


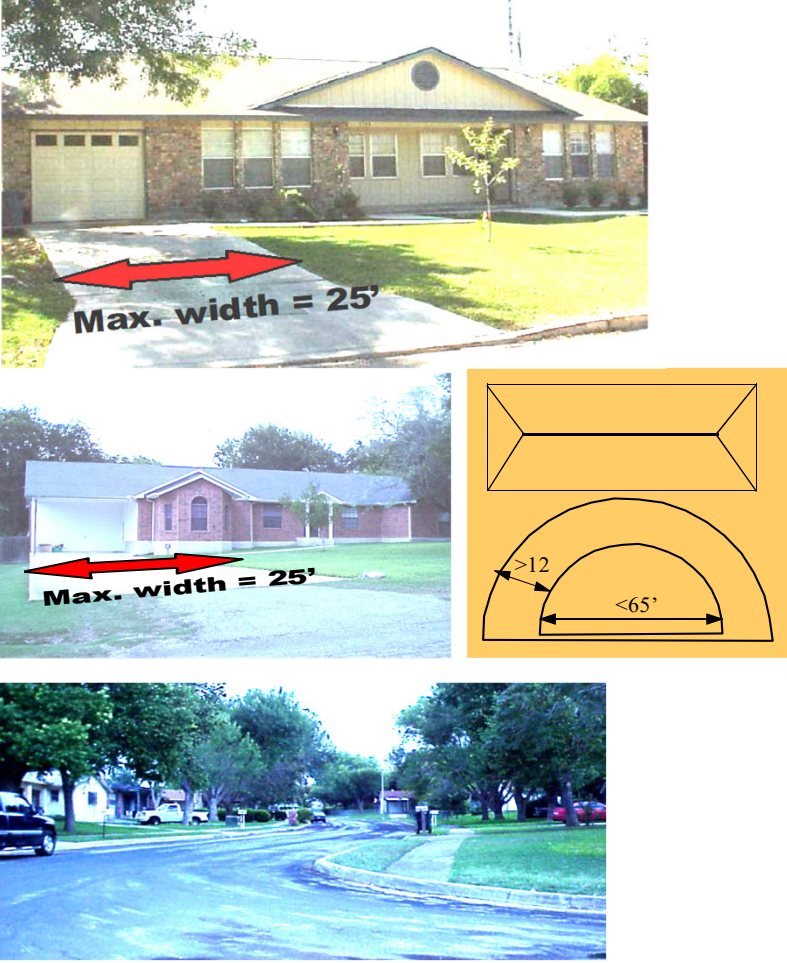


INGRAM HILLS NEIGHBORHOOD AREA
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-3)
Design Standards

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS																					
Lot Size	Minimum lot size shall conform to the lot size designated by the zoning classification.																						
Front and Side Yard Setbacks	<p>PRIMARY STRUCTURE: Minimum/maximum setbacks are based on zoning designation.</p> <table border="0"> <tr> <td>R4, RM-4</td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td>R5, RM-5</td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td>R6, RM-6:</td><td>25' min. Front</td><td>10' min. Side</td></tr> <tr> <td>NP-8:</td><td>25'-40' min.-max.Front</td><td>10' min. Side</td></tr> <tr> <td>NP-10</td><td>30'-40' min.-max.Front</td><td>10' min. Side</td></tr> <tr> <td>R20</td><td>50' min. Front</td><td>15' min. Side</td></tr> <tr> <td>RE</td><td>50' min. Front</td><td>15' min. Side</td></tr> </table> <p>ANCILLARY (non-dwelling) STRUCTURE: The front facing facade of an ancillary structure, excluding carports, must be located within the rear 35% of the parcel.</p>	R4, RM-4	25' min. Front	10' min. Side	R5, RM-5	25' min. Front	10' min. Side	R6, RM-6:	25' min. Front	10' min. Side	NP-8:	25'-40' min.-max.Front	10' min. Side	NP-10	30'-40' min.-max.Front	10' min. Side	R20	50' min. Front	15' min. Side	RE	50' min. Front	15' min. Side	
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Fences	No fences shall be constructed within the front yard (and side yard, if corner lot) on parcels with residential zoning classifications other than R20 and RE.																						
<p>Proposed Amendments</p> <p>Due to HB 2439, building materials are no longer enforced if NCDs are amended after April 1, 2019.</p>	<p>On parcels with an R20 or RE zoning designation, a four (4) foot tall fence may be constructed, with the required <u>height and</u> transparency ratio per the UDC.</p> <p>All carports constructed must be constructed of materials that match the primary structure materials, at a minimum 85% match, in like proportion. The carport roof pitch must also match that of the primary structure. No metal pole vertical supports are allowed.</p>																						

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<p>Paving, Hardscape Covering</p>	<p>DRIVEWAY WIDTHS: Driveway widths on parcels zoned R4, RM-4, R5, RM-5, R6, or RM-6 shall not exceed twenty-five (25) feet, and shall not interfere with a clear path of travel to the front entry.</p> <p>ADDITIONAL CURB CUT ENTRANCES: Dual entrances on a single parcel must be separated by a minimum distance of forty (40) feet for a driveway width twelve (12) feet or less, or separated by a minimum distance of sixty-five (65) feet for a driveway width greater than twelve (12) feet. Additional paving (other than that of a front door walkway path, four (4') wide or less), is prohibited. <i>See front yard maximum impervious cover standard.</i></p> <p>STREET WIDTHS: Existing street pavement widths (<i>with the exception of perimeter arterial roads</i>) and sidewalk/greenway components shall be maintained.</p> <p>IMPERVIOUS COVER: The maximum total impervious cover, including the total front yard impervious cover requirement, is as follows:</p> <table border="0"> <tr> <td>R4, RM4:</td><td>75% Total</td><td>40% Front yard</td></tr> <tr> <td>R5, RM-5:</td><td>65% Total</td><td>40% Front yard</td></tr> <tr> <td>R6, RM-6:</td><td>65% Total</td><td>40% Front yard</td></tr> <tr> <td>NP-8:</td><td>35% Total</td><td>35% Front yard</td></tr> <tr> <td>NP-10:</td><td>35% Total</td><td>35% Front yard</td></tr> <tr> <td>R20:</td><td>25% Total</td><td>25% Front yard</td></tr> <tr> <td>RE:</td><td>20% Total</td><td>20% Front yard</td></tr> </table>	R4, RM4:	75% Total	40% Front yard	R5, RM-5:	65% Total	40% Front yard	R6, RM-6:	65% Total	40% Front yard	NP-8:	35% Total	35% Front yard	NP-10:	35% Total	35% Front yard	R20:	25% Total	25% Front yard	RE:	20% Total	20% Front yard	
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<p>Landscaping</p>	<p>The neighborhood strongly supports the goals of the Tree and Landscaping Ordinances, in an effort to maintain the large expanses of green space and tree cover throughout the neighborhood. Property owners are encouraged to adhere to the Recommended Tree/Planting list, per the Tree Ordinance.</p>																						

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Design Standards

ISSUE	RESIDENTIAL DESIGN STANDARD	ILLUSTRATIONS
OTHER REQUIRED DESIGN STANDARDS		
Building Height, Number of Stories	None required per NCD	
Building Size, Massing	None required per NCD	
Principal Elevation Features	None required per NCD	
Roof Line/Pitch	None required per NCD	
Off-street Parking/ Loading	None required per NCD	

Note: *There are deed restrictions that govern most of the property within the Ingram Hills NCD neighborhood area. These deed restrictions should be consulted for additional building development restrictions that may affect specific properties within the Ingram Hills neighborhood. The City of San Antonio does not enforce deed restrictions.*