

# Options to Preserve Neighborhood Character

Agenda Item 7.3

April 28, 2022

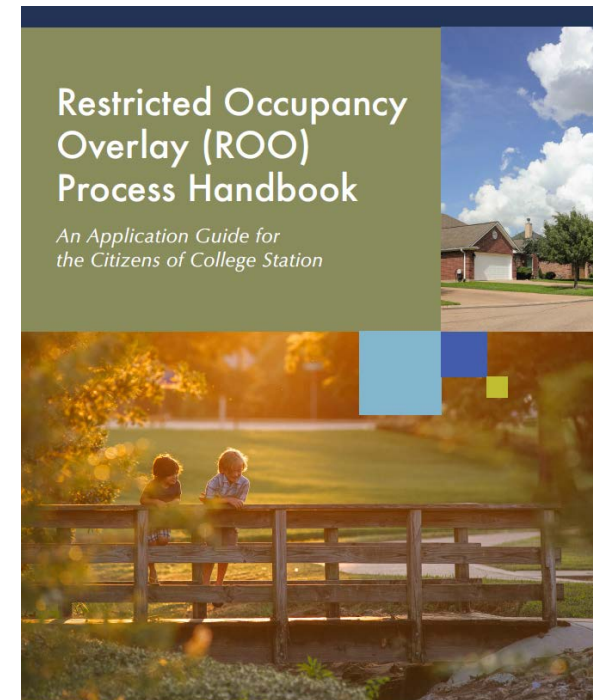
# Existing Options

## Neighborhood Conservation Overlay (NCO) District

### Optional Items:

- Minimum Setbacks
- Minimum Lot Size
- Maximum Building Height
- Tree Preservation
- Landscape Maintenance
- Maximum Lot Coverage
- Garage Access / Connection / Location
- Off-Street Parking
- Fencing

## Restricted Occupancy Overlay (ROO) District



979.764.3570 • [CSTX.GOV/ROO](http://CSTX.GOV/ROO)

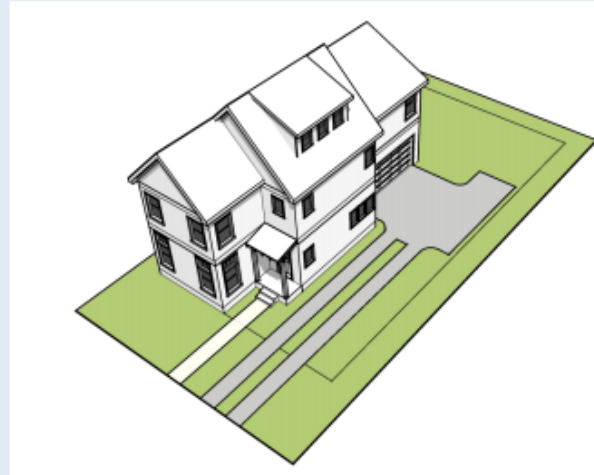


**Shared student detached housing** shall mean a detached dwelling unit on an individual lot that is designed or intended to be used for the purpose of housing more than four unrelated persons, including college students. Such use may be identified by a combination of the following characteristics:

- A dwelling unit containing more than four bedrooms, or other rooms such as dens, offices, game rooms, or alike that have the potential to be used for sleeping purposes, either legally or illegally;
- A dwelling unit containing a bedroom to bathroom parity in excess of four;
- A dwelling unit containing a high quantity of bathrooms, usually in excess of four, of which most can only be accessed through a bedroom or other room such as a den, office, or game room;
- A dwelling unit that is in excess of one story;
- The property where the dwelling unit is located does not contain a garage;
- The property where the dwelling unit is located contains a parking area that will allow parking in excess of four vehicles; and/or
- The property where the dwelling unit is located is located within two (2) miles to a campus of higher education.

# Size of Dwellings

## R2: SINGLE FAMILY (5000 SF LOT)



	Zone Standard	As Illustrated
Lot Size	5000 sf min.	5000 sf
Unit Size		1940 sf
FAR	0.4 or 1300 sf/unit	0.39
Impervious Cover	40% max.	40%

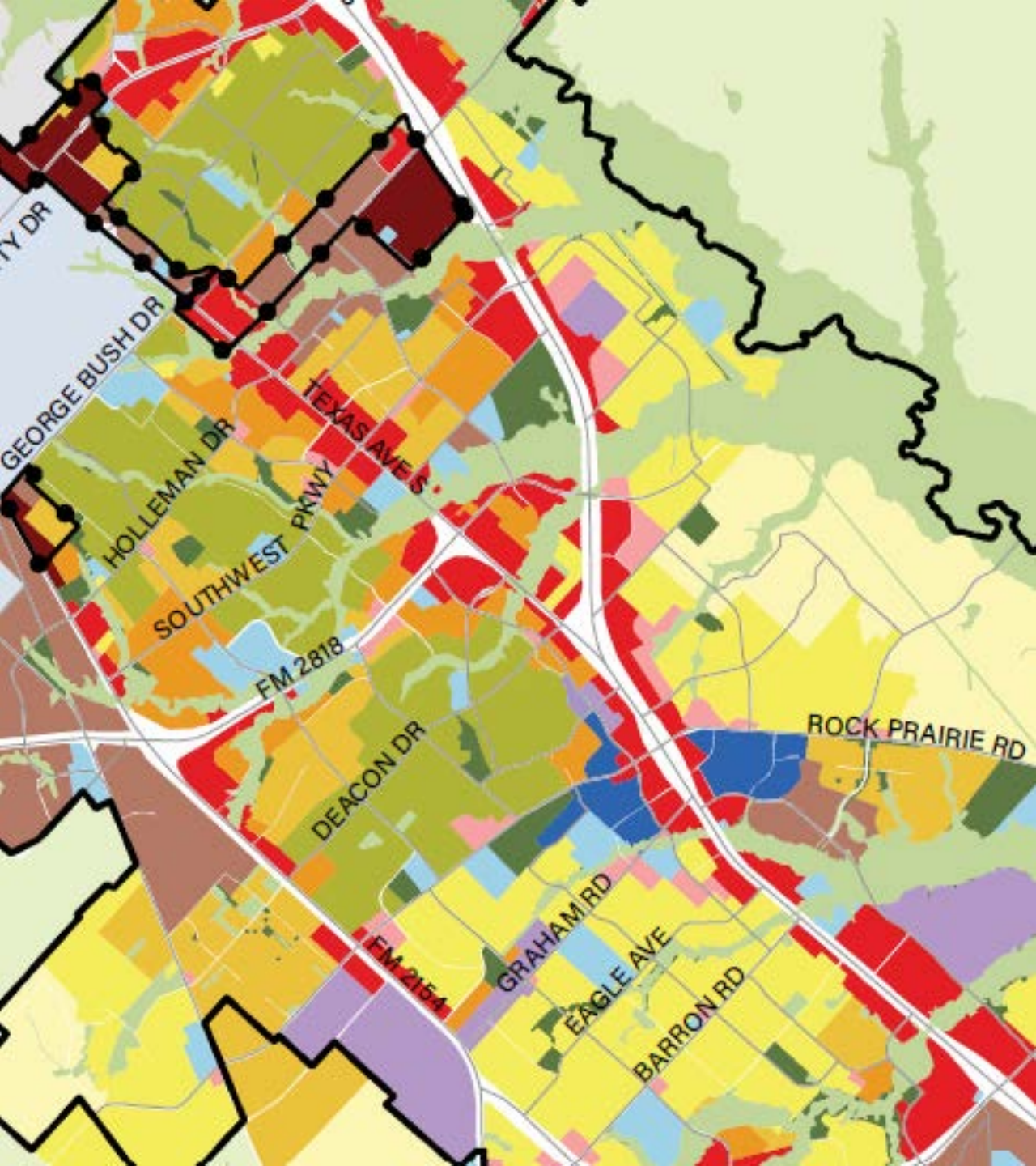
- 1 Unit
- Constrained by impervious cover and FAR

- Based on character of neighborhood
- Limits large dwellings



# High Occupancy Overlay District

- Allows for increases in occupancy with certain conditions
- Increases supply
- Allows greater density in selected areas
- Allows shared student detached housing



# City-Initiated Neighborhood Character Preservation Overlay District

- Set additional standards based on character of neighborhood, such as:
  - Setbacks
  - Lot size
  - Building height
  - Maximum lot coverage
  - Building size
  - Parking requirements
  - Garage requirements
  - Tree preservation



# Setback, Access, and Parking

- Eliminating or requiring additional approval to reduce a front setback when rear access is provided, or when side yard or rear yard parking is provided.

*Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.*

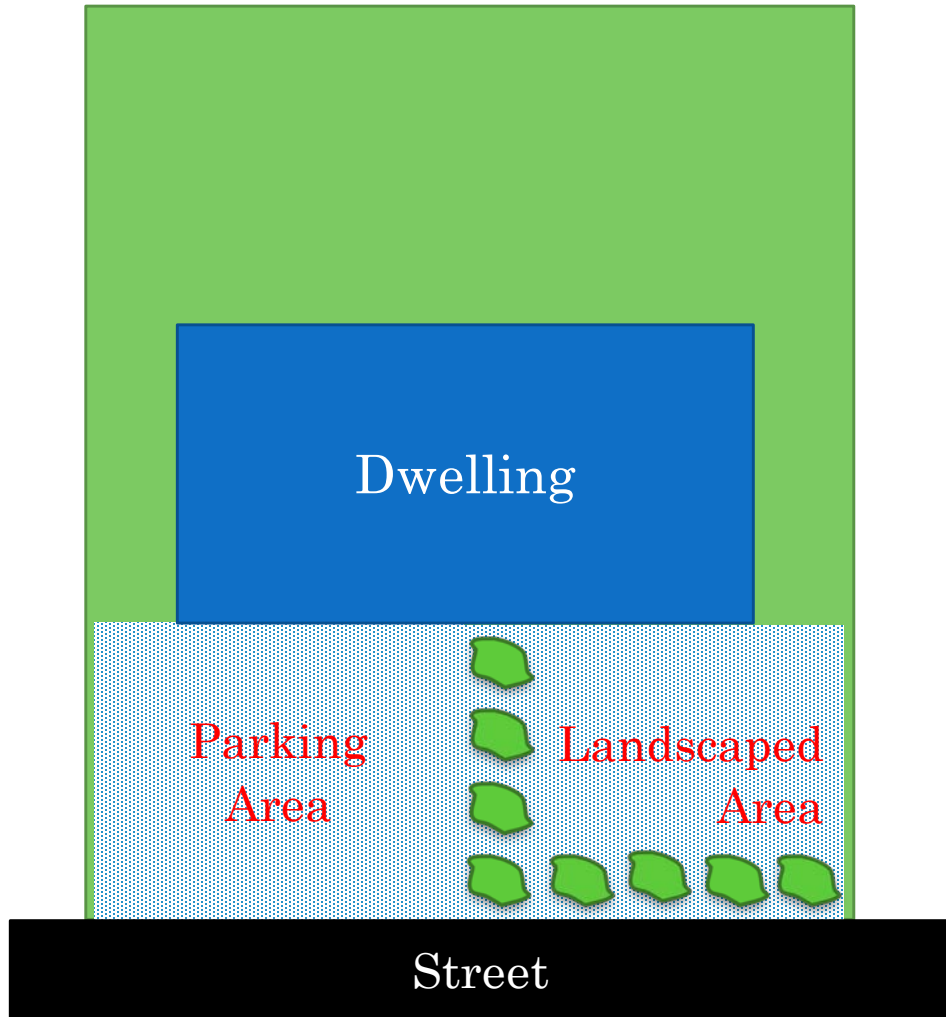
- Eliminating or requiring additional approval to have shared access.
- Eliminating the ability to combine parking areas and to require a setback to the property line.



Parking Within  
Front Setback Area



# Parking Areas and Landscape Materials



- Require semi-permanent physical separation to prevent parking on unapproved area.
- Require different materials to be used.