



BEACON HILL AREA

NEIGHBORHOOD CONSERVATION DISTRICT

Notes:

It is the desire of the neighborhood to maintain the scale and form of the existing streetscape. Although a variety of lot sizes exist throughout the neighborhood, the intent of managing lot size and coverage is to provide lot configurations appropriate to existing conditions.

For new development, including potentially large-scale redevelopment, the lot size and coverage design standards are intended to maintain and/or create an appropriately scaled lot layout by respecting the existing neighborhood form and lot arrangement.

If an existing lot size currently exceeds the design standard range, any portion of the lot may be re-platted to reduce the size of the original lot, even if the remaining portion of the lot exceeds the standard.

Notes:

There are a wide range of structure sizes throughout the neighborhood, therefore, it was determined that it would not be beneficial or practical to require minimum building size restrictions. However, introducing limitations to establish maximum massing standards can help to reinforce the character and consistency within the neighborhood.

There are a range of sizes for accessory structures, such as garages, carports, garage apartments, and sheds, throughout the area, which should correlate to the size of the principal structure.

LOT SIZE / COVERAGE

DESIGN STANDARDS

The minimum lot width for any parcel with a single-family and two-family residential use shall be twenty-five (25) feet.

The minimum width for any re-platted parcel for multi-family (3 units or greater) use shall be fifty (50) feet.

Maximum lot width for any re-platted parcel with a single-family or multi-family use shall be seventy-five (75) feet.

BUILDING SIZE /MASSING

DESIGN STANDARDS

Multi-family (3 units or more) uses shall be contained in one structure.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.



Example of multi-family residential property at the appropriate massing



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Notes:

Generally there is a mix of residential building heights throughout the neighborhood. The Unified Development Code maximum building height (35 feet or 2½ stories for single family residential structures) will generally maintain the patterns of construction in the neighborhood. Multi-family structures within the district also maintain a similar scale throughout the neighborhood.

Definitions:

Height, Building: The vertical dimension from the average elevation of the finished lot grade at the front of the building to the highest point of the ceiling of the top story in the cases of a flat roof; to the deckline of the mansard roof, and the average height between the plate and ridge of a gable, hip, single slope or gambrel roof.

Story: that part of a building between the surface of the floor and the ceiling immediately above.

Definitions:

Setback: A line on a lot parallel to and measured from a corresponding lot line, establishing the minimum required yard and governing the placement of structures and uses on the lot.

Rear Yard: An area extending the full width of the lot between the rear lot line and the nearest principal structure.

BUILDING HEIGHT / NO. OF STORIES

DESIGN STANDARDS

All residential structures shall be no taller than 2-1/2 stories, and 35' in height.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.



Typical single story residential structure



Typical two-and-a-half story residential structure



Typical two-story, multi-family residential structure

FRONT / SIDE YARD SETBACKS

DESIGN STANDARDS

The front setback for any residential structure (excluding accessory structures) shall be no less than 25 feet and no greater than 35 feet.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.

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PRINCIPAL ELEVATION FEATURES – FRONT WALKWAY

DESIGN STANDARDS

A mandatory front walkway shall connect the front entry(s) or porch of the residential structure directly to the sidewalk and/or curb.

This front walkway shall be separated from the driveway by at least 4 feet; must be at least 3 feet wide for single-family and duplex structures and at least 4 feet wide for triplex and greater multi-family structures.

The walkway for any residential structure can be no greater than 6' in width.

NOTES:

A typical condition in this neighborhood is the existence of a front walkway that leads from the principal structure to the street, and/or sidewalk. If the front entry of a structure is rehabilitated, the design standard will be required. If the rehabilitation scope does not affect the front entry, the proposed standard is not required.



Typical example of front walkway on a residential property; Multi-family structures require 48" walkway



Typical example of front walkway on a residential property; Single-family structures require 36" walkway

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Notes:

Eighty percent of the structures within the neighborhood feature a front porch. (See *Building Characteristic Map—Front Porch Configuration, Appendix A*). Across the various styles and variations of residential architecture, the front porch remains a common architectural element that defines the entry to residential structures, and promotes social interaction between people along the street.

Definitions:

Porch: A roofed area which may be glazed or screened, with direct access to or from a structure, and usually located on the front or side of the structure.

Transparency percentage: Refers to the amount of surface area of a porch enclosure (walls or vertical surfaces) that must be constructed of transparent materials compared to the total surface area of the enclosure.

PRINCIPAL ELEVATION FEATURES - PORCHES

DESIGN STANDARDS

For residential structures with porches, the porch may not be reduced in size, but may be enclosed with materials such as screens, and no less than 80% transparency. However, original architectural details should not be obscured by any screening.

Front porches shall not be enclosed with materials such as glass, plexiglass, or any other solid material preventing the free flow of outside air.

New residential structures, or those structures that repairs or renovation costs exceed 50% of the replacement cost, shall include a front porch that is at least 8 feet deep and 50% of the principal dwelling structure width along the street facing facade.

New multi-family residential structures with three (3) or more units are exempted from this standard.



Residential structure's front porch with an appropriate enclosure and transparency ratio



Residential structure with a non-conforming porch width (less than 1/2 of the structure's street façade width)



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PRINCIPAL ELEVATION FEATURES – WINDOWS AND DOORS

DESIGN STANDARDS—Windows

Windows facing the street shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division. Windows need to be operable.

Glazing (glass) should not be reflective, bronzed, colored, tinted, or mirrored.

All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted.

A minimum of 25% of the surface area of each story on the front facade shall be dedicated to window openings.

When repairing/replacing original windows, the original window opening size shall be maintained.

Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used.

Window burglar bars are not allowed.

DESIGN STANDARDS—Doors

French doors are permitted on any façade. Glass sliding doors are prohibited on the front façade.



Appropriate window dimension and percentage of first floor dedicated to window openings



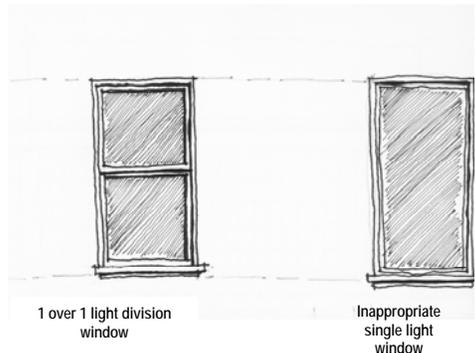
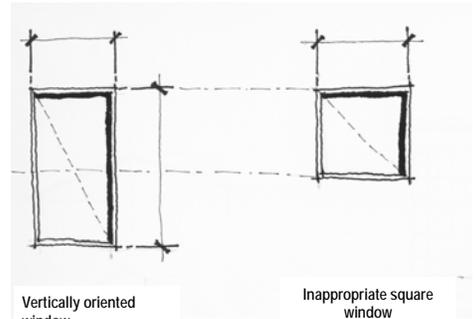
Appropriate wood window screens

Notes:

Facades throughout the neighborhood are articulated with substantial amounts of surface area dedicated to window and door openings with vertically oriented fenestrations.

The vertically oriented window is a very common feature of residential structures throughout the district, the windows may be hung in tandem creating openings that are more square in shape.

Diagrams of vertically-oriented window and square window shapes and examples of 1-over-1 and single light division windows.



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NOTES:

The dispersion and frequency of the various materials suggests that there was a consistent use of wood clapboard siding at a particular point in the development of this area, however over the course of time a variety of other materials were introduced. This may be attributed to variations of architectural styles and/or introduction of new styles.

Generally, there is a wide variety of roof shapes, pitches, and materials throughout the NCD Area. Therefore, it was determined that it would not be beneficial to require a standard for roof pitches; however, roofing materials are more common than diverse.

BUILDING MATERIALS- FACADE, ROOFS

DESIGN STANDARDS

BUILDING FACADE:

Replacement siding materials shall match the original siding materials. Acceptable materials are stucco, brick, stone, and wood.

Acceptable new construction siding materials are stucco, brick, stone, fiber cement, and wood.

Prohibited siding materials include vinyl or similar siding, oriented strand board (OSB), synthetic stone, EIFS, metal, aluminum, reflective or translucent material.

ROOF:

Permitted roofing materials are: composition shingle, metal, clay tile, and wood shingles.

Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed.

Green roofs (roofs with sod) are acceptable.

Solar panels are appropriate on roofs.

Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun.

Provisions for all accessory structures are in the Accessory Structure standards found within this document.



Appropriate use of common building materials



Appropriate use of common building materials



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PAVING: DRIVEWAYS, CURB CUTS AND SIDEWALKS

DESIGN STANDARDS

One (1) driveway curb cut per residential lot and shall not exceed 15 feet in width. Beyond the curb cut, driveways shall not be less than eight feet or more than twelve feet in width.

Driveways may be constructed of either impervious material (concrete, brick, clay tile pavers, or asphalt) or pervious materials. Pervious materials shall be bordered by a durable curb-like material (brick, concrete, etc.) in order to prevent erosion. Driveway runway/ribbons less than 2 ½ feet wide are allowed.

Driveways shall be located on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited.

Driveways must lead to rear of the property. (25 foot wide single family zoned lots are exempt from this standard.)

Sidewalks must be constructed no less than four feet wide and a maximum of six feet wide and no less than three feet behind the curb except at locations where existing trees or existing site obstructions prevent this.

Infill sidewalks shall maintain the width of the existing adjacent sidewalks. If adjacent sidewalk widths differ from one another, the infill sidewalk width shall match the widest of the two adjacent sidewalks.

NOTES:

Minimal use of impervious cover for driveways and the location of curbs is of major importance to this district. Typical separation of the curb and sidewalk is something that is valued in this district. In addition, single-car width driveways, and the use of driveway ribbons are common throughout the area.

DEFINITIONS:

Driveway: Entrance to and exit from premises where it is possible to park completely off the street and which is not open to vehicular traffic except by permission of the owner of such private property.



Typical sidewalk and driveway configuration conforming to design standards



Non-conforming driveway and sidewalk configuration

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NOTES:

The residential structures in this district have detached garages, detached or attached carports, porte cocheres, or no vehicle storage structure.

The most common characteristic is a detached garage or a carport structure located in the side or rear yard.

Temporary structures are considered those that do not possess or are not attached to a permanent foundation.

The placement of garages and carports required by the NCD standards does not relieve the setback requirements set forth in the UDC.

DEFINITIONS:

Garage: A building or a part thereof accessory to a main building and providing for the storage of automobiles and which no occupation or business for profit is carried on, enclosed on all four sides and pierced only by windows and customary doors.

Carport: A space for the housing or storage of motor vehicles and enclosed on not more than two sides.

ACCESSORY STRUCTURES, GARAGES, AND CARPORTS

DESIGN STANDARDS

ACCESSORY STRUCTURES AND ACCESSORY DETACHED DWELLING UNITS:

All accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard.

Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the principal dwelling structure's building footprint; b) equal height to the principal structure if one story or 80% of the principal building structure's total height if two story.

GARAGES:

A garage cannot be attached to the principal residential structure. A garage may be constructed only in the rear yard.

CARPORTS/PORTE COCHERES:

A carport may be constructed as an attached and integral element of the principal structure, if it: a) is recessed a minimum of 5' behind the principal structure front facade, and b) vertical support or structural elements shall match the exterior materials of the principal structure in scale, proportion, placement, and profile, and c) is constructed with a minimum roof pitch of 1.5:12; and d) is constructed with a maximum roof pitch of 4:12; and e) has a roof that meets the principal structure below the principal structure's eaves.

Flat roofs may be used when placed underneath a portion of the second story living spaces or deck.

TEMPORARY CARPORTS:

Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.



Typical garage / carport placement conforming to the design standards



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FENCING / FENCE MATERIALS

DESIGN STANDARDS

New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard.

The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to a point ten (10) feet behind the vertical plane of the front façade of the principal residential structure. Beyond these ten (10) feet, the side yard fencing and rear yard fencing shall be no more than six (6) feet in height.

For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.

Residential properties abutting commercial properties are exempt from the fencing height limitations along the shared property line.

Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (CMU) with visible joints, or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences or free-standing walls.

NOTES: *UDC Section 35-514 Fences and Walls* specifies the requirements and limitations of fencing within the City of San Antonio.

Fencing in the front yard is a relatively common condition in the neighborhood, though it can inhibit social interaction of people along neighborhood streets. However, it was determined that front yard fencing should be allowed with some material limitations to improve the visual quality of front yards throughout the neighborhood.

DEFINITIONS:

Front Yard: An area extending the full width of the lot between the front lot line and the nearest principal structure.

Side Yard: An area extending the depth of the lot from the front yard to the rear yard between the side lot line and nearest principal structure.



Example (above and right) of appropriate fencing design and materials