is adopted as an overlay district, the base zoning district standards and the standards for conventional subdivision, in accordance with Section 35-202, shall remain in effect where not specifically provided alternative standards within this section.</p>	<p><i>accordance with Section 35-422.</i></p> <p><i>Minor amendments to the site plan are permitted in accordance with 35-403(d) and require a review fee of \$525 per 35-C103 and Information Bulletin #544</i></p> <p><i>When used as an overlay district the applicable base zoning district standards shall remain in effect where not specifically provided alternative standards within §35-343.</i></p>
<p>(2) Base District and Site Plan Requirements. When the ordinance designates the "IDZ" as a base zoning district it shall be accompanied by a list of permitted uses and a zoning site plan which shall be filed with the application for rezoning and be incorporated into the ordinance designating the "IDZ" as a base zoning district. The zoning site plan shall be reviewed by the zoning commission and approved by the city council concurrent with the approval of the "IDZ" district. A Master Development Plan is not required where "IDZ" is established as a base zoning district that has filed the requisite site plan. A zoning site plan for an "IDZ" shall include:</p> <p>A. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "IDZ".</p> <p>B. The location of all comprehensive land use categories as defined in Section 35-A101. Multi-family uses shall include an indication of gross density as defined in §35-A101 in units per acre, provided there is no limit on the level of density. <i>For example, a 2.5-acre site with a 65,000 square foot building footprint consisting of 275 units in a three-story building with the balance of the site used for amenities and off-street loading facilities shall be considered 110 dwelling units per acre. (275/2.5 = 110)</i></p> <p>C. The location of all streets and, if applicable, ingress/egress facilities in accordance with subsection (c)(1) below.</p> <p>D. When "IDZ" is adopted as a base zoning district, the standards for conventional subdivision, in accordance with Section 35-202, shall remain in effect where not specifically provided alternative standards within this section.</p> <p>E. A site plan shall not be required for city-initiated "IDZ" rezoning cases</p>	<p><i>Subsection (2) describes the process for designating uses when IDZ is established as a base zoning district. The site plan shall indicate the location of the land use categories prescribed in (b)(2)B. The location of buildings is not required, but all requested land use categories must be identified on the site plan. Minor amendments to the site plan are permitted in accordance with 35-403(d) and require a review fee of \$525 per 35-C103 and Information Bulletin #544.</i></p> <p><i>Uses can either be listed individually or a request can reference a particular zoning district, for example "all C-2 uses." In cases where a zoning district is the basis for the requested uses, the individual uses shall be limited to those uses permitted in the base district at the time of the rezoning request. If the uses allowed in the zoning district change through a subsequent code amendment, the individual IDZ case does not correspondingly change. In accordance with 35-403(d)(2) the approved uses can not be changed. After approval of the IDZ designation, if new uses are requested, a new zoning case is required for the location of such uses.</i></p> <p><i>When established as a base zoning district there is no need for an IDZ district to include conditional uses ("CD") or specific use authorization ("S") requests, instead the use should be included in the list of requested uses. The only exception to this rule is uses that are only permitted by a "S" specific use authorization in table 311-2, meaning those uses that are never permitted by right "P" in any zoning district. A use that always requires a "S" and that is not permitted by right in any zoning district, such as a Helistop, shall require a "S" in the IDZ district and all of the requirements of a specific use authorization shall be included in the zoning request.</i></p>
<p>(3) Amendments to "IDZ" Site Plan.</p> <p>A. Initiation. Revisions to a previously approved "IDZ" site plan shall be classified as minor or major changes. The applicant for site plan amendment shall submit a site</p>	

<p>plan that is consistent with the requirements of Section 35-343(b) (2) above. The submittal shall include the site plan approved with the original application and a revised copy with annotation of the requested changes. The revised site plan shall be prepared to scale and shall include a block for a signature by the property owner and the Development Services Director to indicate acceptance of the revised site plan and, if applicable, shall include appropriate signature and seals of the design professional (i.e. architect, engineer, surveyor) that prepared the site plan. The site plan shall be processed only upon payment of the plan amendment fee indicated in 35-C103.</p> <p>B. Completeness Review. Development Services will conduct a completeness review within five (5) working days of submittal. Within five (5) working days after filing the proposed site plan amendment, including all required items and information, the director of development services shall provide a written response to the applicant indicating whether or not the submitted revised "IDZ" site plan has been accepted as a minor or major amendment.</p> <p>C. Major amendments. A major amendment shall require a new application for rezoning pursuant to the procedures of 35-421. A major amendment to an "IDZ" site plan shall include:</p> <ol style="list-style-type: none"> 1. Any increase in the number of dwelling units per acre within the "IDZ" plan area. 2. Any increase in the total commercial acreage within the "IDZ" plan area. 3. Any increase in the total industrial acreage within the "IDZ" plan area. 4. Any decrease above ten (10) percent in the total open space acreage within the "IDZ" plan area. 5. Any decrease in perimeter buffers between the "IDZ" plan area and adjacent properties. 6. Any amendment to the location previously identified in the "IDZ" site plan from residential to an office, commercial or industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence. <p>D. Minor Amendments. Any other revision to an "IDZ" site plan not described in subsection (C), above, shall be deemed a minor change. After the 5 day completeness review process, a site plan revision deemed by the Director as a minor amendment shall undergo a technical review by staff not to exceed thirty-five (35) days and shall not require review by the Zoning Commission nor approval by the City Council. If approved, the Director shall sign the amendment indicating official acceptance in the required signature block.</p>	<p><i>Subsection (3)(D) describes what can be deemed a minor amendment to the site plan. Any revision that is not identified in subsection (3)(C) immediately above can be deemed a minor amendment.</i></p> <p><i>See Information Bulletin # 544 for more information on amendments to zoning site plans.</i></p>
<p>(c) Lot and Building Specifications.</p> <p>(1.) Lot layout</p> <p>a. Minimum lot size. When "IDZ" is established as a base zoning district lots for the uses permitted on the zoning site plan may be platted without a minimum lot area requirement, provided that detached single family uses shall have a minimum lot size of 1,500 square feet.</p>	<p><i>Subsection (1.)(a) describes the waiving of a minimum lot area requirement when "IDZ" is established as a base zoning district (so long as detached single-family uses have a minimum lot size of 1,500 square feet).</i></p>

<p>b. Frontage. When “IDZ” is established as a base zoning district lots may be platted without frontage on a public or private street, provided that lots without frontage on a public or private street shall be provided with vehicular and/or pedestrian traffic access by means indicated on the subdivision plat for the area with the “IDZ” designation. Approximate locations of ingress/egress facilities shall be shown on the zoning site plan. The provisions of this subsection regarding lots shall supersede the requirements of subsection 35-515(c)(4) titled “Frontage.” Minimum fire access requirements shall apply.</p> <p>c. See §35-515 (d) (1), table 515-1 relative to front yard design.</p> <p>(2). Building location. The requirements of this subsection shall apply to the construction of new buildings within the “IDZ” district whether used as an overlay or a base district. The provisions of this subsection shall not apply to the reuse and/or rehabilitation of existing structures provided however that these requirements shall apply to any additions, expansion or enlargement of any existing buildings.</p> <p>A. Nonresidential. The side, front and rear setback provisions of the zoning regulations (Article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900 series lot, as defined in Section 35-A101, may be provided in lieu of the required five (5) foot setback from the rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.</p> <p>B. Residential. On blocks where over fifty percent of the blockface is occupied with existing single-family, duplex, triplex, and/or quadraplex residential units, the front setback within IDZ for uses zoned for single-family, duplex, triplex, and quadraplex uses shall be within ten (10) percent of the median setback of existing buildings on the block face. No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. If there is a public street right-of-way, the front facade shall front the street. A 900 series lot, as defined in 35-A101, may be provided in lieu of the required front or rear setbacks provided that the 900 series lot provides a lot width at least equivalent to the minimum required setback distance.</p>	<p><i>Subsection (1.)(b) describes the waiving of a requirement for all lots to front a public or private street when “IDZ” is established as a base zoning district (so long as vehicular and/or pedestrian access is provided and indicated on the subdivision plat for the area with the “IDZ” designation). This section supersedes the requirements of Section 35-515(c)(4), specifically the requirement to build to private street standards</i></p> <p><i>Section A. (Nonresidential) describes how in non-residential areas (area that are not single family, duplex, triplex or quadraplex) the setback provisions of Article III do not apply provided that the construction does not encroach in the right of way nor within 5 feet of the rear lot line. In lieu of the 5 foot rear setback a 900 series lot may be used in accordance with RID #92. In areas with single-family, duplex, triplex and quadplex detached units the provisions two rows below in this table also apply.</i></p> <p><i>Section B. (Residential) is applicable to blocks with established single family, duplex, triplex and quadraplex units. This provision would not apply when the blockface is not developed with existing single family, duplex, triplex and fourplex units. This section also indicates that the architectural front shall be oriented to the street and not to the side or rear internally on a lot.</i></p>
<p>(d) Adequacy of Public Facilities. The traffic impact and roughly proportionate determination (section 35-502 of this chapter) do not apply to an application for development approval within an "IDZ" district.</p>	<p><i>This subsection is referencing the traffic impact analysis (TIA) requirements of the UDC. A TIA is not required at any stage of the development process for a site already zoned IDZ. A scoping meeting with Development Services Engineering is encouraged and the TIA worksheet is required at the time of rezoning in accordance with 35-B117.</i></p>
<p>(e) Street Construction Standards (1) Standards Not Applicable. The street construction</p>	<p><i>This subsection waives the street construction standards of 35-506 of the UDC for projects that</i></p>

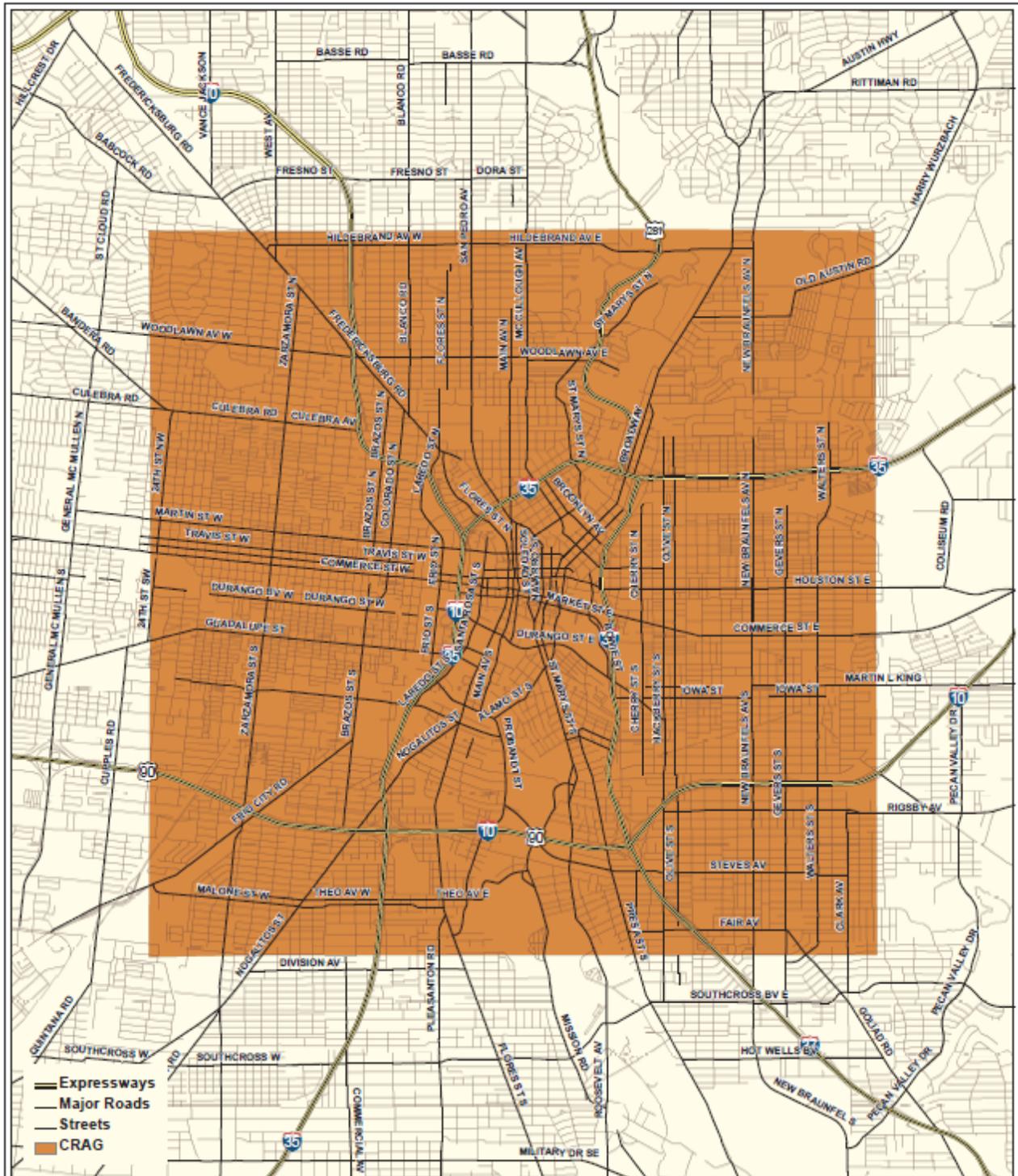
<p>standards shall not apply to infill development which involves the activities listed in subsections A and B below, except as provided in subsection (2) below. The street construction standards shall apply to all other infill development not listed below:</p> <p>A. The reuse of an existing building; or</p> <p>B. The development of an existing parcel or lot of less than twenty thousand (20,000) square feet.</p>	<p><i>meet either the criteria of (e)(1)(A) or (B).</i></p>
<p>(2) Standards Which Are Applicable. The following provisions of the street construction standards shall apply to all infill development, including that listed above:</p> <p>A. Standards relating to sidewalks, subsection 35-505(q) provided, however, that the applicant shall not be required to provide a sidewalk width exceeding that of any existing sidewalks adjoining the site, provided that minimum ADA standards shall be met in accordance with 35-506(d)(9)C. In single family locations see also §35-506 (q)(2)F.</p>	<p><i>See also 35-506 (q)(2)F which waives sidewalks in single family zoned areas where 70% or more of the block face does not have sidewalks and connecting sidewalks are not present on each side of the subject property. Minimum ADA standards shall be met in accordance with 35-506(d)(9)C 2.</i></p>
<p>B. If the lot adjoins a street in which the right-of-way is not aligned with the adjoining parcels, the standards relating to the dedication of right-of-way (subsection 35-505(g)) shall apply (see Figure 343-1).</p> <div data-bbox="211 955 657 1354" data-label="Diagram"> </div> <p style="text-align: center;">Figure 343-1</p>	<p><i>Subsection B further modifies the provisions of subsection (e) regarding applicable street construction requirements and overrides some of the relief provided elsewhere in the UDC by virtue of the specificity of this subsection. Determination of right of way shall be made by the Development Services Engineer at the time of platting or building permit, as applicable.</i></p>
<p>(f) Stormwater Management. Infill development shall comply with the stormwater management standards, section 35-504 of this chapter, except as otherwise provided herein. The stormwater management standards shall not apply to the following:</p> <p>(1) The reuse of an existing building; or</p> <p>(2) The development of an existing parcel or lot of less than twenty thousand (10,000) square feet.</p> <p>The stormwater management standards shall apply to all other infill development not listed above.</p>	<p><i>This subsection waives the stormwater management standards of 35-504 of the UDC for projects that meet either of the criteria of (f)(1) or (f)(2).</i></p> <p><i>Low Impact Development (LID) measures are authorized by §35-504 and may be used to meet landscaping and tree ordinance requirements.</i></p>
<p>(g) Utilities. The utilities standards shall apply to infill development.</p>	<p><i>This subsection specifies the applicability of the utility standards of 35-507.</i></p>

<p>(h) Parks and Open Space. The parks and open space standards (section 35-503 of this chapter) shall not apply to infill development.</p>	<p><i>This subsection waives the parkland dedication requirements of 35-503 of the UDC for projects with IDZ zoning.</i></p>
<p>(i) Reserved.</p>	
<p>(j) Buffers, Landscaping, and Streetscape Planting. The buffering standards (section 35-510) shall not apply to infill development. The landscaping standards (section 35-511) and streetscape planting standards (section 35-512) shall apply. Only twenty-five (25) points shall be required under subsection 35-511(d) (elective criteria), for landscaping on lots within the "IDZ" district, see also §35-511 (e)(7).</p>	<p><i>This subsection waives the buffer requirements of 35-510 of the UDC for projects with IDZ zoning. This section modifies the landscaping requirements of 35-511 to require a significantly reduced requirement of 25 elective points rather than the general requirement for 70 points. See also 35-511 (e)(7).</i></p> <p><i>Subsection (j) explicitly states that the streetscape planting requirements of 35-512 are required. The applicability of streetscape trees is determined by street type in accordance with Table 506-3, 506-4, or 506-4A.1 as applicable.</i></p> <p><i>The tree ordinance does apply to IDZ districts, however within the CRAG area the canopy requirement is reduced to only 15% in lieu of the usual 25 to 38 % requirement in accordance with 35-523(e)(1). The 15% may be met with features such as streetscape trees, LID stormwater features, rooftop gardens and terraces.</i></p> <p><i>Within the boundaries of the RIO-2 and RIO-3 overlay districts the provisions of 35-523(h) relative to floodplains and environmentally sensitive areas shall not apply.</i></p>
<p>(k) Parking. The minimum vehicle parking requirements of the parking standards shall not apply to infill development. All other provisions of the parking standards shall apply to infill development.</p>	<p><i>This subsection waives the minimum vehicle parking requirements of 35-526 of the UDC for projects with IDZ zoning. Other parking requirements of 35-384 and 35-526 shall apply, such as location, design standards and maximum parking limits.</i></p> <p><i>Minimum vehicle parking is required however bicycle parking shall be provided at 25% of typical minimum vehicle spaces required in accordance with 35-526(b)(9).</i></p>
<p>(l) Outdoor Storage. The outdoor storage standards shall apply to infill development.</p>	<p><i>This subsection specifies the applicability of outdoor storage standards of 35-526.</i></p>
<p>(m) Urban Design (1). Compatible design. Any new building shall be compatible in massing to buildings on abutting lots and abutting block faces.. Any extension or enlargement of an existing building shall be compatible in "massing" to the building from which it is being added onto. For purposes of this section, the term "massing" refers to the shape and form of a building provided by all, or a combination of, architectural elements such as roof configuration, spacing between buildings, setbacks from the street right-of-way, proportion of fenestration and</p>	<p><i>This subsection specifies urban design standards to promote compatible massing on a subject property with abutting properties. Where abutting properties are undeveloped or do not have structures at the time of building permits for the IDZ property, there is no requirement for compatible massing.</i></p> <p><i>The requirements of 1) through 5) are illustrated within the UDC 35-343 (m).</i></p>

<p>entryways, building form, exterior building materials, building scale, architectural styles, and landscaping. For the purpose of this subsection only the term "abutting" refers to being located next to or bordering and "adjacent" refers to lying near or close. See Richard Hedman, Fundamentals of Urban Design (Chicago: American Planning Association, APA Planner's Press, 1985), at 11-19, for reference. A building or site plan shall be considered to be compatible in massing" to buildings on abutting lots and adjacent block faces, or uses if at least two (2) of the following five (5) elements are provided:</p>	
<p>(2). Alternative designs.</p> <p>A. As an alternative to compatible design requirements in subsection (1) above, an applicant requesting "IDZ" designation as a base or as an overlay district on blockfaces that are not occupied by 50% or greater residential uses as established in §35-343(c)2 B above may submit alternative building design plans that demonstrate substantial conformance to the requirements of §35-204(o) for recommendation by the Zoning Commission and consideration by the City Council as part of a request to rezone property to "IDZ" as a base or as an overlay district. Where properties are located within a historic district or a River Improvement Overlay Districts building designs require approved of the Office of Historic Preservation and Historic and Design Review Commission, as applicable.</p> <p>B. As an alternative to the compatible design requirements in subsection (1) above, an applicant, including the city for city-initiated large area rezoning cases, requesting "IDZ" designation as a base or as an overlay district may submit an alternative site and building design plan that conforms to the design guidelines from a physical master plan adopted as a component of the City's Comprehensive Plan as part of a request to rezone property to "IDZ" as a base or as an overlay district for recommendation by the Zoning Commission and consideration by the City Council. To qualify under this provision, the alternative site and building design plan must at a minimum include building height, build-to-zone, percent of façade in build-to-zone, building and tenant entrance location, parking location, building material, and landscape standards that conform to the physical master plan guidelines that are applicable to the property subject to the rezoning request.</p>	<p><i>Subsection 2 indicates instances where alternative designs can be submitted in lieu of the requirements set forth in Section 35-343(m).</i></p> <p><i>Through a rezoning case to designate an IDZ district an applicant may prepare an exhibit to indicate their urban design proposal and this will be used as a guide when building permit applications are submitted.</i></p>
<p>Related code provisions: 35-515</p>	

<p>(d) Driveways. Restrictions on driveway areas are designed to avoid the domination of front yards by large expanses of impervious surfaces which deaden the streetscape and discourage pedestrian activity. Reducing the width of driveways can reduce total site imperviousness. Some techniques that can be used include:</p> <p>(1) Driveways and other impervious surfaces shall not comprise more than the percentage of the front yard as specified in column (B) for the use patterns or zoning districts designated in column (A). Driveway entrances shall not comprise more than the percentage of the front lot line as designated in column (B). Parking may be provided in the rear yard, and access may be provided through alleys, where the front yard is insufficient to accommodate a driveway. Table 515-1 shall not apply to property zoned PUD.</p> <p><i>Table 515-1</i></p> <table border="1" data-bbox="326 766 797 1108"> <thead> <tr> <th>(A) Zoning District or Use Pattern</th> <th>(B) Maximum Percent of Front Yard</th> </tr> </thead> <tbody> <tr> <td>TND, TOD, MXD, D, IDZ</td> <td>30%</td> </tr> <tr> <td>R-6, RM-6, R-5, RM-5, R-4, RM-4, R-3, MF-25, MF-33, MF-40, MF-50, NC</td> <td>50%</td> </tr> </tbody> </table>	(A) Zoning District or Use Pattern	(B) Maximum Percent of Front Yard	TND, TOD, MXD, D, IDZ	30%	R-6, RM-6, R-5, RM-5, R-4, RM-4, R-3, MF-25, MF-33, MF-40, MF-50, NC	50%	<p><i>The impervious cover provisions in this subsection is intended for both the zoning districts and use patterns identified in column (A) to Table 515-1. TND, TOD, MXD, D and IDZ are zoning districts whose lot layout standards, height provisions and other standards promote a pedestrian-friendly urban experience. As stated in (1) the provision applies to “driveways and other impervious surfaces” in the front yard area. Impervious cover is defined in 35-A101 of the UDC as follows:</i></p> <p><u>Impervious cover.</u> Roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface; this shall include, but not [be] limited to, all streets and pavement within the subdivision. "Percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed, divided by the total area within the perimeter of such lot, tract, parcel or development. Vegetated water quality basins, vegetated swales, other vegetated conveyances for overland drainage, and public sidewalks shall not be calculated as impervious cover.</p> <p><i>And front yard is defined in 35-A101 of the UDC as follows:</i></p> <p><u>Front yard.</u> An area extending the full width of a lot between the front lot line and the nearest principal structure.</p> <p><i>For lots with frontage on more than one street, the front yard shall be determined in accordance with IB # 539 https://docsonline.sanantonio.gov/FileUploads/dsd/IB539.pdf</i></p>
(A) Zoning District or Use Pattern	(B) Maximum Percent of Front Yard						
TND, TOD, MXD, D, IDZ	30%						
R-6, RM-6, R-5, RM-5, R-4, RM-4, R-3, MF-25, MF-33, MF-40, MF-50, NC	50%						
<p>(2) In order to reduce impervious surfaces, shared driveways shall be permitted in any zoning district classification. In order to reduce runoff and increase stormwater travel times, alternative materials for driveway surfaces, such as pervious pavers or gravel, shall be permitted in any residential zoning district.</p>	<p><i>Pervious pavers or gravel may be permitted for driveways (not including approaches) and shall not count toward the 30% maximum percentage for the front yard in the IDZ district.</i></p>						
<p>(3) Table 515-1 shall not apply to irregular shaped lots as defined by subsection 35-516(l) of this chapter.</p>	<p><i>This provision only applies to lots fronting on culs-de-sac, eyebrows, or elbows, and other irregular shaped lots caused by street design as explained in 35-516 (l).</i></p>						

The IDZ requirements are limited to those properties with the “IDZ” zoning designation. Applicants of the IDZ district should carefully considered the trade-offs between the additional design standards of the IDZ district versus the relief offered from certain development standards.



Community Revitalization Action Group (CRAG) Area (Original 36 Sq. Mi.)

City of San Antonio



San Antonio, Texas is a city in Bexar County, Texas, United States. It is the largest city in the state of Texas and the seventh largest in the United States. The city is located on the San Antonio River, which is a tributary of the Rio Grande. The city is known for its Spanish Colonial architecture and its history as a center of trade and commerce. The city is also known for its military and government presence. The city is a major hub for the energy and technology industries. The city is a member of the Council of American Cities and Governments. The city is a member of the International Association of Municipalities. The city is a member of the National League of Cities. The city is a member of the Urban League. The city is a member of the Urban League of America. The city is a member of the Urban League of Texas. The city is a member of the Urban League of San Antonio. The city is a member of the Urban League of Bexar County. The city is a member of the Urban League of the Rio Grande Valley. The city is a member of the Urban League of the South. The city is a member of the Urban League of the United States. The city is a member of the Urban League of the World.