

Sec. 3-22 Residential Design Standards Summary Table				City of Alamo Heights : Dec. 2011		
		SF - A (Min. Lot Area : 8400 sf; Min. Lot Width : 60 ft.)		SF - B (Min. Lot Area : 7500 sf; Min. Lot Width : 50 ft.)		Code References (Chapter 3: Zoning) Available On-Line at www.municode.com
LOT WIDTHS		Less than or equal to 65 ft.	Greater than 65 ft.	Less than or equal to 65 ft.	Greater than 65 ft.	
MAIN STRUCTURES : LOT STANDARDS						
SETBACKS AND ARTICULATION						
FRONT YARD SETBACKS - Main structures						
Min. Front Yard Setback		30 ft.		25 ft.		Sec. 3-14
Max. Front Yard Setback		35 ft.		30 ft.		
Unenclosed roofed front porches up to 15 ft. in height may encroach into the front yard setback. Qualifying porches must be at least 6 ft. deep and be at least half as wide as the front facade.		6 ft.		6 ft.		
FRONT ARTICULATION - Main structures						
Main Structure: Max. wall length w/o approved articulation)		30 ft.		30 ft.		Sec. 3-14
SIDE YARD SETBACKS - Main structures						
Min. Side Yard Total Setback - Main Structure		12 ft.		12 ft.		Sec. 3-15
Min. Side Yard Setback- Main Structure -No driveway provided along side of structure		6 ft.		6 ft.		
Min. Side Yard Setback- Main Structure -driveway provided along side of structure		10 ft.		10 ft.		
SIDE ARTICULATION - Main structures						
Main Structure: Max. wall length w/o articulation		30 ft.		30 ft.		Sec. 3-15
REAR YARD SETBACKS - Main structures						
Min. Rear Yard Setback - 1st story (2nd story)		20 ft. (30 ft.)		20 ft. (30 ft.)		Sec. 3-16
Min. Setback of Detached Garage from Main Structure		4 ft.		4 ft.		
<i>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 8 ft. wide and 12 ft. tall, must be unenclosed, must be unscreened and must be free of any obstacles at ground level, excluding structural posts of the breezeway.</i>						
HEIGHT						
HEIGHT MEASURED - Main structures						
Heights shall be measured from actual grade.						Sec. 3-19
MAX. BUILDING HEIGHT - Main structures						
Sloping Roof to Top of Ridge		28 ft.	33 ft.	28 ft.	33 ft.	Sec. 3-19
Flat Roof to Top of Parapet or Guard rail		25 ft.	30 ft.	25 ft.	30 ft.	
^a Exception: Chimneys may exceed the height looming standard to a maximum 4 ft.						
<i>A maximum additional 2 ft. in height may be permitted if specific conditions exist or bonuses are awarded. Regardless of conditions or bonuses, the maximum shall not exceed the height listed above.</i>						
HEIGHT LOOMING STANDARD - Main structures						
Max. Side Wall Plate Height as Ratio of Side Setback ^{a b}		2:1		2:1		Sec. 3-19
^a Exception: The first 6 ft. of wall plate below the ridge of a side gable roof.						
^b Exception: Chimneys may exceed the height looming standard to a maximum 8 ft.						
DORMERS - Main structures						
Min. Inset - As measured from the exterior wall face of the story below - All Structures		5 ft.		5 ft.		Sec. 3-20
Max. % of Roof Slope Area Covered by Dormers - Main Structure		40%		40%		

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	Less than or equal to 65 ft.	Greater than 65 ft.	Less than or equal to 65 ft.	Greater than 65 ft.		
ACCESSORY STRUCTURES : LOT STANDARDS						
SETBACKS						
SIDE YARD SETBACKS - Accessory structures (including pools)						
Min. Side Yard Setback	3 ft.		3 ft.		Sec. 3-15	
REAR YARD SETBACKS - Accessory structures (including pools)						
Min. Rear Yard Setback	3 ft.		3 ft.		Sec. 3-16	
HEIGHT						
MAX. BUILDING HEIGHT - Accessory structures						
Sloping Roof to Top of Ridge	20 ft.		20 ft.		Sec. 3-19	
Flat Roof to Top of Parapet or guardrail	14 ft.		14 ft.			
HEIGHT LOOMING STANDARD - Accessory structures						
Max. Side Wall Plate Height as Ratio of Side Setback as provided in design ^{b c}	2:1		2:1		Sec. 3-19	
^a Exception: First story up to a maximum 10' plate height.						
^b Exception: The first 6 ft. of wall plate below the ridge of a side gable roof.						
^c Exception: Chimneys not exceeding a maximum 4 ft. above the height looming standard.						
DORMERS - Accessory structure						
Min. Inset - As measured from the exterior wall face of the story below	5 ft.		5 ft.		Sec. 3-20	
Max. % of Roof Slope Area Covered by Dormers	50%		50%			
GENERAL : LOT STANDARDS						
BUILDING RESTRICTIONS						
Lot Coverage	40% ^c		40% ^c		Sec. 3-17	
^c Excludes unenclosed roofed front porches up to 15 ft. in height and free-standing entryway arbors with open-air lattice framework under 50 SF in area and 8 ft. in height.						
Floor Area Ratio (FAR)	.45 ^a		.42 ^b		Sec. 3-18	
<i>Floor Area Ratio is defined as the ratio of the total above ground floor area of all structures on a site to the total square footage of a lot.</i>						
^a Max. .53 FAR permitted within SF-A with incentives						
^b Max. .50 FAR permitted within SF-B with incentives						
Max. Impervious Surface (Bldgs. & Paving) in Front Yard Setback	30%		30%			
PARKING						
Min. Covered Parking Spaces required ^a	2 spaces		2 spaces		Sec. 3-21	
Circular Driveways and Parking Pads in Front Setback	Not permitted	Permitted	Not permitted	Permitted		
Driveway - Min. width	10 ft.		10 ft.			
Driveway - Max. width in front yard setback	10 ft.	14 ft.	10 ft.	14 ft.		
Curb Cut and Driveway Apron - max. width ^c	12 ft.	14 ft.	12 ft.	14 ft.		
^a Exception: On lots greater than 65 ft. in width, covered parking may be attached to the main structure, provided that they are located towards the rear, beyond the midpoint of the main structure and accessed from the side (entry does not face the street.)						
^b Exception: Covered parking may be attached to the rear of the structure regardless of lot width when accessed from the alley. Must meet rear structures as applicable to Main Structures.						
^c The maximum curb cut on the side yard of a corner lot may be 24 ft. for covered parking accessed from the side street.						
MISCELLANEOUS						
Min. Distance from Property Line or Fence - Air Conditioning Units and pool Equipment	3 ft.		3 ft.		Sec. 3-15 & 3-16	