

SUMMARY OF CHANGES - ARTICLE II. SEC. 3-2, DEFINITIONS

Terms/Word	Existing Term/Definition	Proposed Term/Definition	NOTES
Abutting.		Having lot lines or district boundaries in common	Needed definition for term found in zoning code.
Condominium		The use of a site for dwelling units intended for separate ownership, together with common areas serving all dwelling units. Condominium projects shall be considered as multi-family projects and be developed accordingly	Needed definition for term found in zoning code.
Conjunctions		Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows: 1. "And" indicates that all connected items or provisions apply. 2. "Or" indicates that the connected items or provisions may apply singly or in any combination. 3. "Either ... or" indicates that the connected items or provisions shall apply singly but not in combination	Needed definition for terms found in zoning code.

Terms/Word	Existing Term/Definition	Proposed Term/Definition	NOTES
Height		For properties with frontage along Broadway (South of Albany) and Austin Highway a maximum height of fifty-five (55) feet, from average grade, but not to exceed four (4) stories from the grade of land adjacent to the public rights-of-way frontage shall be permitted.	Height modified in zoning code (for Broadway South of Albany). Limits exemption for basement stories. Image added for clarification
Shall & May		"Shall" is always mandatory and not discretionary. "May" is discretionary.	Needed definition for terms found in zoning code.
Townhouses, row houses, and similar structures.		The use of a site for two or more dwelling units, constructed with common or abutting walls and each located on a separate lot within the total development site, together with common areas serving all dwelling units	Added standard term & definition for items found in zoning code.
Yard, corner side		An open, unoccupied space or spaces on one (1) side of a main building and on the same lot with the building, situated between the building and a side lot line of a corner lot and extending through from the front yard to the rear yard.	Added standard term & definition for items found in zoning code. Without this, corner lots could have 6' setback on street where other homes require 25' along frontage due to corner lot orientation.

Terms/Word	Existing Term/Definition	Proposed Term/Definition	NOTES
Motel, tourist court, or motor court.	A building or arrangement of buildings designed and occupied as a temporary abiding place of transient individuals, not trailer park, and containing at least twenty (20) rooms or guest units and not being constructed or intended for use as a permanent place of residence except that quarters for a resident manager are permitted		Deleted due to redundancy. Hotel definition covers these uses.
One-family dwelling (attached).	A single-family dwelling having one (1) or both side walls in common with an adjacent party wall. For the purpose of this Code, a one-family attached dwelling must be one (1) unit of a minimum of three (3) such attached dwelling units and no combination of attached dwelling units shall exceed two hundred (200) feet in length. For purposes of this Code, one-family attached dwellings may be constructed as a series of duplexes with the duplexes attached to each other by a substantial structure other than a party or common wall provided the other requirements of this definition are satisfied		Deleted due to modification of Dwelling, single-family, attached modification. Redundant.

Terms/Word	Existing Term/Definition	Proposed Term/Definition	NOTES
Administrative officer	The city engineer or other duly desicnated offical charged with administration and enforcement of the ordinances and codes of the City of Alamo Heights having to do with land use and building	The City's duly designated official charged with administration and enforcement of the ordinances and codes of the City of Alamo Heights having to do with land use and building	Needed to clarify definition as City Engineer nor resposible for zoning determinations on regulations and land use.
Alley	A public space or thoroughfare which affords only secondary means of access to property abutting thereon and which may not be used as street frontage or primary access.	Public right-of-way or thoroughfare which affords only secondary means of access to property abutting thereon and which may not be used as street frontage or primary access	modified to show alley as public right-of-way
Dwelling, single-family	Dwelling, single-family	Dwelling, single-family detached	Modified to more updated standard term
Dwelling, single-family, attached	See definition for one-family dwelling (attac	A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or common walls, which correspond to platted zero lot lines and are located immediately adjacent thereto. Included under this use category are townhouses, row houses, and similar structures	Modified to more updated standard term & definition

Terms/Word	Existing Term/Definition	Proposed Term/Definition	NOTES
Hotel, three (3) stories or more in height	A building, three (3) stories or more in height, designed and occupied as a temporary abiding place of individuals where customary hotel services, such as linen, maid and telephone service, and the use and upkeep of furniture and accommodations are provided to the individual guest rooms or units	A building designed and occupied as a temporary abiding place of individuals where customary hotel services, such as linen, maid and telephone service, and the use and upkeep of furniture and accommodations are provided to the individual guest rooms or units	Modified due to regulations limiting height/stories modified in zoning code.

SUMMARY OF CHANGES - ARTICLE II. SEC. 3-8, USE OF LAND

LAND USE	EXISTING PERMITTED ZONES	PROPOSED PERMITTED ZONES	NOTES
Multiple-family dwellings (1 or 2 stories)	MF-D, O-1, B-1, B-2, B-3	MF-D, O-1, B-1, B-2, B-3	No change in permitted zones. Change removing designation of 1-2 stories in height as height has been addressed in zoning code regarding height & number of stories.
Multiple-family dwelling (over 2.5 stories)			Term/Land Use Deleted as height has been addressed in zoning code regarding height & number of stories. Previously only allowed via an SUP.
Appliance repair, household (indoor storage)	B-1, B-2, B-3	B-2, B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Auto laundry	B-2, B-3	B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Auto parts and accessory (indoors only)	B-1, B-2, B-3	B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Auto repair garage	B-2, B-3	B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Auto sales, new (indoor display only)	B-2, B-3	B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.

LAND USE	EXISTING PERMITTED ZONES	PROPOSED PERMITTED ZONES	NOTES
Cleaning shop or laundry, Self-service	B-1, B-2, B-3	B-2, B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Cleaning or laundry pick-up station	B-1, B-2, B-3	B-2, B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Cleaning or pressing shop	B-1, B-2, B-3	B-2, B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Custom sewing and millinery	B-1, B-2, B-3	B-2, B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Fix-it shop	B-2, B-3	B-3	Removed from B-1 so existing B zoning along Broadway reserved form more retail oriented uses in order to increase sales tax revenue and promote walkable shopping experience.
Hotel	SUP Required in O-1, B-1, B-2, and B-3	Permitted by right in O-1, B-1, B-2, and B-3	
Motel, tourist court, or motor court			Land Use Deleted as it is covered under definition of Hotel.

SUMMARY OF CHANGES - ARTICLE V. TWO-FAMILY DWELLING DISTRICT (2F-C)

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Lot Area			Definition Changes to a match amendments in Definition Section of Code.
Lot Area			Deleted Townhouse Regs requiring 4 unit townhomes to have 3,750 sq feet for end units and 2,250 square feet for interior units. This reg does not allow for unique townhome designs and limits development options. Overall lot area remains unchanged. 7,500 sq ft for single family detached & 9,000 sq ft for single-family attached & two-family dwellings.
Lot Width			Definition Changes to a match amendments in Definition Section of Code.
Lot Width			deleted un-needed language stating that minimum lot widths do not need to expand or double if units are aranged from front to back vs. side to side.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Front Yard Setback	Front yard setback = 25'	Front yard setback = 25'	
Front Yard Setback		Added language from Sec. 3-81 "Special Front Yard Regulations" which apply to all zoning districts into this section. Not new regs, just adding for clarification & allows regs to be adjusted in the future based on unique zoning district vs. all or nothing changes.	Includes how "through lots" have to meet front yard regs on both street fronts, how setbacks are measured, fence regulations, and encroachments for eaves & roof extensions. Again no new regulations, just re-arranging of location in the zoning code.
Front Yard Setback		added articulation requirements as found in SF-A, SF-B, and MF-D regs.	
Front Yard Setback		Added a 4' encroachment into the front yard setback for porches, with a minimum depth of 8' to encourage more porches.	Similar to RDS bonuses.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Side Yard Setback	Min total side yards = 15' and Max total side yards = 30'	Driveway side = 6' and non- driveway = 10'	change to match SF-A & SF-B zoning district as they are similar in character
Side Yard Setback		Corner Side yard = 15'	ensures corner side yards are not 3' from the street front while the neighboring property is 25'. Help increase safety at intersections for line of site.
Side Yard Setback		Side yard = 15' + 2:1 looming ration when adjacent to SF-A or SF-B zoning. Looming not required when adjacent to rights- of-way.	additional setbacks from single-family zoned areas and looming for added privacy. Looming along streets not required as no neighbor to look over.
Side Yard Setback		minimum setback (between multiple structures on same lot) = 12'.	Done for fire protection.
Side Yard Setback		added language for detached garages. Same setbacks as single- family zones.	
Side Yard Setback		Added language from Sec. 3-82 "Special side Yard Regulations" which apply to all zoning districts into this section. Not new regs, just adding for clarification & allows regs to be adjusted in the future based on unique zoning district vs. all or nothing changes.	Includes how setbacks are measured, fence regulations, and encroachments for eaves & roof extensions. Again no new regulations, just re-arranging of location in the zoning code.
Side Yard Setback		added screening requirements for A/C units.	
Side Yard Setback		added articulation requirements as found in SF-A, SF-B, and MF-D regs.	

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Rear Yard Setback	Rear yard setback = 25'	Rear yard setback = 25'	
Rear Yard Setback		Added language from Sec. 3-81 "Special Front Yard Regulations" which apply to all zoning districts into this section. Not new regs, just adding for clarification & allows regs to be adjusted in the future based on unique zoning district vs. all or nothing changes.	Includes how setbacks are measured, fence regulations, and encroachments for eaves & roof extensions. Again no new regulations, just re-arranging of location in the zoning code.
Rear Yard Setback		added articulation requirements as found in SF-A, SF-B, and MF-D regs.	
Rear Yard Setback		added screening requirements for A/C units.	
Rear Yard Setback		2:1 looming ration when adjacent to SF-A or SF-B zoning. Looming not required when adjacent to rights-of-way.	additional setbacks from single-family zoned areas and looming for added privacy. Looming along streets not required as no neighbor to look over.
Lot Coverage / Impervious cover	Lot coverage for Main & Accessory buildings limited to 35%. No regulation limiting impervious cover. Driveway, patios, and other development could reach 100%.	"Lot Coverage" changed to "Impervious Cover" with cap at 65%. Does not waive landscaping or storm water regulations found within code of ordinances.	New regulation will limit amount of pervious cover at 65% while previous was not capped and could hit 100%.
Height	(Main Structure) No height limitation.	Hight limit of 35' and 2.5 stories. 4' exemption for chimneys.	Similar to SF-A and SF-B districts.
Height	(Accessory Structure) No height limitation.	Hight limit of 25' height looming 2:1.	Similar to SF-A and SF-B districts.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Required Off-Street Parking	2 spaces (1 covered)	2 spaces (1 covered)	
Required Off-Street Parking		Must be located to rear or side of property.	
Required Off-Street Parking		Parking adjacent to rights-of-way requires screening.	
Required Off-Street Parking		Attached Garages must be set back past front wall plane of Main structure and garage doors must face street.	Similar to SF-A and SF-B districts without the need to be passed mid-point of home (set back) or 50' from property line.
Required Off-Street Parking		Porte-cocheres permitted for parking.	Similar to SF-A and SF-B districts.

SUMMARY OF CHANGES - ARTICLE VII. PARKING DISTRICT (P)

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Land Use	only surface parking	surface & structured parking allowed	
Land Use		(Broadway, South of Albany) front portion of structure adjacent to rights-of-way to be utilized for retail/commercial	Similar to MF-D requirement of street fronts utilizing mixed uses.
Land Use		Prohibits storage of vehicals for sale, boats, trailers & RVs.	
Lighting		Must be shielded and downward facing to limit light pollution.	
Front Yard Setback (surface parking)	Front yard setback = 8'	Front yard setback = 8'	
Front Yard Setback (strucrued parking)		Front yard setback = 8'	
Front Yard Setback (structured parking on Broadway, South of Albany)		Front yard setback = 0'	Setbacks to match updated MF-D regs.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Side Yard Setback (surface parking)	Side yard setback = 8'	Side yard setback = 8'	
Side Yard Setback (structrued parking)		Side yard setback = 15'	
Side Yard Setback (structured parking on Broadway, South of Albany)		Side yard setback Min = 0' and Max = 8'	Setbacks to match updated MF-D regs.
Side Yard Setbacks (structured parking)		2:1 Height looming ratio adjacent to SF-A & SF-B districts.	Matches updated MF-D regs.
Side Yard Setbacks (structured parking)		Encroachments into front & side yards for canopies to cover sidewalks permitted.	Matches updated MF-D regs.
Rear Yard Setback (surface parking)	Rear yard setback = 8'	Rear yard setback = 8'	
Rear Yard Setback (structrued parking)		Rear yard setback = 15'	
Rear Yard Setback (structured parking on Broadway, South of Albany)		Rear yard setback = 15'	Setbacks to match updated MF-D regs.
Rear Yard Setbacks (structured parking)		2:1 Height looming ratio adjacent to SF-A & SF-B districts.	Matches updated MF-D regs.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Height		45'	Matches updated MF-D regs.
Height (on broadway & adjacent to commercial zones)		55'	Matches updated MF-D regs.
Screening	8' Landscaping area	Vegitative or Structural screening required for ground levels & upper levels.	Matches updated MF-D regs.

SUMMARY OF CHANGES - ARTICLE VIII. BUSINESS AND OFFICE DISTRICTS (B) & (O)

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Preamble		Generally	Expresses goals & vision of types of development. Similar to updated MF-D regs.
Preamble		Variety	Expresses goals & vision of types of development. Similar to updated MF-D regs.
Preamble		Character	Expresses goals & vision of types of development. Similar to updated MF-D regs.
Preamble		Public Realm	Expresses goals & vision of types of development. Similar to updated MF-D regs.
Land Uses		Directs MF-D regulations to the appropriate section.	Needed based on updated MF-D regs.
Land Uses	Single-family residential permitted	Prohibits single-family residential	Desire to reserve limited commercially zoned areas for commercial land uses. Intended to increase sales tax revenue.
Lot Width	Contains regulations for single-family residential		Deleted as this land use is prohibited.
Lot Width		Added 75 minimum. Does allow for zero lot lines based on P&Z, ARB, and Council Recommendations.	needed based on no prior regulations present.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Front Yard Setback	Front yard setback = 8'	Front yard setback = 8'	
Front Yard Setback (Broadway, South of Albany)	Front yard setback = 8'	Front yard setback = 0'	Matches updated MF-D regs.
		Added language from Sec. 3-81 "Special Front Yard Regulations" which apply to all zoning districts into this section. Not new regs, just adding for clarification & allows regs to be adjusted in the future based on unique zoning district vs. all or nothing changes.	Includes how "through lots" have to meet front yard regs on both street fronts, how setbacks are measured, fence regulations, and encroachments for eaves & roof extensions. Again no new regulations, just re-arranging of location in the zoning code. Matches updated MF-D regs.
Front Yard Setback		Added articulation requirements	Matches updated MF-D regs.
Front Yard Setback		Allows encroachments for canopies and balconies over sidewalks.	Matches updated MF-D regs.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Side Yard Setback	Side yard setback for single-family residential		Deleted as this land use is prohibited.
Side Yard Setback	Side yard setback = 8'	Side yard setback = 15' + 2:1 height looming adjacent to SF-A & SF-B districts	Additional setbacks from single-family zoned areas and looming for added privacy. Looming along streets not required as no neighbor to look over.
Side Yard Setback (Broadway South of Albany)	Side yard setback = 8'	Side yard setback Min = 0' and Max = 8'	Matches updated MF-D regs.
Side Yard Setback		minimum setback (between multiple structures on same lot) = 12'.	Done for fire protection.
Side Yard Setback		added language for detached garages.	
Side Yard Setback		Added language from Sec. 3-82 "Special side Yard Regulations" which apply to all zoning districts into this section. Not new regs, just adding for clarification & allows regs to be adjusted in the future based on unique zoning district vs. all or nothing changes.	Includes how setbacks are measured, fence regulations, and encroachments for eaves & roof extensions. Again no new regulations, just re-arranging of location in the zoning code.
Side Yard Setback		added screening requirements for A/C units.	
Side Yard Setback		added articulation requirements as found in SF-A, SF-B, and MF-D regs.	

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Rear Yard Setback	Rear yard setback for single-family residential		Deleted as this land use is prohibited.
Rear Yard Setback	Rear yard setback = 25'	Rear yard setback = 25' + 2:1 height looming adjacent to SF-A & SF-B districts	Matches updated MF-D regs.
Rear Yard Setback (Broadway South of Albany)	Rear yard setback = 8'	Rear yard setback Min = 15' + 2:1 height looming adjacent to SF-A & SF-B districts	Matches updated MF-D regs.
Rear Yard Setback		minimum setback (between multiple structures on same lot) = 12'.	Done for fire protection.
Rear Yard Setback		added language for detached garages.	
Rear Yard Setback		Added language from Sec. 3-82 "Special Rear Yard Regulations" which apply to all zoning districts into this section. Not new regs, just adding for clarification & allows regs to be adjusted in the future based on unique zoning district vs. all or nothing changes.	Includes how setbacks are measured, fence regulations, and encroachments for eaves & roof extensions. Again no new regulations, just re-arranging of location in the zoning code.
Rear Yard Setback		added screening requirements for A/C units.	

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Lot Coverage / Impervious Cover	40% coverage for building only. No impervious cover caps (100% could be paved).	85% Impervious cover, includes buildings, pavement, & other.	Matches updated MF-D regs.
Lot Coverage / Impervious Cover (Broadway South of Albany)		No impervious cover cap, but does not waive landscaping or storm water requirements found in the code of ordinances.	
Height (Max)	40'	45'	Matches updated MF-D regs.
Height (Max) Broadway South of Albany.	40'	55'	Matches updated MF-D regs.
Minimum Building Height		28'	Designed to encourage mixed use developments. Extra cost for height could make 2nd story residential feasible without overburdening parking requirements. Goal to encourage & increase mixed use developments.
Required Off-Street Parking		Must be located to rear or side of property.	Matches updated MF-D regs.
Required Off-Street Parking		Parking adjacent to rights-of-way requires screening.	Matches updated MF-D regs.

SUMMARY OF CHANGES - ARTICLE X. SPECIAL REGULATIONS

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Schools, Universities, Churches, and Public Places.		Added language to allow alternate setbacks along Broadway.	Must go through ARB & Council approval. This language was added as these structures/land uses have very different aspects concerning development than what is required for Commercial/Real Estate.
Fences		Requires that any fence facing a public right-of-way have the "Finished Side" or "Non-Structural Side" facing the street.	
Setbacks (Multi-family dwellings) Sec. 3-82		Deleted regulations as these issues were addressed in each specific section.	
Special Parking Regulations	9'x20' spaces required	Added diagrams for parking dimensions based on angle and drive aisle widths.	Based on common traffic control regulations and will help ensure the safe and efficient movement of cars on property.
Special Parking Regulations		Allows a discount in parking ratios for Mechanical rooms, bathrooms, and hallways.	Old regs did not discount. These would require 1 space per 750 sq. ft.

	EXISTING REGULATIONS	PROPOSED REGULATIONS	NOTES
Special Parking Regulations	Parking Reductions approved via Board of Adjustment.	Parking Reductions approved via Architectural Review Board & City Council. Any reduction in spaces requires a "Parking Mitigation Fee" so City can construct additional on-street parking.	This would keep available parking spaces from being reduced in small increments over time by allowing the city to collect funds and construct new spaces to offset any losses.
Special Parking Regulations		Prohibits the storage of trailers, RVs, ATVs, vehicles marked "for sale" for parking areas adjacent to Broadway.	Will allow vehicles associated with the business to be stored on site provided they are located behind the building to limit visibility from Broadway.
Utilities		Any property in B, O, MF-D, 2F-C, or P districts shall relocate existing overhead utilities to the rear of the property, behind the building, or underground.	This would only be triggered for new construction.
Specific Use Permits	SUP required for MF-D and Hotel projects of 2.5 stories or more		Deleted as these developments are addressed in the height requirements of each section. No longer able to utilize an SUP to exceed height limitations.

SUMMARY OF CHANGES - SIDEWALKS, LANDSCAPING, SCREENING, AND LIGHTING

Note These regulations have been added to all sections of the zoning code (except for single-family residential zones) and match the updated MF-D regulations.

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