

§ 3-22. Summary table for SF-A and SF-B residential design standards.

Summary Table for SF-A and SF-B Residential Design Standards			City of Alamo Heights: October 2021		
	SF-A (Min. Lot Area: 8,400 sq. ft.; Min. Lot Width: 60 ft.)		SF-B (Min. Lot Area: 7,500 sq. ft.; Min. Lot Width: 50 ft.)		Code References (Chapter 3: Zoning)
LOT WIDTHS (The average width of the lot as measured between the side lot lines midway between the front and rear lot lines)	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					Sec. 3-14
Min. Front Yard Setback	30 ft.		25 ft.		
Max. Front Yard Setback					
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	4 ft.		4 ft.		
FRONT ARTICULATION—Main structures					Sec. 3-14
Main Structure: Max. wall length without approved articulation(s)	30 ft.		30 ft.		
FRONT PROJECTIONS—Main structures					Sec. 3-81
Max. projection into the front yard setback beyond any permitted porch or wall plane	4 ft.		4 ft.		
SIDE YARD SETBACKS—Main structures					Sec. 3-15
Min. Side Yard Setback—Main Structure	12 ft.		12 ft.		
Min. Side Yard Setback with no driveway provided alongside of Main Structure including masonry lug	6 ft.		6 ft.		
Min. Side Yard Setback with a driveway provided alongside of Main Structure including masonry lug	10 ft.		10 ft.		
SIDE ARTICULATION—Main structures					Sec. 3-15
Main Structure: max. wall length without approved articulation for street-facing facades	30 ft.		30 ft.		
SIDE PROJECTIONS—Main structures					Sec. 3-15
Max. projection into the side yard setback	4 ft. (Not to be less than 5 ft. from adjacent property line(s))		4 ft. (Not to be less than 5 ft. from adjacent property line(s))		
REAR YARD SETBACKS—Main structures					Sec. 3-16
Min. Rear Yard Setback—1st story (2nd story)	20 ft. (30 ft.)		20 ft. (30 ft.)		
Min. Setback of Detached Garage from Main Structure	4 ft.		4 ft.		
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.					

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REAR PROJECTIONS—Main structures				Sec. 3-83
Max. projection into the rear yard setback	4 ft.		4 ft.	
HEIGHT				
HEIGHT MEASURED—Main structures				Sec. 3-2
Heights shall be measured from average grade around each proposed structure's entire foundation if the lot slopes <10% or from the actual grade if the lot slopes ≥10%. See ordinance definitions for specific details.				
MAX. BUILDING HEIGHT—Main structures				Sec. 3-19
Sloping Roof to Top of Ridge ^{ab}	28 ft.	33 ft.	28 ft.	33 ft.
Flat Roof to Top of Parapet or Guard rail ^{ab}	25 ft.	30 ft.	25 ft.	30 ft.
^a Exception: Chimneys can exceed the maximum height with bonuses by up to 4 ft.				
^b A maximum additional 2 ft. in height may be permitted if specific conditions as listed in this chapter exist or bonuses are awarded.				
HEIGHT LOOMING STANDARD—Main structures				
Max. Side Wall Plate Height as Ratio of Side Setback ^{bc}	2:1		2:1	
^a Exception: The first 6 ft. of wall plate below the ridge of a side gable roof.				
^b Exception: Chimneys are excluded from the height looming standard to an extent of 8 ft.				
^c Exception: Height looming standard shall not apply when sharing a common boundary, or next to, public rights-of-way.				

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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 pools at water's edge)				Sec. 3-15
Min. Side Yard Setback	3 ft.		3 ft.	
REAR YARD SETBACKS—Accessory structures (including pools at water's edge)				Sec. 3-16
Min. Rear Yard Setback	3 ft.		3 ft.	
HEIGHT				
MAX. BUILDING HEIGHT—Accessory structures				Sec. 3-19
Sloping Roof to Top of Ridge ^a	20 ft.		20 ft.	
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	
^a Exception: First story up to a maximum 11 ft. plate height measured from average grade if the lot slopes less than 10% or actual grade if the lot slopes 10% or more.				

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<p>^b Exception: Height looming standard shall not apply when sharing a common boundary with, or next to, public rights-of-way.</p> <p>GENERAL: LOT STANDARDS</p> <p>BUILDING RESTRICTIONS</p>				
Lot Coverage	40% ^a	40% ^a		Sec. 3-17
<p>^a Excludes freestanding entryway arbors with open-air lattice framework under 50 sf. in area and 8 ft. in height; and other freestanding open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.</p>				
Floor Area Ratio (FAR)	.45 ^b	.45 ^b		Sec. 3-18
<p>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.</p> <p>^b Max. .50 FAR permitted within SF-A and SF-B based on awarded bonuses,</p>				
Max. Impervious Surface (Bldgs. and Paving) in Front Yard Setback	30%	30%		
<p>PARKING</p>				
Min. Covered Parking Spaces required (i.e., garage, carport, or porte-cochere) ^{ab}	2 spaces	2 spaces		Sec. 3-21
Porte-Cochere—See definition under section 3-2 and specifications under section 3-21	Permitted ^c	Permitted ^c		
Circular Driveways and Parking Pads in Front Yard Setback Area	Not permitted	Permitted	Not permitted	Permitted
Driveway—Min. width in Front Yard Setback	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 measured at flare.	12 ft.	14 ft.	12 ft.	14 ft.
<p>^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.</p> <p>^b On lots greater than 65 ft. in width, garages may attach to the side of the main structure if they are no closer than 50 ft. to the front property line and must be set back a minimum of 18 ft. from the front facade.</p> <p>^c Must meet all conditions as required by code to be considered a permitted porte-cochere. 1) Must meet parking dimension requirements between structural supports, 2) Must be permanently attached to the main structure, 3) Must be open on three (3) sides, 4) Three (3) foot side setback (2 ft. eave/overhang setback), 5) Maximum 20 ft. ridge height, 6) 2:1 height looming applies (max. 10 ft. exempt from height looming), 7) Must be set back 18 ft. from the front facade, 8) Roof materials must match the existing materials on the main structure, and 9) Structural supports must be clad to match the existing exterior wall/column finish materials of the main structure.</p> <p>^d The maximum curb cut on the side yard of a corner lot may be 24 ft., measured at flare, for covered parking accessed from the side street.</p>				
<p>MISCELLANEOUS</p>				
Min. distance from property line or fence - Air conditioning units and pool equipment	3 ft.		3 ft.	Sections. 3-15 and 3-16

(Ordinance 1920 adopted 1/23/2012; Ordinance 2029 adopted 9/28/2015; Ordinance 2180, sec. 3(att.), adopted 10/11/2021)