

Sec. 3-22 - Summary Table for SF-A and SF-B Residential Design Standards				City of Alamo Heights : Jan. 2012	
		SF - A (Min. Lot Area : 8400 sf; Min. Lot Width : 60 ft.)		SF - B (Min. Lot Area : 7500 sf; Min. Lot Width : 50 ft.)	
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 façade		6 ft.		6 ft.	
FRONT ARTICULATION - Main structures					
Main Structure: Max. wall length w/o approved articulation(s)		30 ft.		30 ft.	Sec. 3-14
FRONT PROJECTIONS - Main structures					
Max. projection into the front yard setback beyond any permitted porch or wall plane		4 ft.		4 ft.	Sec. 3-81
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
SIDE PROJECTIONS - Main structures					
Max. projection into the side yard setback		4 ft. (Not to be less than 4-ft from adjacent property line(s))		4 ft. (Not to be less than 4-ft from adjacent property line(s))	
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>					
REAR PROJECTIONS - Main structures					
Max. projection into the rear yard setback		2 ft.		2 ft.	Sec. 3-83
HEIGHT					
HEIGHT MEASURED - Main structures					
Heights shall be measured from average grade around the proposed structures footprint if the lot slopes < 10% or from actual grade if the lot slopes ≥ 10%. See ordinance definitions for specific details.					
MAX. BUILDING HEIGHT - Main structures					
Sloping Roof to Top of Ridge ^{a,b}		28 ft.	33 ft.	28 ft.	Sec. 3-19
Flat Roof to Top of Parapet or Guard rail ^b		25 ft.	30 ft.	25 ft.	
^a Exception: Chimneys may exceed the height looming standard to a maximum 4 ft.					
^b A maximum additional 2 ft. in height may be permitted if specific conditions as listed in this ordinance exist or bonuses are awarded.					
HEIGHT LOOMING STANDARD - Main structures					
Max. Side Wall Plate Height as Ratio of Side Setback ^{a,b}		2:1		2:1	
^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		5 ft.		5 ft.	Sec. 3-20
Max. % of Roof Slope Area Covered by Dormers		40%		40%	

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LOT WIDTHS		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 pool's @ waters edge)											
Min. Side Yard Setback		3 ft.			3 ft.			Sec. 3-15			
REAR YARD SETBACKS - Accessory structures (including pool's @ waters edge)											
Min. Rear Yard Setback		3 ft.			3 ft.			Sec. 3-16			
HEIGHT											
MAX. BUILDING HEIGHT - Accessory structures											
Sloping Roof to Top of Ridge ^a		20 ft.			20 ft.			Sec. 3-19			
Flat Roof to Top of Parapet or guardrail ^a		14 ft.			14 ft.						
^a A maximum additional 2 ft. in height may be permitted if specific conditions as listed in this ordinance exist or bonuses are awarded.											
HEIGHT LOOMING STANDARD - Accessory structures											
Max. Side Wall Plate Height as Ratio of Side Setback as provided in design ^a		2:1			2:1			Sec. 3-20			
^a Exception: First story up to a maximum 10' plate height., side gable exception does NOT apply											
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% ^a			40% ^a			Sec. 3-17			
^a 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 ^b			.45 ^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>											
^b Max. .50 FAR permitted within SF-A and SF-B based on awarded bonuses											
Max. Impervious Surface (Bldgs. & Paving) in Front Yard Setback		30%			30%						
PARKING											
Min. Covered Parking Spaces required (i.e. garage, carport, or porte-cochere) ^{a,b}		2 spaces			2 spaces			Sec. 3-21			
Porte-Cochere - see definition under Sec. 3-2 and specifications under 3-21		Permitted ^d			Permitted ^c						
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 ^d		12 ft.	14 ft.	12 ft.	14 ft.						
^a Garages may be attached to the rear of the main structure regardless of lot width when accessed from the alley. Must meet all requirements as applicable to main structures.											
^b On lots greater than 65 ft. in width, garages may attach to the side of the main structure if they are located towards the rear, beyond the midpoint of the main structure, and no closer than 50 ft. to the front property line. Doors may not be street facing.											
^c Must meet all conditions as required by code to be considered a permitted porte-cochere.											
^d 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			