



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

In partnership with



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**DESIGN GUIDELINES & CONSTRUCTION STANDARDS
FOR NEW, SINGLE-FAMILY AFFORDABLE HOUSING DEVELOPMENTS**



UPDATED JULY 2022

ABOUT THIS GUIDE

These guidelines are intended to provide general guidance for affordable housing developers building new, single-family affordable housing developments.

These design guidelines supplement current Unified Development Code (UDC) as well as all applicable building codes and standards adopted by the City. In the event of a conflict between the standards stated in this document and the UDC, the UDC will prevail. Construction projects located within one of San Antonio's local historic districts or a Neighborhood Conservation District (NCD) shall conform with the City's [Historic Design Guidelines \(2012\)](#) or any adopted NCD standards where appropriate.

Any conflicts with the requirements outlined in the Single-Family Design Guidelines that arise due to the site specific design challenges, will be addressed by the Neighborhood Improvement Bond Team on a case-by-case basis. **Any deviation from the specifications below must be approved in writing** by the City of San Antonio, Neighborhood and Housing Services Department, Housing Bond Administrator. All construction and related activities are subject to following all local, state and federal laws and regulations, including submitting to Development Services Department, Historic and Design Review Commission (HDRC), and Office of Historic Preservation, as applicable.

The City reserves the right to waive or amend any design guideline requirements at the City's sole discretion.

GENERAL PRINCIPLES

In conjunction with the guideline contained in this document, the City encourages the following General Principles when considering and awarding incentives for affordable housing projects:

- 1) New construction should respect and enhance established **neighborhood character**;
- 2) New construction should **complement** but not distract from the existing residential building stock or architectural styles;
- 3) Be universally designed and include one ADA compliant route to ensure homes are suitable for aging in place, multigenerational families and accessible for visitors; and
- 4) New construction should incorporate **high-quality**, sustainable building materials and construction methods and serve as a national model of affordable Workforce Housing.

DEMOLITION OF EXISTING STRUCTURES

In general, the demolition of existing residential structures should be viewed as a last resort after rehabilitation and reuse have been fully explored. Unnecessary demolition is detrimental to neighborhood character and continuity, contributes greatly to landfill waste, and results in the loss of high-quality, regional building materials and construction techniques that make San Antonio unique.

Demolition and construction waste is the nation's largest single-stream source of waste – more than double the amount thrown into household trash bins. Building reuse, even when factoring in renovation and upgrades, results in significantly lower embodied emissions than demolition with new construction.

Additionally, almost by definition, when a unit of older housing is razed, a unit of affordable housing is lost. It is the City's position that the retention of existing structures directly aligns with the City's broader goals of achieving both climate change readiness and affordable housing goals.

All demolitions must be reviewed and approved by the Office of Historic Preservation prior to the consideration of a new structure for the site.

GENERAL REQUIREMENTS

PLANS & ENGINEERING

The builder/contractor will be responsible for the costs associated with purchasing or preparing the required plans in accordance with City of San Antonio building codes and permitting requirements. Privately engineered house foundations and roof trusses are required.

CONSTRUCTION TIMELINE

A building permit must be acquired within three months of closing on the land. Construction must be completed (all inspections passed) within nine months of building permit issue date. The City reserves the right to adjust the construction timeline if buyer recruitment, neighborhood outreach and/or volunteer enrollment is required.

If this deadline cannot be met due to circumstances outside the builder/contractor's control, it will be the responsibility of the builder/contractor to submit a written request for extension in advance of the permit or construction completion deadline.

WASTE MITIGATION & DISPOSAL

All attempts will be made by all on-site contractors to minimize product waste. As such, the following conditions shall be met:

- The build site should be left clean and organized at the end of each work day.
- A scrap wood area must be established and utilized through the project and is to be kept neat and free from garbage or other debris.
- Scrap wood may be removed from the site to convert for other uses (such as creating blocking, building saw horses, stands, pallets, or other items, or donating to a nonprofit organization); or it may be converted to mulch.
- All cardboard and other recyclables shall be recycled whenever feasible.
- Metal waste, such as nails, screws, corner bead, and other brackets shall be removed from the site to repurpose or use in the future or kept safely in a container for recycling.
- An appropriate trash/waste receptacle(s) must be available on or near the build site and maintained throughout the build.

- All hazardous materials, trash, waste, and debris shall be handled and disposed of according to COSA policies.

DEMOLITIONS

All demolitions must be reviewed and approved by the Office of Historic Preservation prior to the consideration of a new structure for the site. In keeping with the City's waste diversion and circular economy goals, all demolitions must be executed in compliance with the City's Deconstruction Ordinance when specified. For more information, please visit <https://www.sanantonio.gov/historic/CurrentProjects/Deconstruction>

PUNCH LIST

The builder/contractor shall ensure a competent construction professional shall compile a punch list upon completion of construction and verify that punch list work is completed within thirty (30) calendar days of the final COSA building inspection.

A representative from the Neighborhood and Housing Services Department may also periodically inspect jobsite to verify construction is in accordance with design standards.

SITE SECURITY

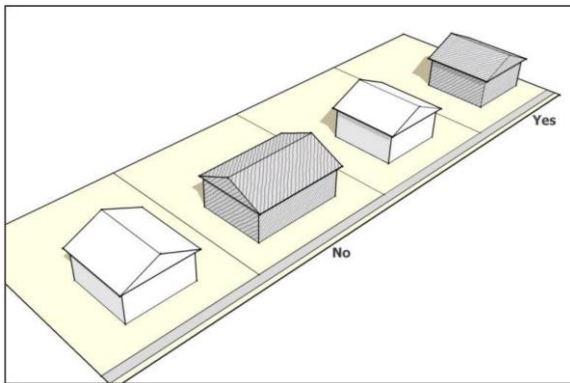
The builder/contractor is ultimately responsible for the repair and/or replacement of any materials damaged or stolen from the construction site during the construction period. The builder/contractor must carry builder's risk insurance in an amount sufficient to cover the cost of the particular housing unit throughout construction and through completion of the home.

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ARCHITECTURAL DESIGN

1. Building Setback & Orientation

- a. **Front Setback** - Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Front steps and porches should similarly align to create consistency along the street
- b. **Side and Rear Setbacks** – Side and rear setbacks must conform to the setbacks established for the zoning district of the property. A minimum side setback of 5' shall be maintained for all properties.
- c. **Orientation** – Orient primary entrances, porches, and landings of units having street frontage to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.



Orient new construction to be consistent with the predominate orientation of buildings along the street frontage.



The front entrance and porch elements of this new home (left) align with those found historically on the block.

2. Building Scale, Form & Massing

- a. **Building Height** – Design new construction so that the height and overall scale are consistent with existing homes located on the block face. The height of new homes should not exceed that of the majority of existing homes on the block face by more than ½ story.
- b. **Foundation Heights** – Where possible, incorporate foundation heights (including porch floors and balconies) which are similar in height to those of existing homes located on the block face.
- c. **Building Footprint and Lot Coverage** – The building footprint of new construction should maintain a building-to-lot ratio that is similar to other properties located on the block face. New homes should never feature a footprint so large as to fully cover the buildable area of a lot unless historic precedent otherwise dictates (e.g. a shotgun home or small home might fully-occupy a small, residential lot in some instances.)
- d. **Primary Roof Forms** – Utilize primary roof forms (gable, hip, shed, etc.) that are similar to those found in existing homes located on the block face. For instance, new construction on a

block where homes predominately feature a front-facing gable roof should also feature a front-facing gable roof. Flat roofs are not commonly found in residential areas and are not appropriate unless there is historic precedent (e.g. Spanish eclectic homes). Similarly, the pitch and overhang dimensions of new roofs should appear similar to those found historically on the block face.

- e. **Roof Pitch** – All roofs must feature a minimum slope of 4:12
- f. **Porch & Patios** – Front porches are required and shall be no less than 35 ft² and fully covered. Design front porches and porch roofs to be similar to those found historically on the block face including location, size, materials, and configuration (inset vs. protruding). Railings should be predominately open, consist of traditional materials (wood, wrought iron or similar), and constructed at a max height of 3'-6" from the porch floor. A minimum 9 ft² concrete patio shall be constructed at the rear entrance of the home.



This home features an inset porch with a protruding gabled bay which is similar to many existing homes found nearby.



The middle house has achieved a compatible architectural design by utilizing a traditional roof form. The shed style roof on the house on the far right is less successful in achieving a compatible design.

3. Exterior Building Materials

- a. **Complimentary Materials** - Use materials that complement the type, color, and texture of materials traditionally found in the vicinity. Materials should not be so dissimilar as to detract from existing neighborhood character. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. However, a cement board product with appropriate textures and dimensions may compliment neighborhoods with predominately wood siding.
- b. **Roofing Materials** – Select energy-efficient roofing materials and colors such as white shingle products recommended within the Under 1 Roof Program (SRI of 0.65 or better). Preference is for a 25 year 3-tab or better composite (dimensional) shingle. The brand shall carry a minimum 25-year limited warranty. Either a waterproof synthetic underlayment or a minimum 30-pound waterproof felt underlayment shall be used.
- c. **Prohibited Materials** - Metal, exposed CMU, or T-111 siding are not allowed. Exterior materials or untreated wood that are left exposed and susceptible to decay are not allowed.

- d. **Energy Efficiency** – Select materials and finishes that meet or exceed the adopted energy code (see Building & Construction Standards).



This home features cement board siding with a 4" reveal which mimics the appearance of wood siding.



White shingles, or "cool" roofs, are encouraged to reduce heat gain and improve energy efficiency.

4. Garages and Carports (if applicable)

- a. **General** - A minimum 1-car garage is preferred on all R4 and above zoned lots. Garages are to be a minimum width of 11'-0" by 20'-0" depth.
- b. **Location** – Where possible, locate parking areas to the side or rear of the primary residence, especially in older neighborhoods where street-facing garages are uncommon. If a garage or carport is to be provided, the following options are allowed (listed in order of City preference):
 - a. A detached garage, sited to the rear of the home;
 - b. An attached garage, set back from the primary home such that the garage door is at least 5'-0" behind the front façade of the house;
 - c. An attached garage that is flush with the front façade of the house, but set behind the front porch.
- c. **Materials and Appearance** – All garages or carports shall be constructed or clad in materials that match the primary residence and feature roof forms that are similar form of the primary residence.
- d. **Attached Garages** - For an attached garage condition, the wall(s) between the dwelling and the garage must be fully sealed and the garage shall be properly vented to the exterior.
- e. **Required Storage Area** – Where no enclosed garage is to be provided, a 64 ft² minimum enclosed storage area accessible from the backyard or a 64 ft² minimum freestanding shed on a concrete foundation must be installed in the backyard. The storage area or shed must be clad and roofed in materials matching the primary house.

BUILDING & CONSTRUCTION REQUIREMENTS

1. Universal Design and Construction Requirements for New Single Family Homes Built with Funds Administered by the City of San Antonio

(The following references universal requirements outlined in the Unified Development Code. The full ordinance is available online [here](#).)

SEC. 6-316. - UNIVERSAL DESIGN AND CONSTRUCTION REQUIREMENTS.

If a person receives financial assistance from city, state, or federal funds administered by the city for the construction of new single family homes, duplexes, or triplexes, that person shall construct the units in accordance with all other city codes and the following requirements:

- (1) At least one entrance shall have a 36-inch door and be on an accessible route. (An accessible route is a continuous, unobstructed path at least thirty-six (36) inches wide connecting all interior and exterior elements and spaces of a house and site including corridors, parking, curb ramps, crosswalks and sidewalks and served by a no-step, flat entrance with a beveled threshold of one-half-inch or less).
- (2) All interior door openings shall provide an unobstructed path no less than that provided by a 32-inches wide door, except for a door opening that provides access to a closet of fewer than fifteen (15) square feet in area.
- (3) Each hallway shall have a width of at least thirty-six (36) inches and shall be level or with ramped or beveled changes at each door threshold.
- (4) All bathrooms shall have the walls reinforced around the toilet for potential installation of grab bars. Walls around the shower and tub shall be reinforced for potential installation of grab bars or a pre-manufactured tub and shower surround may be used which includes grab bar(s) certified to meet the ADA requirement to bear a 250-pound load. Wall reinforcements shall comply with the standards set forth in requirement 6, Reinforced Walls For Grab Bars of the Fair Housing Act Design and Construction Guidelines; Federal Register/Volume 56 No.44/Wednesday, March 6,1991/Rules and Regulations, a copy of which is available for inspection at the office of the City Clerk.
- (5) Each electrical panel, light switch or thermostat shall be mounted no higher than forty-eight (48) inches above the floor. Each electrical plug or other receptacle shall be at least fifteen (15) inches from the floor.
- (6) An electrical panel located outside the dwelling unit must be between eighteen (18) inches and forty-two (42) inches above the finished grade and served by an accessible route.
- (7) All hardware installed to open/close doors and operate plumbing fixtures shall be lever handles.

2. Framing and Sheathing

All wood framing and wood sheathing materials are to be manufactured by a source certified either through the Sustainable Forestry Initiative (SFI) or Forest Stewardship Council (FSC).

a. **Exterior Wall Framing** - The exterior walls shall be constructed of either of the (2) following options:

1. 2x6 studs (#2 or better wood) using, at minimum, the following advanced framing techniques for reduced lumber usage, reduced waste, and maximum insulation:

- 2x6 studs spaced at 24" on center
- Open, insulate corners
- Single insulated headers at doorways and window openings
- Elimination of jack studs and cripples on non-load bearing wall window openings
- All exterior walls shall be sheathed with either:
 - Formaldehyde-free oriented-strand board (OSB) and covered in a weather resistant barrier (house wrap) such as Tyvek or similar product (paper-based wraps will not be permitted), or
 - Minimum ¾" thick extruded polystyrene foam or other formaldehyde-free foam sheathing meeting R4 or better insulation.

2. 2x4 studs (#2 or better wood) spaced at 16" on center

- All exterior walls shall be sheathed with a minimum ¾" thick extruded polystyrene foam or other formaldehyde-free foam sheathing meeting R4 or better insulation.

Continuous termite flashing or sealant intended for this purpose shall be installed below the bottom plate of exterior walls (at foundation edges).

b. **Interior Wall Framing** – Interior walls shall be constructed of 2x4 studs (#2 or better wood). Appropriate size blocking shall be installed in areas required under the Universal Design Ordinance referenced above.

3. Energy Efficiency

Homes must be built to Build SA Green Level 1 standards and CPS Energy Smart Energy standards, as well as meet COSA Development Services HERS rating requirements.

- a. **Roof Decking** – Radiant barrier roof decking shall be used.
- b. **Insulation Material** - Attic and exterior walls will be properly insulated. The attic shall have blown-in blanket system insulation. Exterior walls will have blown-in or batt insulation installed within studs.
 - i. The attic must be insulated to a minimum R-38 value.
 - ii. Exterior walls shall be insulated to a minimum R-17 value (either R-17 within 2x6 exterior studs, or R-13 within 2x4 studs) when combined with minimum R-4 foam sheathing.

4. Electrical

- a. All electrical work will be completed in accordance with the electric code adopted by the City of San Antonio at the time the building permit is issued.
- b. The breaker box shall be located in the interior of the home in a discrete, but accessible, location. All breakers shall be clearly and accurately labeled.
- c. The home shall be pre-wired for telephone using Cat5 or better data. (1) phone outlet shall be installed in both the main living area and the master bedroom.
- d. The home shall be pre-wired for cable television, if available in the area. (1) cable outlet shall be installed in both the main living area and the master bedroom.

5. HVAC

- a. **System Requirements** - Heating and cooling equipment shall be sized according to the current ANSI/ACCA Manual J, with the duct system sized, designed, and installed according to the current Manual. All HVAC equipment will be installed in accordance with the adopted Mechanical Code in use by the City of San Antonio. The central air conditioning unit shall be a minimum of 14 SEER. The exterior unit shall be installed on a standard concrete pad per UDC code. A programmable digital thermostat will be provided and installed in an accessible location, away from direct sunlight in accordance with CPS standards.
- b. **Ductwork** - All ductwork shall be foil insulated flex duct with all ductwork joints and penetrations sealed with low toxicity mastic. Tape is not permitted.
- c. **Filtration** - A HVAC filter with a minimum MERV 8 rating (or equivalent) shall be installed. Initial filters shall be installed by the builder.

6. Plumbing

- a. All plumbing will be installed in accordance with the adopted Plumbing Code at the time the building permit is issued.
- b. Interior supply lines shall consist of cross-linked polyethylene (PEX). When feasible, all hot water supply lines to fixtures should be kept to runs of 20'-0" or less to reduce heat loss and conserve water usage. Any hot water pipes installed in unconditioned space (excluding PEX) will be insulated to a minimum R-4 value (pipes running under or through attic insulation meets this requirement).
- c. Two (2) outdoor hose bibs are required.
- d. All plumbing fixtures shall include a limited lifetime manufacturer's warranty.
- e. **Water Heater** - A 40 gallon capacity (minimum) water heater meeting the most recent National Appliance Energy Conservation Act (NAECA) Final Rule Energy Efficiency Mandates must be properly installed.

1. Program and Floor Plan Requirements

- Must have a dedicated master bedroom with private bathroom
- All homes must be fully adaptable for disability accommodations
- If home has 2 stories, it must include the following:
- Minimum (1) ½ bathroom on the 1st floor
 - Full bedroom and bathroom on the 1st floor (if home has 5 bedrooms)
 - Open concept plan. Vaulted ceiling in the family room and/or master bedroom is highly encouraged. All interior rooms shall maintain a minimum ceiling height of 8'-0"
- Kitchen pantry closet with built-in shelving
- Minimum home square footage:
 - 3 bedroom / 2 bathroom: 1,000 ft²
 - 4 bedroom / 2 bathroom: 1,100 ft²
 - 5+ bedroom / 2+ bathroom: 1,350 ft²

2. Interior Finishes and Paint

- a. **Drywall** - All interior walls and ceilings in “dry” areas (living area, bedrooms, etc.) shall be finished with standard ½” drywall. Upgraded sound absorbing/blocking drywall may be used as needed. All drywall adhesives and/or compounds used during installation must be low-VOC for improved air quality.
- b. **Drywall in Wet Conditions** - Interior walls in “wet” areas (kitchen, bathroom, laundry, etc.) shall be finished using ½” mold and moisture resistant (MMR) drywall (e.g. green board) for the first 4'-0” A.F.F. and on all wall areas surrounding tub and/or showers. Remaining walls and ceilings shall be finished with standard ½” drywall. Any adhesives and/or compounds used during installation must be low-VOC.
- c. **Wall Texture** - All finished wall and ceiling surfaces will either have a smooth, knock-down, monterey drag or orange peel texture.
- d. **Interior Paint** - Unprimed walls, ceiling surfaces, doors and trim will have (2) coats of low-VOC or zero VOC paint. Primed surfaces will have (1) coat of low-VOC or zero VOC paint. Wet areas will be painted with low-VOC or zero VOC semi-gloss paint to aid in moisture resistance.

3. Doors and Windows

- a. **Exterior Doors** - The primary (front) and secondary (rear) exterior doors shall be 3'-0” wide fiberglass, steel or solid core wood doors. A peephole shall be installed in the primary exterior door at a height of 5'-0” A.F.F. Decorative glass is encouraged, but not required.

Exterior door jambs must be tied into framing with 3” screws. A metal kick guard door jamb shield must be installed on all exterior doors.

- b. **Interior Doors** - All interior doors will have a raised panel style. Door sizing shall be in accordance with the Universal Design Ordinance. Interior doors will be finished with a wood trim casing.
- c. **Window Specifications** – Exterior windows shall consist of vinyl framed, double pane glass using a Low-E coating. Windows shall have a U-Factor of 0.35 or lower, and a solar heat gain coefficient (SHGC) of 0.27 or lower (unless other adopted City Guidelines and Standards recommend

otherwise). Window interiors will have a sill installed with minimum dimensions of ½" thick and 5¼" deep.

- d. **Window Treatment** - 2" faux wood blinds or mini-blinds must be installed at minimum in all bedrooms

4. Flooring

- a. All flooring shall be made of low-emitting materials. All necessary adhesives (where applicable) shall be low VOC or zero-VOC. All carpeting and padding (if used and where applicable) shall contain the Green Label Plus certification by the Carpet and Rug Institute, as well as Cradle to Cradle certification.
- b. All common area flooring will consist of hard surface flooring materials that are CARB- 2 compliant (California Air Resources Board Phase 2 Emission Limit Compliant) and/or NSF/ANSI 332 Gold Standard or better, such as ceramic or porcelain tile, low-VOC engineered wood, vinyl plank, and laminate flooring.
- c. Roll vinyl flooring will not be permitted.
- d. Wall-to-wall carpeting will only be permitted in bedrooms.

5. Kitchen Fixtures

- a. The kitchen sink shall be a stainless steel double-bowl model (minimum 8" deep).
- b. The kitchen faucet shall have a single lever-style handle with integrated pull down sprayer or a separate sprayer kit included; a flow rate of 2.0 gallons per minute (GPM) or less is required.
- c. A minimum ½ horsepower garbage disposal shall be installed beneath one of the sink bowls. The disposal must include a 2-year limited warranty or greater.
- d. The kitchen must be wired and plumbed for the installation of an automatic dishwasher next to the sink.
- e. Water supply shall be included at the refrigerator location for install of an icemaker. A standard valve with a recessed box shall be installed. Saddle valves are not permitted.

6. Bathroom Fixtures

- a. The bathroom sinks shall have an integral overflow drain. Plastic sinks are prohibited.
- b. The bathroom sink faucets shall have a single lever-style handle with pop-up drain; a maximum flow rate of 1.5 GPM is required.
- c. All toilets shall be ADA-height/Comfort-height and meet or exceed EPA Watersense guidelines (maximum of 1.28 gallons per flush).
- d. A one-piece tub/shower combination unit shall be installed in each full bathroom with blocking according to ADA guidelines for after-market installation of grab bars. A tiled or prefabricated roll-in shower may be substituted if needed to accommodate a disability. The shower must also have blocking installed for current or future install of grab bars. A separate tiled shower is highly encouraged in the master bathroom.
- e. A tub/shower faucet shall have a single lever-style handle; a maximum flow rate of 1.5 GPM is required.

7. Kitchen & Bathroom Cabinetry

- a. Kitchen and bathroom cabinetry shall be CARB-2 compliant, and shall be pre-finished.
- b. If no dishwasher is installed, a fully operable 24" base cabinet that can be later removed to accommodate a dishwasher must be installed next to the sink cabinet.

8. Kitchen & Bathroom Countertops

- a. Laminate countertops with a standard 4" backsplash or tile backsplash will be installed in the kitchen and must be Greenguard certified. Cultured marble countertops with side and rear splashes will be installed in the bathrooms.
- b. Tile countertops will not be permitted.
- c. Upgraded countertop (granite, quartz or similar high-quality surface) is highly encouraged.

9. Hardware & Accessories

- a. Door stops shall be installed on or behind all doors.
- b. All bathrooms shall have a toilet paper hold and at least (1) 18" towel bar installed.
- c. All bathrooms shall include a decorative or plate glass mirror at least 32" in height.

10. Appliances

- a. All household appliances included will meet Energy Star standards.
- b. The kitchen ventilation hood and clothes dryer will be properly vented to the exterior.
- c. Full-size washer and dryer connections are to be included in an enclosed, air conditioned space.
- d. The following appliances shall be included and installed per manufacturer specs:
 - Matching refrigerator, range and vent-a-hood
 - Microwaves and dishwashers are highly encouraged

11. Electrical Fixtures & Finishes

- a. All interior outlets and outlet covers will be white plastic. Dark colored covers may be substituted when accommodating for a sight impairment disability.
- b. Hard-wired smoke alarms and carbon monoxide detectors shall be installed in accordance with the current building code at the time the building permit is issued.
- c. A hard-wired doorbell shall be installed at the front door according to manufacturer's instructions.
- d. All light fixtures must use LED bulbs, including exterior fixtures. Incandescent bulbs will not be permitted. CFL's are also allowed as a second preference.
- e. Energy Star-rated ceiling fans shall be installed in the living room and in each bedroom.
- f. Ceiling fans will include a limited warranty.
- g. Exterior flood-style lights shall be installed in the front and rear of the home.
- h. A home alarm system is highly encouraged (hardwired or wireless).

LANDSCAPING AND SITE IMPROVEMENTS

1. Driveways and Parking Pads

- i. **Driveway & Parking in General** – Utilize existing curb cuts for driveways where they existing. All off street parking should be located to the side or rear of the home where possible. Parking pads located in the front yard area are not allowed.
- j. **Driveway Design** - A concrete driveway shall be constructed to accommodate (2) vehicles in a tandem arrangement at a maximum width of 12'-0". The length shall be 40'-0" or an alternate length sufficient to adequately park (2) vehicles without blocking new or existing sidewalks or right-of-way. Concrete strip ribbons will not be permitted (unless other adopted City Guidelines and Standards recommend otherwise). Upon approval by Neighborhood & Housing Services Department, driveway length may be reduced to accommodate a single vehicle if on-street parking is available directly in front of the lot.

2. Landscaping

- a. **Landscaping** – Drought tolerant sod is to be installed in the front, side, and rear yards. The front yard should include a landscaped bed which features drought-tolerant plantings.
- b. **Xeriscaping** – Water wise and xeric landscapes are highly encouraged. Any landscaping plan should avoid wholesale installation of gravel or rock mulch in traditional lawn areas. When gravel or mulch beds are installed in lieu of sod, xeric plantings should be incorporated in at least 40% of the lawn area. This may include small to medium sized shrubs and groundcover.
- c. **New Trees** – Include a minimum of two, 2" caliper trees on the property. Selected species should be appropriate for the local climate. Appropriately-sized species of shade trees should be sited on the property in a location which provides shade to the primary structure. Trees must be located proper distances from the house foundation and utility connections to avoid future interferences. At least (1) tree should be located in the front yard.
- d. **Existing Trees** - In addition to the standards required by the City of San Antonio, a tree survey is required for all new construction specifying location, species, canopy and caliper of all trees 10" and over. Significant heritage and historic trees shall not be removed unless no other site plan alternative is feasible.

All selected plant species should reference Appendix E of the Unified Development Code: San Antonio Recommended Plant List available [here](#) or the SAWS approved plant list.

3. Fencing

- a. Backyard fencing must be included. Utilization of existing side and rear fencing is allowed with prior approval by the Neighborhood and Housing Services Department. Side lot fencing, which connects the street elevation of the primary house to the side property line, must be placed behind the front wall plane of the primary structure.
- b. Fencing material matching the adjoining neighbors fence may be used upon approval, otherwise a 6'-0" wood privacy fence should be installed.
- c. Fencing that is adjacent to a side street must be 6'-0" wood privacy fencing.