# *Article II. Use Patterns*

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***The purpose of this Article is to consolidate the regulations pertaining to patterns of development which occur within the City of San Antonio. These "Use Patterns" reflect either the majority of anticipated permitting activity or patterns, such as Traditional Neighborhood Development, that the City would like to encourage. Each section in this Article describes the Use Pattern, the procedure for approval and the standards relating to approval, with cross-references to other parts of this Chapter where needed. The intent is to present a visual, user-friendly overview of the regulations that apply to those types of uses or development styles.***

***The Use Patterns established in this Article are not zoning districts or overlay zoning districts or special zoning districts. Instead, they are forms of development that may be permitted in the various zoning districts established by this Chapter, where indicated in this Article and/or Article 3. The Use Patterns typically involve multiple uses on the same property. They are described here and in the Use Matrix as a land use activity in order to trigger the appropriate permitting process. Some multiple use developments, such as Planned Unit Developments (PUD), involve multiple uses and are permitted through a special or overlay district. However, a PUD is not a land use activity, but rather a procedure for providing design flexibility. By contrast, the Use Patterns are specific land use activities involving specific land uses and design controls which produce a discrete pattern of development.***

***Each section is arranged as follows:***

- ***(a) Applicability***
- ***(b) Processing Procedures.***
- ***(c) Size and Location of Site***
- ***(d) Uses and Density***
- ***(e) Traffic Impact Analysis***
- ***(f) Lot Layout***
- ***(g) Transportation***
- ***(h) Stormwater Management***
- ***(i) Utilities***
- ***(j) Parks and Open Space***
- ***(k) Natural Resource Protection and Tree Preservation***
- ***(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation***
- ***(m) Parking***
- ***(n) Outdoor Storage***
- ***(o) Urban Design***

***The purpose of this section is to provide the substantive criteria for approval of a proposed Use Pattern, consistent with the Development Standards (Article 5) of this Chapter. No Use Pattern shall be approved unless it complies with the standards of Article 5 of this Chapter, unless this Article indicates that the particular standard does not apply.***

***Conventional Development Theme***

***The historical pattern of development within San Antonio since the 1950's is referred to as a Conventional Subdivision. In order to continue development in the historical pattern the applicant would subdivide and develop under the provisions of a "Conventional Subdivision " pursuant to § 35-201, below.***

***Alternative Development Themes***

***In order to provide opportunities to develop to meet new and emerging markets addressing specific design characteristics outlined in the City's Master Plan Policies the following development alternatives are provided as options available to the developer:***

***35-202 Conservation Development***
***35-203 Commercial Center Development***
***35-204 Office or Institutional Campus Development***
***35-205 Infill Development***
***35-206 Commercial Retrofit Development***
***35-207 Traditional Neighborhood Development***
***35-208 Transit Oriented Development***

## *35-201 Generally*

### *(a) Purpose*

This Article establishes use, dimensional and design regulations for certain types of land use activities. The procedures for permitting such activities are also described. The purpose is to consolidate the various aspects of the UDC applicable to these activities in order to improve the readability of this Chapter and, in some cases, to encourage certain types of development.

### *(b) Applicability*

(1) The provisions of this section apply to any Application for Development Approval where the applicant chooses to develop pursuant to the standards and procedures of a Use Pattern described in this Article. These provisions are optional, in that a decision to develop pursuant to the regulations established herein is subject to the discretion of the Applicant. However, the improvement standards, parking requirements, and other regulations may vary depending upon whether an Applicant chooses to develop pursuant to a Use Pattern established in this Article.

(2) Pursuant to VTCA Local Government Code § 212.003, it is not the intent of this Article to regulate the use, intensity, density, bulk, height, or building size in the City's extraterritorial jurisdiction (ETJ). Instead, the Use Patterns are optional, both within and outside of the City's corporate boundaries. Landowners in the ETJ may develop consistent with the criteria for a Use Pattern established in this Article. If an applicant chooses to develop a Use Pattern described herein, the Administrator shall certify that the Applicant conforms to the regulations applicable to the Use Pattern if the Applicant provides a Restrictive Covenant. The provisions of the Restrictive Covenant requiring compliance with the regulations of this Article shall, to the extent permitted by law, not be subject to waiver, expiration or modification without a replat of the territory affected by said provisions.

### *(c) Applicability of Articles 3 and 5*

Article 3 establishes regulations governing use, density, and structural dimensions within each zoning district of the City. Article 5 establishes standards for all forms of development within the City. For the convenience of the reader, Table 201-1 summarizes the applicability of the various regulations of Articles 3 and 5 to the Use Patterns.

**35-201(c) continued**

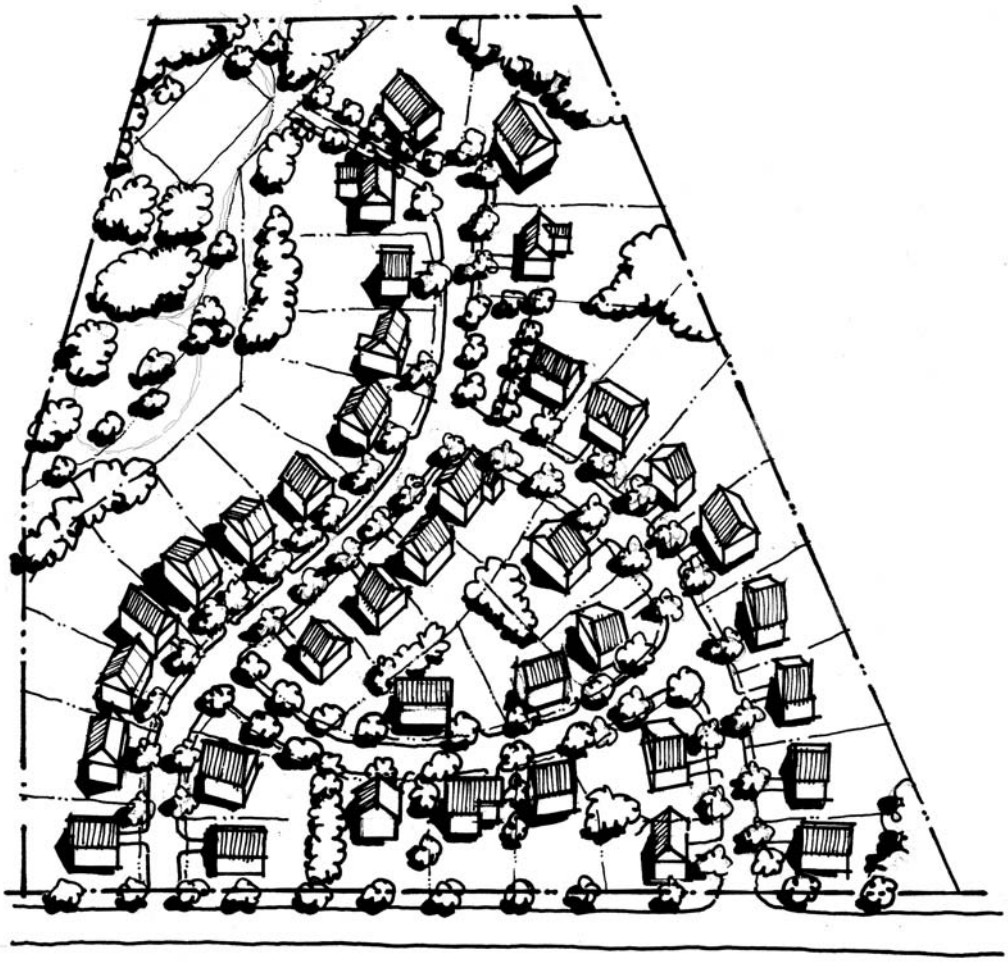
**Table 201-1: Use Patterns and Applicable Provisions of UDC**

| UDC Provision | Conventional Subdivision | Conservation Subdivision | Commercial Center | Office/Institutional Campus | Commercial Retrofit | Traditional Neighborhood Development | Transit-Oriented Development |
|---|---|---|---|---|---|---|---|
| | 35-202 | 35-203 | 35-204 | 35-205 | 35-206 | 35-207 | 35-208 |
| Use Regulations (§ 35-311) [incorporated areas only] | Y | Y | P | P | N | N | Y |
| Zoning District Design Regulations (§ 35-310) [incorporated areas only] | Y | P | N | N | N | N | N |
| Traffic Impact Analysis (§35-502) | Y | Y | Y | Y | N | N | P |
| Parks & Open Space Standards (§ 35-503) | Y | P | N | P | N | P | N |
| Stormwater Management (§ 35-504) | Y | Y | Y | Y | P | Y | Y |
| Transportation and Street Design (35-506) – generally | Y | Y | Y | Y | Y | Y | Y |
| ➢ Cross-Section and Construction Standards (§ 35-506(d)) | Y | P | Y | Y | N | P | P |
| ➢ Connectivity (§ 35-506(e)) | Y | N | Y | Y | Y | Y | Y |
| Utilities (§ 35-507) | Y | P | Y | Y | Y | Y | Y |
| Impact Fees (§35-508) | Y | Y | Y | Y | Y | Y | Y |
| Buffers (§ 35-510) | Y | Y | Y | Y | N | P | N |
| Landscaping (§ 35-511) | Y | Y | Y | Y | N | Y | Y |
| Streetscape Planting Standards (§35-512) | Y | Y | Y | Y | N | Y | P |
| Tree Preservation (§35-513, 35-523) | Y | N | Y | Y | Y | Y | Y |
| Fences and walls (§ 35-514) | Y | Y | Y | Y | Y | N | N |
| Lot Layout Regulations (§ 35-515) | Y | P | P | Y | P | P | P |
| Setback and Frontage Regulations (§35-516) | Y | P | P | Y | P | P | P |
| Building Height Regulations (§35-517) | Y | Y | Y | Y | Y | Y | Y |
| Edwards Aquifer Recharge Protection (§ 35-521) | Y | Y | Y | Y | Y | Y | Y |
| Floodplain Development Standards (§ 35-504) | Y | Y | Y | Y | Y | Y | Y |
| Outdoor Storage Standards (§ 35-525) | Y | Y | Y | Y | Y | Y | Y |
| Minimum Parking Standards (§ 35-526(b)) | Y | N | Y | Y | N | N | P |
| Off-Street Truck Loading Requirements (§ 35-527) | Y | Y | Y | Y | Y | Y | Y |

Notes to Table 201-1: "Y" means that the provision applies to the Use Pattern; "N" means that the provision does not apply to the Use Pattern; "P" means that the provision applies in part or applies differently to the Use Pattern. If an "N" is indicated, alternative standards may be provided by this Article.

Table 201-1 is provided for the convenience of the reader; if any provision of Table 201-1 conflicts with a provision of §§ 35-202 to 35-208 applicable to a Use Pattern, the latter provisions shall govern.

## *35-202 Conventional Subdivision*



*The purpose of this section is to establish criteria and procedures for the processing of single-family residential subdivisions. This Use Pattern has been the dominant pattern of development in metropolitan areas in Texas and the United States during the past fifty years. Conventional subdivisions feature curvilinear streets and cul-de-sacs, few points of access into the subdivision, and large front yards.*

**35-202 continued**

## *(a) Applicability*

The provisions of this Section apply to any application for Subdivision Plat approval within a Base Zoning District or within the ETJ, except as otherwise provided in this Chapter.

## *(b) Processing Procedures*

### *(1) Generally*

A Conventional Subdivision shall be processed pursuant to the review procedures for subdivision plats as set forth in Article 4 of this Chapter. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

### *(2) Variances – Incorporated Areas*

Within the incorporated areas of the City:

- A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.
- A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

### *(3) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

## *(c) Size And Location Of Site*

There is no minimum or maximum size for a Conventional Subdivision.

## *(d) Uses & Density*

A Conventional Subdivision shall comply with the standards of the zoning district in which it is located. Conventional subdivisions are subject to the minimum lot size requirements of the Dimensional Matrix. The provisions of this subsection do not apply to the City's extraterritorial jurisdiction.

## *(e) Traffic Impact Analysis*

A Conventional Subdivision shall comply with the Traffic Impact Analysis Standards of this Chapter.

## *(f) Lot Layout*

A Conventional Subdivision shall comply with the Lot Layout Standards of this Chapter.

## *(g) Transportation*

A Conventional Subdivision shall comply with the Transportation Standards of this Chapter. See Table 202-1, below, for illustration of street design guidelines of Table 506-3.

**35-202 continued**

### *(h) Stormwater Management*

A Conventional Subdivision shall comply with the Stormwater Management Standards, § 35-504 of this Chapter.

### *(i) Utilities*

See Utilities Standards, § 35-507 of this Chapter.

### *(j) Parks & Open Space*

A Conventional Subdivision shall comply with the Parks and Open Space Standards of this Chapter.

### *(k) Natural Resource Protection*

A Conventional Subdivision shall comply with the Natural Resource Protection Standards of this Chapter.

### *(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

A Conventional Subdivision within the incorporated areas of the City shall comply with the Landscaping, Screening and Buffering Standards of this Chapter to the extent required by Article 5, Division 3 of this Chapter. A Conventional Subdivision within the City and the ETJ shall be subject to the Tree Preservation Standards of this Chapter to the extent required by § 35-513 of this Chapter.

### *(m) Parking*

A Conventional Subdivision shall comply with the Parking Standards of this Chapter.

### *(n) Outdoor Storage*

A Conventional Subdivision shall comply with the Outdoor Storage Standards of this Chapter.

**35-202 continued**

Table 202-1

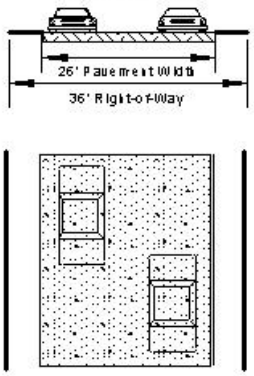
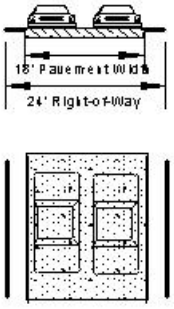
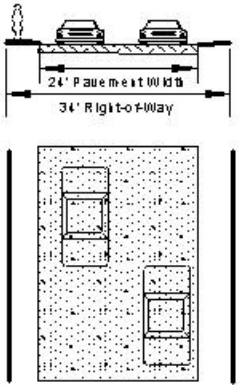
| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
| ***Marginal Access***   | 36' | 26' | Not required | Not required | Not required | Not required | Not required |
| ***Alley***   | 24' | 18-24' | No | No | Not required | No | Not required |
| ***Access - Conservation Subdivision***   | 34' | 24' | Not required | 4'/6' one side only | Not required | Not required | Not required |

Table 202-1

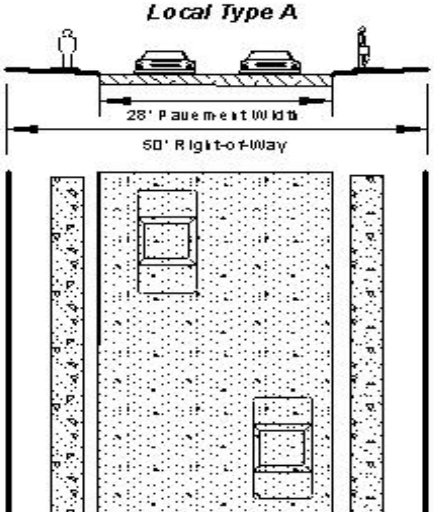
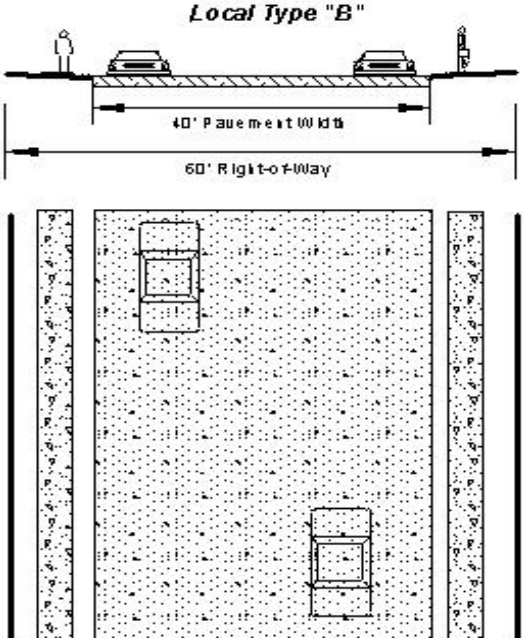
| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
| *Local Type A*   | 50' | 28' | Not required | 4' | Not required | Not required | 2' |
| *Local Type "B"*   | 60' | 40' | Not required | 4'/6' | Not required | Not required | 2' |

Table 202-1

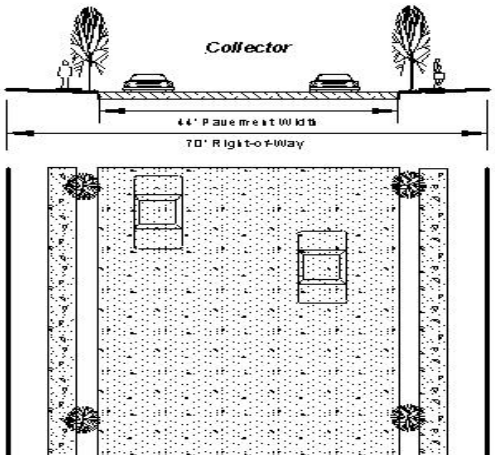
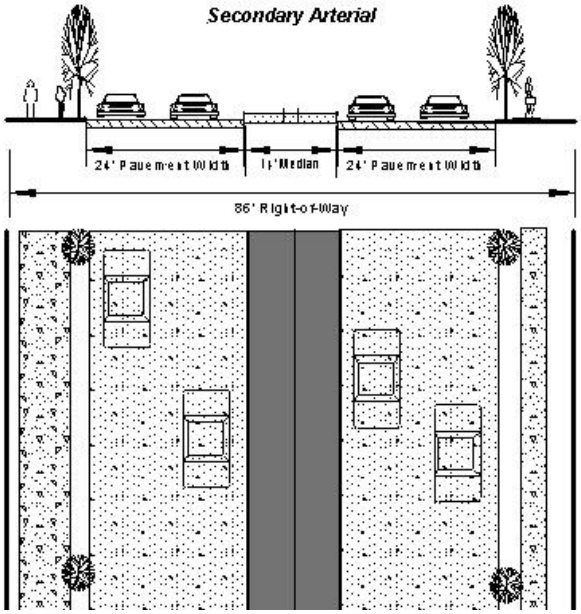
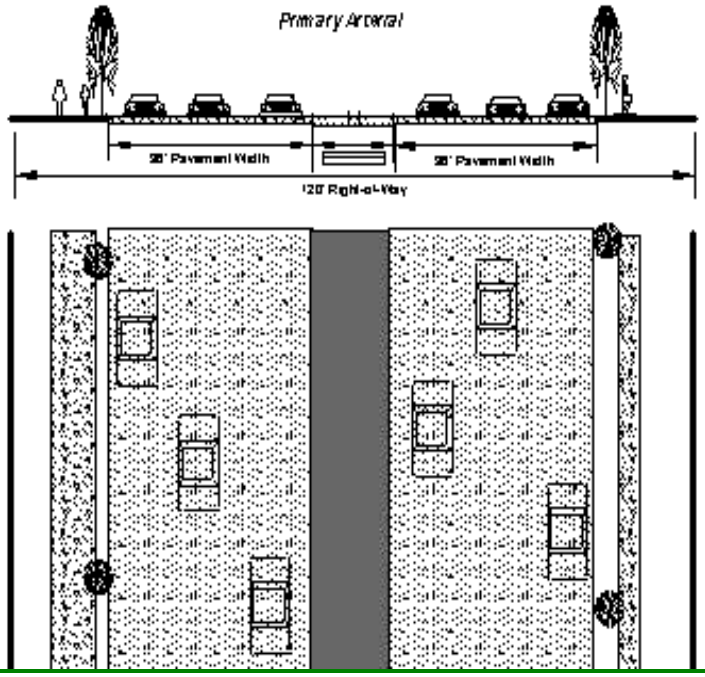
| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
|  | 70' | 44' | Not required | 4'/6' | City Option | Yes | 2' |
|  | 86' | 48' | 14' | 4'/6' | Yes – path | Yes | 2' |

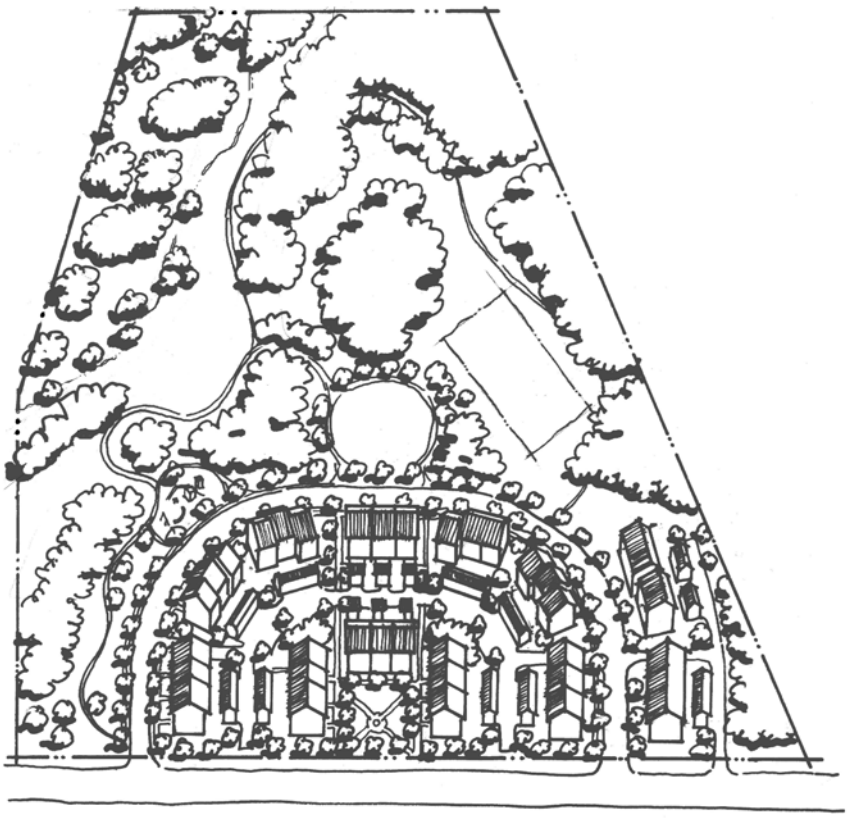
Table 202-1

| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
|   | 120' | 48-72' | 14' | 4'/6' | Yes-path | Yes | 2' |

*Note: this table of illustration is provided for the convenience of the reader. To the extent that there is any conflict between this Table and § 35-506, Table 506-3, the provisions of Table 506-3 shall govern.*

(Ord. No. 96564 § 1)

## *35-203 Conservation Subdivision*



*Conventional subdivisions typically produce little open space except floodplains and steep slopes. Common open space areas in conventional subdivisions is often unusable or is devoted only to specific purposes, such as golf courses. Most open space in conventional subdivisions is contained in private yards with no common access or maintenance. Further, private open space typically involve lawns and landscaping which require heavy maintenance and water demands. Accordingly, the purpose of this Section is to provide flexibility in site design in order to allow developers to preserve common open space and natural resources. The specific purposes of this Section are:*

- *To protect the public health, safety and general welfare by avoiding surface and ground water pollution, contaminated runoff, air quality contamination, and urban heat islands which result from pavement and the clearing of natural vegetation*

- *To protect and preserve natural resources such as wetlands, streams, lakes, steep slopes, woodlands, and water recharge areas.*

- *To reduce infrastructure and housing costs by reducing the engineering and construction costs produced by conventional subdivision design, which requires more pavement, wetland crossings, grading of trees and natural areas, and maintenance from lawn and landscaping maintenance.*

- *To protect property values by allowing open space design features which enhance the marketability of development.*

**35-203 continued**

- *To provide design flexibility.*

- *To promote development on soils which are most suitable for urban densities, while preserving soils that are primarily adaptable to other uses such as woodlands, wildlife habitat, and agricultural uses.*

*The Conservation Subdivision Use Pattern implements the following policies of the Master Plan:*

- Applicability *Natural Resources, Policy 1d: Policy 1d: Encourage retention of the 100-year floodplains as natural drainage ways without permanent construction, unnecessary straightening, bank clearing or channeling.*

- *Natural Resources, Policy 1d: Encourage the ecological management of floodplains and promote their use as open space, such as greenways, parks, wildlife habitat, and pedestrian-friendly linkage corridors.*

> *Commentary: A Conservation Subdivision is distinguishable from a Resource Protection District. Resource Protection Districts are established in Article 3 to protect agricultural operations and natural resource industries (see § 35-310.02). They are mapped districts within which uniform regulations governing use and density apply, and must be established through the legislative rezoning process (see § 35-421). A Conservation Subdivision is a form of development involving unique standards for lot layout which are designed to maximize the preservation of natural resources and open space. A Conservation Subdivision is established through the platting process. While a Conservation Subdivision may be platted within a Resource Protection District, the concepts are distinguishable.*

## *(a) Applicability*

A conservation subdivision may be permitted in any Zoning District excluding the following: D, I-1, I-2, MXD, or IDZ.

## *(b) Processing Procedures*

### *(1) Generally*

A Conservation Subdivision shall be processed in accordance with the Subdivision Procedures of this Chapter. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

### *(2) Variances – Incorporated Areas*

Within the incorporated areas of the City:

A. A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.

B. A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

### *(3) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

**35-203(b) continued**

## *(c) Size And Location Of Site*

(1) There is no minimum or maximum size for a Conservation Subdivision provided, however, that the minimum open space requirements may limit the availability of this option for some landowners. Parcels which cannot demonstrate compliance with the minimum open space standards on-site shall dedicate and maintain an open space system which is connected to an open space system on an adjacent site in accordance with the Parks and Open Space Standards of this Chapter.

(2) Platted lots located within Subdivisions and Planned Unit Developments (PUDs) shall be located outside of the Primary and Secondary Conservation Areas, which together constitute the total required open space. Both Primary and Secondary Conservation Areas shall be placed in undivided preserves, although the primary and secondary conservation areas are not required to be contiguous.

## *(d) Uses & Density*

(1) Permitted uses shall be governed by the applicable zoning district regulations and the density provisions of Table 310-1.

(2) The minimum lot size requirements of the Zoning District Design Regulations (§ 35-310) shall not apply to a Conservation Subdivision.

(3) In order to provide undivided open space in order to provide direct views and access, not less than forty percent (40%) of the lots within a Conservation Subdivision shall abut a Primary or Secondary Conservation Area. Direct pedestrian access to the open space from all lots not adjoining the open space shall be provided through a continuous system of sidewalks and trails. The provisions of this subsection shall not apply to Prime Farmland, as it is vulnerable to trampling damage and disturbance.

(Ord. No. 96564 § 1)

## *(e) Traffic Impact Analysis*

A Conservation Subdivision shall comply with the Traffic Impact Analysis Standards of this Chapter.

## *(f) Lot Layout*

### *(1) Alternative Lot Figurations*

(1) A Conservation Subdivision shall comply with the Lot Layout Standards of this Chapter, except as otherwise provided herein.

(2) Lots within a Conservation Subdivision shall not be subject to the Minimum Frontage or Minimum Lot Width requirements of the Dimensional Matrix (Article 3, Table 301-1).

(3) Lots within one-hundred (100) feet of a Primary or Secondary Conservation Area shall front on a Conservation Access Street. Lots shall not front on a Collector or higher order street.

**35-203(f) continued**

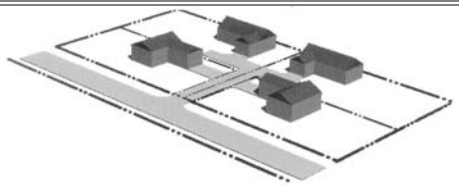
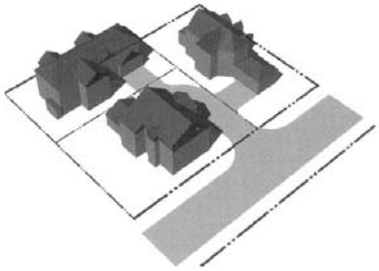
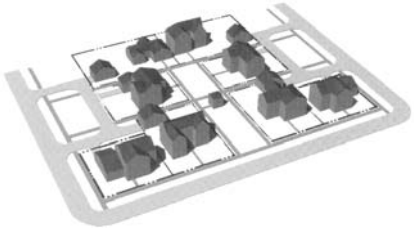
(4) Lots may be arranged in any of the patterns set forth in Table 204-1, as defined in the Lot Layout Standards. In Table 203-1, an "asterisk" indicates that the Lot Configuration described in Column (A) is permitted in the applicable zoning district (Columns (B) through (C)), while a dash ("—") indicates that the Lot Configuration is not permitted.

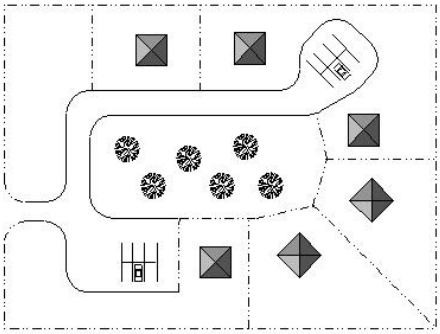
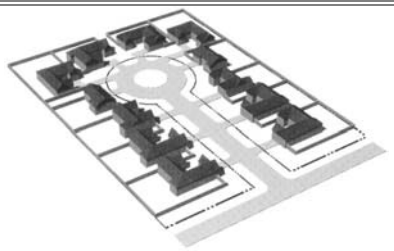
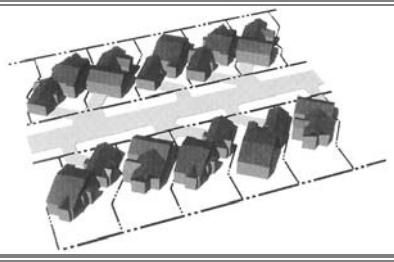
***Table 203-1***

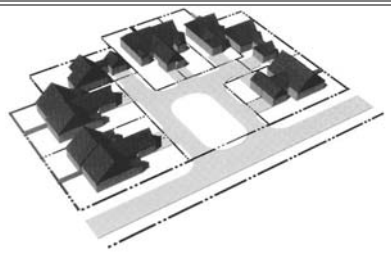
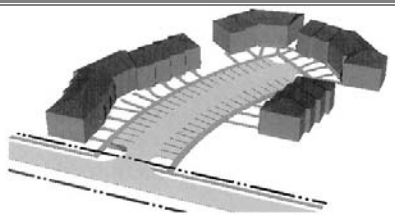
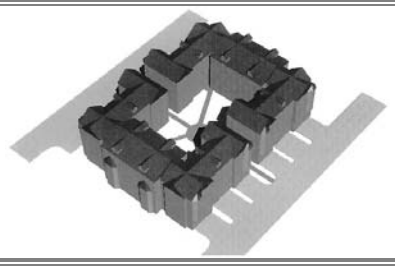
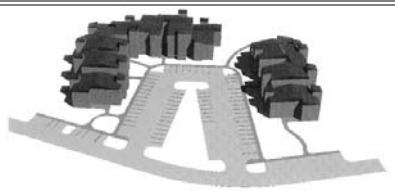
| (A) Lot Configuration | (B) RP, RE, R-20 | (C) R-6, R-5, RM-6, RM-5, R-4, RM-4 |
|---|---|---|
| Single-Family Detached homes | * | * |
| Detached Eyebrow Homes | * | * |
| Attached Eyebrow Homes | -- | * |
| Detached Patio Homes | * | * |
| Detached Homes with Shared Driveways | * | * |
| Detached Homes with Shared Courtyards | * | * |
| Detached Homes with Commons | -- | * |
| Detached Patio Homes | -- | * |
| Detached "Z" Lot Homes | -- | * |
| Detached Wide-Shallow Lot Homes | * | * |
| Attached Homes with Private Parking Courts | -- | * |
| Attached Homes with Automobile Courtyards | -- | * |
| Attached Homes with Park Circle | -- | * |
| Attached Homes with Private Parking Courts | -- | * |
| Stacked Quadrangle Homes | -- | * |
| Stacked and Attached Homes with Parking Courts | -- | * |
| Single-Family Attached and Multi-Family Stacked Homes with Park Square | -- | * |
| Single-Family Attached Homes with Mid-Rise Cluster | -- | * |
| Single-Family Detached and Attached Homes in a Traditional Block | -- | * |
| Traditional Neighborhood Cluster Street | -- | * |

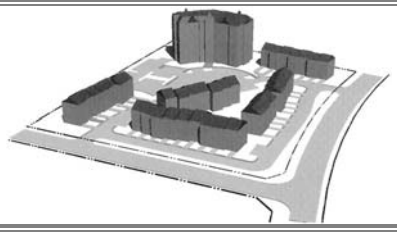
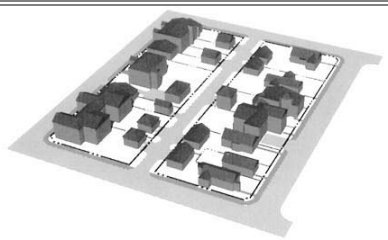
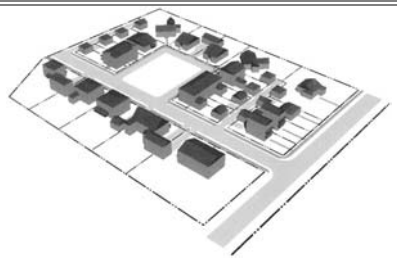
### *(2) Definition and Alternative Development Standards*

The alternative lot configurations described in subsection (1) hereto shall have the meanings assigned in below. Permissible deviations from the dimensional standards set forth in § 35-310 of this Chapter are set below for some alternative lot configurations.

| | |
|---|---|
| ***Single-Family Detached Homes*** (see Definitions)<br><br>A One-Family Dwelling that is not attached to any other Dwelling by any means and is surrounded by open space or yards. | |
| ***Detached "Eyebrow" Homes***<br><br>This configuration is an alternative to the cul-de-sac scheme in that homes are grouped around a common green area with two access points. | |
| ***Detached Homes With Shared Driveways***<br><br>This pattern permits the grouping of not more than four (4) homes on a shared driveway not exceeding fifty (50) feet in length. A Driveway is a private passageway for vehicles which leads directly to a residential garage. |  |
| ***Detached Homes With Shared Courtyards***<br><br>A Courtyard is an open area adjacent to, or part of, a civic building or facility. Courtyards function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. See Parks and Open Space Standards, § 35-503, Table 503-2, of this Chapter for standards applicable to Courtyards. |  |
| ***Detached Homes With Commons***<br><br>This approach to clustering emphasizes open space by orienting the front doors of houses to a formal common area. The common area may include a Greenway, Close, Playground, Green, Park, or Parkway as set forth in the Parks and Open Space Standards (see § 35-503, Table 503-2). |  |

| | |
|---|---|
| ***Cottage Homes***<br><br>Cottage homes are small homes built around common, private open space, typically on smaller tracts. Cottage homes must conform to the requirements of § 35-373(d) of this Chapter. |  |
| ***Detached Patio Homes or Garden Homes***<br><br>A Patio Home or Garden Home is a single-family residential structure of one or two (2) stories which is constructed in such a manner that one, but not both, of the side exterior walls is constructed along one of the side property lines of each lot. The side setback shall be waived on one side property line. |  |
| ***Detached "Z" Lot Homes***<br><br>Detached “Z” lot homes are aligned along the diagonal axis of the lot, either perpendicular to the Street or at an angle (see Illustration). The minimum side setback requirements shall not apply. |  |
| ***Detached Wide-Shallow Lot Homes***<br><br>A wide-shallow lot has a frontage and lot width which exceeds its depth. The rear setback shall be waived for wide-shallow lot configurations. | |

| | |
|---|---|
| ***Attached "Eyebrow" Homes***<br><br>An Eyebrow Street includes Dwellings fronting a street which surrounds a Close.* The eyebrow street configuration may be used for duplexes or triplexes.<br><br>* The Close shall include a landscaped island or a natural area which contains the same planting density as a Type "N" Buffer (see § 35-510 of this Chapter) |  |
| ***Attached Homes With Private Parking Courts***<br><br>This configuration involves townhouse groups with not more that six to eight units in a row. | |
| ***Attached Homes With Automobile Courtyard, Attached Homes With Park Circle, and Attached Homes with Private Parking Courts (see Illustration)***<br><br>A variation of the private courtyard scheme, this pattern provides a turnaround circle with a small park or open space area. The common area for the Automobile Courtyard configuration contains parking. |  |
| ***Stacked Quadrangle Homes***<br><br>Quadrangles are Multi-Family Dwellings with at least two (2) stories and arranged in a continuous, rectangular form with an inner courtyard. |  |
| ***Angled Stacked and Attached Homes With Parking Courts***<br><br>Angled Stacked and Attached Homes are Multifamily Dwellings with at least two (2) stories in height and aligned with a horizontal curve or "L" configuration. The Dwellings shall contain porches facing a walkway, courtyard with parking, or common Open Space. |  |

| | |
|---|---|
| ***Single-Family Attached and Multifamily Stacked Homes With Park Square***<br><br>This configuration involves a combination of Single-Family Dwellings, Duplexes, Rowhouses, or Multi-family Dwellings facing a Square, Green, or Plaza. | |
| ***Single-Family Attached Homes With Mid-Rise Cluster***<br><br>This configuration includes a mix of townhouses with not more than one (1) apartment per block. The apartment frontage shall not two-hundred (200) feet. |  |
| ***Single-Family Detached and Attached Homes in Traditional Neighborhood Block***<br><br>This option includes a mix of single-family detached dwellings and townhouses or rowhouses fronting local streets with a Connectivity Ratio (see § 35-506(d)) of not less than 2.0.* Access shall be from a rear alley.<br><br>* While Conservation Subdivisions are not subject to the Connectivity Standards, this form of development may be used as an option. If the application includes a Traditional Neighborhood Block, the applicant shall be subject to the Connectivity Standards. |  |
| ***Traditional Neighborhood Cluster Street***<br><br>This option includes a mix of single-family detached dwellings and townhouses or rowhouses fronting local streets with a Connectivity Ratio (see § 35-506(d)) of not less than 2.0.* At least fifty percent (50%) of the blocks shall contain an Eyebrow Street with a Close.**<br><br>* While Conservation Subdivisions are not subject to the Connectivity Standards, this form of development may be used as an option. If the application includes a Traditional Neighborhood Cluster Street, the applicant shall be subject to the Connectivity Standards.<br><br>** The Close shall include a landscaped island or a natural area which contains the same planting density as a Type "N" Buffer (see § 35-510 of this Chapter) |  |

Graphics (excluding cottages and wide-shallow lots) above by LDR International. See National Association of Home Builders, *Site Planning & Community Design for Great Neighborhoods* (1993). Graphics for cottages and wide-shallow lots by Freilich, Leitner & Carlisle.

**35-203 continued**

## *(g) Transportation*

(1) A Conservation Subdivision shall comply with the Transportation Standards of this Chapter, unless otherwise provided, and the provisions of this subsection. The design of Local Streets shall comply with the standards for Conservation Access Streets, as set forth in § 35-506(d), Table 506-3. The Connectivity Index for Internal Streets (§ 35-506(e)) shall not apply to local streets within a Conservation Subdivision.

(2) The Conservation Subdivision shall include a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system, by complying with the standards set forth herein. All sidewalks shall connect with other sidewalks or with trails, which in turn shall connect to potential areas qualifying as Primary or Secondary Conservation Areas on adjoining undeveloped parcels or with existing Open Space on adjoining developed parcels, where applicable.

(3) Streets shall not cross wetlands or existing Slopes exceeding fifteen percent (15%).

## *(h) Stormwater Management*

A Conservation Subdivision shall comply with the Stormwater Management Standards, § 35-504 of this Chapter.

## *(i) Utilities*

(1) A Conservation Subdivision shall comply with the Utilities Standards, § 35-507 of this Chapter, except as provided in subsection (2), below.

(2) Where permitted by Bexar County, a Conservation Subdivision may use a Cluster System, as defined in 30 TAC § 285.2 (which is hereby incorporated by this reference), to dispose of on-site wastewater. The Cluster System shall comply with the requirements of 30 TAC § 285.6, which is hereby incorporated by this reference. The drainfield or absorption area for the Cluster System may be located in a Primary Conservation Area or Secondary Conservation Area, so long as the location is permitted by the TNRCC (30 TAC chapter 285), the City Department of Health (Chapter 34, Article V, Division 2 of the City Code) within the incorporated areas of the City, or the applicable Bexar County septic regulations in the extraterritorial jurisdiction, and complies with the following to the extent permitted by state law and the applicable city or county regulations:

A. the absorption field is an underground drainage field or an absorption field for spray irrigation purposes for a land treatment disposal system; or
B. the absorption field is a Mound System (as defined in 30 TAC § 285.2) which is limited to not more than ten percent of the required minimum open space.

## *(j) Parks & Open Space*

The minimum percentage of land that shall be designated as permanent open space, not to be further subdivided, and protected through a conservation easement held by the City or by a land trust or conservancy, shall be as specified herein. Open space shall be comprised of two types of land: "***Primary Conservation Areas***" and "***Secondary Conservation Areas***." All lands within both Primary and Secondary Conservation Areas are required to be protected by a permanent conservation easement, prohibiting further development, and setting other standards safeguarding the site's special resources from negative changes.

**35-203(j) continued**

The Parks and Open Space Standards relating to maintenance, § 35-503(e), shall apply to a Conservation Subdivision. No other requirements of the Parks and Open Space Standards shall apply to a Conservation Subdivision.

### *(1) Primary Conservation Areas*

A minimum of thirty-five percent (35%) of the total tract area shall be designated as Primary Conservation Areas. The following areas shall be designated as Primary Conservation Areas:

A. Wetlands;

B. Woodlands;

C. Sensitive aquifer recharge features;

D. All of the floodway and flood fringe within the 100-year floodplain, as shown on official FEMA maps;

E. All areas within one-hundred feet of the edge of the 100-year floodplain as delineated on the FEMA maps and any Letter of Map Revision;

F. All areas within one-hundred feet of the banks of any stream shown as a blue line on the USGS 1:24,000 (7.5 minute) scale topographic maps for Bexar County;

G. Steep Slopes (i.e., slopes exceeding 25%);

H. Soils subject to slumping, as indicated on the medium-intensity maps contained in the county soil survey published by the USDA Natural Resources Conservation Service; and

I. significant wildlife habitat areas.

These sensitive lands shall be deducted from the total parcel acreage to produce the "Adjusted Tract Acreage," on which density shall be based. If the tract does not include sufficient areas to reach the minimum set-aside requirement established herein, all of the areas not qualifying as Primary Conservation Areas shall be designated as “Adjusted Tract Acreage.”

### *(2) Secondary Conservation Areas*

In addition to the Primary Conservation Areas, at least fifteen percent (15%) of the total tract area shall be designated and permanently protected as Secondary Conservation Areas. Although the Secondary Conservation Areas may comprise more than 15% of the remaining land on a development parcel (after Primary Conservation Areas have been deducted), no applicant shall be required to designate more than fifty percent (50%) of the remaining land as within a Primary or Secondary Conservation Area. Secondary Conservation Areas typically consist of upland forest, meadows, pastures, and farm fields, which are part of the ecologically connected matrix of natural areas significant for wildlife habitat, water quality protection, and other reasons. Full density credit shall be allowed for land in this category so that their development potential is not reduced by this designation. Such density credit may be applied to other unconstrained parts of the site.

Secondary Conservation Areas may include all or part of the following kinds of resources:

**35-203(j) continued**

A. areas with highly permeable ("excessively drained") soil;

B. significant wildlife habitat areas not designated as a Primary Conservation Area;

C. prime farmland;

D. historic, archaeological or cultural features listed (or eligible to be listed) on national, state or county registers or inventories; or

E. scenic views into the property from existing public roads.

### *(3) Alternative Uses of Open Space*

A. The required open space may be used, without restriction, for underground drainage fields for individual or community septic systems, and for "spray fields" for spray irrigation purposes in a "land treatment" sewage disposal system. However, "mound" systems protruding above grade and aerated sewage treatment ponds shall be limited to no more than ten (10) percent of the required minimum open space.

B. Stormwater management ponds or basins may be included as part of the minimum required open space, as may land within the rights-of-way for underground pipelines. However, land within the rights-of-way of high-tension power lines shall not be included as comprising part of the minimum required open space.

### *(4) Connectivity*

Passive Open Space shall abut existing open space land on adjacent parcels, including Passive Open Space located in other subdivisions, public parks, or properties owned by or eased to private land conservation organizations.

## *(k) Natural Resource Protection*

A Conservation Subdivision shall comply with the Natural Resource Protection Standards of this Chapter. In addition, the Conservation Subdivision shall comply with the following standards:

(1) No Primary Conservation Area shall be cleared, graded, filled, or subject to construction provided, however, that rights of way for Trails (see Transportation Standards); any Streets needed to provide access to the proposed Subdivision; and water, sewer, electric, or cable lines may be cleared. The width of rights of way for Streets or Trails shall be restricted to the minimum as designated in the Transportation Standards (§ 35-506(d)).

(2) No lot may be platted within Woodlands located on Highly Erodible Soils with Slopes exceeding ten percent (10%).

## *(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

A Conservation Subdivision within the incorporated areas of the City shall comply with the Landscaping, Screening and Buffering Standards of this Chapter. A Conservation Subdivision shall not be subject to the Tree Preservation standards of this Chapter.

**35-203 continued**

## *(m) Parking*

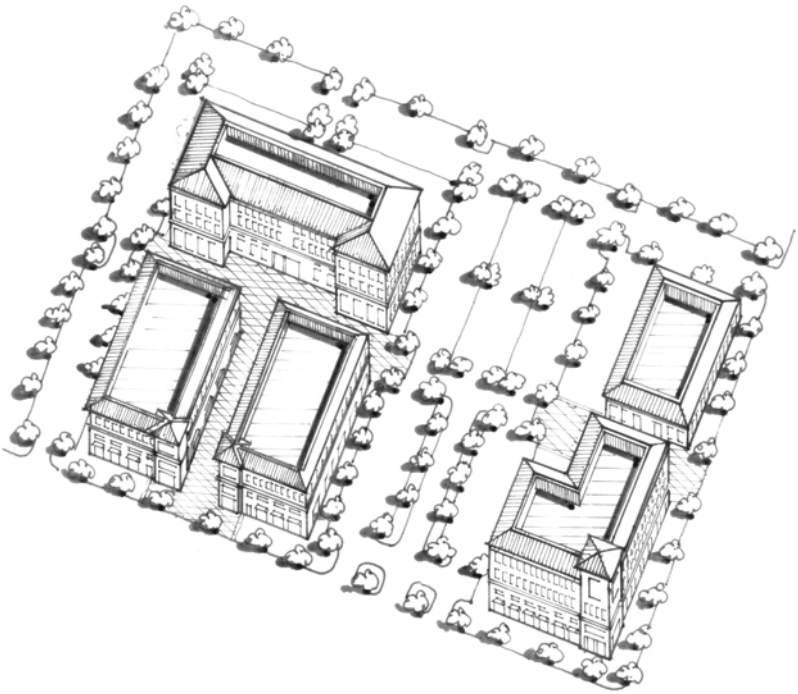
In order to encourage design flexibility, to preserve open space, and to minimize impervious surfaces, a Conservation Subdivision shall not be subject to the Minimum Parking Requirements of the Parking Standards (§ 35-526(b)) of this Chapter. A Conservation Subdivision shall be subject to the Maximum Parking Requirements of the Parking Standards of this Chapter.

## *(n) Outdoor Storage*

A Conservation Subdivision shall comply with the Outdoor Storage Standards of this Chapter.

(Ord. No. 96564 § 1)

## *35-204 Commercial Center*



*A Commercial Center provides shopping, service and employment opportunities within walking or driving distance of residential areas. The Center is spatially defined and concentrated in a nodal pattern, as opposed to conventional strip shopping centers. Commercial Centers feature urban design guidelines such as zero setbacks and streetscapes with windows and entryways. The Commercial Center Use Pattern implements the following policies of the Master Plan:*

- *Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.*

- *Urban Design, Policy 1e: Permit zero setbacks for commercial developments.*

*The provisions of this section are designed to permit commercial centers in a wider variety of districts and situations, subject to strict design standards that prohibit strip development and encourage walkable streetscapes. Freestanding commercial uses that do not meet the standards of this section shall be located in the "C" Commercial zoning district.*

**35-204 continued**

## *(a) Applicability*

The provisions of this Section shall apply to any Application meeting the requirements of subsections (c) through (o) of this Section and which is designated a "Commercial Center" by the Applicant.

## *(b) Processing Procedures*

### *(1) Generally*

A Commercial Center shall require approval of a Building Permit unless otherwise indicated in subsection (c), below. A Commercial Center may also be approved as part of a Master Site Plan or PUD. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

### *(2) Variances – Incorporated Areas*

Within the incorporated areas of the City:

A. A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.

B. A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

### *(3) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

## *(c) Size And Location Of Site*

(1) A Commercial Center may be located at the intersection of any of the Street classifications and within the Zoning Districts as set forth in Table 204-1. In Table 204-1, an "asterisk" indicates that a Commercial Center may be established as of right (unless otherwise indicated below) at the intersection of the Street Classifications listed in Column (A) and in the Zoning District designated in Columns (B) through (H). A dash ("—") indicates that the Commercial Center is not permitted at that location. An "S" indicates that a Commercial Center may be permitted only upon approval of a Specific Use Permit.

(2) Notwithstanding the provisions of Table 204-1, a Commercial Center may not be established as a matter of right at a location permitted in Table 204-1 which is outside of and area designated for commercial uses in a Neighborhood Plan. A Commercial Center in such areas may be established upon the approval of a Specific Use Permit.

**35-204(c) continued**

**Table 204-1**
**Lactation of Commercial Center**

| (A) Street Classification | (B) RP, RE, R-20 | (E) R-6, RM-6, R-5, RM-5, R-4, RM-4 | (F) MF (all) | (G) NC, O, C1,C2,C3, D | (H) MXD, IDZ |
|---|---|---|---|---|---|
| Freeway – Freeway | S | * | * | * | * |
| Freeway – Principal Arterial | S | * | * | * | * |
| Freeway – Arterial | S | * | * | * | * |
| Freeway – Collector | S | * | * | * | * |
| Principal Arterial – Principal Arterial | S | * | * | * | * |
| Principal Arterial – Arterial | S | * | * | * | * |
| Principal Arterial – Collector | S | * | * | * | * |
| Arterial – Arterial | S | * | * | * | * |
| Arterial – Collector | S | * | * | * | * |
| Arterial – Local | -- | * | * | * | * |
| Collector – Collector | -- | * | * | * | * |
| Local – Collector | -- | -- | * | * | * |
| Local – Local | -- | -- | -- | -- | -- |

(3) A Commercial Center shall not exceed 660 feet of frontage. No Commercial Center shall be approved in locations where the combined lineal frontage, including the Proposed Development, exceeds 3,600 feet.

(4) The establishment of a Commercial Center shall not establish a precedent for higher-density zoning between the nodes or intersections where the Commercial Centers are established.

(Ord. No. 96564 § 2; Ord. No. 97568 § 2)

## *(d) Uses & Density*

A Commercial Center may include any of the uses permitted in the “NC” Neighborhood Commercial ,“C-1” Commercial District, “C-2” Commercial District, “O-1” Office District, or “O-2” Office District . Dimensional requirements shall conform to Table 204-2.

**35-204(d) continued**

## Table 204-2

| (A) Category | Zoning District | | | | | | |
|---|---|---|---|---|---|---|---|
| | (B) | (C) | (D) | (E) | (F) | (G) | (H) |
| | RP, RE | R-20, R-15 | R-10, R-8 | R-6, RM-6, R-5, RM-5 R-4, RM-4 | NC, O-1, O-2 MF (all) | C, D | MXD, IDZ |
| Minimum Frontage | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Maximum Height (stories) | 2 | 2 | 2 | 2 | 3 | 5 | 5 |
| Minimum Front Setback | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maximum Front Setback (Principal Arterial, Arterial) | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| Maximum Front Setback (Collector, Local) | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

### *(e) Traffic Impact Analysis*

A Commercial Center shall comply with the Traffic Impact Analysis Standards of this Chapter.

### *(f) Lot Layout*

A Commercial Center shall comply with the Lot Layout Standards of this Chapter.

### *(g) Transportation*

A Commercial Center shall comply with the Transportation Standards of this Chapter.

### *(h) Stormwater Management*

A Commercial Center shall comply with the Stormwater Management Standards, § 35-504 of this Chapter.

### *(i) Utilities*

See Utilities Standards, § 35-507 of this Chapter.

### *(j) Parks & Open Space*

A Commercial Center may incorporate Plazas, Courtyards or Forecourts consistent with Table 503-2 of the Parks and Open Space Standards of this Chapter (§ 35-503). If the proposed development includes at least 115,000 square feet of gross floor area (GFA), at least 190 square feet of Parks/Open Space shall be provided per Equivalent Dwelling Unit. No other provisions of the Parks and Open Space Standards shall apply to a Commercial Center.

(Ord. No. 96564 § 2)

**35-204 continued**

## *(k) Natural Resource Protection*

A Commercial Center shall comply with the Natural Resource Protection Standards of this Chapter.

## *(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

A Commercial Center within the incorporated areas of the City shall comply with the Landscaping, Screening and Buffering Standards of this Chapter. A Commercial Center within the City and the extraterritorial jurisdiction shall comply with the Tree Preservation Standards of this Chapter.

## *(m) Parking*

A Commercial Center shall comply with the Parking Standards of this Chapter.

## *(n) Outdoor Storage*

A Commercial Center shall comply with the Outdoor Storage Standards of this Chapter.

## *(o) Urban Design*

*San Antonio has a rich architectural tradition which has contributed significantly to the City's image, economic growth, and quality of life. The purpose of these regulations is to provide specific criteria so that new buildings blend into the historic architectural framework of the City. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values, and promote the public health, safety and general welfare. Unless otherwise specified in this ordinance, this section is applicable to all multifamily and commercial zoning districts.*

*The purpose of these criteria is to encourage a mix of uses designed to foster the growth of the City Center, Infill Development Areas, and Commercial Centers as special places of community and as mixed-use activity centers. These standards are designed to promote a quality, urban streetscape in the urban core, to promote a pedestrian friendly environment, to establish a variety of mixed uses in the core of the community, to provide an orderly development pattern, to maintain a supply of developable land while preserving the compact development, to improve traffic circulation and to promote alternatives to automobile travel, to provide housing opportunities within walking distances of employment, service and retail opportunities; to maintain an overall design theme; to preserve a human scale for new buildings; to provide economic development opportunities through clean industry, office and commercial uses; and to provide for the daily needs and services of the community.*

*This division implements the following provisions of the Master Plan:*

- *Urban Design, Policy 1b: [adopt urban design guidelines which] preserve and enhance the City's important historic and cultural characteristics, including architectural styles and historic districts, as well as existing residential and commercial districts, and neighborhood centers.*

- *Urban Design, Policy 1b: encourage public art in all public and private projects.*

- *Urban Design, Policy 1b: Develop unique and specific design standards for areas throughout the City, including neighborhoods and the downtown.*

**35-204(o) continued**

- *Urban Design, Policy 1e: Permit zero setbacks for commercial and multi--family developments.*

*In the historic areas of the City, street presence is predominant with the buildings located at the street with vehicular parking on-street or in joint use parking lots located to the side or rear of the buildings. This timeless pattern of architecture and site layout promotes pedestrian activity, a sense of community, and more efficient traffic circulation. The purpose of this subsection is to require new commercial buildings to respect the City's architectural heritage, while preserving flexibility to adapt to modern conditions.*

### *(1) Building Structure*

Buildings exceeding two (2) stories shall incorporate a base, a middle, and a cap as described below:

A. The base shall include an entryway with transparent windows as set forth in the Ground Floor Design Standards, below, and a molding or reveal placed between the first and second stories or over the second story. The molding or reveal shall have a depth of not less than two (2) inches and a height of not less than four (4) inches.

B. The middle may include windows and/or balconies.

C. The cap shall include the area from the top floor to the roof of the building, and shall include a cornice or a roof overhang.

### *(2) Windows*

Windows above the ground floor shall have a ratio of height to width of not less than two to one (2:1).

### *(3) Alignment*

Windowsills, moldings and cornices shall align with those of adjacent buildings, as provided herein. The bottom and top line defining the edge of the windows (the "window sill alignment") shall vary not more than two (2) feet from the alignment of surrounding buildings. If the adjoining buildings have a window sill alignment which vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings as provided herein.

### *(4) Ground Floor Design*

A. All buildings subject to this Section shall have their principal entrance opening to a street, square, plaza, or sidewalk. The principal entrance shall not open onto a parking lot. Pedestrian access from the public sidewalk, street right-of-way or driveway to the principal structure shall be provided through an improved surface.

B. The ground floor of the entryway shall align with the sidewalk elevation. Sunken terraces or stairways to a basement shall not constitute entryways for purposes of this subsection or subsection (3), below. It is not the intent of this section to preclude the use of below-grade entryways provided, however, that such entryways shall not constitute a principal entryway and shall not be used to satisfy the distancing requirements of subsection (3).

**35-204(o) continued**

### *(5) Streetwall Standards*

Where a maximum front setback has been established, the front building wall or a Courtyard shall adjoin the sidewalk. The side setback shall be a minimum of 0 and a maximum of ten (10) feet.

### *(6) Windows and Entryways*

A. The ground floors of all buildings shall be designed to encourage and to complement pedestrian-scale activity by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on not less than fifty percent (50%) of the length of the first floor street frontage. Not less than fifty percent (50%) or more than ninety percent (90%) of the total surface area of the front elevation (façade) shall be in public entrances and windows (including retail display windows). Where windows are used, they shall be transparent. Solid walls shall not exceed twenty (20) feet in length. All street level retail uses with sidewalk frontage shall be furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided. This standard shall not apply to any lot with a street frontage of less than twenty-four (24) feet.

B. Doors shall be recessed into the face of the building to provide a sense of entry and to add variety to the streetscape. An entryway shall not be less than one (1) square foot for each 1,000 square feet of floor area, and in all cases shall not be less than fifteen (15) square feet.

C. The maximum setback requirements may be waived by the Director for an area not to exceed ninety percent (90%) of the frontage in order to accommodate courtyards.

### *(7) Articulation*

Buildings shall be articulated so that facades which face public streets and exceed fifty (50) feet in horizontal length shall include vertical piers or other vertical visual elements to break the plane of the facade. Such vertical piers or any other vertical visual elements shall be between fifteen (15) feet and thirty-five (35) feet apart along the facade. This provision shall not apply to the conversion of a residential building to a commercial use.

### *(8) Pedestrian-Oriented Uses*

- In order to stimulate pedestrian activity, the first floor (street level) of any new building abutting a major arterial roadway, minor arterial roadway or major collector roadway shall devote not less than fifty percent (50%) of the net first floor area to retail uses.

- Residential dwellings shall be permitted above or below the first floor of any building with commercial and/or retail uses.

### *(9) Canopies*

Canopies, awnings, and similar appurtenances may be constructed at the entrance to any building, subject to the criteria established in the Uniform Building Code.

**35-204(o) continued**

### *(10) Mechanical Equipment*

Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view at the front property line. Exterior screening materials shall be the same as the predominant exterior materials as the principal building. In cases where the front property line is higher than the roof line of the subject building, no screening shall be required for a line of sight exceeding 5'6" above the finished elevation of the property at the front property line.

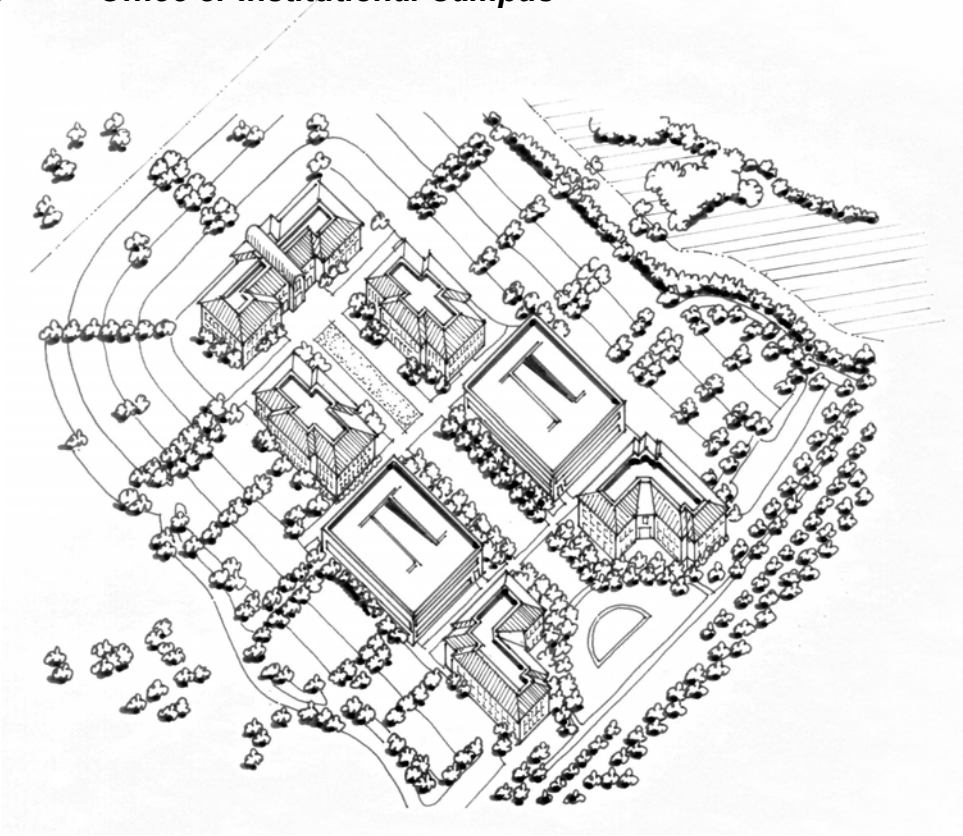
### *(11) Open Space*

A. Not less than one (1) linear foot of seating shall be provided for each fifty (50) square feet of open space. Seating dimensions shall comply with the requirements of the Americans with Disabilities Act and/or the Texas Accessibility Code, as applicable.

B. At least two (2) of the following amenities shall be provided in an open space area: ornamental fountains, ornamental lamp posts, stairways, waterfalls, sculptures, arbors, trellises, planted beds, drinking fountains, clock pedestals, awnings, or canopies.

(Ord. No. 97568 § 2)

## 35-205 Office or Institutional Campus



*An Office or Institutional Campus ("Campus") provides employment or civic uses interspersed with open space areas and pedestrian walkways. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park district. The Campus Use Pattern implements the following policies of the Master Plan:*

- *Work towards establishing San Antonio as a major hub for distribution and light manufacturing (Economic Development, Policy 1c).*
- *Regional: Develop potential business and market opportunities in South Texas. Continue to protect and increase military contracting by San Antonio businesses and protect and enhance military and civilian employment at military bases (Economic Development, Policy 1c).*
- *Promote San Antonio's health care industry as a regional and national leader through marketing of its excellent health care facilities and world class physicians (Economic Development, Policy 1c).*
- *National and International: Promote the tourist and convention industries to national and international visitors. Facilitate and promote development of San Antonio's tourism industry. Fully utilize existing community assets to maximize San Antonio's visitor industry (Economic Development, Policy 1c, 1d).*
- *Facilitate the development of export industries by encouraging the use of local and regional artistic, heritage and entertainment resources through international tours as a means to*

*increase and diversify San Antonio export industries and economy (Economic Development, Policy 1c).*

- *Work towards establishing San Antonio as the dominant link between the United States and Mexico; and continue to support the expansion of free trade with other countries (Economic Development, Policy 1c).*

- *Facilitate the development and expansion of targeted industries including manufacturing and assembly; research; high technology; aviation and regional distribution (Economic Development, Policy 1d).*

- *Support efforts to plan, coordinate and monitor the redevelopment of military installations and other defense related issues (Economic Development, Policy 1e).*

- *Facilitate the development of business incubator facilities (Economic Development, Policy 3b)*

- *Facilitate economic development activities that will strengthen neighborhoods and communities; provide educational, training and employment opportunities; provide necessary support services; and promote and encourage economic participation for all San Antonio citizens (Economic Development, Policy 3e).*

## *(a) Applicability*

The provisions of this Section shall apply to any Application meeting the requirements of subsections (c) through (o) of this Section and which is designated a “Campus” by the Applicant.

## *(b) Processing Procedures*

An Office or Institutional Campus may be approved by rezoning to a Business Park District, in the “O-1” or "O-2" Office, “C-2”/”C-3” Commercial District, “or “L” Light Industrial Districts. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

### *(1) Variances – Incorporated Areas*

Within the incorporated areas of the City:

- A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.

- A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

### *(2) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

### *(3) Building and structures*

Building and structures in compliance with the standards of this section are permitted by right in an Office or Institutional Campus use pattern. If a lot or lots are to be created the property shall require platting.

**35-205 continued**

(Ord. No. 96564 § 3)

### *(c) Size And Location Of Site*

A Campus shall be located in the “BP” Business Park, "O-1" Office, "O-2" Office, “C-2” Commercial District, “C-3” Commercial District or "L" Light Industrial Districts.

### *(d) Uses & Density*

Within the business park district no building, structure, or land shall be used for any purpose other than the following, or any combination thereof, providing that such uses take place within a completely enclosed building in such a manner that no nuisance factor is created outside of the park district boundaries as described in the performance standards set forth in subsection (c) of this Section:

#### *(1) Uses Permitted by Right*

See Use Matrix, “L” Light Industrial District.

#### *(2) Accessory Uses*

Accessory uses, whether located within a plant facility for its sole use or within a separate facility to be shared in common by occupants of the business park district, shall be demonstrably related to the permitted principal uses and provided primarily for the convenience, use, and service of occupants of the business park and their visitors.

Authorized accessory uses include the following:

A. Personal services such as cafeteria, restaurant, barber/beauty shop, newsstand, laundry/dry cleaning pickup station, sundries store, or child day care center, provided that such facilities shall have no advertising display other than directional or informational signs.

B. Retail incidental to or in support of any of the principal permitted uses.

C. Recreational facilities, industrial health clinics and first aid stations, technical libraries, auditoriums, employee training facilities, meeting and display rooms.

D. Outdoor storage provided that the requirements for screening are met, and that not more than ten (10) percent of each lot is so used.

E. Temporary buildings, trailers and vehicles for uses incidental to construction work.

F. Other accessory uses and structures customarily incidental to any permitted principal use.

Any permitted uses involving the handling or sale of food or food products shall comply with the requirements set forth in Chapter 13 of the City Code (Food and Food Handlers).

### *(e) Traffic Impact Analysis*

A Campus shall comply with the Traffic Impact Analysis Standards of this Chapter.

**35-205 continued**

## *(f) Lot Layout*

A Campus shall comply with the Lot Layout Standards of this Chapter and the following:

### *(1) Area*

The ground level square footage of all buildings and improvements other than streets and parking areas within a business park district shall not exceed fifty (50) percent of the total area of each lot.

### *(2) Setbacks*

No building or other structure, except streets, walks, and parking facilities, shall be erected within the following setbacks lines measured along the perimeter of a business park district:

A. Forty-five (45) feet from any perimeter abutting a developed residential area; and

B. Twenty-five (25) feet from any perimeter abutting an undeveloped or nonresidential area.

Setback lines shall be defined as the lineal horizontal distance measured at a right angle from the business park district boundary line and running parallel with the boundary line for its entire length.

### *(3) Height*

The height of buildings and other improvements shall not exceed thirty (30) feet within a distance of one hundred (100) feet from any perimeter abutting a developed residential area. The height of buildings and other improvements may be increased two (2) feet for each one (1) foot they are set back beyond the one hundred (100) foot distance.

## *(g) Transportation*

A Campus shall comply with the Transportation Standards of this Chapter and the following:

### *(1) Access*

A. Vehicular access. Vehicular access to a business park district shall be permitted only from major thoroughfares. The classification of any street as a major thoroughfare shall be determined by the Major Thoroughfare Plan.

B. Pedestrian access. Sidewalks shall be provided on public and private streets in accordance with the Transportation Standards of this Chapter.

### *(2) Streets*

A. Streets within a business park district may be public and/or private. The Planning Commission may, however, require dedication of right-of-way and construction of paving for a public street(s) through or into a business park district as the Commission deems necessary. Private streets shall comply with the specifications and design standards set forth in the Transportation Standards of this chapter.

**35-205(g) continued**

B. Vehicle access points shall be located so as to provide a minimum of conflict between internal traffic and the traffic on adjacent streets. Parking shall be prohibited on any private street less than thirty (30) feet in width.

C. Sidewalks shall be provided on public and private streets in accordance with the design specifications of the Transportation Standards of this chapter.

(Ord. No. 98697 § 6)

## *(h) Stormwater Management*

A Campus shall comply with the Stormwater Management Standards, § 35-504 of this Chapter. Landscaped areas, Buffer areas, or areas where trees are preserved, as required by § 35-510, 35-511, or 35-253 of this Ordinance may be used to comply with the Stormwater Management Standards.

## *(i) Utilities*

See Utilities Standards, § 35-507 of this Chapter.

## *(j) Parks & Open Space*

A Campus shall comply with the Parks and Open Space Standards (§ 35-503) of this Chapter. In lieu of the requirements of Table 503-1, Parks and Open Space shall be provided at a rate of 190 square feet per equivalent dwelling unit. The following provisions of the Parks and Open Space Standards shall not apply to an Office or Institutional Campus: §§ 35-503(d)(park and open space characteristics), 35-503(e)(suitability), and (i)(connectivity). An Office or Institutional Campus shall not be required to conform to any other provisions of the Parks and Open Space Standards. Parks and Open Space provided pursuant to this subsection shall be maintained in private ownership, unless the applicant chooses to dedicate a Greenway to the City.

## *(k) Natural Resource Protection*

A Campus shall comply with the Natural Resource Protection Standards of this Chapter.

## *(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

A Campus within the incorporated areas of the City shall comply with the Buffer (§ 35-510), Landscaping (§ 35-511), Streetscape Planting (§ 35-512) and Tree Preservation (§ 35-513) Standards of this Chapter and the following:

### *(1) Screening*

Structures other than buildings which are visible from view outside of the business park district shall be screened by plantings, landscaping, and/or a solid wall/fence at least six (6) feet in height. The use of a wall or fence is in addition to, and does not replace, the requirements for landscaping or trees as set forth in §§ 35-510 and 35-511 of this Chapter.

**35-205(l) continued**

### *(2) Buffers*

A. A buffer yard, as defined in Table 510-1, shall be installed and maintained along the perimeters of a business park district abutting developed residential areas.

B. Along the perimeters of a business park district abutting undeveloped or nonresidential areas, a Class B bufferyard shall be installed and maintained.

C. Utility and drainage easements/rights-of-way may be considered as part of a bufferyard provided all other requirements of this section are met.

D. Bufferyards shall comply with the Landscaping Standards of this chapter. In addition to trees and shrubs, bufferyards shall be planted with lawn, native grasses, or evergreen ground cover.

E. Plant requirements shall be applied proportionally to bufferyard lengths of less than one hundred (100) feet. Existing land and/or plants which otherwise meet the requirements above may be counted toward satisfying bufferyard requirements.

F. The landscape plan required by Appendix B of this chapter shall also include the landscaping and bufferyard areas required by this section.

G. In addition to perimeter bufferyards, not less than ten (10) percent of each lot within a business park district shall be maintained as landscaped areas.

## *(m) Parking*

A Campus shall comply with the Parking Standards of this Chapter and the following:

(1) Off-street parking areas shall be landscaped with a minimum two (2) canopy trees, one (1) understory tree, and four (4) shrubs per twenty-four (24) automobile spaces. Existing plant materials may be counted as contributing to the total required landscaping. These requirements shall be applied proportionally to any number of spaces other than twenty-four (24).

(2) No parking shall be permitted on any street, drive, alley, or any place other than paved parking areas. Space for off-street parking and storage of vehicles shall be provided in accordance with the minimum requirements of this chapter. All parking areas shall have proper drainage, be curbed and paved, with individual spaces clearly marked, and directional arrows and directional arrows and traffic signs provided as necessary for traffic control. All parking areas visible from outside the boundary of the business park district shall be architecturally screened to a minimum height of four (4) feet with berms and/or landscaping.

(3) Off-street loading shall be provided in accordance with this chapter. All loading areas shall be paved and, where visible from outside the boundaries of the business park district, shall be screened to a minimum of six (6) feet in height with berms, walls, fences, and/or landscaping.

## *(n) Outdoor Storage*

A Campus shall comply with the Outdoor Storage Standards of this Chapter and the following:

**35-205(n) continued**

(1) Outdoor Storage shall be enclosed within a solid masonry wall or solid heavy timber fence (two (2) inches thick or greater) or Landscaping consistent with the requirements of § 35-511(c)(7) of this Chapter, so as to completely screen all operations conducted within such wall from observation outside the business park district.

(2) The wall shall be at least six (6) feet, but not more than ten (10) feet in height. No storage shall be higher than the height of the screening which shall be maintained in a safe and sightly condition at all times.

## *(o) Lighting and Signs*

### *(1) Lighting*

Lights illuminating off-street parking or loading areas shall comply with the following standards as a protection against excessive glare and light spilling over to adjacent properties.

A. When a light source has elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than ninety (90) degrees, the maximum permitted height shall be thirty (30) feet.

B. When a light source has a cutoff angle of ninety (90) degrees or greater, the maximum permitted height shall be fifteen (15) feet.

### *(2) Signs*

The use of signs in a business park shall conform to Chapter 28 of the City Code.

(Ord. No. 96564 § 1)

## *(p) Performance Standards*

It is the intent of these regulations to prevent any use or operation, including those permitted by right, from creating any dangerous, injurious, noxious, or unreasonably objectionable condition so as to adversely affect the surrounding area. Specifically, all uses shall operate in conformance with the standards set forth in each subsection below.

- Air pollution. All uses within a business park district shall operate in compliance with the most current revision of the regulations of the Texas Air Control Board pertaining to the control of air pollution. The City hereby adopts by reference these regulations, a copy of which is on file in the offices of the City Clerk and the Planning Department.

- Noise. All uses shall comply with the provisions of Chapter 21, Article III of the Code, Noise, and shall not create a noise nuisance as defined in said Article III of Chapter 21.

- Glare and heat. No direct or sky-reflected glare so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting of parking areas otherwise permitted by this ordinance. There shall be no emission or transmission of heat or heated air so as to be discernible at the boundary of the lot line.

- Vibration. All machines shall be so mounted as to minimize vibration and no vibration shall be produced which is discernible without the aid of instruments at the boundary of the business park district.

**35-205(p) continued**

- Noxious odors. The emission of any odors which are discernible without the aid of instruments shall be prohibited beyond the boundaries of the business park district.

- Toxic and liquid wastes. The discharge of any toxic or liquid waste material into any outdoor water course or drainage way shall be prohibited.

- Fire and explosion. All activities and all storage of flammable and explosive materials shall be provided with adequate safety and firefighting devices in accordance with the Uniform Fire Code as adopted by the City. The storage of petroleum and other flammable products is permitted only as an incidental use and is prohibited in above ground tanks.

- Radioactivity. No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20 of the Code of Federal Regulations, and all applicable regulations of the State of Texas.

- Electromagnetic radiation. No operation shall be conducted which shall adversely affect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.

*Traffic Impact Analysis*

(Ord. No. 98697 § 6)

## *35-206 Commercial Retrofit*

Source: "Mall Over," Urban Land. Reprinted with permission from Urban Land Institute and Dover/Kohl & Partners, 5879 Sunset Drive, Suite 1, South Miami, Florida 33143.

*The purpose of this section is to encourage the redevelopment of existing shopping centers, big-box retail sites, and other sites characterized by large expanses of surface parking into a development pattern which is pedestrian friendly, compatible with surrounding development, provides a visually attractive site design, and which reduces reliance on the automobile for vehicular trips.*

### *(a) Applicability*

Existing parking lots adjoining the frontage of any site located within the "C" or "IDZ" zoning districts may be replaced with buildings. A density bonus may be permitted to encourage such activities pursuant to § 35-360 of this Chapter.

### *(b) Processing Procedures*

A Commercial Retrofit shall require a Building Permit approval. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

#### *(1) Variances – Incorporated Areas*

Within the incorporated areas of the City:

A. A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.

B. A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

#### *(2) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

**35-206(b) continued**

### *(3) Building and Structures*

Building and structures in compliance with the standards of this section are permitted by right in a Commercial Retrofit use pattern. If a lot or lots are to be created the property shall require platting.

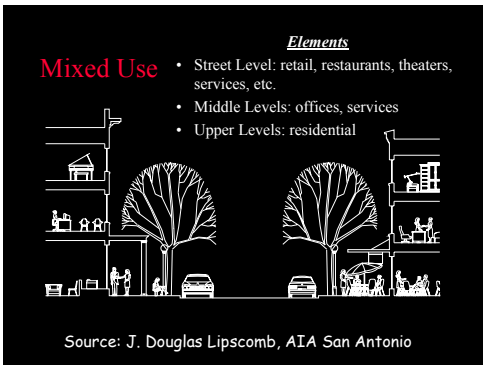
(Ord. No. 96564 § 3)

## *(c) Size and Location of Site*

The provisions of this section apply to existing parking lots adjoining the frontage of any site located within the "C" or "IDZ" zoning districts

## *(d) Uses and Density*

Development may consist of the following activities:




(1) The construction of additional buildings between a collector street right-of-way and the existing buildings (hereinafter "Additional Buildings"). The facades of the Additional Buildings which face the public right-of-way and the existing buildings on the lot, tract or parcel shall conform to the Commercial Urban Design Standards (§ 35-204 (o)), above.

(2) Apartments may be placed above new or existing office or retail uses. The floor area devoted to apartments shall not exceed the following:

| Zoning District | Existing Number of Stories | Additional Stories of Apartment Use Permitted |
|---|---|---|
| NC, O-1 | 1 | 2 |
| | 2 | 1 |
| | 3 or more | 0 |
| C-1 | 1 | 2 |
| | 2 | 2 |
| | 3 or more | 1 |
| C-2 | 1 | 2 |
| | 2 | 3 |
| | 3 or more | 3 |
| C-3 | 1 | 3 |
| | 2 | 3 |
| | 3 | 3 |
| | 4 | 3 |
| | 5 or more | 3 |
| Other district | 1 | 2 |
| | 2 | 2 |
| | 3 or more | 2 |

(Ord. No. 96564 § 1)

**35-206 continued**

### *(e) Traffic Impact Analysis*

The Traffic Impact Analysis Standards shall not apply to a Commercial Retrofit.

### *(f) Lot Layout*

The additional buildings shall have a facade oriented to the principal buildings and a façade facing the frontage line. The facades facing the principal buildings shall conform to the Commercial Urban Design Standards (§ 35-204 (o)), above.

(Ord. No. 96564 § 1)

### *(g) Transportation*

A Commercial Retrofit shall comply with the Transportation Standards of this Chapter.

### *(h) Stormwater Management*

A Commercial Retrofit shall comply with the Stormwater Management Standards, § 35-504 of this Chapter, unless no new Impervious Surface will be added.

### *(i) Utilities*

See Utilities Standards, § 35-507 of this Chapter.

### *(j) Parks & Open Space*

A Commercial Retrofit shall not be subject to the Parks and Open Space Standards of this Chapter provided, however, that a Commercial Retrofit may provide Plazas, Courtyards, and/or Forecourts as defined in § 35-503, Table 503-1.

### *(k) Natural Resource Protection*

A Commercial Retrofit shall not be subject to the Natural Resource Protection Standards of this Chapter.

### *(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

A Commercial Retrofit shall not be subject to the Landscaping, Screening and Buffering Standards of this Chapter. A Commercial Retrofit within the City and the extraterritorial jurisdiction shall comply with the Tree Preservation Standards of this Chapter.

### *(m) Parking*

(1) Additional parking may be placed to the rear of the principal buildings so long as the number of spaces for the entire site do not exceed the maximum parking requirements of this Ordinance.

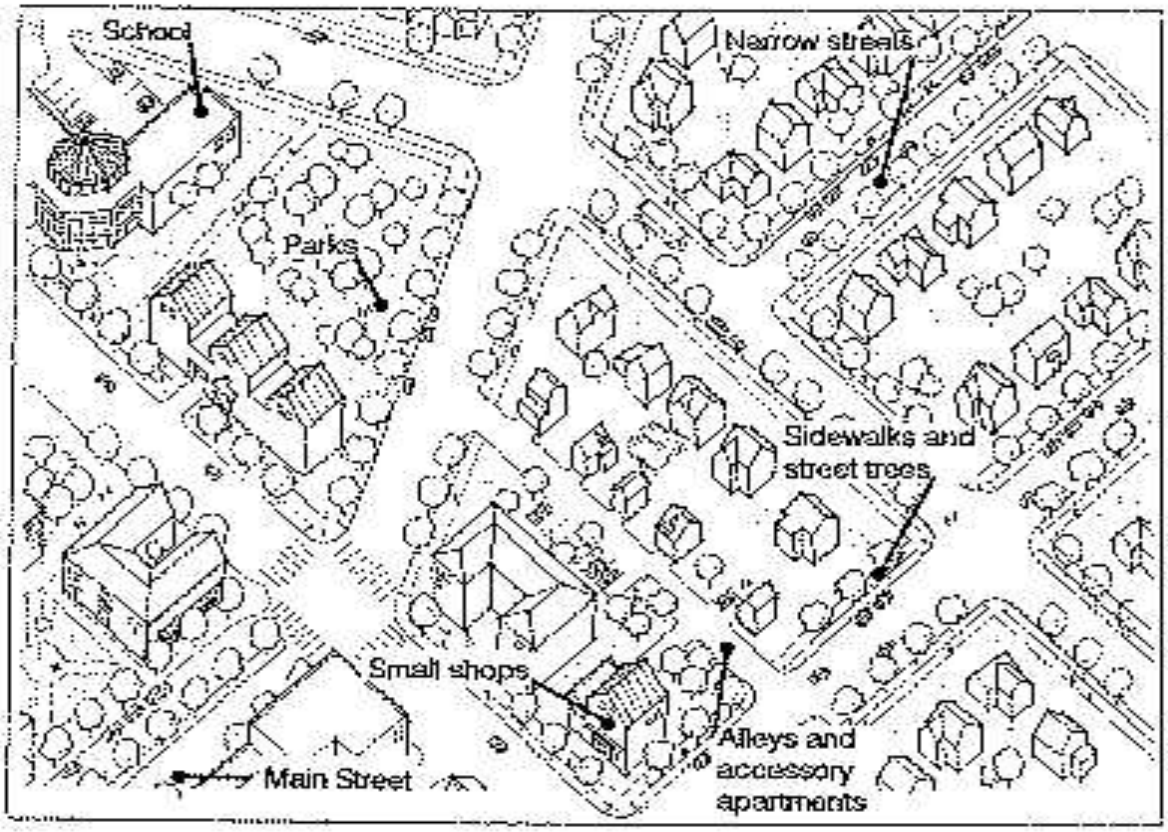
(2) Parking areas may be connected to rear parking lots on adjoining properties (see Example 2) in order to allow customers to drive to other locations without re-entering the major roadway network and adding to traffic volumes. (See §35-506(r)(8)).

**35-206(m) continued**

(3) Service entrances and service yards shall be located only in the rear or side yard. Service yards shall be screened from adjacent residentially zoned or used property by the installation of a bufferyard as set forth in the Buffer Standards of this Ordinance.

(4) Not more than four (4) rows of parking may be placed between the existing buildings and any buildings constructed between the existing buildings and the street right-of-way pursuant to this subsection.

## *35-207 Traditional Neighborhood Development*




**Source: United States Department of Transportation**

*The Traditional Neighborhood Development (TND) option is designed to permit the development of land in a manner consistent with the historic and timeless principles of San Antonio's existing neighborhoods. A TND combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature a highly interconnected street network and setbacks appropriate to create a public realm built on a human scale. A TND should be developed such that the street network recognizes and complements a site's topography and other natural features. A TND may not be appropriate where severe environmental constraints, such as steep slopes, wetlands, or streams preclude street interconnections and high impervious surface coverage (such as in the Edwards Recharge Zone District, "ERZD"). The TND Use Pattern implements the following policies of the Master Plan:*

- *Economic Development, Policy 3e: Facilitate economic development activities that will strengthen neighborhoods and communities; provide educational, training and employment opportunities; provide necessary support services; and promote and encourage economic participation for all San Antonio citizens.*

- *Neighborhoods, Policy 1e: Plan easily accessible commercial, educational, cultural and recreational facilities that respect the mobility of every citizen.*

**35-207 continued**

- *Neighborhoods, Policy 2b: Amend the Unified Development Code to create mixed use districts.*

- *Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.*

- *Urban Design, Policy 1a: Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments.*

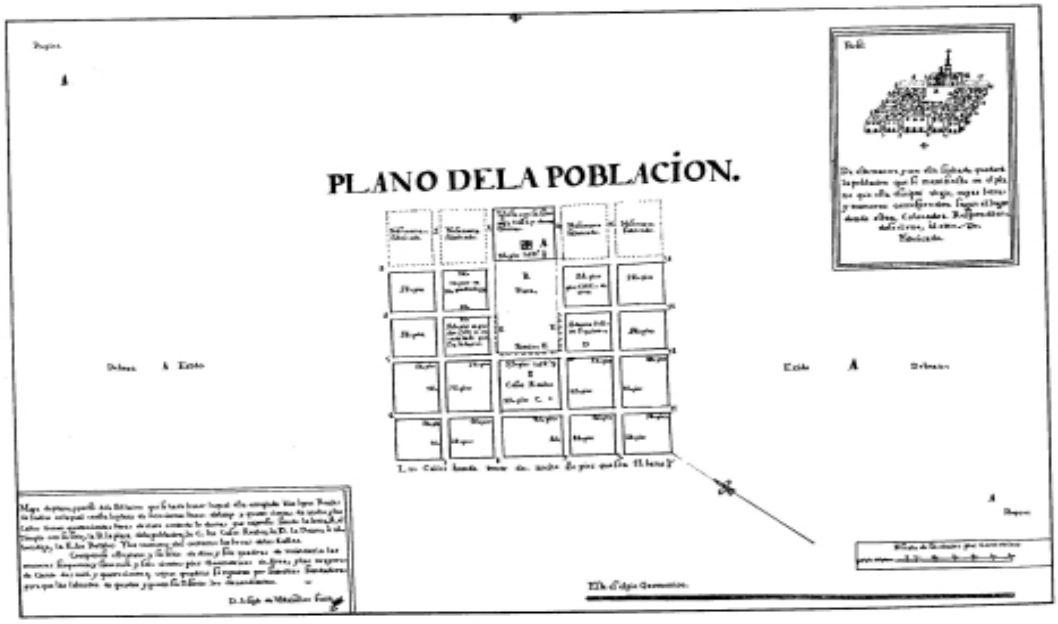
- *Urban Design, Policy 1c: Support and promote mixed-use residential development that will include a mix of multi-family units and single family homes in varying sizes, types and price ranges.*

- *Urban Design, Policy 1c: Create alternative development standards, such as a Traditional Neighborhood Development Ordinance, which will enable the design and construction of neighborhoods and districts that fulfill the objectives for urban vitality, sense of community and the efficient provision of infrastructure.*

- *Urban Design, Policy 1e: Permit zero setbacks for commercial and multi--family developments.*

- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

- *Urban Design, Policy 5e: Promote public and private sector, ride-sharing, flexible working hours, parking management innovations, and mixed-use developments as means of reducing the demand for peak period vehicular trips.*




***Traditional Neighborhood Developments follow the principles of urbanism first established in the Laws of the Indies***

**35-207 continued**

## *(a) Applicability*

A TND may be approved in any of the following zoning districts: “MXD”, “O-1”, “C-1”, “C-2”, “C-3”, “NC”, “MF-25”, “MF-33”, “MF-40”, “MF-50”, RM-4, RM-5, RM-6, “R-4”, “R-5”, or “R-6”. The provisions of this Section apply to any application for a TND as provided in subsection (b) hereto.

## *(b) Processing Procedures*

### *(1) Generally*

There are three procedures for approval of a TND. First, the TND may be approved administratively with a combined Subdivision Plat and Master Site Plan in the ETJ or one of the Zoning Districts set forth in subsection (a) hereto. Second, where the existing zoning classification does not permit a TND, the applicant may request a rezoning to an MXD Zoning District. In all other respects, the sequence for processing a TND shall be as set forth in Article 4 of this Chapter. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

### *(2) Combined Subdivision Plats and Site Plans*

Applications for subdivision approval in any of the districts in which a TND is permitted may file a combined Subdivision Plat and Master Development Plan that complies with the standards of this Section and other applicable provisions of this Ordinance. Such applications shall be labeled “TND Subdivision” and may be processed and approved in accordance with the Master Development Plan procedures and the Subdivision Plat procedures set forth in Article 4 of this Chapter.

### *(3) Neighborhood Meetings*

A Citizen Participation Plan as set forth in § 35-409 is mandatory for a TND.

### *(4) Variances – Incorporated Areas*

Within the incorporated areas of the City:

- A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.
- A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

### *(5) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

## *(c) Size And Location Of Site*

### *(1) Location*

A TND may be located adjacent to, but shall not be bisected by, a Secondary Arterial or Primary Arterial Street unless the Street is designed to conform to the requirements of an Avenue or Main Street (see § 35-506 (d) of this Chapter).

**35-207(c) continued**

If the TND is located adjacent to a Collector or higher classification street and the street is not designed to conform to the standards of an Avenue or Main Street, the following criteria shall apply:

A. The internal streets providing access to the TND shall be aligned perpendicular to the Collector or higher order street.

B. The buildings or structures which take access from the internal streets shall face the internal streets and not the Collector or higher order streets.

### *(2) Sub areas*

The Site shall be divided into the following sub areas:

A. A Center ("Center") consisting of Civic, Retail, Service, and Multi-family uses. The size of the Center is based on the size of the entire site, as provided in subsection (3) below.

B. A Neighborhood or series of Neighborhoods consisting of multi-family and single-family uses, small-scale Retail and Service uses, and public outdoor gathering places. It is the intent of this Chapter that all areas within a Neighborhood are within a five-minute walking distance from edge to edge. A neighborhood shall be not less than ten (10) or more than forty (40) acres in size. This land area does not include Greenbelts.

C. Parks and Open Space, including a Plaza and a Greenbelt (see Parks and Open Space Standards, § 35-503 of this Chapter). The Plaza provides a community focal point and public gathering place, while the Greenbelt provides a clear edge to the community, open space for community residents, and natural areas for stormwater management.

### *(3) Centers*

A. The Center shall have a minimum area of 30,000 square feet. For a TND exceeding 250 dwelling units, the TND shall have a minimum area of 120 square feet per Dwelling Unit.

B. A Center shall only be located on a Main Street (see Transportation Standards).

C. The Center shall face or surround the Plaza.

*Example: A proposed TND has 600 dwelling units. The minimum square footage for the Center is 72,000 square feet (600 x 120).*

D. A continuous system of sidewalks shall connect the Center with Streets and Lanes which provide access to dwelling units.

## *(d) Uses & Density*

### *(1) Density*

The requested densities, in terms of number of units per gross residential acre and total number of dwelling units shall be set forth in the Subdivision and/or Master Site Plan Application. The

**35-207(d) continued**

Subdivision Plat or Master Site Plan for a TND shall comply with Table 207-1 hereto. The applicable land use categories are set forth in Column (A). The minimum land area which shall be devoted to the land use is shown in Column (B), and the maximum land area which shall be devoted to the land use is shown in Column (C). Minimum land area is stated as the percentage of gross land area. The density for the particular use shall be at least the amount set forth in Column (D) for residential uses, and shall not exceed the amount shown in Column (E). The density may exceed the amount prescribed in column (E), up to the amount prescribed in Column (F), if development rights are transferred pursuant to § 35-361 of this Chapter. The floor area ratio (FAR) for the particular use shall be at least the amount set forth in Column (G) and shall not exceed the amount shown in Column (H). The FAR may exceed the amount prescribed in Column (H), up to the amount prescribed in Column (I), if development rights are transferred pursuant to § 35-361 of this Chapter. A dash (--) indicates that the standard is not applicable. The density may exceed the amount prescribed in Column (E), up to the amount prescribed in Column (F), if development rights are transferred pursuant to § 35-361 of this Chapter.

**Table 207-1**

| (A) Land Use Category | (B) Minimum Land Allocation | (C) Maximum Land Allocation | (D) Minimum Density | (E) Maximum Density - Base | (F) Maximum Density - TDR | (G) Minimum FAR | (H) Maximum FAR - Base | (I) Maximum FAR - TDR |
|---|---|---|---|---|---|---|---|---|
| **Parks & Open Space** | 5% or 5 acres, whichever is greater | -- | -- | -- | -- | -- | -- | -- |
| **Civic Uses** | 2% | 20% | -- | -- | -- | 2.0 | 6.0 | 10.0 |
| **Retail or Service Uses** | 5% | 20% | -- | -- | -- | 1.5 | 6.0 | 10.0 |
| **Multi-Family Uses** | 10% | 40% | 5 | 30 | 50 | 1.5 | 6.0 | 10.0 |
| **Single-Family Uses** | 15% | 75% | 4 | 10 | 15 | -- | -- | -- |

### *(2) Abutting Uses*

Uses may abut at side or rear lot lines, or face across streets or Parks, regardless of whether they are in the same or a different land use category, except as provided herein.
Retail or Service Uses may abut Single-family uses only where the retail or service use is located at the intersection of a Main Street, Boulevard, or Avenue.

**35-207(d) continued**

### *(3) Vistas*

Prominent Sites shall be reserved for the following building types: (A) Civic Buildings, including government offices, libraries, museums, schools, or churches; (B) Hotels; or (C) Office Buildings. Buildings located on a Prominent Site shall be not less than three (3) stories in height, and shall be designed with a base, middle and a cap as provided in the Commercial Urban Design Standards. A "prominent site" may include a location along a Main Street, or the termination of a vista running from a Main Street, Boulevard, or Avenue and its intersection with an equal or lower order street.

### *(4) Location of Uses*

The location of uses shall be governed by street frontage, as follows:

***Table* 207-2**

| *(A) Street* | *(B) Civic Uses* | *(C) Retail or Service Uses* | *(D) Multi-Family Uses* | *(E) Single-Family Uses* |
|---|---|---|---|---|
| ***Parkways*** | * | -- | -- | -- |
| ***Boulevard*** | * | * | * | -- |
| ***Main Street*** | * | * | * | -- |
| ***Avenue*** | * | * | * | -- |
| ***Local*** | -- | -- | * | * |
| ***Lanes*** | -- | -- | -- | * |

### *(5) Accessory Dwelling*

Accessory Dwellings shall be permitted on any lot designated for Single-Family Detached Dwellings consistent with § 35-371 of this Chapter.

## *(e) Traffic Impact Analysis*

The City Council hereby finds that the proximity of jobs and retail uses to housing in a TND development can achieve significant trip reductions produced by the internal capture of home-work and home-retail trips. The City Council further finds and determines that there is a compelling public interest to encourage new development to occur in accordance with the criteria set forth in this Section. Accordingly a TND Subdivision Plat or Master Site Plan shall not be required to file a Traffic Impact Analysis pursuant to the Traffic Impact Analysis Standards (§ 35-502) of this Chapter.

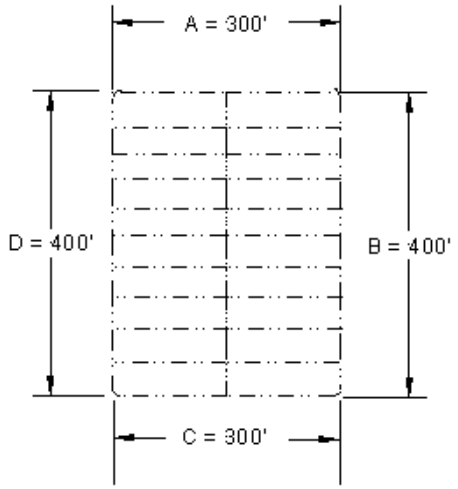
## *(f) Lot Arrangement & Dimensions*

(1) All lots shall include frontage abutting a street or Plaza. For a proposed TND not exceeding eighty (80) acres in size, at least ninety percent (90%) of the dwelling units shall be located within a five minute walk (1,320 feet) from the perimeter of a Plaza. For a proposed TND which is at least eighty (80) acres in size, at least fifty percent (50%) of

**35-207(f) continued**

the dwelling units shall be located within a five minute walk (1,320 feet) from the perimeter of a Plaza.

(2) Blocks shall not exceed the following dimensions:

| | | |
|---|---|---|
| A. | Blocks shall have an average length not exceeding four-hundred (400) feet, with no block exceeding seven-hundred (700) feet in length. |  <br>A, B, C and D are Block Lengths<br>A + B + C + D = Block Perimeter |
| B. | Blocks shall have an average perimeter not exceeding one-thousand two-hundred (1,200) feet, with no block exceeding one-thousand six-hundred (1,600) feet. | |

(3) The principal entrance of all buildings shall open to a street (excluding outbuildings).

(4) The setback for principal buildings shall be as set forth in Table 207-3. Setbacks for Accessory Structures or Accessory Dwellings shall comply with § 35-370 and § 35-371 of this Chapter, respectively. The frontage and setback requirements shall not apply to Parks and Open Space. In order to allow for variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements in Column (C) shall be computed as an average.

**35-207(f) continued**

## Table 207-3

| (A) Location | (B) Min. Frontage[1] | (C) Max. Average Frontage | (E) Min. Front Setback | (F) Max. Front Setback | (G) Min. Side Setback[2] | (H) Max. Side Setback | (I) Min. Rear Setback |
|---|---|---|---|---|---|---|---|
| Parkways | 100’ | -- | 10’ | 20’ | 5’ | -- | 40’ |
| Boulevard | 40’ | 80’ | 5’ | 20’ | 5’ | 20’ | 20’ |
| Main Street | -- | 40’ | -- | 5’ | -- | 5’ | 5’ |
| Avenue | 20’ | 40’ | 5’ | 20’ | 5’ | -- | 20’ |
| Local | 20’ | 70’ | 5’ | 30’ | 5’ | -- | 20’ |
| Lanes | 20’ | 70’ | 5’ | 30’ | 5’ | -- | 20’ |

Notes to Table 207-3:

1. TXDOT may apply additional standards for connection to State roads, in which case approval from TXDOT may be required
2. Applies only to Single-Family Detached Dwellings, or Buildings or Structures adjacent to a Single-Family Detached Dwelling.

### *(g) Transportation*

See Transportation Standards (§ 35-506) of this Chapter. The Connectivity Ratio (see § 35-506 (e)) shall be not less than 2.0. See Table 207-4 for an illustration of the street design guidelines of Table 506-3.

**35-207(g) continued**

Table 207-5
Illustration of Street Design Guidelines

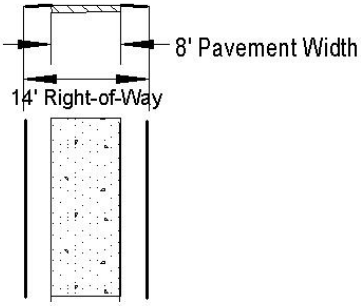
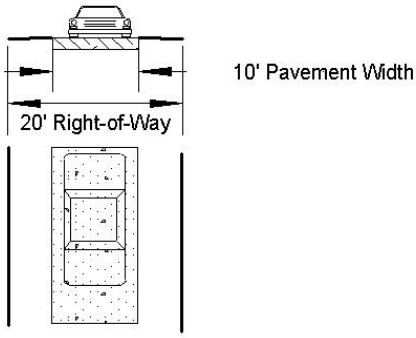
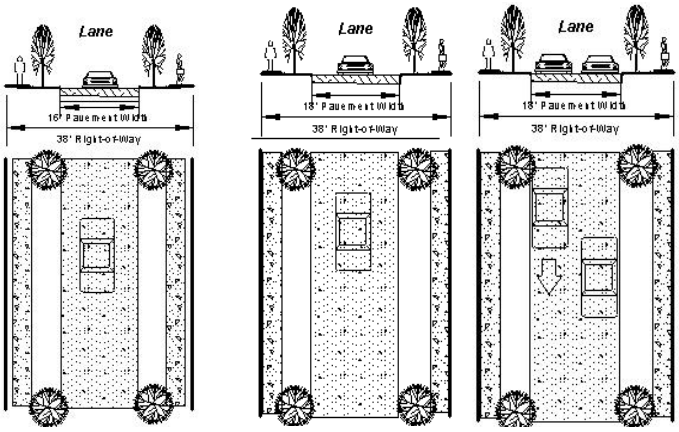
| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
| ***Trail***   | 14' | 8-14' | N/a | N/a | N/a | Yes | N/a |
| ***Alley***   | 20' | 10-12' | N/a | No | No | No | N/a |
|   | 38' | 16-18' (sprinklers not required for 18' one-way) | N/a | 4'/6' | No | Yes | 6' |

Table 207-5
Illustration of Street Design Guidelines

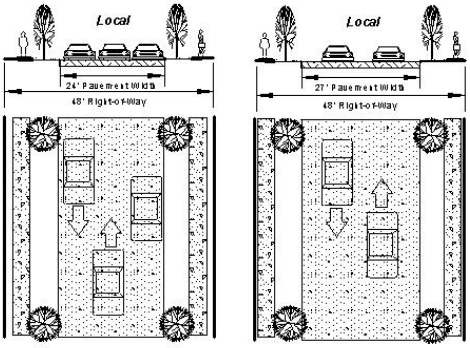
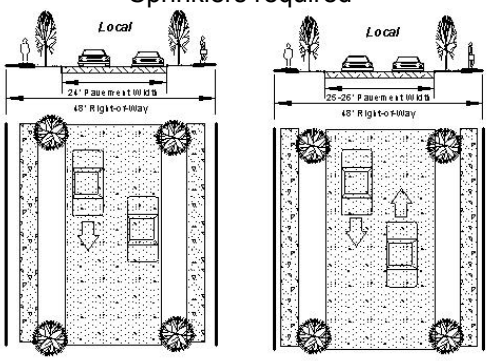
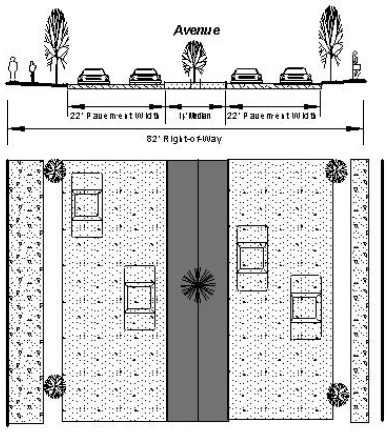
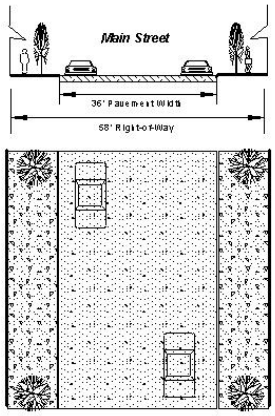
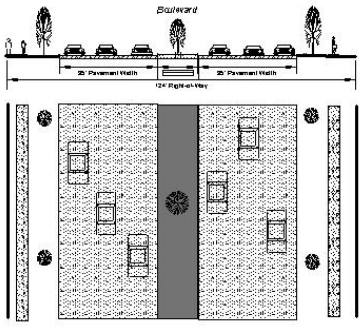
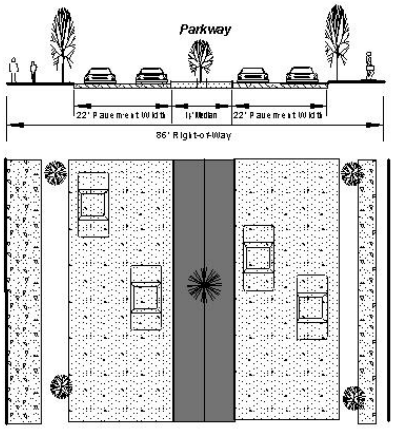
| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
| Sprinklers not required   | 48' | 24' or 27' | N/a | 4'/6' | No | Yes | 6' |
| Sprinklers required   | 48' | 22' or 25-26' | N/a | 4'/6' | No | Yes | 6' |
|   | 82' | 27'-48' | 14' | 4'/6' | Yes-path | Yes | 6' |

Table 207-5
Illustration of Street Design Guidelines

| Street Type | ROW | Pavement Width | Median | Sidewalk width | Bike Facilities | Trees | Planting Strips |
|---|---|---|---|---|---|---|---|
|  | 58' | 28-36' | N/a | 4'/6' | City option | Yes | City Option |
|  | 124' | 44-70' | 14' | 4'/6' | Yes-path | Yes | 6-11' |
|  | 86' | 44' | 14' | 4'/6' | Yes-path | Yes | 7-20' |

*Note: this table of illustration is provided for the convenience of the reader. To the extent that there is any conflict between this Table and § 35-506, Tables 506-4 and 506-5, the provisions of Tables 506-4 and 506-5 shall govern.*

**35-207 continued**

## *(h) Stormwater Management*

A Traditional Neighborhood Development shall comply with the Stormwater Management Standards, § 35-504 of this Chapter.

## *(i) Utilities*

See Utilities Standards, § 35-507 of this Chapter.

## *(j) Parks & Open Space*

Open space shall comply with the standards of Table 207-5. The amount of land for each Park or Open Space classification set forth in Column (A) shall not be less than that prescribed in Column (B), and not more than that prescribed in Column (C). TND Parks and Open Space shall comply with the Parks and Open Space Standards (§ 35-503 of this Chapter).

**Table 207-5**

| *(A) TYPE* | *(B) MINIMUM LAND ALLOCATION – SIZE* | *(C) MAXIMUM LAND ALLOCATION - SIZE* |
|---|---|---|
| ***Parks or Squares*** | Greater of 5% GLA or 5 acres. | 40% GLA total. Maximum size per park is 3 acres. |
| ***Greenways or Greenbelts*** | No minimum acreage requirement. Greenways or Greenbelts shall be located within natural areas such as steep slopes, floodplains, or significant stands of trees. | N/a |
| ***Plazas*** | 30,000 square feet. | 424,000 square feet. |

## *(k) Natural Resource Protection*

See Natural Resources Protection Standards.

## *(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

(1) Uses within a TND shall not be required to conform to the Buffer Standards of this Chapter. (TND Uses on the perimeter of the TND may be subject to buffers as required by Article 5 of this Chapter). Uses within a TND located within the incorporated areas of the City shall comply with the Landscaping Standards and Streetscape Planting Standards of this Chapter except as otherwise provided herein. A TND within the City or the exterritorial jurisdiction shall comply with the Tree Preservation Standards of this Chapter.

(2) In order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas, Retail, Service, or Civic land uses shall not be separated from Multi-

family or Single-Family land uses by within the TND by berms or buffers unless a trail or sidewalk is established which provides a direct connection between the uses. The Buffer Standards of the Chapter (§ 35-510) shall not apply to a TND.

## *(m) Parking*

(1) Except as otherwise provided by this subsection, parking requirements for all uses shall be in accordance with the Parking Standards (§ 35-526) of this Chapter.

(2) The minimum parking space requirements of the Parking Standards shall not apply to a TND.

(3) Parking lots shall be located at the rear or at the side of buildings.

(4) Parking lots and parking garages shall not: (1) abut street intersections or civic use lots; (2) be located adjacent to Parks or Open Space; or (3) occupy lots which Terminate a Street Vista (see subsection (d)(3) of this section).

(5) Parking lots shall be located in the interior of a block or shall take access from an alley.

(6) Loading areas shall adjoin alleys or parking areas to the rear of the Principal Building.

(7) On-street metered and structured parking is encouraged.

## *(n) Outdoor Storage*

The proposed development shall comply with the Outdoor Storage Regulations (§ 35-525) of this Chapter.

## *(o) Urban Design*

### *(1) Enclosure Ratio*

Buildings facing across streets shall be located or have sufficient height to achieve an Enclosure Ratio as follows:

***Civic, Retail, Service Uses - 1:3 or 30%***
***Multi-family, Single-family Uses - 1:4 or 25%***

This provision does not apply to buildings which face a Park or Plaza.

### *(2) Front Porches*

Front porches shall be provided on not less than 50% of all dwelling units within the Single-family land use allocation. Porches shall be constructed of masonry or wood materials. Architectural metal may be used if it is consistent with the exterior or roofing materials of the primary building. The seating area shall have a minimum width of nine (9) feet and a minimum depth of five (5) feet.

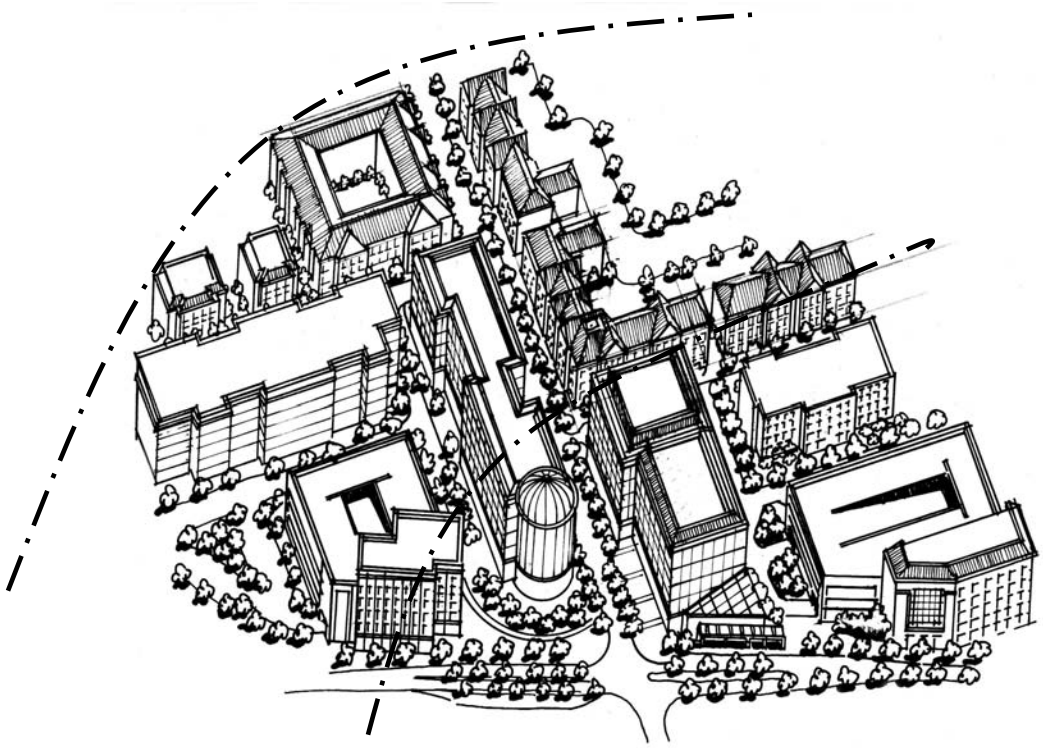
**35-207(o) continued**

### *(3) Retail and Service Buildings*

Retail and Service buildings shall comply with the Commercial Urban Design Standards, § 35-204 (o) of this Chapter. Retail and Service uses may designate the entire building area above the ground floor or the second floor for residential use. The applicant shall submit floor plans identifying the use of each room.

(Ord. No. 96564 § 1)

## 35-208 Transit-Oriented Development



*The Transit-Oriented Development zone encourages a mixture of residential, commercial, and employment opportunities within identified light rail station areas or other high capacity transit areas.. The Use Pattern is intended to encourage a mixture of residential, commercial, and employment opportunities within transit corridors or areas served by transit. This district is intended to promote transit supportive development, ensure access to transit, and to limit conflicts between vehicles and pedestrians and transit operations. The zone allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, to provide a density and intensity that is transit supportive. The development standards of the zone also are designed to encourage a safe and pleasant pedestrian environment near transit stations by encouraging an intensive area of shops and activities, by encouraging amenities such as benches, kiosks, and outdoor cafes, and by limiting conflicts between vehicles and pedestrians. It is the intent of this Section that a TOD district be restricted to areas within one-half (½) of a mile of a transit station, which area is equivalent to a 10-minute walking distance.*

*The TOD Use Pattern implements the following policies of the Master Plan:*

- *Urban Design, Policy 1c: Support and promote mixed-use residential development that will include a mix of multi-family units and single family homes in varying sizes, types and price ranges.*
- *Urban Design, Policy 1e: Permit zero setbacks for commercial and multi--family developments.*
- *Urban Design, Policy 5a: Provide incentives which promote the use of mass transportation systems to employment centers and regional destinations.*

**35-208 continued**

- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*
- *Urban Design, Policy 5e: Promote public and private sector, ride-sharing, flexible working hours, parking management innovations, and mixed-use developments as means of reducing the demand for peak period vehicular trips.*
- *Urban Design, Policy 5j: Encourage growth within walking distance of downtown employment centers and within walking distance of future high capacity transit terminals in neighborhood centers.*
- *Urban Design, Policy 5j: Promote mixed use development in the downtown area and neighborhood centers that ties directly into transit facilities and reinforce the pedestrian character of the area.*

## *(a) Applicability*

The provisions of this section apply to any Use or Development located within a Transit Overlay Zoning District ("TOD").

## *(b) Processing Procedures*

Development consistent with the regulations established herein may occur as of right in any Transit Overlay Zone. Variances shall be processed as set forth in subsections (2) and (3), below, except for Applications within the Edwards Recharge Zone District (ERZD) or Utility Conversion Districts.

### *(1) Variances – Incorporated Areas*

Within the incorporated areas of the City:

A. A variance to the requirements of subsection (c) shall be processed in accordance with § 35-482 of this Chapter.

B. A variance to the requirements of subsections (b) and (d) through (n) shall be processed in accordance with § 35-483 of this Chapter.

### *(2) Variances – Extraterritorial Jurisdiction*

Within the ETJ, variances shall be processed in accordance with § 35-483 of this Chapter.

## *(c) Size And Location Of Site*

The TOD shall be divided into two subdistricts known as the "TOD Core" ("TOD-C") and the "TOD Periphery" (TOD-P), which shall be considered separate zoning districts subject to the requirements set forth in this Section. The requirements of this section shall apply to both the TOD-C and TOD-P subdistricts, unless otherwise provided. Following any rezoning to a TOD District, the Official Zoning Map shall be amended to denote the following subdistricts:

## *(d) Locational Criteria*

(1) All areas within one-quarter (¼) of a mile of a Transit Station or Major Bus Boarding Location shall be classified as "TOD-C."

**35-208(d) continued**

(2) All areas between one-quarter (¼) of a mile and one-half (½) of a mile from a Transit Station or a Major Bus Boarding Location shall be classified as "TOD-P." No land area shall be zoned "TOD-P" unless it adjoins an area zoned "TOD-C."

## *(e) Uses & Density*

*Purpose and Findings: Because most transit users will walk only one-quarter to one-half of a mile to a transit facility, transit influence areas require high densities on small areas of land. The City therefore finds and determines that uses inconsistent with transit will undermine the most efficient use of limited land areas within a TOD, and may render the transit system unworkable. Accordingly, the uses permitted within the TOD-1 and TOD-2 zoning districts are those which are dependent upon, or which may generate, a relatively high level of transit usage. Uses which would interfere with transit usage and which generate few transit trips are not permitted. Further, the City finds and determines that minimum levels of density as set forth in Table 208-1 are required to support transit ridership, and that lower levels of density will not support transit ridership and will create unacceptable levels of vehicular congestion.*

(1) Permitted, conditional and prohibited uses shall be governed by the Use Matrix, § 35-311 of this Chapter.

(2) The requested densities, in terms of number of units per gross residential acre and total number of dwelling units shall be set forth in the Application. The Application shall comply with Table 208-1 hereto. The applicable land use categories are set forth in Column (A). The minimum land area which shall be devoted to the land use is shown in Column (B), and the maximum land area which shall be devoted to the land use is shown in Column (C). Minimum land area is stated as the percentage of gross land area. The density for the particular use shall be at least the amount set forth in Column (B) for residential uses, and shall not exceed the amount shown in Column (C). The density may exceed the amount prescribed in column (C), up to the amount prescribed in Column (D), if development rights are transferred pursuant to § 35-361 of this Chapter. The floor area ratio (FAR) for the particular use shall be at least the amount set forth in Column (E) and shall not exceed the amount shown in Column (F). The FAR may exceed the amount prescribed in Column (F), up to the amount prescribed in Column (G), if development rights are transferred pursuant to § 35-361 of this Chapter.

**35-208(e) continued**

**Table 208-1**

| *(A) Location/Size* | *(B) Minimum Density* | *(C) Maximum Density* | *(D) Maximum Density with TDR* | *(E) Minimum FAR* | *(F) Maximum FAR* | *(G) Maximum FAR with TDR* |
|---|---|---|---|---|---|---|
| ***TOD-1*** | | | | | | |
| ***Less than 2 acres*** | 16 | 40 | 80 | 2.5 | 6.0 | 12.0 |
| ***2 acres or more*** | 12 | 36 | 72 | 2.0 | 4.0 | 6.0 |
| ***TOD-2*** | | | | | | |
| ***Less than 2 acres*** | 12 | 36 | 70 | 1.5 | 4.0 | 6.0 |
| ***2 acres or more*** | 8 | 32 | 60 | 1.0 | 2.0 | 4.0 |

(3) Density or floor area ratio may exceed the maximum density prescribed in Table 208-1 if development rights are purchased in accordance with § 35-361 of this Ordinance.

(Ord. No. 96564 § 1)

## *(f) Traffic Impact Analysis*

See Traffic Impact Analysis Standards, § 35-502 of this Chapter. The Adopted Level of Service for a TOD Use Pattern shall be LOS "E." The following measures shall not be considered acceptable for mitigation of a reduction in the Adopted Level of Service for a TOD Use Pattern: pavement widening, turn lanes, or median islands.

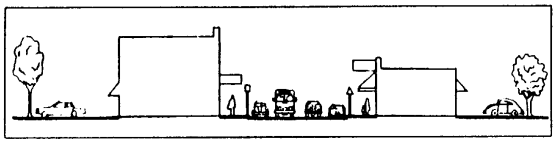
## *(g) Lot Arrangement & Dimensions*

The front setback shall be established as follows:

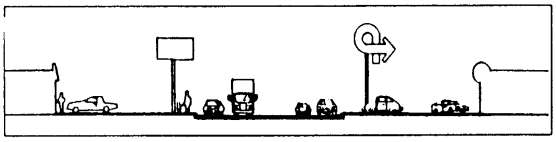
(1) Minimum front setback: 0 feet from the edge of the sidewalk. A minimum setback of five (5) feet from the property line shall be required where Streetscape Planting is required pursuant to § 35-512 of this Chapter.

(2) Maximum front setback: 15 feet.

(3) Retail Uses with an existing front setback of not less than twenty feet may file a Minor Site Plan for redevelopment of the parking areas with Liner Buildings in accordance with the standards set forth in the Infill Use Pattern Regulations, above.



*Transit related development*



**Buildings within a TOD district feature small front setbacks in order to provide efficient pedestrian movement**

(Source: USDOT, A Guide to Land Use and Public Transportation (Dec. 1989))

## *(h) Transportation*

For a proposed TOD which involves a subdivision, the street design standards shall conform to § 35-506(d) of this Chapter, Table 506-4 "Traditional Street Design Standards." Any proposed TOD shall conform to the following:

### *(1) Generally*

All buildings and sites shall orient their interior and on-site circulation to the closest adjacent Transit Station or Bus Shelter.

### *(2) Pedestrian Access*

New retail, office and institutional buildings within the TOD-C District shall provide for convenient pedestrian access to transit through the measures listed below:

A. Pedestrian connections to adjoining properties shall be provided except where such a connection is impracticable due to unique topography.

B. Pedestrian connections shall connect the on-site circulation system to existing or proposed streets, walkways, and driveways that abut the property. Where adjacent properties are undeveloped, streets, accessways and walkways on site shall be aligned or stubbed to allow for extension to the adjoining property.

C. A direct pedestrian connection shall be provided between the transit stop and building entrances on the site.

D. A transit passenger landing pad accessible to disabled persons shall be provided.

## *(i) Stormwater Management*

A Transit-Oriented Development shall comply with the Stormwater Management Standards, § 35-504 of this Chapter.

## *(j) Utilities*

See Utilities Standards, § 35-507 of this Chapter.

## *(k) Parks & Open Space*

The Parks and Open Space Standards shall not apply to Development within a Transit Overlay District.

## *(l) Natural Resource Protection*

Transit Overlay Developments shall comply with Chapter 34 of the Municipal Code.

## *(m) Buffers, Landscaping, Streetscape Planting & Tree Preservation*

The Buffer Standards, § 35-510, shall not apply to a Transit-Oriented Development. A Transit-Oriented Development shall comply with the Landscaping Standards (§ 35-511) and Tree Preservation Standards (§ 35-513) of this Chapter. A Transit-Oriented Development shall comply with the Streetscape Planting Standards (§ 35-512) of this Chapter provided, however, that Street Trees may be planted in the sidewalk.

## *(n) Parking*

The minimum parking requirements shall within the TOD-C and TOD-P districts are as follows:

**35-208(n) continued**

| Area | Minimum Parking Requirement |
|---|---|
| TOD-C, within 500 feet of a Transit Station or Major Bus Loading/Boarding Location | None |
| TOD-C, balance of area | Fifty percent (50%) of the parking spaces required by the Parking Standards of this Chapter. |
| TOD-C, balance of area | 75 percent of the parking spaces required by the Parking Standards of this Ordinance |

(1) The maximum number of parking spaces shall not exceed the amount set forth in the Parking Standards (§ 35-526(b)) of this Chapter.

(2) Existing development shall be allowed to redevelop up to seventy-five percent (75%) of existing parking areas for transit oriented uses, including bus stops and pullouts, bus shelters, park and ride stations, transit oriented developments, and similar facilities, where appropriate.

(3) All other provisions of the Parking Standards shall apply to a Transit-Oriented Development.

(Ord. No. 96564 § 2)

## *(o) Outdoor Storage*

The Outdoor Storage Standards shall apply to Transit-Oriented Development.

## *(p) Urban Design*

All new buildings shall comply with the Commercial Urban Design Criteria (§ 35-204 (o)).

Parking Garages, where allowed, shall have prosceniums setback at least 15 feet from the property line to avoid vehicles blocking sidewalks.

(Ord. No. 96564 § 1)