



TO: Development Services customers

FROM: Development Services Department

SUBJECT: INFORMATION BULLETIN # 577
Code amendments affecting Residential Mixed Districts and Multi-Family Districts

DATE: February 11, 2020

Purpose:

DSD has created this IB to reflect the code updates to “RM” Residential Mixed Districts and “MF” Districts approved by City Council on December 12, 2019. This IB helps to assist Department customers understand the new code requirements in conjunction with development in the “RM” and “MF” zoning districts, as referenced in Table 310-1 of the Unified Development Code (UDC).

The purpose of these code amendments is to address redevelopment of these properties, which is resulting in incompatible height, massing and street orientation adjacent to single family developed properties.

The new code requirements are found in Attachment A and highlighted for ease of reference. This IB is provided to help illustrate the applicability of each new code requirement.

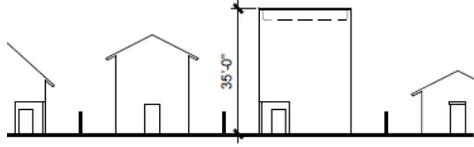
New Height Code Requirements:

City Council adopted development standards that would restrict the height of developments on “RM” and “MF” zoning districts when abutting lots zoned residential or development with a single family residential use. A single family residential use is defined as 4 units or less. Note 11 was added to restrict the height for all zoning districts under certain criteria. The new Note 11 is below:

Note (11) – The maximum height of any portion of a commercial, office or multi-family zoning district located within fifty (50) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district. The height limit shall not apply where an abutting property is zoned single-family residential but not used for residential purposes, such as a church, school, park, or golf course, except the height limit shall apply to properties abutting a vacant property. The measurement of fifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection. After fifty (50) feet, height may be increased using setbacks for height increases established and illustrated in 35-517. Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, MF-25, MF-18 shall be limited to 35 feet and 2 ½ stories where abutting single family residential uses.

For example, where a C-2 zoned property abuts single-family property with R-5 zoning, the C-2 property shall have a building height limited to thirty-five (35) feet or two and one-half (2½) stories for that portion of the property within fifty (50) feet of the property line with the R-5 district.

Explanation and illustrations are provided below to assist with the new code requirements:

New Code Requirement	Explanation / Illustration
<p>The maximum height of any portion of a commercial, office or multi-family zoning district located within fifty (50) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district.</p> <p>The measurement of fifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection. After fifty (50) feet, height may be increased using setbacks for height increases established and illustrated in 35-517.</p>	<p>Proposed commercial, office or multi-family development is restricted to the same height limitation as the abutting lot when developed with a single family residential use (4 units or less). This restriction is applicable within 50 linear feet of the property line. After 50 feet, the height may be exceeded using 35-517 (for every one foot setback, two more feet in height is allowed.) Height is measured as per 35-A101 “Height – building”.</p> <p>For example: If the RM or MF lot is abutting an R-6 lot, the height restriction within the first 50 feet is 35 feet/2 ½ stories.</p> <p>If the RM or MF lot is abutting an RM-4 lot, the height restriction within the first 50 feet is 35 feet / 3 stories.</p> 
<p>The height limit shall not apply where an abutting property is zoned single-family residential but not used for residential purposes, such as a church, school, park, or golf course, except the height limit shall apply to properties abutting a vacant property.</p>	<p>The height limitation does not apply when abutting a single-family zoned lot that is not developed as single family.</p> <p>However, if the abutting single-family zoned lot is vacant, the height restriction shall apply.</p>
<p>Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, MF-25, MF-18 shall be limited to 35 feet and 2 ½ stories where abutting single family residential uses.</p>	<p>The height restriction of 35 feet 2 ½ stories shall apply to lots equal to or less than 1/3 of an acre and zoned MF. There is no allowance for additional height other than through a request to the Board of Adjustment.</p>

New Setback Code Requirements:

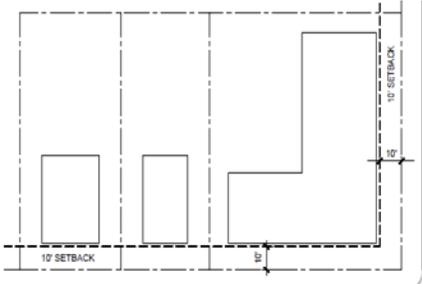
City Council adopted code requirements that establishes a minimum front setback for lots zoned MF-33 and developed as multi-family. The Code already requires single family lot development to comply with R-4 standards. The new minimum front setback requirement is intended to provide a consistent setback to the blockface, regardless of single family or multi-family use. The new Note 12 is below:

Note (12) – Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, shall comply with the following: If a single-family use exists on an abutting lot which shares a side lot

line, the minimum front setback shall be equal to the minimum front setback of the abutting lot as per Table 310-1. This setback shall not apply where a property is zoned single-family residential but not used for residential purposes, such as a church, school, park or golf course.

For example, consider a new multi-family development is proposed on a qualifying MF-33 zoned property between a single-family use equivalent to R-4 or zoned as R-4, and another lot zoned MF-33 that is non-single-family use. The minimum front setback for the MF-33 lot would be 10', equivalent to the R-4 minimum setback.

Explanation and illustrations are provided below to assist with the new code requirements:

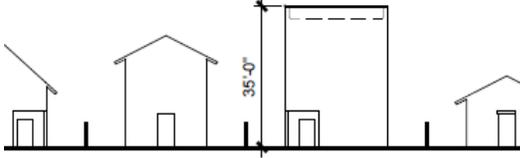
New Code Requirement	Explanation / Illustration
<p>Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, shall comply with the following: If a single-family use exists on an abutting lot which shares a side lot line, the minimum front setback shall be equal to the minimum front setback of the abutting lot as per Table 310-1. This setback shall not apply where a property is zoned single-family residential but not used for residential purposes, such as a church, school, park or golf course.</p> <p><i>For example, consider a new multi-family development is proposed on a qualifying MF-33 zoned property between a single-family use equivalent to R-4 or zoned as R-4, and another lot zoned MF-33 that is non-single-family use. The minimum front setback for the MF-33 lot would be 10', equivalent to the R-4 minimum setback.</i></p>	<p>New multi-family construction on lots zoned MF-33 and one-third of an acre in size or smaller are now required to meet a minimum front setback equal to that of the residentially zoned abutting lot, sharing a side lot line. Refer to Table 310-1 for front setback requirements based on the district.</p> <p>Most single family residential districts (i.e. R-6, R-5, R-4) have a minimum front setback of 10 feet. For example, if a MF-33 zoned lot proposed for construction as multi-family, is abutting along the side property line an R-6 zoned lot, then the minimum front setback shall be 10 feet. The maximum of 20 feet still applies.</p> 

New Street Orientation Code Requirements:

City Council adopted code requirements that establishes a street orientation requirement for RM and MF zoned lots developed with 2 to 4 units, and one-third of an acre in size or smaller. The requirement is to have the structures that are abutting the primary street, have a front entry and front walkway from the front door. The new requirement is intended to provide a consistent street orientation that no longer creates an isolated neighborhood in the middle of the block. The new Note 13 is below:

Note (13) – Construction of two to four units on lots one-third of an acre in size or smaller, shall have a front entry oriented to the primary street in which the lot is addressed on. A front walkway from the door shall also be provided. These provisions shall only apply to the primary structure that abuts the primary street.

Explanation and illustrations are provided below to assist with the new code requirements:

New Code Requirement	Explanation / Illustration
<p>Construction of two to four units on lots one-third of an acre in size or smaller, shall have a front entry oriented to the primary street in which the lot is addressed on. A front walkway from the door shall also be provided. These provisions shall only apply to the primary structure that abuts the primary street.</p>	<p>New construction on lots zoned RM or MF and one-third of an acre in size or smaller, and proposed for development with 2 to 4 units, are now required to have a front entry and front walkway facing the primary street. This requirement shall only apply to the structures that are abutting the street.</p> <p>For example, if 4 units are developed in tandem on an RM or MF lot, then the first unit must have a front entry and front walkway facing the street. The other units behind the 1st structure(s) are not required to face the primary street.</p> 

Summary:

This Information Bulletin has been prepared as a courtesy to assist customers. Notwithstanding the guidance provided in this document, the regulations of the City of San Antonio shall apply in all cases. If you have any questions regarding this Information Bulletin, please call (210) 207-1111.

This Information Bulletin is for informational purposes only.

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