CITY OF SAN ANTONIO

Alta Vista NCD Update

Development Services Department
April 16, 2018
A Neighborhood Conservation District (NCD) is a zoning overlay classification, that addresses appropriateness of new construction in existing residential neighborhoods and commercial districts, through enforceable design standards.
What is a Neighborhood Conservation District

• **What does an NCD do:**
  – Protect neighborhood integrity
  – Empower neighborhoods to define unique character and features
  – Promote compatible infill development
  – Allow a fair, objective and administrative review process
  – Provide a tool for proactive neighborhood planning

• **What does an NCD not do:**
  – Enforce deed restrictions
  – Change the underlying base zoning of property
  – Require a property owner to rehabilitate an existing structure to conform to standards
  – Prevent demolition of existing structures
Non-Conforming Structures UDC 35-707

- A non-conforming structure is any existing structure that does not comply with applicable regulations of the district;
- A non-conforming structure may be occupied and maintained in a state of good repair, but may not be enlarged or extended;
- A non-conforming structure may be enlarged when the enlargement can comply with all applicable provisions of the district;
• The right to maintain a non-conforming structure shall cease whenever it is damaged and the cost to repair exceeds 50% of its replacement cost on that date. (cost of land not included)

• Basically, you can repair it but any “addition” has to comply with the standards. If you start from scratch, everything new has to comply.
Lot Size/Coverage

- **Current Standards:**
  - Lot sizes can't be reduced or increased greater than 25% per block face; or 40% for corner lots

- **Proposed Standards:**
  - Minimum lot width for single family and two-family remains at 25 foot width (non-conforming lot).
  - Minimum lot width for 3 units or more at 50 feet.
  - Maximum lot width for any replatted lot with single or multi-family is 75 feet.
Residential Design Standards – Proposed Revisions

Building Height/No. of Stories

• **Current Standards:**
  – Additional height bonus for additional setbacks is prohibited
  – Hickman to Ashby: No structure to exceed 1-story in height
  – Ashby to Hildebrand: Maximum height is dictated by UDC

• **Proposed Standards:**
  – Maintain standards for Hickman to Ashby
  – New Construction: 2 ½ stories/max 25-feet
  – Existing structures can expand and/or renovate to the max 2 ½ story/25 feet max
  – New Construction on 25 foot wide lots limited to 1 ½ story/15 feet max
Residential Design Standards – Proposed Revisions

Setbacks

• Current Standards:
  – Front setback:
    • 5% of median block-face
    • Maximum of 35 feet
    • Ancillary structures shall be located within the back 35% of the parcel.

• Proposed Standards:
  – Front Setback:
    • Maintain 35 feet maximum
      – Clarify measurement is from the property line
    • Add setback measured from the front building façade to property line, inside sidewalk or curb (consistency)
Residential Design Standards – Proposed Revisions

Walkways

- Current Standards:
  - 36 inches in width for single family; 48 inches in width for duplex and greater.

- Proposed Standards:
  - 36 inches (3 feet) in width for single family and duplexes; 48 inches (4 feet) in width for 3 units and greater.
  - Existing walkways may be repaired or replaced in original footprint
  - Requires minimum separation from driveway of 4 feet.
Residential Design Standards – Proposed Revisions

Porches

• Current Standards:
  – Residential single/duplex streetscape façade shall contain a porch 6-feet deep and no less than 1/3 of the width of front façade
  – Multi-family streetscape façade shall contain a porch 6-feet deep and no less than 1/4 of the width of front façade
  – Maintain 80% transparency ratio on enclosed porches

• Proposed Standards:
  – Existing porches may be repaired or rebuilt in the same footprint and location.
  – Porches may not be reduced in size, but may be enclosed.
Residential Design Standards – Proposed Revisions

Porches

• Proposed Standards:
  – Front porches shall not be enclosed with materials such as glass, plexi-glass, or any other solid material preventing the free flow of outside air
  – New construction or renovations exceeding 50% shall include a front porch at least 4 foot deep and 30% of structure width
  – New Multifamily residential 3 or more units are exempted from depth and width requirement
Residential Design Standards – Proposed Revisions

Windows and Doors

• Current Standards:
  – Windows (with exception of kitchen and bathroom) dimension ratio of 2:1, and at least a 1-over-1 light division. Decorative windows cannot exceed 8 square feet.
  – Requires minimum of 25% of surface area on the front facade to be dedicated to window openings. Replacement or repair of windows requires the original window opening to remain the same.
  – Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used.
  – No standards on doors.
Residential Design Standards – Proposed Revisions

Windows and Doors

Proposed Standards:

- This section shall apply only to street facing windows.
- When repairing/replacing original windows, the original window opening size and shape shall be maintained or may be enlarged.
- Windows for new residential structures facing the street shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division.
- Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division.
- Glass should not be reflective, bronzed, colored, tinted, or mirrored.
- Stained glass is permitted but not plastic or imitation.

Definition

Stained Glass: glass that has been colored, enameled, painted, or stained, especially by having pigments baked onto its surface or by having various metallic oxides fused into it, as used in church windows, decorative lampshades, etc.
Residential Design Standards – Proposed Revisions

Windows and Doors

• Proposed Standards:
  – All windows are to be free from film, tint, aluminum foil, and similar coating materials.
  – Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted.
  – A minimum of 25% of the surface area of each story on the front facade shall be dedicated to window openings.
  – Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used.

• Proposed Standards: Doors
  – French doors are permitted on any façade.
  – Glass sliding doors are prohibited on the front façade.

Definition

Stained Glass: glass that has been colored, enameled, painted, or stained, especially by having pigments baked onto its surface or by having various metallic oxides fused into it, as used in church windows, decorative lampshades, etc.
Residential Design Standards – Proposed Revisions

Building Materials (Facade)

• Current Standards:
  – Building materials shall match the existing structure in scale, proportion, and/or profile.
  – New construction and/or rehabilitation: The use of natural wood siding (or cement-fiber board), stucco, brick or stone is encouraged.
  – The use of natural wood siding substitute products (vinyl, MDF, plywood, hardboard) is prohibited.
Residential Design Standards – Proposed Revisions

Building Materials (Facade)

- Proposed Standards:
  - Repairs, renovations or additions shall match the existing scale, proportion and/or profile of the original siding materials.
  - In the case of removal of hazardous siding materials, replacement materials may be wood, stucco, brick, stone, or fiber cement.
  - New construction siding materials for all structures shall be wood, stucco, brick, stone, or fiber cement.
  - Prohibited siding materials for all structures include vinyl or similar siding, oriented strand board (OSB), particle board, synthetic stone, EIFS, metal, aluminum, reflective or translucent material.
Residential Design Standards – Proposed Revisions

Building Materials (Roof)

- **Current Standards:**
  - Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length.
  - A hip/gable roof shall maintain a minimum pitch of 5:12.

- **Proposed Standards:**
  - Permitted roofing materials are: composition shingle, metal, clay tile, and wood shingles.
  - Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed.
Residential Design Standards – Proposed Revisions

Building Materials (Roof)

- Proposed Standards:
  - Green roofs (roofs with sod) and solar panels are acceptable.
  - Eaves shall be at least 18 inches from the face of the building.
  - Larger eaves are encouraged to provide protection from the sun.
Paving: Curb Cuts

- **Current Standards:**
  - Shall not exceed 15 feet in width.
  - Maximum of one curb cut per lot or 75 feet of frontage.

- **Proposed Standards:**
  - Keep Current Standards and
  - Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion
  - Use of asphalt prohibited
Residential Design Standards – Proposed Revisions

Paving: Driveways

- **Current Standards:**
  - maintain a maximum width of 12 feet (8 to 10 feet is preferred) on the primary street facade, to a point 5 feet behind the primary structure setback.
  - Driveway runway ribbons are preferred at a width of 1'6" and 2'6".

- **Proposed Standards:**
  - Keep Current Standards and
  - Use of asphalt is prohibited
  - Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion.
Residential Design Standards – Proposed Revisions

Accessory Structures

Definition

Accessory Structure: A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or use. Examples include tool sheds or garden sheds.

- Current Standards:
  - Structure shall be located within the back 35% of the parcel.

- Proposed Standards:
  - Structures under 300 square feet that do not require a building permit are exempt from these standards
  - Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard.
  - Accessory structures shall be constructed or rehabilitated so as not to exceed
    - a) 40% of the primary dwelling structure’s building footprint;
    - b) equal height to the principal structure if one story or 80% of the primary building structure’s total height if two story; and
Residential Design Standards – Proposed Revisions

Accessory Structures

- **Proposed Standards:**
  - Per UDC Section 35-371(a)(6), accessory dwelling units (e.g. granny flats) shall not exceed 40% of the primary dwelling footprint, 800 sq. feet, or the height of the primary structure.

**Note:**
- Accessory Dwelling Units are permitted in single family residential zoned property provided the property owner lives on site.
- The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit.
Residential Design Standards – Proposed Revisions

Garages

Definition

**Garage:** A building or a part thereof accessory to a main building and providing for the storage of automobiles and which no occupation or business for profit is carried on, enclosed on all four sides and pierced only by windows and customary doors.

- **Current Standards:**
  - May only be constructed in the rear yard, or side yard, if corner lot.

- **Proposed Standards:**
  - Attached garage are to be set back 25 feet.
  - If attached garage is perpendicular it shall be located not less than thirty-six feet (36’-0”) behind the vertical plane of the front façade of the principal dwellings.
  - The roof of an attached or detached garage shall match the primary structure.
Residential Design Standards – Proposed Revisions

Garages

• Proposed Standards:
  – Existing structures shall replace in kind or match the materials of the primary structure.
  – Detached garages and carports shall be located to the rear of structure.

Definition

Rear Yard: An area extending the full width of the lot between the rear lot line and the nearest principal structure.
Residential Design Standards – Proposed Revisions

Carports

• **Current Standards:**
  – A carport may be constructed in rear yard, or side yard if corner lot.
  – Can be constructed as an integral part of the primary structure, if it:
    • a) is recessed a minimum of 5’ behind the primary structure front facade, and
    • b) is constructed of building materials with the same scale proportion, and/or profile, and
    • c) maintains the same roof line(s) as the primary structure.
  – Temporary carports are prohibited.

• **Proposed Standards**
  – A carport may be constructed in the rear yard (or side yard, if corner lot).

**Definition**

*Carport:* A space for the housing or storage of motor vehicles and enclosed on not more than two sides.
Residential Design Standards – Proposed Revisions

Carports

• Proposed Standards
  – Can be constructed as an integral element of the primary structure,
    • a) may be aligned with the primary structure but shall not extend beyond the front building line
    • b) constructed of the same building materials and maintains the same roof line(s) as the primary structure
    • c) carport rooflines are not to be located above the existing eave(s) of the primary structure,
    • d) shall not be enclosed and no garage door shall be added to a carport that faces the street.

Definition

Temporary structures: Those structures that do not possess or are not attached to a permanent foundation.
Fences

- Current Standards:
  - Are discouraged in the front yard.
  - If constructed, the front yard wall/fence shall be located parallel to the streetscape, aligned with any existing adjacent fence, at a distance no greater than 3 feet from the right of way.
  - Lattice, fencrete or similar product, or chain link materials are prohibited within the front yard.
Residential Design Standards – Proposed Revisions

Fences

• Proposed Standards:
  – New front yard walls constructed of solid materials shall be no more than two (2) feet in height.
  – New predominately open front yard fences shall not be more than four (4) feet in height.
  – Fencing or gate structures are not permitted across the driveway at any point in the front yard.
Residential Design Standards – Proposed Revisions

• Proposed Standards:
  – The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to the front wall/plane of the principal residential structure.
  – For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.
  – Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line.
  – Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences.
Residential Design Standards – Proposed Revisions

Refuse Containers

• Current Standard
  – Refuse containers (for pick-up/delivery) on multi-family structure parcels, shall be located at the rear of the structure (outside buffer yards), or completely screened from public view of the streetscape.

• Proposed Standard:
  – Shall be completely screened. Remove the word “or”.
Residential Design Standards – Proposed Revisions

• Current Standards Proposed to Delete:
  – Sidewalks: NCD does not regulate width or placement in Right of Way
  – Alleys: City Right of Way
  – Utility Placement: CPS Energy determines placement
  – Tree Preservation: Regulated by UDC Section 35-523
  – Signage: Regulated by Chapter 28 Residential Standards
  – Mailbox Location: Regulated by Federal Government
Adoption Schedule

• Proposed Standards are on DSD Website:
  – http://www.sanantonio.gov/DSD/Resources/Codes#154541586-zoning-updates

• Community Meetings:
  – Residential Design Standards: April 16, 2018

• Zoning Commission: May 1, 2018

• Council Subcommittee: May 2018

• City Council: May 17, 2018

• Comments sent by April 30 to zenon.solis@sanantonio.gov