

**South Presa/South St. Mary's Streets
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-1)**

NON-RESIDENTIAL SITE ELEMENTS	DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
DENSITY:	Recommendation: Commercial and retail uses should occupy the ground floor and when feasible, residential uses shall occupy the second or more floors of a commercial structure. Increased residential density throughout the commercial corridors is encouraged.	
LOT SIZE/COVERAGE:	n/a	
SETBACKS:	Buildings shall be built at the property line or up to a setback within 20% of the median setback of the adjacent structures along the blockface. A structure to be located on a corner lot shall be constructed within 20% of the median setback of its adjacent structures along the front and reverse front setbacks.	
FENCING:	No barbed wire, vinyl fencing, razor wire or chain link fencing shall be used within the front setback.	
PAVING, HARDSCAPE COVERING:	Recommendation: The recommended impervious cover standards identified in Table 504-4 of UDC section 35-504 shall be adhered to.	
LANDSCAPING:	Adherence to the Landscape Ordinance, Tree Preservation Ordinance and protection of Class I trees. New landscaping shall not obscure signage or pedestrian access from the entrance of the building to the sidewalk, and shall be designed in accordance with the Landscape Ordinance.	

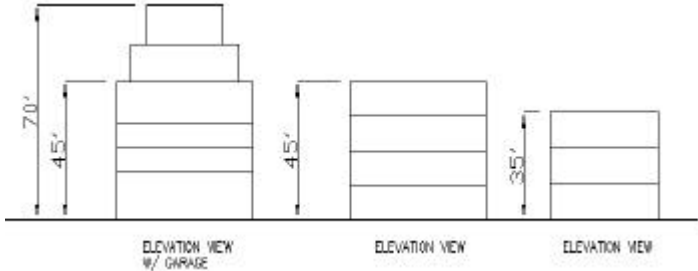
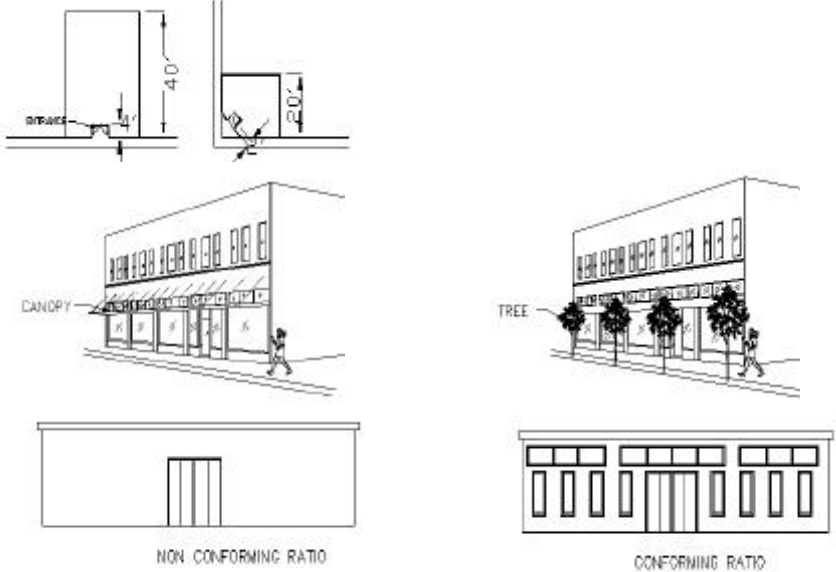

**South Presa/South St. Mary's Streets
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NON-RESIDENTIAL SITE ELEMENTS	DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
<p>OFF-STREET PARKING/LOADING:</p>	<p>1) Minimum parking standards are encouraged. Any parking provided above the minimum required shall be constructed of pervious material.</p> <p>2) Parking shall be completely separated from the streetscape, located behind buildings, where possible. Side-yard parking may be incorporated if a) at least 50% of the street frontage is occupied by the building, and b) the parking lot is no greater than 65 feet wide along the streetface. Access drives to parking areas should be placed on secondary streets, where possible.</p> <p>3) Loading and refuse pick-up/delivery shall be located at the rear of the structure (outside buffer yards), or adequately screened from view of the streetscape.</p>	<p style="text-align: center;">NOT PREFERRED PREFERRED</p> <p style="text-align: center;">NOT PREFERRED PREFERRED</p>

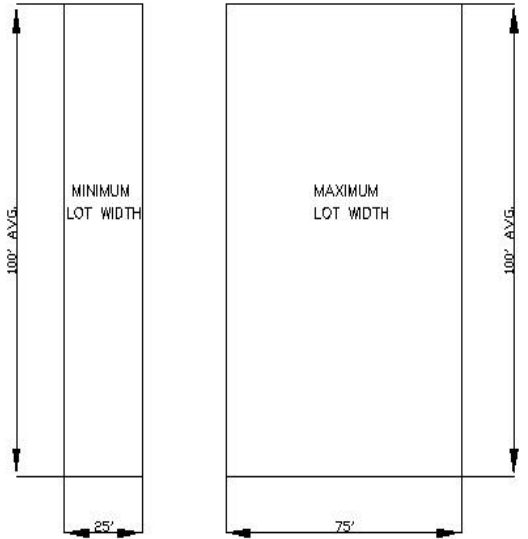
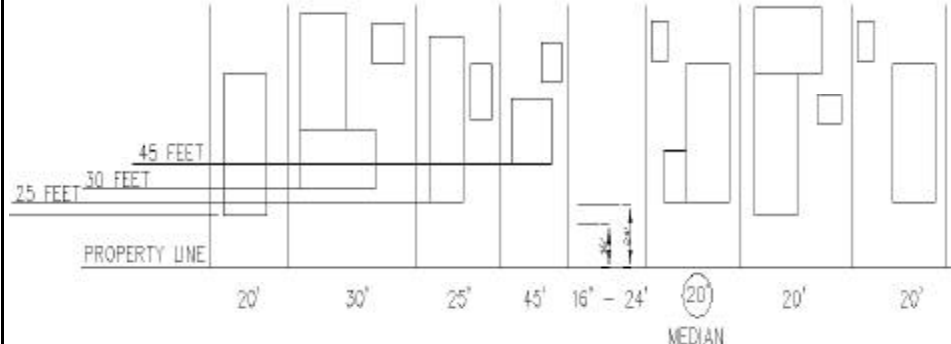
**South Presa/South St. Mary's Streets
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-1)**

NON-RESIDENTIAL STRUCTURE ELEMENTS	PROPOSED DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
SIGNAGE:	<p>Individual building signage (1 sign per street facade with a spacing no greater than a 100 ft radius) shall consist of:</p> <p>1) one monument sign that is a) no taller than 8 feet, b) does not obscure building details, and c) is no greater than 30 sf for a single-tenant building, or 50 sf for a multi-tenant building, or</p> <p>2) one pole sign (free-standing) that is a) no taller than 8 feet, b) does not obscure building details, and c) is no greater than 30 sf for a single-tenant building, or 50 sf for a multi-tenant building, or</p> <p>3) one projecting sign that a) shall not project more than 3 feet, b) shall not obscure building details, and c) is no greater than 8 sf for a single-tenant building, or 20 sf for a multi-tenant bldg.</p> <p>The aggregate area of all attached signs shall not exceed 10% of the building facade.</p> <p>Individual tenant signage shall not exceed a 5 sq. ft. maximum and shall consist of a) one canopy sign under canopy/awning or b) one wall sign at entrance to tenant space. Permanent lettering (painted or affixed) used on transparent surfaces shall not obscure more than 30% of the transparent surface.</p>	
LIGHTING:	<p>Site lighting shall be shielded so that light sources are not visible from public right-of-way, or from adjacent residential property, and any off-site glare is prevented. Interior spaces adjacent to pedestrian access shall not exceed a lumen output greater than that of a 100 watt incandescent bulb, as measured from the sidewalk. No exterior fluorescent lighting shall be used, unless hidden from view from the streetscape (indirect lighting). <i>(Note: compliance with the state adopted, 2000 International Energy Conservation Code is required)</i></p>	
BUILDING SIZE, MASSING:	n/a	

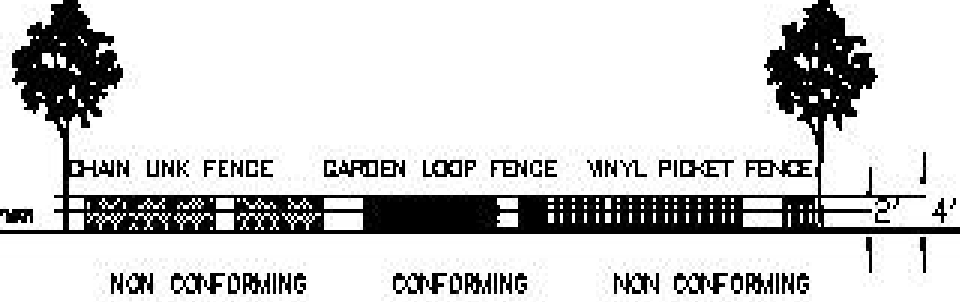

**South Presa/South St. Mary's Streets
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-1)**

NON-RESIDENTIAL STRUCTURE ELEMENTS	PROPOSED DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
BUILDING HEIGHT:	<p>The maximum building height for any new construction or vertical addition shall be: Between S. St. Mary's St./S. Presa St.:</p> <p>S. Alamo St. south to Playmoor St.: 45' or four stories (unless incorporating structured parking, then 70') (height increase would apply);</p> <p>Playmoor St. south to RR track: 35' (height increase would not apply)</p> <p>East side of S. Presa St.: S. Alamo St. south to MKT Railroad track.: 35' not to exceed the maximum building height per UDC. (height increase would not apply)</p>	 <p style="text-align: center;">ELEVATION VIEW W/ GARAGE ELEVATION VIEW ELEVATION VIEW</p>
PRINCIPAL ELEVATION FEATURES:	<p>1) Entrances doors or alcoves shall be located either along the primary street façade, or within 45%, if at corner. When feasible, utilize original entrance openings. Entrance doors shall be recessed no more than 10% of the depth of the building, up to a maximum of 8 ft.</p> <p>2) A shading device shall be incorporated to provide continuous sun protection at the midpoint of the sidewalk width. This may be accomplished through the use of building orientation, minimum 3 ft. deep building canopies or awnings (metal, wood or fabric; no back-lit), or street trees.</p> <p>3) The area on a facade dedicated to openings (windows, doors) shall be at least 50% of the first floor front facade. When replacing original windows, present in an existing structure, transom or other original window forms shall be retained and utilized, using transparent glass. When replacing windows, the original profile must be maintained, although there is no restriction on replacement material. (Note: compliance with the state adopted, 2000 Energy Conservation Code is required).</p>	 <p style="text-align: center;">NON CONFORMING RATIO CONFORMING RATIO</p>
ROOF LINE AND PITCH:	<p>A front end gable and/or hip roof must maintain a minimum 4:12 ratio. A front end gable shall be no more than 35 feet in width.</p>	

**South Presa/South St. Mary's Streets
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RESIDENTIAL SITE ELEMENTS	DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
DENSITY:	n/a	
LOT SIZE/COVERAGE:	The minimum lot width shall be 25 feet. The maximum lot width shall be 75 feet.	 <p>The diagram illustrates two rectangular lot configurations. The left lot is labeled 'MINIMUM LOT WIDTH' and has a width of 25 feet and a depth of 100 feet. The right lot is labeled 'MAXIMUM LOT WIDTH' and has a width of 75 feet and a depth of 100 feet. Vertical dimension lines on both sides indicate the 100-foot average depth, and horizontal dimension lines at the bottom indicate the respective widths.</p>
SETBACKS:	New Construction: The front setback shall vary no more than 20% of the median setback along the blockface (all structures on side of block). Rehabilitation: New additions shall be constructed at or behind the existing front facade setback.	 <p>The diagram shows a street frontage with a 'PROPERTY LINE' and a 'MEDIAN' marked with a circled '20'. Various structures are shown with setbacks from the property line. A horizontal line indicates a 45-foot setback, and another line indicates a 30-foot setback. A vertical dimension line shows a 16-foot to 24-foot setback. The setbacks for the structures are labeled as 20', 30', 25', 45', 16' - 24', 20', and 20'.</p>


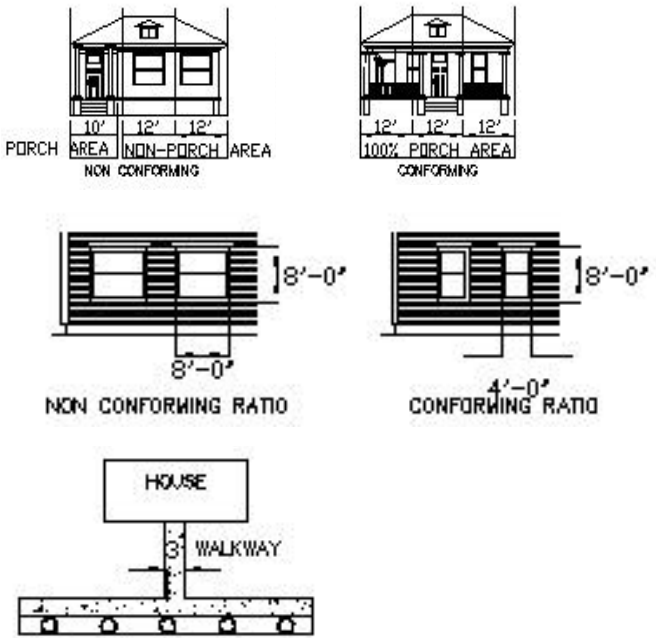

**South Presa/South St. Mary's Streets
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-1)**

RESIDENTIAL SITE ELEMENTS	DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
FENCING:	All front yard fencing material above 2 feet in height shall be transparent. No barbed wire, vinyl fencing, razor wire or chain link fencing shall be used within the front yard setback.	 <p style="text-align: center;">CHAIN LINK FENCE GARDEN LOOP FENCE VINYL PICKET FENCE</p> <p style="text-align: center;">NON CONFORMING CONFORMING NON CONFORMING</p>
PAVING, HARDSCAPE COVERING:	<p>The existing local street pavement widths, as determined by physical survey at time of ordinance adoption, shall be maintained within a 5% range. Front yards (exclusive of driveway, walkway) may not exceed 25% impervious cover.</p> <p>Recommendation: The recommended impervious cover standards identified in Table 504-4 of UDC section 35-504 shall be adhered to, when feasible.</p> <p>Infill sidewalks shall maintain the existing width of the adjacent sidewalk. If replacing more than 50% of the entire length of the sidewalk (from driveway to driveway), sidewalks are to be constructed at a minimum width of 4' and at least 3' behind the curb, when feasible.</p>	 <p style="text-align: center;">36" MIN</p>

**South Presa/South St. Mary's Streets
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RESIDENTIAL SITE ELEMENTS	DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
LANDSCAPING:	n/a	
OFF-STREET PARKING/LOADING:	<p>1) A driveway curb cut may not exceed 15 feet. Pervious cover driveways are recommended. If an impervious driveway is constructed, it shall be no wider than 12 feet, from the intersection with the street to a point at least 5 feet behind the primary structure setback. Driveway "runways/ribbons" shall be between 1'-6" and 2'-6" wide.</p> <p>2) A detached garage and/or carport location is preferred in the rear yard of the lot. If an auto storage element is required as an integral element of the primary structure, it must be constructed as a carport with a minimum front setback of 20 feet (UDC standard) and be recessed a minimum of 5 feet behind the front facade of the primary structure. Attached garages shall not be constructed.</p> <p>3) A carport must be constructed of the same building materials and maintain the same roof line as the primary structure.</p>	
SIGNAGE:	If a "home occupation" sign is necessary, the size requirements shall observe those in the UDC (currently a 1 sq. ft. wall sign).	
LIGHTING:	Site lighting shall be shielded so that so that any off-site glare is prevented from impacting adjacent property. Security lighting fixtures (ex: large scale mercury vapor, fluorescent) shall not be affixed to the front façade, unless hidden from view from the streetscape (indirect lighting).	

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RESIDENTIAL STRUCTURE ELEMENTS	DESIGN STANDARD	ILLUSTRATIVE EXAMPLES
BUILDING HEIGHT:	Maintain existing UDC standard (35 feet/ 2-1/2 stories), however, the additional height bonus, per 35-517(d)(1), would not be applicable.	
BUILDING SIZE, MASSING:	n/a	
PRINCIPAL ELEVATION FEATURES:	<p>1) The streetscape facade shall contain a front porch of a width no less than 1/3 the width of the front facade. The porch may be enclosed with the use of screening material only. No full glazing or solid building materials may be used to enclose the porch.</p> <p>2) Window openings shall maintain a height:width ratio of at least 2:1.</p> <p>3) The primary entrance shall be located along the streetscape facade and shall be accessed through a front porch.</p> <p>4) A front walkway of at least 36" (48" for duplex or multi-family units) in width shall connect the front porch area to the sidewalk, and shall not be part of a driveway.</p>	
ROOF LINE AND PITCH:	A front end gable and/or hip roof must maintain a minimum 4:12 ratio. A front end gable shall be no more than 35 feet in width.	

AN ORDINANCE **9 6 7 3 2**

AMENDING CHAPTER THIRTY FIVE OF THE CITY CODE BY AMENDING SECTION 35-304 PERTAINING TO "OFFICIAL ZONING MAP" TO ESTABLISH NEIGHBORHOOD CONSERVATION DISTRICT 1 (NCD-1) OVERLAY DISTRICT LOCATED ALONG SOUTH PRESA AND SOUTH ST. MARY'S STREETS AS DESCRIBED HEREIN AND TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION PLAN.

* * * * *

WHEREAS, the Neighborhood Conservation District Overlay District is authorized in Chapter 35-335 of the Unified Development Code; and

WHEREAS, a Neighborhood Conservation District Overlay District may be instituted to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts; and

WHEREAS, on July 26, 2001, the Planning Director accepted an application submitted by the Southtown Mainstreet Alliance, a City of San Antonio Neighborhood Commercial Revitalization (NCR) Program, to develop a Neighborhood Conservation District Overlay District to be located along South Presa and South St. Mary's Streets, hereafter described as Neighborhood Conservation District 1 (NCD-1); and

WHEREAS, the Neighborhood Conservation District 1 (NCD-1) was initiated pursuant to the NCR program; and

WHEREAS, the Neighborhood Conservation District (NCD-1) is identified and encouraged in the Lavaca Neighborhood Plan, adopted September 27, 2001; and

WHEREAS, Neighborhood Conservation District 1 (NCD-1) satisfies the designation criteria of Section 35-335 (b) of the Code of the City of San Antonio, Texas in that it:

- (1) contains a minimum of one blockface (all the lots on one side of a block);
- (2) at least 75% of the land area in the proposed district was improved at least 25 years ago and is presently improved; and
- (3) possesses distinctive features that create a cohesive identifiable setting, character or association; and

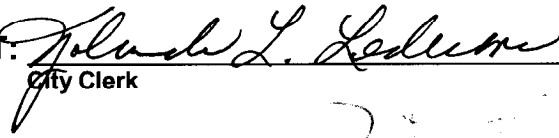
WHEREAS, a Neighborhood Conservation District Plan was developed, and all property owners within the proposed district were afforded the opportunity to participate in drafting the Neighborhood Conservation District Plan, which shall be approved as part of the zoning ordinance creating the Neighborhood Conservation District; and

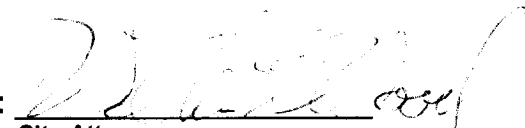
WHEREAS, the Zoning Commission in a public hearing on October 15, 2002 recommended approval of Neighborhood Conservation District 1 (NCD-1); and

SECTION 4: The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 14th day of November 2002.


M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney