

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

**ARTICLE III. - SINGLE-FAMILY DWELLING DISTRICT A (SF-A) AND  
SINGLE-FAMILY DWELLING DISTRICT B (SF-B)**

**Sec. 3-11. - Intent.**

**Sec. 3-12. - Lot area.**

**Sec. 3-13. - Lot width.**

**Sec. 3-14. - Front yard setbacks and articulation.**

**Sec. 3-15. - Side yard setbacks and articulation.**

**Sec. 3-16. - Rear yard setbacks.**

**Sec. 3-17. - Lot coverage.**

**Sec. 3-18. - Floor Area Ratio (FAR).**

**Sec. 3-19. - Height.**

**Sec. 3-20. - Dormers.**

**Sec. 3-21. - Required off-street parking.**

**Sec. 3-22. - SF-A and SF-B Residential Design Standards Summary  
Table**

**Sec. 3-11. - Intent.**

The intent of the development standards in the SF-A District and the SF-B District is to allow for flexibility of a structure's mass and orientation based on lot size; and to ensure that properties undergoing redevelopment do not negatively impact the existing character and development patterns along block faces in the neighborhood; and to promote a scale compatible with the existing built-environment.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-12. - Lot area.**

The minimum lot area in the SF-A District shall be eight thousand four hundred (8,400) square feet for lots greater than fifty (50) feet wide, and no lot shall be reduced in area below this minimum requirement.

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

The minimum lot area in the SF-B District shall be seven thousand five hundred (7,500) square feet, and no lot shall be reduced in area below this minimum requirement.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-13. - Lot width.**

**SF-A District**

The minimum lot width for lots in the SF-A District shall be sixty (60) feet and no lot shall be reduced in width below this minimum.

**SF-B District**

The minimum lot width for lots in the SF-B District shall be fifty (50) feet, and no lot shall be reduced in width below this minimum.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-14. - Front yard setbacks and front articulation.**

**SF-A District**

*Minimum front yard setback*

No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a smaller front yard than thirty (30) feet, except as specifically provided in Section 3-81- Special front yard regulations.

*Maximum front yard setback*

No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a greater front yard than thirty-five (35) feet.

**SF-B District**

*Minimum front yard setback*

No building, structure or use shall hereafter be located, erected or altered in the SF-B District so as to have a smaller front yard than twenty-

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

five (25) feet, except as specifically provided in section 3-81, special front yard regulations.

*Maximum front yard setback*

No building, structure or use shall hereafter be located, erected or altered in the SF-A District so as to have a greater front yard than thirty (30) feet.

**SF-A and SF-B Districts.**

*Main Structure Articulation:* The maximum exterior front wall plane width without a minimum of a two (2) foot by ten (10) foot offset is thirty (30) feet or a combination of one (1) of the following architectural or utilitarian features every thirty (30) feet to break up the monotony of the facade:

1. Projecting bay or box windows, cantilevered, rather than supported by a permanent foundation (not to exceed twenty-five (25) percent of the façade length)



2. Stoops



**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

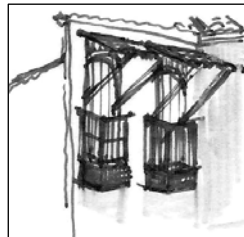
3. Porches (covered and unenclosed)



4. Balconies



5. Structural window awnings or canopies

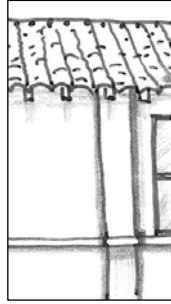


6. Roof dormers



**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

7. Pilasters



8. Chimneys (minimum depth of one (1) foot and not to exceed twenty-five (25) percent of the façade)



9. A second-story roof overhang (at least twenty-five 25 percent of the façade length)



**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

*Exception:* A one-story unenclosed roofed front porch up to fifteen (15) feet in height may encroach into the required front yard setback up to six (6) feet if it is at least six (6) feet deep.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-15. - Side yard setbacks and side articulation.**

**SF-A and SF-B Districts.**

No building, structure or use shall hereafter so as to have a smaller side yard on each side of a building than hereinafter specified, except as specifically provided in section 3-82, special side yard regulations.

(1) The minimum side yard setback for the main structure on the driveway side is ten (10) feet.

(2) The minimum side yard setback for the main structure on the non-driveway side is six (6) feet.

(3) The minimum side yard setback for an accessory structure is three (3) feet.

*Main Structure Articulation:* The maximum exterior side wall plane width without a minimum of a two (2) foot by ten (10) foot offset is thirty (30) feet or a combination of one (1) of the following architectural or utilitarian features every thirty (30) feet to break up the monotony of the façade:

1. Projecting bay or box windows cantilevered, rather than supported by a permanent foundation (not to exceed twenty-five (25) percent of the façade length)
2. Stoops (not to exceed twenty-five (25) percent of the façade)
3. Porches (covered and unenclosed, not to exceed twenty-five (25) percent of the façade)
4. Chimneys (minimum depth of one (1) foot and not to exceed twenty-five (25) percent of the façade)
5. Structural window awnings or canopies (not to exceed twenty-five (25) percent of the façade)
6. Roof dormers

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

7. Pilasters
8. A second-story roof overhang (at least twenty-five 25 percent of the façade length)
9. Porte-cocheres (see definition in Sec. 3-2 and Sec. 3-21. *Required Off-Street Parking* exception #4)

*Exception:* The minimum an air conditioning unit or pool unit can be located from a property line or fence is three (3) feet and air conditioning units must be located as close as possible to a main or accessory structure.

(Ord. No. 1750-C, § 2, 1-28-08)

Sec. 3-16. - Rear yard setbacks.

**SF-A and SF-B Districts.**

No building, structure or use shall hereafter be located, erected or altered so as to have a smaller rear yard than hereinafter specified, except as specifically provided in section 3-83, special rear yard regulations.

(1) The minimum rear yard setback for the main structure is twenty (20) feet for the first story and thirty (30) feet for a second story.

(2) The minimum setback of a garage from a main structure is four (4) feet.

(3) The minimum rear yard setback of an accessory structure is three (3) feet.

*Exceptions:*

(1) The minimum an air conditioning unit or a pool unit can be located from a property line or fence is three (3) feet and air conditioning units must be located as close as possible to a main or accessory structure.

(2) For purposes of calculating rear yard setbacks for the main structure, a covered breezeway attached to both the accessory and main structures shall not be considered part of the main structure. The breezeway must be no more than eight (8) feet wide and twelve (12) feet tall, must be unenclosed, must be

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

unscreened and must be free of any obstacles at ground level, excluding structural posts of the breezeway.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-17. - Lot coverage.**

**SF-A and SF-B Districts.**

The maximum percentage of any lot area which may hereafter be covered by the main building and all accessory buildings on the lot or tract on which a building is located shall not exceed forty (40) percent.

*Exception:* The maximum lot coverage shall exclude unenclosed roofed front porches up to fifteen (15) feet in height and free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height.

**Sec. 3-18. – Floor Area Ratio (FAR).**

**SF-A and SF-B Districts.**

The Floor Area Ratio (FAR), or ratio of the total above ground floor area of all structures on a site in the SF-A or SF-B Districts to the total square footage of a lot shall be 0.45 with an opportunity to reach 0.50 with any combination of the following “bonuses” to incentivize desirable results (amount of each bonus is shown in parentheses).

1. A 1:1.5 height-looming ratio for main structures (+.02); and/or
2. A substantial front porch as defined in Sec. 3-2 (+.02); and/or
3. Side or rear street/alley access (+.02); and/or
4. Front access pervious material or ribbon driveway as defined in Sec. 3-2 (+.02); and/or
5. A 1-story garage (+.02); and/or
6. Additional pervious parking area beyond required 2 covered (+.02); and/or
7. Preservation of fifty (50) percent of main structure (+.04).

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

**SF-A and SF-B Districts.**

The maximum impervious cover in the front yard setback shall be thirty (30) percent of the total square footage within the front yard setback.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-19. - Height.**

**SF-A and SF-B Districts.**

No building or structure shall be erected, altered or converted or any use permitted to exceed the maximum heights hereinafter specified (see Height definition in Sec. 3-2), with the exception of height “bonuses” specified hereinafter:

*(1) Max height for main structures*

*(a) Lots less than or equal to sixty-five (65) feet in width*

The maximum building height for main structures is twenty-eight (28) feet to the top of ridge for lots up to sixty-five (65) feet in width.

*(b) Lots greater than sixty-five (65) feet in width*

The maximum building height for main structures is thirty-three (33) feet to the top of ridge for lots greater than sixty-five (65) feet in width.

*Exception:* Chimneys can exceed the maximum height (including with “bonuses”) by up to four (4) feet.

*(c) Max height “bonuses” for main structures (utilize one (1) of the following):*

1. One (1) foot bonus for every foot of lot slope (max two (2) feet) as measured within the buildable area (per Sec. 3-2 definition), or

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

2. Two (2) foot bonus for using minimum three (3) foot pier and beam foundation, or
3. Two (2) foot bonus for restricting height looming to 1:1.5
4. Two (2) foot bonus for providing a substantial (per Sec. 3-2) front porch

*(c) Max height for front entryway features*

The maximum height for front door entryway features, such as stoops, is fifteen (15) feet (does not include porches or balconies)

*(2) Height looming standard for a main structure:*

- (a) The maximum side wall plate of the main structure shall not exceed twice the width of the side setback in height (height looming standard).

*Exceptions for main structures:*

- (1) The first six (6) feet of wall plate below the ridge of a side gable roof are excepted from the height looming standard of a main structure,
- (2) Chimneys are excluded from the height limits to the extent of eight (8) additional feet.
- (3) Permitted institutions such as schools and churches may be erected to exceed two and one-half (2½) stories when set back from all property lines a distance equal to twice the height of the building.

*(3) Max height for accessory structure(s):*

- (a) The maximum building height of an accessory structure with a sloping roof to top of ridge shall be twenty (20) feet for any lot depth.

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

(b) The maximum building height of an accessory structure with a flat roof to top of parapet shall be fourteen (14) feet for any lot depth.

(4) *Max height “bonuses” for accessory structures (utilize one (1) of the following):*

1. One (1) foot bonus for every foot of lot slope (max two (2) feet) as measured within the buildable area (per Sec. 3-2 definition), or
2. Two (2) foot bonus for restricting height looming to 1:1.5

(5) *Height looming standard for an accessory structure:*

(a) Except for the first ten (10) feet of wall plate, the maximum side and rear wall plates of an accessory structure shall not exceed twice the width of the side setback in height (height looming standard).

(6) *Height measurement for main and accessory structures:*

(a) Height is to be measured from actual grade per the Sec. 3-2 definition.

(b) For flat roofs, height is limited to three (3) feet below the maximum height (including bonuses); the height maximum is measured to the top of the parapet or handrail, where they exist.

(Ord. No. 1750-C, § 2, 1-28-08; Ord. No. 1776, 7-21-08)

**Sec. 3-20. - Dormers.**

The minimum inset for dormers in all structures in the SF-A and SF-B Districts, as measured from the exterior wall face of the story below, shall be five (5) feet. The slope of the roof area covered by dormers shall not exceed forty (40) percent of the roof of the main structure or fifty (50) percent of the roof of accessory structures.

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-21. - Required off-street parking.**

In the SF-A and SF-B Districts, off-street parking shall hereafter be provided on each lot or tract upon which a building is erected or upon a contiguous lot or tract, and no building or structure or part thereof, shall be hereafter erected, altered, converted or enlarged for any permitted use in the district in which it is located unless off-street parking facilities are provided in accordance with the following.

**Number of Spaces and Dimensions**

Two (2) covered parking spaces shall be required for each residential unit in the SF-A and SF-B Districts. Parking spaces shall be covered and located in a garage, carport (located no closer than four (4) feet from the rear of the main residential structure if detached) or a porte-cochere. Each parking space shall be a minimum of eighteen (18) feet by nine (9) feet clear dimension. No circular driveways or parking pads are allowed in the front yard setback for lots sixty-five (65) feet or less in width. No parking pads shall be allowed on city rights-of-way.

**Driveway Specifications**

For all lots the minimum driveway width required is ten (10) feet. For lots less than or equal to sixty-five (65) feet in width, the maximum driveway width within the front setback is ten (10) feet, and the maximum curb cut and apron width is twelve (12) feet. For lots greater than sixty-five (65) feet in width, the maximum driveway width within the front setback is fourteen (14) feet, and the maximum curb cut and apron width is fourteen (14) feet (See Exception 5 below).

*Exceptions:*

(1) For lots greater than sixty-five (65) feet in width, garages may be attached to the main structure, provided that they are located towards the rear, beyond the midpoint of the main structure, and no closer than fifty (50) feet from the front yard property line, and accessed from the side to prevent garage doors facing the street.

**Single-Family Districts Zoning Code  
City of Alamo Heights Code of Ordinances**

(2) For all lots in the SF-A and SF-B Districts, garages may be attached to the rear of the main structure, provided that they utilize alley access (and are subject to the rear setback standards for main structures).

(3) All attached garages must meet the setback requirements for main structures.

(4) Porte-cocheres are governed as accessory structures and can meet the two (2) covered parking spaces requirement if all of the following requirements are met:

- a. Must meet parking dimension requirements between structural supports,
- b. Must be permanently attached to the main structure,
- c. Must be open on three sides,
- d. 3' side setback (2' eave/overhang setback),
- e. Maximum 20' ridge height,
- f. 2:1 height looming applies (max. 10' exempt from height looming)
- g. Must be setback 18' from the front façade,
- h. Roof materials must match the existing materials on the main structure (corrugated metal, canvas, or vinyl type materials are prohibited),
- i. Structural supports must be clad to match the existing exterior wall/column finish materials of the main structure

(5) The maximum curb cut on the side street of corner lots may be increased to twenty-four (24) feet in width to provide access to the required covered parking spaces only.

(Ord. No. 1750-C, § 2, 1-28-08)

**Sec. 3-22. – Summary Table for SF-A and SF-B Residential Design Standards.**

**(Found on the next page)**