

RESIDENTIAL DESIGN STANDARDS (RDS) AMENDMENTS

CASE NO. 414
AUGUST 02, 2021



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director



SUMMARY

- Staff was directed by City Council to review the current RDS for SF-A and SF-B zoning districts and identify regulations that hinder applicants during the plan review phase of permitting.



BACKGROUND

- 2006 – City's 1st set of design standards
- January 2012 – Standards Updated
 - Additional amendments between 2013 – 2018
 - January 2021 – Councilman Jessee requests review and update of current standards



PROCESS

- RDS Committee
 - Five (5) Members
 - Architectural Review Board – John Gaines
 - Board of Adjustment – David Rose
 - Planning & Zoning Commission – Al Honigblum
 - Community Volunteers – John Grable and Mac White, architects
 - Met between April and June

SIDE YARD SETBACK & ARTICULATION

- Section 3-15 Side Yard Setbacks and Side Articulation:
 - “No building, structure or use shall here after so as to have a smaller side yard on each side of a building, **as measured from the edge of the foundation (to include masonry lug)** than hereinafter specified...”
 - “Main structure articulation: The maximum exterior side wall plane width **of a structure located on a corner lot** 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) to break up the monotony of the **street-facing** façade:...”
 - 7. **Pilasters Recessed windows**

SPECIAL REGULATIONS

- Section 3-82(3)(a) Special side yard regulations
 - *“Every part of a required side yard for main structures shall be open and unobstructed except...and other architectural features projecting not to exceed four (4) feet into the required side yard but not less than ~~four (4)~~ five (5) feet from the property line.”*

BUILDING HEIGHT

- Section 3-2 Definitions:
 - “...height is defined as the measurement from the average of the highest and lowest existing ground elevation points around **each** structure’s entire foundation.”
- Section 3-19 Height:
 - “No building or structure shall be erected...to exceed the maximum heights **measured from average grade for a lot that slopes less than 10% or from actual grade for a lot that slopes 10% or more, not finished floor,...**”
 - **“Exception: The height looming standard shall not apply to an accessory structure when adjacent to public rights-of-way.”**

BUILDING HEIGHT (CONTINUED)

- Section 3-19 Height:
 - “No building or structure shall be erected...to exceed the maximum heights **measured from average grade for a lot that slopes less than 10% or from actual grade for a lot that slopes 10% or more, not finished floor,...**”
- Section 3-19(2)(4) Height looming standard for a main structure:
 - **“(4) The height looming standard shall not apply to a main structure when adjacent to public rights-of-way.”**
- Section 3-19(5)(a) Height looming standard for an accessory structure:
 - “Except for the first ~~ten(10)~~ **eleven(11)** 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 **measured from average or actual grade based on the slope of the lot, not finished floor** (height looming standard).”

DORMERS

- Section 3-20 ~~Dormers~~ **RESERVED**
 - ~~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 of fifty(50) percent of the roof of accessory structures.~~

REQUIRED OFF-STREET PARKING

- Section 3-21 *Driveway Specifications:*
 - *Exceptions:*
 - 1) For lots greater than sixty-five(65) feet in width, garages may be attached to the mains structure provided they are located ~~towards the rear, beyond the midpoint of the main structure, and~~ **behind the front façade of the main structure and** no closer than fifty(50) feet from the front yard property line, ~~and accessed from the side to prevent the garage doors facing the street."~~

BUILDING CODE

- Section 5-116: ~~RESERVED~~ Utilities during construction
 - “In the event construction is to be performed on a vacant residence or to an extent that requires the occupants to move out during construction, the gas meter will be locked out and the electric meter removed by City Public Service (utility provider). A temporary electric meter is to be set and used for construction purposes.”
- Section 5-138(b)(2) Responsibility of the owner:
 - “All utilities shall be disconnected and the sewer line shall be ~~effectively plugged with concrete or as may be required by the director, at or near capped~~ **disconnected at** the property line **and a clean out installed extending no more than six inches above grade or as required by the director.**”



AMENDMENT STATUS

- Updates to Boards and Commissions
 - BOA – July 07, 2021
 - ARB – July 20, 2021
 - P&Z – August 02, 2021
- City Council Consideration – September 13, 2021



PUBLIC NOTIFICATION

- Public notice was posted on City website and a legal notice was published in the official newspaper of the City of Alamo Heights.
- Responses received:
 - Support: (0)
 - Oppose: (0)