

AN ORDINANCE 2018-05-17-0363

AMENDING CHAPTER 35 UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS SECTION 35-335 AND BY AMENDING AND RESTATING THE ALTA VISTA NEIGHBORHOOD CONSERVATION DISTRICT "NCD-2" AS REQUESTED BY COUNCILMAN TREVINO, DISTRICT 1.

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WHEREAS, the Alta Vista Neighborhood Conservation District was adopted by the City Council in 2003; and

WHEREAS, on December, 2016 Councilman Trevino, District 1, submitted a Council Consideration Request to review and update Section 35-335 of the San Antonio City Code regarding the Alta Vista Neighborhood Conservation District "NCD-2"; and

WHEREAS, a public hearing was held by the Zoning Commission on May 1, 2018 regarding the amended Alta Vista Neighborhood Conservation District "NCD-2" at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:


SECTION 1. The Alta Vista Neighborhood Conservation District "NCD-2" is amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in **Attachment "I"**. A copy of **Attachment "I"** is attached hereto and incorporated herein for all purposes.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This Ordinance shall become effective immediately upon passage by eight or more affirmative votes; otherwise it shall become effective on the tenth day after passage.

PASSED AND APPROVED on this 17th day of May 2018.


M A Y O R
Ron Nirenberg

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	25 (in consent vote: 25, Z-1, Z-2, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, P-3, Z-12, Z-14, Z-15, Z-16, Z-18, Z-19, P-4, Z-20)						
Date:	05/17/2018						
Time:	02:12:54 PM						
Vote Type:	Motion to Approve						
Description:	Ordinance amending Chapter 35, Unified Development Code, Article III, of the City Code of San Antonio, to update Section 35-335 "NCD" Neighborhood Conservation District and "NCD-2" Alta Vista Neighborhood Conservation District. Staff and Zoning Commission recommend Approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8	x					
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

ATTACHMENT “I”

ALTA VISTA NEIGHBORHOOD CONSERVATION DISTRICT
DESIGN STANDARDS
Comparison Matrix

RESIDENTIAL STANDARDS			
	Current Regulations - Adopted 2003	Committee Input/Comments	Document Language
RIGHT-OF -WAY	Pavement Width, Curb	Pavement widths shall be maintained within 5% of the existing width.	PAVEMENT WIDTH, CURB: Pavement widths shall be maintained within 5% of the existing width.
	Sidewalk Width/ Placement, Greenway	Infill sidewalks shall maintain the existing width of the adjacent sidewalk. If replacing more than 50% of the entire length of the sidewalk behind the property line, sidewalks are to be constructed at a minimum width of 4' and at least 3' behind the curb, when feasible. Transitions in sidewalk width and/or distance from curb shall occur on the street side of the sidewalk and/or at the driveway.	SIDEWALK WIDTH/PLACEMENT, GREENWAY: Infill sidewalks shall maintain the existing width of the adjacent sidewalk. If replacing more than 50% of the entire length of the sidewalk behind the property line, sidewalks are to be constructed at a minimum width of 4' and at least 3' behind the curb, when feasible. Transitions in sidewalk width and/or distance from curb shall occur on the street side of the sidewalk and/or at the driveway.
	Curb Cuts	Driveway curb cuts shall not exceed 15 feet in width, and a maximum of one curb cut per lot or 75 feet of frontage.	Driveway curb cuts shall not exceed 15 feet in width, and a maximum of one curb cut per lot or 75 feet of frontage. <u>Use of asphalt prohibited. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion.</u>
	Driveway Width	Driveways shall maintain a maximum width of twelve (12) feet (8-10 feet is preferred) on the primary street facade, from the intersection with the street to a point five (5) feet behind the primary structure setback. Driveway "runways/ribbons" are preferred and shall maintain a width between 1'-6" and 2'-6".	Driveways shall maintain a maximum width of twelve (12) feet (8-10 feet is preferred) on the primary street facade, from the intersection with the street to a point five (5) feet behind the primary structure setback. Driveway "runways/ribbons" are preferred and shall maintain a width between 1'-6" and 2'-6". <u>Use of asphalt is prohibited. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion.</u>
	Alleys	All alleys shall remain open rights-of-way.	ALLEYS: All alleys shall remain open rights-of-way.
	Utility Placement	RECOMMENDATION: When feasible, place all new or replacement utility service underground. STANDARD: Placement location of all above-ground utility pedestals will be reviewed by the NCD staff.	UTILITY PLACEMENT, RECOMMENDATION: When feasible, place all new or replacement utility service underground. STANDARD: Placement location of all above-ground utility pedestals will be reviewed by the NCD staff.
NATURAL VEGETATION	Tree Preservation	NEW CONSTRUCTION ON VACANT PARCELS: In addition to the standards noted in UDC Section 35-523, a tree survey (noting tree species and size) is required for all new construction or rehabilitation (if enlarging building footprint), noting location, canopy and caliper of all trees 6" DBH and over. If the proposed area of a new construction necessitates the removal of any Significant, Heritage and Historic trees that are more than 20" DBH, an alternative site plan review will be required. This site plan review, conducted by City staff, will determine and offer suggestions for alternative building areas, and/or satisfaction of mitigation requirements. Significant, Heritage and Historic Trees shall not be removed unless no other site plan alternative is feasible.	NATURAL VEGETATION, TREE PRESERVATION, NEW CONSTRUCTION ON VACANT PARCELS: In addition to the standards noted in UDC Section 35-523, a tree survey (noting tree species and size) is required for all new construction or rehabilitation (if enlarging building footprint), noting location, canopy and caliper of all trees 6" DBH and over. If the proposed area of a new construction necessitates the removal of any Significant, Heritage and Historic trees that are more than 20" DBH, an alternative site plan review will be required. This site plan review, conducted by City staff, will determine and offer suggestions for alternative building areas, and/or satisfaction of mitigation requirements. Significant, Heritage and Historic Trees shall not be removed unless no other site plan alternative is feasible.
SITE DESIGN	Lot Size	LOT SIZE: The lot size of any replatted parcel shall be reduced no greater than 25% of the existing median lot size, per blockface. The lot size of any replatted parcel shall not be increased greater than 25% of the existing median lot size, per blockface, or, if a corner parcel condition, shall not be increased greater than 40% of the existing median lot size, per blockface. The minimum lot width for a single-family parcel shall be twenty-five (25) feet. Note: If an existing lot size exceeds the design standard range, any portion of the lot may be replatted to reduce the size of the original lot, even if the remaining portion of the lot exceeds the standard.	The lot size of any replatted parcel shall be reduced no greater than 25% of the existing median lot size, per blockface. The lot size of any replatted parcel shall not be increased greater than 25% of the existing median lot size, per blockface, or, if a corner parcel condition, shall not be increased greater than 40% of the existing median lot size, per blockface. The minimum lot width for a single-family parcel shall be twenty-five (25) feet. Note: If an existing lot size exceeds the design standard range, any portion of the lot may be replatted to reduce the size of the original lot, even if the remaining portion of the lot exceeds the standard. <u>The minimum lot width for any parcel with a single-family and two-family residential use shall be twenty-five (25) feet.</u> <u>The minimum width for any parcel to be re-platted for multi-family (3 units or greater) use shall be fifty (50) feet.</u> <u>Maximum lot width for any parcel to be re-platted with a single-family or multi-family use shall be seventy-five (75) feet.</u>

ALTA VISTA NEIGHBORHOOD CONSERVATION DISTRICT
DESIGN STANDARDS
Comparison Matrix

RESIDENTIAL STANDARDS			
	Current Regulations - Adopted 2003	Committee Input/Comments	Document Language
	<p>Setbacks</p> <p>PRIMARY STRUCTURE: Front: The front setback for a primary dwelling structure on a residential lot shall maintain a setback the distance between 5% of the existing "median" setback on the blockface, and 5% of the median setback of the adjacent structure(s), up to a maximum setback of 35 feet.</p> <p>ANCILLARY (non-dwelling) BLDG : The front setback for an ancillary structure shall be located within the back 35% of the parcel.</p>	<p>Initial Comments: Do some homework, measurements to establish pattern for proper standards. Review Sanborn maps. Each block shall maintain the existing setback for new and existing properties. No need for percentages. We'll put together a team and train as to how to measure. Inform neighborhood when doing field work.</p> <p>Follow up comments: Keep percentage standard but provide a determination for measurement. The front building setback shall be measured from the front building facade to the front curb, sidewalk or property line. The maximum front setback is 35-feet.</p> <p>Move Accessory Structure standards to different section.</p>	<p>PRIMARY STRUCTURE: Front: The front setback for a primary dwelling structure on a residential lot shall maintain a setback the distance between 5% of the existing "median" setback on the blockface, and 5% of the median setback of the adjacent structure(s), up to a maximum setback of 35 feet <u>(from the property line)</u>. <u>To determine the median setback the front building setback shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block face.</u></p> <p>ANCILLARY (non-dwelling) BLDG: The front setback for an ancillary structure shall be located within the back 35% of the parcel.</p>
SITE DESIGN	<p>Signage</p> <p>In addition to the requirements of City Code Chapter 28 (Signs and Billboards) the following provisions will apply for Residential structures used for Non-Residential uses: Off premise advertising and billboards are prohibited; freestanding signage shall be limited to a height of four (4) inches per each foot in building height, up to a maximum of eight (8) feet, and a sign area of thirty-six (36) sq. in. per linear foot of building frontage, up to a maximum of fifty (50) sq. ft. Attached or temporary signs shall not conceal more than 15% of the building facade or a window opening.</p>	<p>Delete: Chapter 28 is more restrictive for residentially zoned properties. Conditional Use conditions are more restrictive. Standards for non-residential uses are in Non-Residential Standards.</p>	<p>SITE DESIGN- SIGNAGE: In addition to the requirements of City Code Chapter 28 (Signs and Billboards) the following provisions will apply for Residential structures used for Non-Residential uses: Off premise advertising and billboards are prohibited; freestanding signage shall be limited to a height of four (4) inches per each foot in building height, up to a maximum of eight (8) feet, and a sign area of thirty-six (36) sq. in. per linear foot of building frontage, up to a maximum of fifty (50) sq. ft. Attached or temporary signs shall not conceal more than 15% of the building facade or a window opening.</p>
PARKING	<p>Refuse Containers</p> <p>Refuse containers (for pick-up/delivery) on multi-family structure parcels, shall be located at the rear of the structure (outside buffer yards), or completely screened from public view of the streetscape.</p>	<p>shall be completely screened similar to Beacon Hill. Remove the word "or".</p>	<p>Refuse containers (for pick-up/delivery) on multi-family structure parcels, shall be located at the rear of the structure (outside buffer yards), or completely screened from public view of the streetscape.</p>
	<p>Parking</p> <p>Designated parking areas for multi-family structure parcels shall be located at the rear of the lot. With the exception of any required parking to fulfill ADA requirements and driveway area, no parking areas shall be constructed within the front yard.</p>	<p>No Proposed changes</p>	<p>Designated parking areas for multi-family structure parcels shall be located at the rear of the lot. With the exception of any required parking to fulfill ADA requirements and driveway area, no parking areas shall be constructed within the front yard.</p>

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DESIGN STANDARDS
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RESIDENTIAL STANDARDS			
	Current Regulations - Adopted 2003	Committee Input/Comments	Document Language
MASSING	Auto Storage Location	<p>Garages: A garage may only be constructed in the rear yard (or side yard, if corner lot).</p> <p>Carports: A carport may be constructed in the rear yard (or side yard, if corner lot). It may also be constructed as an integral element of the primary structure, if recessed a minimum of five (5) feet behind the primary structure front facade, constructed of the same building materials and maintains the same roof line(s) as the primary structure.</p> <p>Temporary carport structures: Prohibited.</p>	<p>Garages: A garage may only be constructed in the rear yard (or side yard, if corner lot). <u>Attached garage are to be set back 25 feet. If attached garage is perpendicular it shall be located not less than thirty-six feet (36'-0") behind the vertical plane of the front facade of the principal dwellings. The roof of an attached or detached garage shall match the primary structure. Existing structures shall replace in kind or match the materials of the primary structure. Detached garages and carports shall be located to the rear of structure.</u></p> <p>Carports: A carport may be constructed in the rear yard (or side yard, if corner lot). It may also be constructed as an integral element of the primary structure, <u>if recessed a minimum of five (5) feet behind the primary structure front facade, may be aligned with the primary structure but shall not extend beyond the front building line, constructed of the same building materials and maintains the same roof line(s) as the primary structure. Carport rooflines are not to be located above the existing eave(s) of the primary structure, shall not be enclosed and no garage door shall be added to a carport that faces the street.</u></p> <p>Temporary carport structures: Prohibited. <u>Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.</u></p> <p>DEFINITIONS:</p> <p>Garage: <u>A building or a part thereof accessory to a main building and providing for the storage of automobiles and which no occupation or business for profit is carried on, enclosed on all four sides and pierced only by windows and customary doors.</u></p> <p>Carport: <u>A space for the housing or storage of motor vehicles and enclosed on not more than two sides.</u></p> <p>Rear Yard: <u>An area extending the full width of the lot between the rear lot line and the nearest principal structure.</u></p> <p>Temporary structures: <u>Those structures that do not possess or are not attached to a permanent foundation.</u></p>
	Structure Size, Height	<p>PRIMARY STRUCTURE: An additional height bonus for additional setbacks are prohibited in all zones.</p> <p>Hickman to Ashby Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. No structure shall exceed one story in height.</p> <p>Ashby to Hildebrand Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. Maximum height is dictated by UDC standards. Additions on structures that currently exceed maximum height shall be allowed up to the 2 1/2 story maximum.</p> <p>Accessory Dwelling Units: Per UDC Section 35-371(a)(6), accessory dwelling units (e.g. granny flats) shall not exceed 40% of the primary dwelling footprint, 800 sq. ft. or the height of the primary structure.</p>	<p>STRUCTURE SIZE, HEIGHT, MASSING: PRIMARY STRUCTURE: An additional height bonus for additional setbacks are prohibited in all zones. <u>New construction limited to 2 1/2 story/25 feet max. Existing structures can expand and renovate to the max 2 1/2 story/25 feet max. New construction limited to 1 1/2 story/15 feet max when developing on 25 foot wide lots.</u></p> <p>Hickman to Ashby Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. No structure shall exceed one story in height.</p> <p><u>Multiple unit developments (3 units or more) shall be contained in one structure.</u></p> <p><u>Ashby to Hildebrand Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. Maximum height is dictated by UDC standards. Additions on structures that currently exceed maximum height shall be allowed up to the 2 1/2 story maximum.</u></p> <p><u>Accessory Dwelling Units: Per UDC Section 35-371(a)(6), accessory dwelling units (e.g. granny flats) shall not exceed 40% of the primary dwelling footprint, 800 sq. ft. or the height of the primary structure.</u></p>
	Accessory Structures and Accessory Dwelling Units	<p>Accessory structures that are less than 300 square feet that do not require a building permit are exempt from these standards.</p> <p>Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the principal structure's building footprint, b) up to equal height of the principal structure.</p>	<p>ACCESSORY STRUCTURES AND ACCESSORY DWELLING UNITS: Accessory Structure: <u>Accessory structures that are less than 300 square feet that do not require a building permit are exempt from these standards. Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the principal structure's building footprint, b) up to equal height of the principal structure.</u></p> <p>Accessory Dwelling Units: <u>Per UDC Section 35-371(a)(6), accessory dwelling units (e.g. granny flats) shall not exceed 40% of the primary dwelling footprint, 800 sq. ft. or the height of the primary structure.</u></p> <p>DEFINITION:</p> <p>Accessory Structure: <u>A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or use. Examples include tool sheds or garden sheds.</u></p>

ALTA VISTA NEIGHBORHOOD CONSERVATION DISTRICT
DESIGN STANDARDS
Comparison Matrix

RESIDENTIAL STANDARDS			
	Current Regulations - Adopted 2003	Committee Input/Comments	Document Language
ELEVATION FEATURES	Front Entry, Porch Entrance: The primary entrance (location along primary facade where exterior space transitions to interior space) shall be located along the streetscape facade and shall be accessed through a front porch. Porch: The streetscape facade shall contain a front porch that is at least six (6) feet deep, and no less than 1/3 the width of the front facade on a single-family or duplex structure, and no less than 1/4 the width on a multi-family structure. A porch may be enclosed with the use of transparent building materials only. A porch enclosure shall maintain a transparency ratio of at least 80%.	02/28/2018: Porches: Existing porches may be repaired or rebuilt in the same footprint and location. Porches may not be reduced in size, but may be enclosed. Front porches shall not be enclosed with materials such as glass, plexiglass, or any other solid material preventing the free flow of outside air. However, original architectural details should not be obscured by any screening. New residential structures, or those structures that repairs or renovation costs exceed 50% of the replacement cost, shall include a front porch that is at least 4 feet deep and 30% of the principal dwelling structure width along the street facing facade. Primary entrance shall be accessed through the front porch along the streetscape facade. New multi-family residential structures with three (3) or more units are exempted from depth and width requirement.	Entrances—The primary entrance (location along primary facade where exterior space transitions to interior space) shall be located along the streetscape facade and shall be accessed through a front porch. Porches—The streetscape facade shall contain a front porch that is at least six (6) feet deep, and no less than 1/3 the width of the front facade on a single-family or duplex structure, and no less than 1/4 the width on a multi-family structure. A porch may be enclosed with the use of transparent building materials only. A porch enclosure shall maintain a transparency ratio of at least 80%. Porches: Existing porches may be repaired or rebuilt in the same footprint and location. Porches may not be reduced in size, but may be enclosed. Front porches shall not be enclosed with materials such as glass, plexiglass, or any other solid material preventing the free flow of outside air. However, original architectural details should not be obscured by any screening. New residential structures, or those structures that repairs or renovation costs exceed 50% of the replacement cost, shall include a front porch that is at least 4 feet deep and 30% of the principal dwelling structure width along the street facing facade. Front Entry: Primary entrance shall be accessed through the front porch along the streetscape facade. New multi-family residential structures with three (3) or more units are exempted from depth and width requirement.
	Walkway Front Walkway: A front walkway of at least 36" in width (48" for two or multi-family structures), shall connect the front door entry space to the sidewalk and/or curb. Note: If the front entry of a structure is rehabilitated, the design standard is required. If the rehabilitation scope does not affect the front entry, the standard is not required.	Retitle to Walkways and separate walkway standards from front entry/porch standards. Add clarification - Delete maintenance statement and add minimum requirements. Add Front walkway definition and minimum size of 3-feet, 4-foot maximum impervious cover. Existing walkways may be repaired or replaced in their original footprint and location. Like the flexibility of the percentage, new construction should have a walkway consistent with what is on adjacent properties, developer looks at minimum. 02/28/2018: Add language similar to Beacon Hill NCD. Walkways: Existing walkways may be repaired or replaced in their original footprint and location. A mandatory front walkway shall connect the front entry(s) or porch of the new residential structure directly to the sidewalk and/or curb. This front walkway shall be separated from the driveway by at least 4 feet. The walkway must be at least 3 feet wide for single-family and duplex structures and at least 4 feet wide for triplex and greater multi-family structures.	Front Walkways—A front walkway of at least 36" in width (48" for two or multi-family structures) shall connect the front door entry space to the sidewalk and/or curb. Note: If the front entry of a structure is rehabilitated, the design standard is required. If the rehabilitation scope does not affect the front entry, the standard is not required. Walkways: Existing walkways may be repaired or replaced in their original footprint and location. A mandatory front walkway shall connect the front entry(s) or porch of the new residential structure directly to the sidewalk and/or curb. This front walkway shall be separated from the driveway by at least 4 feet. The walkway must be at least 3 feet wide for single-family and duplex structures and at least 4 feet wide for triplex and greater multi-family structures.
	Window Openings Windows visible from the public rights-of-way (with the exception of bathroom or kitchen windows) shall maintain a minimum vertical dimension of 2:1, and at least a 1-over-1 light division. Decorative windows shall not exceed eight (8) sq. ft. A minimum of 25% of the first floor front facade shall be dedicated to window openings. Wood window screens are preferred, however, aluminum and other metal screen frames may be used if the color matches the window trim color.	DESIGN STANDARDS—Windows This section shall apply only to street facing windows. When repairing/replacing original windows, the original window opening size and shape shall be maintained or may be enlarged. Windows for new residential structures facing the street shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division. Glass should not be reflective, bronzed, colored, tinted, or mirrored. Traditional stained glass is permitted but not plastic or imitation. Add definition for traditional stained glass. All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted. A minimum of 25% of the surface area of each story on the front facade shall be dedicated to window openings. Wood-framed window screens are preferred, however, aluminum, vinyl and other metal screen frames may be used. DESIGN STANDARDS—Doors French doors are permitted on any façade. Glass sliding doors are prohibited on the front façade.	Windows visible from the public rights-of-way (with the exception of bathroom or kitchen windows) shall maintain a minimum vertical dimension of 2:1, and at least a 1-over-1 light division. Decorative windows shall not exceed eight (8) sq. ft. A minimum of 25% of the first floor front facade shall be dedicated to window openings. Wood window screens are preferred, however, aluminum and other metal screen frames may be used if the color matches the window trim color. This section shall apply only to street facing windows. When repairing/replacing original windows, the original window opening size and shape shall be maintained or may be enlarged. Windows for new residential structures facing the street shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division. Glass should not be reflective, bronzed, colored, tinted, or mirrored. Stained glass is permitted but not plastic or imitation. All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted. A minimum of 25% of the surface area of each story on the front facade shall be dedicated to window openings. Wood-framed window screens are preferred, however, aluminum, vinyl and other metal screen frames may be used. DESIGN STANDARDS—Doors French doors are permitted on any façade. Glass sliding doors are prohibited on the front façade. Definition: Stained Glass Windows: glass that has been colored, enameled, painted, or stained, especially by having pigments baked onto its surface or by having various metallic oxides fused into it, as used in church windows, decorative lampshades, etc.

ALTA VISTA NEIGHBORHOOD CONSERVATION DISTRICT
DESIGN STANDARDS
Comparison Matrix

RESIDENTIAL STANDARDS			
	Current Regulations - Adopted 2003	Committee Input/Comments	Document Language
ELEVATION FEATURES	Building Materials	<p>Rehabilitation: Building materials shall match the existing structure in scale, proportion, and/or profile.</p> <p>New construction and/or rehabilitation: The use of natural wood siding (or cement-fiber board), stucco, brick or stone is encouraged. The use of natural wood siding substitute products (vinyl, MDF, plywood, hardboard) is prohibited.</p>	<p>BUILDING MATERIALS - Rehabilitation: Building materials shall match the existing structure in scale, proportion, and/or profile.</p> <p>New construction and/or rehabilitation: The use of natural wood siding (or cement-fiber board), stucco, brick or stone is encouraged. The use of natural wood siding substitute products (vinyl, MDF, plywood, hardboard) is prohibited. BUILDING FACADE: Repairs, renovations or additions shall match the existing scale, proportion and/or profile of the original siding materials. In the case of removal of hazardous siding materials, replacement materials may be wood, stucco, brick, stone, or fiber cement. New construction siding materials for all structures shall be wood, stucco, brick, stone, or fiber cement. Prohibited siding materials for all structures include vinyl or similar siding, oriented strand board (OSB), particle board, synthetic stone, EIFS, metal, aluminum, reflective or translucent material.</p>
	Fencing	<p>Fencing and/or front yard walls are not recommended within the front yard space. If constructed, the front yard wall/fence shall be located parallel to the streetface, aligned with any existing adjacent fence, at a distance no greater than three (3) feet from the right-of-way. No lattice, "fencerite," or similar product, or chain link (cyclone) fencing shall be used within the front yard.</p> <p>02/27/2018: New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard. The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to the front wall/plane of the principal residential structure.</p> <p>For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion. Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line. Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences.</p>	<p>Fencing and/or front yard walls are not recommended within the front yard space. If constructed, the front yard wall/fence shall be located parallel to the streetface, aligned with any existing adjacent fence, at a distance no greater than three (3) feet from the right-of-way. No lattice, "fencerite," or similar product, or chain link (cyclone) fencing shall be used within the front yard. New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard. The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to the front wall/plane of the principal residential structure. For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion. Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line. Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences.</p>
	Mailbox Location	<p>Mailboxes shall be affixed to the front façade of the primary structure, or, if necessary, to a wall/fence at the front property line. Solid pedestal structure enclosures within the front yard area shall not be constructed.</p> <p>02/27/2018: Remove</p>	<p>MAILBOX LOCATION: Mailboxes shall be affixed to the front façade of the primary structure, or, if necessary, to a wall/fence at the front property line. Solid pedestal structure enclosures within the front yard area shall not be constructed.</p>
	Roof Line/Pitch	<p>Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length. A hip/gable roof shall maintain a minimum pitch of 5:12.</p> <p>02/27/2018: Permitted roofing materials are: composition shingle, metal, clay, tile, and wood shingles. Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed. Green roofs (roofs with sod) and solar panels are acceptable. Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun. Provisions for all accessory structures are in the Accessory Structure standards found within this document. {Keep existing language}</p>	<p>Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length. A hip/gable roof shall maintain a minimum pitch of 5:12. Permitted materials: composition shingle, metal, clay, tile, and wood shingles. Green roofs (roofs with sod) and solar panels are acceptable. Prohibited materials: corrugated metal, corrugated composite material, and corrugated fiberglass. Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun.</p>