

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards

General Purpose Statements

- Projects located within the boundaries of a historic district (H) or designated as historic significant (HS) or historic exceptional (HE) shall require final approval by the HDRC. For properties located within the boundaries of the MC-1 and also located within a RIO Overlay District (RIO), the RIO standards shall take precedence.
- Property zoned industrial shall be exempt from the building material and fencing standards included in this overlay district if a Type C landscape bufferyard is provided along at least 75% of each frontage line that abuts a public right-of-way. If this option is utilized and a fence or building is constructed with materials that otherwise would not be permitted, the fence or building must be located behind the landscape bufferyard.
- The width of the MC-1 varies depending on the major thoroughfare classification of Roosevelt Avenue.
 - Roosevelt North - Arterial Type B – Lone Star Boulevard to the north to SE Military Dr to the south
 - Maximum Corridor Width = 200 feet each side of existing right-of-way
 - Roosevelt South – Arterial Type A – SE Military Dr to the north to Loop 410 to the south
 - Maximum Corridor Width = 300 feet each side of existing right-of-way

	Element	Development Standard	Guidelines
		Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
1.0	SITE		
1.1	Siting, Grading	None Required by MC-1	Utilize Low Impact Development (LID) strategies for managing stormwater ¹ . Grade/ regrade to reduce or eliminate stormwater runoff to Roosevelt Avenue and other right-of-ways. Hold water on property for landscape irrigation and groundwater recharge. Capture and store

¹ For more information on Low Impact Development, consult *Low Impact Development Design Strategies: An Integrated Design Approach* prepared by Prince George's County, Maryland, Department of Environmental Resources, Programs and Planning Division, 1999.

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1.2	Lot Coverage	None Required by MC-1	rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation. Utilize rain gardens and natural retention/detention ponds to capture and store runoff for groundwater recharge.
1.3	Lot Frontage	None Required by MC-1	
1.4	Building Setbacks (front & side)	None Required by MC-1	
1.5	Driveway Size & Sidewalks	<p><u>Right-of-Way Sidewalks</u></p> <p>Sidewalks shall be at least 4 feet wide and separated from the back of the curb with a minimum 2 foot wide planting strip.</p> <p><u>Internal Sidewalks</u></p> <p>A minimum 4 foot wide continuous pedestrian route shall connect the primary building entrance to</p>	<ul style="list-style-type: none"> • Reduce the number of driveways and/ or the width of driveways on existing developed properties to minimize the potential for conflict between pedestrians, bicyclists, and vehicles. For lots with less than 200 feet of street frontage, a single access point is desired. For lots with more than 200 feet of street frontage, no more than 1 access point per 200 feet of frontage is desired. • Provide vehicular, pedestrian and bicycle

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1.6	Parking, off-street parking and loading requirements	<p><u>Off-Street Parking Screening</u></p> <p>Drives and parking areas located within the front yard shall be screened from view of the right-of-way by utilizing one of the screening methods described below:</p> <ul style="list-style-type: none"> • Construction of a 3-foot tall masonry wall. The area on either side of the masonry wall shall include native, drought tolerant and heat resistant plants that block access to the masonry wall to discourage graffiti • Installation of 3-foot tall earthen berms and/ or dense landscaping. If plants are used, they must achieve the minimum height and form and opaque visual barrier at maturity. <p><u>Off-Street Parking Space Reduction Ratio</u></p> <p>Up to 25% of the minimum off-street parking</p>	<ul style="list-style-type: none"> • Overflow parking and parking for employees should be placed in the side or rear yards and the building placed closer to the street to limit the distance a pedestrian must travel from the right-of-way sidewalk to the front door. • Consider using pervious pavement, especially for overflow parking areas • Utilize cooperative parking agreements to reduce the number of unused or seldom used parking spaces. • Provide bicycle parking and bicycle circulation routes • Drives and parking areas within the front yard are discouraged. If drives or parking areas are located in the front yard, they should be limited to a single drive and a single row of parking.

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		spaces may be substituted for bicycle parking spaces at a ratio of 1 off-street parking space for 1 bicycle space. This substitution ratio applies only to bicycle spaces provided in excess of UDC requirements.	
1.7	Fences	Chain link fences shall not be permitted in the front yard.	Low rock walls (maximum height of 3 feet) are preferred to other types of fencing in the front yard
1.8	Screening	<ul style="list-style-type: none"> • Outside storage areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets and microwave and satellite antennas (greater than 2 meters in diameter) shall be completely screened from view at the front property line. Screening may be achieved by construction of a solid walled enclosure constructed with approved cladding materials (see section 2.2: Building Materials), evergreen plant materials, or landscaped earthen berm. • Roof top mounted equipment shall be screened from view of abutting right-of-ways. Screening may be achieved through the use of parapets, mansard roof forms, or other permanently affixed, solid, opaque building materials. • Screening shall not be required for rainwater harvesting equipment 	
1.9	Screening of lighting	<ul style="list-style-type: none"> • Exterior lighting fixtures for entrances, parking 	Decorative lighting fixtures add character and

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	for entrances, parking lots, walkways, and building exteriors	<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>lots, and walkways shall incorporate a vertical cut-off angle of 90 degrees or less. Any structural part of the fixture providing this cut-off angle shall be permanently affixed.</p> <ul style="list-style-type: none"> Lighting of building exteriors (uplighting or downlighting that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. 	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>value to the built environment. Decorative lighting fixtures may be used to focus attention to a particular area, demarcate the course of a historic trail, or provide continuity. The Mission Trails incorporate a unique “candy cane” shaped light fixture that marks the trail’s course in the public right-of-way. It would not be appropriate to use these exact fixtures off of the trail, but using fixtures with a design inspired by these candy cane fixtures would create a link between the Mission Trail and adjacent properties and create a unified appearance.</p>
1.10	Landscaping to encourage the use of native trees and plants	Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E)	Native plants are well suited to our climate and appropriate for xeriscape planting methods. The Mission Reach of the San Antonio River Improvements Project includes replacing invasive, non-native plants with natives as part of the ecosystem restoration plan. Utilizing natives on private properties in the area will help prevent future encroachment of invasive species into the River channel as well as create a more sustainable natural environment.
1.11	Tree preservation	None Required by MC-1	
1.12	Natural areas to encourage the use of native trees and	Stormwater retention/ detention facilities located in the front yard shall be integrated as a landscape feature using native Texas plants in the San	Stormwater retention/ detention facilities can double as attractive and ecologically valuable natural areas. Plants can slow the flow of water,

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	plants	Antonio Recommended Plant List (See UDC Appendix E) or fully screened from view using the off-street parking screening standards specified in 1.6.	aid in the breakdown of pollutants, and reduce the holding time for stormwater.
1.13	Satellite dishes and components to the extent permitted by federal laws and regulations	None Required by MC-1	
1.14	Solar systems and components	Solar systems and components shall be placed to maximize efficiency and shall not require screening	
1.15	Noise levels	None Required by MC-1	
1.16	Utilities	On-site utilities shall be located underground unless required by the utility to be otherwise located.	
2.0	BUILDING		
2.1	Building Size	None Required by MC-1	
2.2	Building Materials	<u>Primary Cladding Materials</u> Buildings shall incorporate a combination of glass and masonry (or masonry equivalents) as cladding material for building elevations that face a public	<ul style="list-style-type: none"> • Use of native stone and materials, recycled materials is encouraged • Building facades that face a public street and exceed 50 feet in horizontal length should incorporate, at least every 50 feet, projections

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	<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>right-of-way. The following building materials are permitted for use as cladding material:</p> <ul style="list-style-type: none"> ○ Transparent Glass ○ Native Stone ○ Brick ○ Tile ○ Stucco or EIFS ○ Cultured Stone or Cast Stone ○ Architecturally finished block (i.e. burnished block, split-faced concrete masonry units) ○ Architecturally finished pre-cast or poured in place concrete wall that is profiled, sculptured or otherwise provides three dimensional interest ○ Cement fiber siding <p><u>Accent Materials</u> Materials not included in the above list of permitted materials may be used as accent materials for building elevations that face a public right-of-way. The total area of all accent materials shall not exceed 25% of any single elevation.</p> <p><u>Overhead Doors</u> Overhead doors located on a building façade that faces a public street shall be constructed of transparent glass panels or a combination of</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>or indentations, changes in texture, changes in color, or changes in material to provide architectural interest and a human scale.</p> <ul style="list-style-type: none"> ● Building facades that face a public street should incorporate entry areas, transparent glass, awnings, galleries or arcades along at least 50% of the façade to provide a more inviting and pleasant space for customers. ● The use of exterior mounted security bars and gates is discouraged. If security gates are utilized, they should be mounted on the interior of the building and fully retract so as not to be visible during business hours. If security bars are utilized, they should be mounted to interior of the building, or, if mounted to the exterior, should be integral to the architectural design of the building.

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	transparent glass panels and wood or metal.	
3.0	SIGNS	
3.1	Off-premise Signs	Off-premise signs shall not be permitted
3.2	Freestanding Signs	<p>Maximum Sign Height</p> <p><u>Roosevelt North</u> 10 feet single or dual tenant 15 feet multiple tenant</p> <p><u>Roosevelt South</u> 25 feet single tenant 30 feet dual tenant 40 feet multiple tenant</p> <p>Maximum Sign Message Area</p> <p><u>Roosevelt North</u> 64 feet single or dual tenant 96 feet multiple tenant</p> <p><u>Roosevelt South</u> 65 feet single tenant 150 feet dual tenant 200 feet multiple tenant</p> <p>Sign Placement</p>

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		<p>Development Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>One freestanding sign per platted lot is permitted. Additional freestanding signs shall be permitted if a minimum spacing between signs of two hundred (200) feet exists along one side of the street and no sign is within the clear vision area as defined by section 35-506. Additional freestanding signs shall not exceed seventy-five (75) percent of the allowable height and size of the primary sign as specified in sections 3.2 and 3.3.</p> <p>Sign Design</p> <p>Freestanding signs shall include a finished base to encase/ enclose support structure(s) at ground level. The finished base shall be constructed of materials approved for use as primary cladding materials (see Section 2.2: Building Materials).</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>
3.3	Attached Signs	<p>Maximum allowable sign area, as a percentage of the area of each building elevation:</p> <p><u>Roosevelt North</u> 15% - cabinet sign, channel letters raised or incised and painted or flat sign</p> <p><u>Roosevelt South</u> 10% - cabinet sign 15% - channel letters raised or incised</p>	

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		<p>15% - painted or flat sign</p> <p>Prohibited Signs</p> <p>Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building.</p>	