



## ***UDC Update Request Application***

### ***Part 1. Applicant Information***

Name: Florence Diaz Organization (if applicable): DSD- Plan Review  
Address: 1901 S. Alamo St.  
Phone: (210) 207-1111 Email: florence.diaz@sanantonio.gov  
Signature: \_\_\_\_\_ Digitally signed by Michael Shannon Date: 10/20/2021  
(Include title if representing a governmental agency or public/private organization)

### ***Part 2. Basis for Update (check only one)***

- ☒ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC  
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- ☐ City of San Antonio Staff Amendment

### ***Part 3. Reason(s) for Update (check all that apply)***

- ☒ Modify procedures and standards for workability and administrative efficiency
- ☒ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☐ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

### ***Part 4. Summary of Proposed Update with Suggested Text (see application instructions)***

Amend Section 35-371(a) of the UDC to include the text "(excluding covered porches)" so that the area of roofed porches is excluded from the overall floor area of an accessory detached dwelling unit (ADDU).  
Amend Section 35-371(b)(6) of the UDC to replace "pitch" with "type", remove "siding", replace "identical" with "similar", and add a commentary for explanation.

## Part 5. Cost Impact Statement

Section 35-11(a) of the UDC requires that all requests for amendments include a Cost Impact Statement. The Cost Impact Statement should be justified with substantiating information, such as cost estimates or studies.

The requested change to the UDC (please check appropriate box):

By how much?

(Indicate either a dollar amount or percentage above or below current construction and/or development costs)

A. ☒ Will not impact the cost of construction and/or development.

B. ☐ Will increase the cost of construction and/or development. \_\_\_\_\_

C. ☐ Will decrease the cost of construction and/or development. \_\_\_\_\_

## Part 6. Cost Impact Narrative and Back-Up Information

Please fully quantify the Cost Impact Statement that was provided in Part 5. Attach all relevant data and associated costs that you wish to have considered as well as a narrative explaining how the Cost Impact Statement was developed. If you need additional space, please attach additional sheets.

Be sure to:

- Consider and indicate initial and long-term maintenance costs;
- Consider city cost (i.e. personnel costs and costs to enforce);
- Indicate and be able to rationalize the baseline (current costs) and the cost projections associated with your request.

This amendment is submitted in order to provide clarification to staff and customers in interpreting and understanding the existing provisions of the UDC.

This amendment will not impact the cost of construction/development.

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## *UDC 2021 Proposed Amendment*

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**Amendment 5-1****Applicant:** Development Services**Amendment Title** – ‘Sec. 35-371 – Accessory Dwellings.’**Amendment Language:****(a) Generally.**

- (5) The accessory dwelling shall not exceed eight hundred (800) square feet of gross floor area (excluding covered porches) in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district (excluding covered porches). This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

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**(b) Accessory Detached Dwelling Units.** Where permitted pursuant to section 35-311 of this chapter, an accessory detached dwelling unit (ADDU) shall not be established except in accordance with the following criteria:

- (1) The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.
- (2) Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.
- (3) An ADDU shall not contain more than one (1) bedroom.
- (4) Only one (1) accessory unit shall be permitted per lot.
- (5) Parking areas shall be located behind the front yard.
- (6) In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the ADDU shall have a roof ~~type-pitch, siding~~ and window proportions ~~similar-identical~~ to that of the principal residence.

*Commentary: Examples of roof types for residential structures include, but are not limited to, gable roofs, hip roofs, shed roofs, and flat roofs. The roof type of an ADDU shall be similar to the roof type of the principal residence. For example, if the principal residence has a hip roof, then the ADDU shall also have a hip roof. If the principal residence has a combination of roof types, such as gable and hip, then the ADDU shall have one of the roof types or all roof types. The pitch of the roof on the ADDU does not need to be identical to the pitch of the roof of the principal residence.*

*Window proportion refers to the height to width ratio of a window. If the principal residence has a 2 to 1 window proportion, then the ADDU shall have a 2 to 1 window proportion in the front facade.*

- (7) Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet

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