

BEACON HILL NEIGHBORHOOD CONSERVATION DISTRICT  
DESIGN STANDARDS  
Comparison Matrix

NON-RESIDENTIAL STANDARDS			
	Current Regulations - Adopted 2005	Proposed Changes	Stakeholder Input/Comments
<b>LOT SIZE:</b>	Cannot be aggregated to a size of 1 acre or more. Exempts the industrial zoned properties.	Cannot be aggregated to a size of 1/2 (half) acre or more. No longer exempts the industrial zoned properties.	Is only triggered when an owner wants to replat.  Consensus from meeting: agreed to proposed standards
<b>BUILDING HEIGHT/NO. of STORIES:</b>	Restricts height to no more than 4 stories for parcels that abut Blanco Road, Hildebrand, and Fredericksburg Road.	Restricts the properties to no greater than 35 feet. Exempts properties 1 acre or more in size. No longer exempts the industrial zoned properties (unless 1 acre).	Remain the same for the 4 stories.  Consensus from meeting: agreed to proposed and revised standards
<b>SETBACKS:</b>	Front setback for structures (no definition that it must include a wall) between 0' and 10% of median but not exceed 25 feet. Corner lot structures shall be within 10% of the median setback. Exempts the industrial zoned properties.	Requires all buildings to maintain a maximum front setback of 25 feet including corner lots. Defines building to now include walls. Properties exceeding one (1) acre in size shall only be required to locate one (1) principal structure at the maximum front setback. No longer exempts the industrial zoned properties (unless 1 acre).	Corner lots with double frontage should meet the standard for each streetside.  Consensus from meeting: agreed to proposed and revised standards
<b>PRIN. ELEV. FEATURES: Entrances</b>	Doors: Entrance doors shall be located either along the primary street façade or at the corner of a structure. Requires original door opening to be maintained and no new entrances created unless a change in number of tenants. Doors recessed no more than 8 feet and glass panes cannot be concealed with solid building materials. Exempts the industrial zoned properties.	Maintains same standards but clarifies that entrance doors for corner structures should face both primary streets. No longer exempts the industrial zoned properties.	Allow relocation of a door but still require a door on a primary street. Allow additional doors along non primary streets without increasing number of tenants. Clarify that doors can be added along side or rear yards for buildings facing one primary street.  Consensus from meeting: agreed to proposed and revised standards
<b>PRIN. ELEV. FEATURES: Wall Openings and Windows</b>	Wall Openings: Requires transparent openings to be at least 50% of the first floor front façade. Original window forms/profiles shall be retained when replacing windows, using transparent glass. Exempts the industrial zoned properties. Windows: Prohibits use of non-transparent materials, mirrored glass, plexiglass, burglar bars on storefronts. Requires maintaining the storefront window bases and use of the same material of the building component when repairing.	Maintains the same standards. No longer exempts the industrial zoned properties from the wall opening requirements. Combined the 2 sections into one.	Allow plexiglass. Clarify that burglar bars can be installed in interior. Clarify that you can enlarge the original window openings. Clarify that you can do multiframe windows to equal the original opening. Change 50% to 30% (energy code compliance).  Consensus from meeting: agreed to proposed and revised standards
<b>PRIN. ELEV. FEATURES: Shading Devices</b>	Requires shading devices at a minimum of 3 feet deep, or street trees at a minimum of 1 tree for every 100 linear feet. Exempts the industrial zoned properties.	Maintains same standards. No longer exempts the industrial zoned properties.	Clarify that it is only triggered when improvements exceed 50% of replacement value  Consensus from meeting: agreed to proposed and revised standards

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<b>BUILDING MATERIALS:</b>	Prohibits covering of original brick and other masonry details. Requires existing buildings to be maintained and/or repaired and replaced with materials that match in physical composition, size, scale and proportion.	Maintains same requirements.	Additions must match existing building features.  Consensus from meeting: agreed to proposed and revised standards
<b>OFF-STREET PARKING:</b>	Requires parking to be completely separated from the streetscape, located behind the buildings, where possible. Side yard parking may be incorporated if at least 50% of the street frontage is occupied by the building and the parking lot is no greater than 65 feet wide along the street. Where possible, place access drives on secondary streets. Surface parking lots shall screen cars from the public sidewalk with a building face; or low wall of a maximum 3 feet height, or fence constructed of similar material to the building; or street furniture, or landscaping.	Maintains same requirements.	Clarify that existing front yard parking can remain.  Consensus from meeting: agreed to proposed and revised standards
<b>LOADING/TRASH RECEPTACLES:</b>	Requires loading and refuse pick-up/delivery areas to be located at the rear of the structure, not within bufferyards, and screened from view of the streetscape. This section is combined with the parking section.	Maintains same requirements. Splits this section from the parking section.	Locate trash receptacles away from street so that maintenance can occur off public right of way. No longer require placement in rear. Maintain clear vision clearance when locating dumpster. Still require screening from streetscape.  Consensus from meeting: agreed to proposed and revised standards
<b>LIGHTING:</b>	Requires lighting to be shielded so that light sources are not visible from the ROW or from adjacent residential properties, prevents off-site glare. Fluorescent lights only permitted if hidden from the streetscape. Lighting pole standards shall not exceed 12 feet in height.	Maintains same requirements.	No changes.  Consensus from meeting: agreed to proposed standards
<b>FENCING</b>	Restricts front yard fencing height at 3 feet for predominately open; restricts solid screen front yard fencing at 2 feet. Prohibits chain link, fencecrete, sheet metal, plastic, vinyl, barbed wire, and horizontal pipe larger than 2" in diameter. Exempts industrial zoned properties.	Maintains same requirements. No longer exempts industrial zoned properties.	Industrial Properties to comply only when property is rezoned to zoning district other than Industrial. Keep 2 foot solid and allow 5 foot predominately open.  Consensus from meeting: agreed to proposed and revised standards

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<b>SIGNAGE:</b>	Allows only 1 primary signage (1 sign per street side with spacing no less than 100 foot radius) with choices of 1 of the following: 1) monument sign no taller than 8 feet, no greater than 30 square feet in surface area for single tenant or no greater than 50 square feet in surface area for multi-tenants; 2) pole sign no greater than 8 feet in height, no greater than 30 square feet in surface area for single tenant or no greater than 50 square feet in surface area for multi-tenants; 3) projecting sign attached to principal structure no more than 3 feet from the face of the building, no greater than 8 square feet for single tenant, no greater than 20 square feet for multi-tenants; 4) band sign not exceeding 12 inches in height, installed no more than 20 feet or less than 8 feet above sidewalk, or installed on a sign board as an integral part of the building facade.	Allows only 1 primary signage (1 sign per street side with spacing no less than 100 foot radius) with choices of 1 of the following: 1) monument sign no taller than 8 feet, no greater than 40 square feet in surface area; or 2) pole sign no greater than 18 feet in height, no greater than 32 square feet in surface area. Also allows additional signage with choices of one of the following: 1) projecting sign attached to principal structure no more than 3 feet from the face of the building, no greater than 20 square feet; 2) wall sign not exceeding more than 25% of the building facade.	No changes.  Consensus from meeting: agreed to proposed standards
	Additional secondary signage for each tenant at 5 square feet installed under the canopy/awning or at entrance of tenant space. Permanent lettering cannot obscure more than 30% of the surface area. Aggregate area, excluding primary signage shall not exceed 10% and not obscure building details.	Additional tenant signage for each tenant at 8 square feet installed under the canopy/awning or at entrance of tenant space. Permanent lettering cannot obscure more than 25% of the surface area. Removes aggregate area signage restrictions as no longer necessary with standards.	Change permanent lettering signs to window signs.  Consensus from meeting: agreed to proposed and revised standards
	Temporary sign surface area shall be no greater than 15% of the facade's surface area and cannot be displayed for a period not to exceed 30 aggregate days in any 90 day period.	Allows temporary banner signs no greater than 40 square feet with duration limitations set by Chapter 28. Allows V type signs no greater than 8 square feet and limits 1 sign per business. Permits neon signs and internally lit (reverse cut lettering with no background illumination).	No changes.  Consensus from meeting: agreed to proposed standards
	Prohibits internally lit signs, flashing signs, portable trailer signs and billboard signs.	Prohibits flashing signs. Prohibits all other temporary signs, inflatable signs, animated signs, pennant flags, flag signs, feather signs, portable (mobile) signs, digital signs, and off premise signs and billboard signs.	No changes.  Consensus from meeting: agreed to proposed standards