

DRAFT: Proposed Residential Buffering Ordinance Amendments



PLANNING &
DEVELOPMENT
DEPARTMENT

Garage Screening Standards

Current Regulations

All garages within 30' from SFR (Single Family Residential) must provide 42" opaque exterior cover per tier up to 50' height.

Proposed Amendment

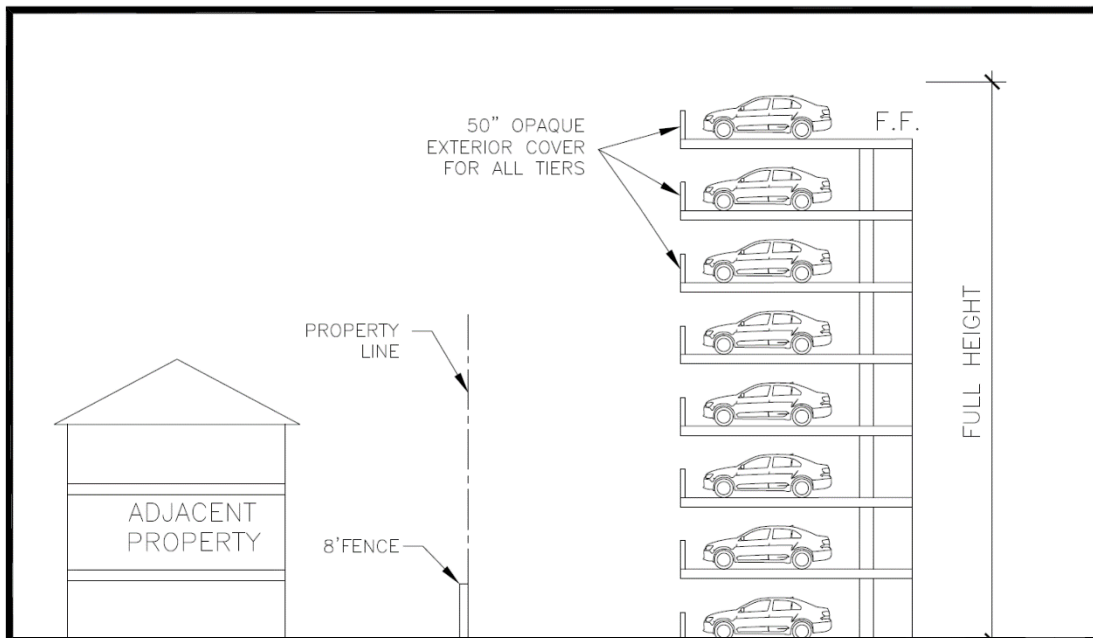
To address light from car headlights:

Provide 50" opaque exterior cover for all garage faces on all tiers except for garage faces interior to the site on campus style developments

For ramps and other sloped surfaces, the exterior cover shall be positioned to block headlights from emitting any light into adjacent properties.

The exterior cover shall be made of an opaque surface or screen mesh material of sufficient rating to block headlights.

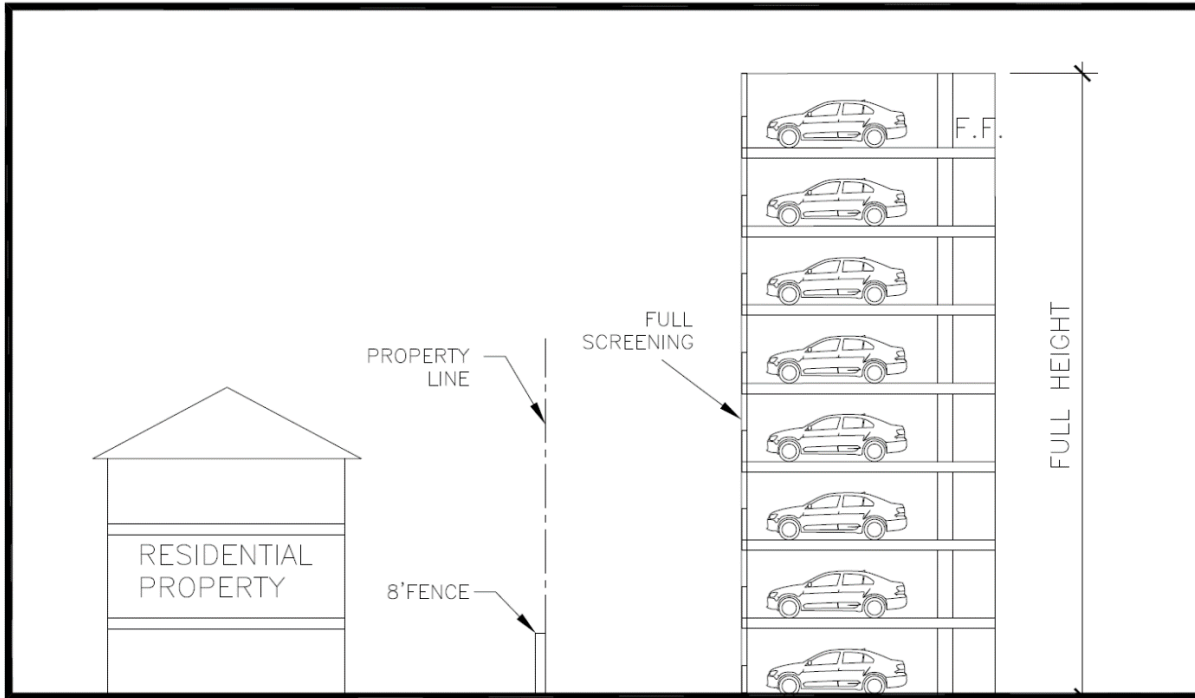
Screening must meet the "openness" and ventilation requirements of the code.



To address light from internal garage ceiling fixtures when garage faces a street or other residential development, select one of the following:

Option 1: Provide a photometric plan for all internal garage lights to demonstrate that no light trespass occurs beyond the property line that exceeds 0.2 fc (foot candles) measured at grade or;

Option 2: Provide screening for entire height of the garage facing street or abutting residential development to prevent light trespass beyond the property line that exceeds 0.2-foot candles measured at grade on the property line. Provide an acknowledging note on the plans for compliance.



Lighting Fixture Standards

Current Regulations

All wall mounted and pole mounted fixtures within 30' from SFR (single-family residential) must be full cutoff. The pole mounted fixtures must also provide house side shields.

Proposed Amendments

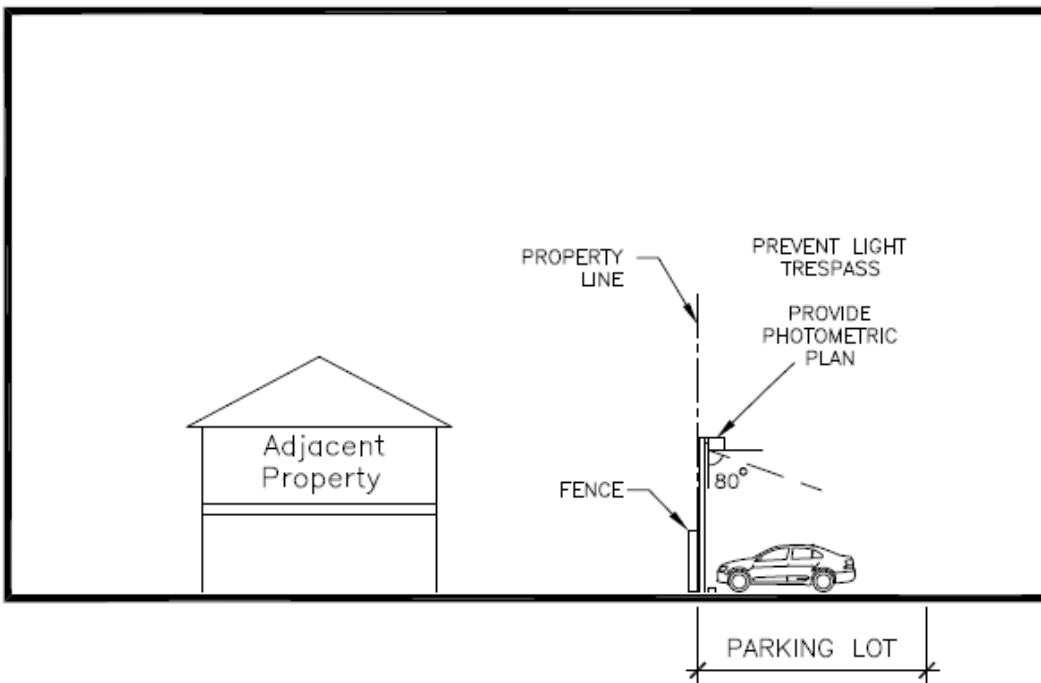
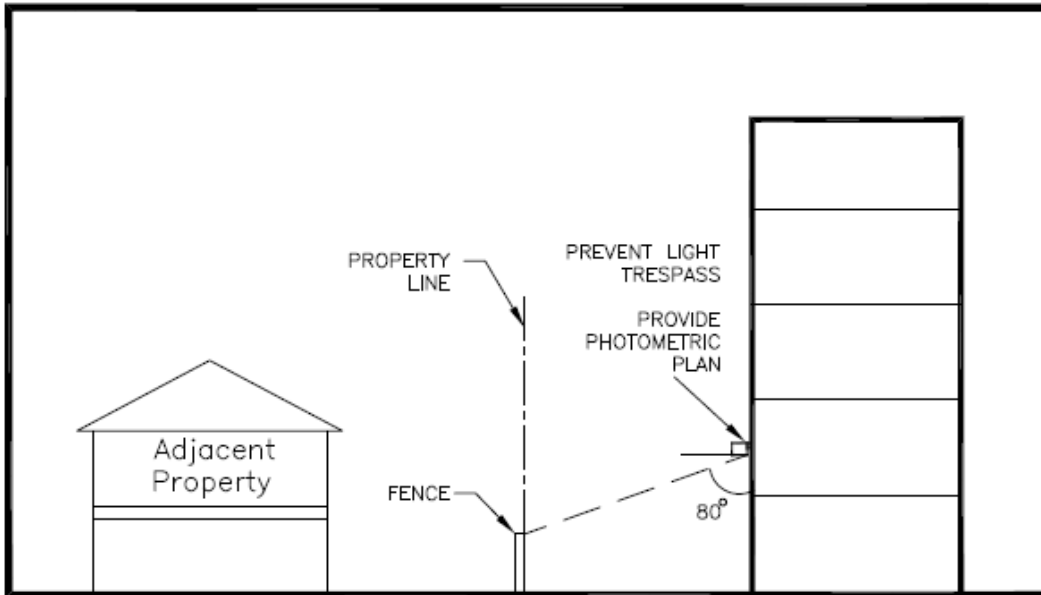
To minimize light trespass and keep unnecessary direct light from shining onto abutting residential properties or streets:

When a commercial development includes wall mounted and/or pole mounted fixtures that abut residential property and/or public streets, the following standards apply

- a) All outdoor fixtures must be designed to prevent light trespass beyond the property line that exceeds 0.2-foot candles measured at grade on the property line and provide a photometric plan for compliance. Full cutoff fixtures and house side shields as needed may be used to meet the criteria.

- b) All outdoor fixtures are required to have a maximum Correlated Color Temperature of 3,500 kelvins and a minimum Color Rendering Index of 70. Provide fixture specifications on the plans for compliance.

Exceptions to the above requirements can be considered for accent lights directed upwards, provided the fixtures are located and aimed to illuminate the task. Fixtures must also be shielded to minimize light spill into the night sky or light trespass onto adjacent residential properties and streets. In addition, light source must be fully enclosed in the fixture housing.



Dumpster/Bulk Containers Screening

Current Regulations

Screening required when dumpster/bulk container is located along or visible from address side street of the property

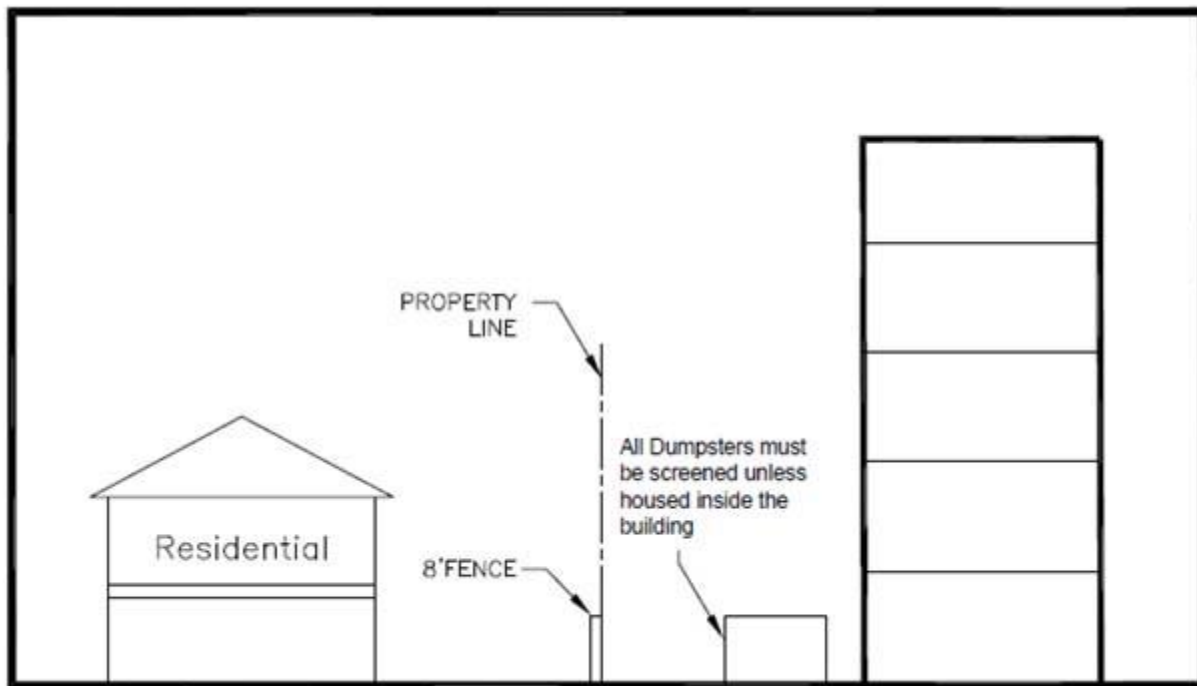
Proposed Amendments

To screen the view of dumpsters from all public streets and residential developments.

Dumpster on new developments located in a service area between a building and an abutting residential property will require a minimum 8' high solid fence or screen between the property line and the dumpster.

Dumpster on new developments that are located between a building and a public street require minimum 6' high solid fence to screen the dumpster from public view. A dumpster housed inside the building is exempt from this requirement.

The screening can be a combination of a berm, building, fence, wall, gate etc.



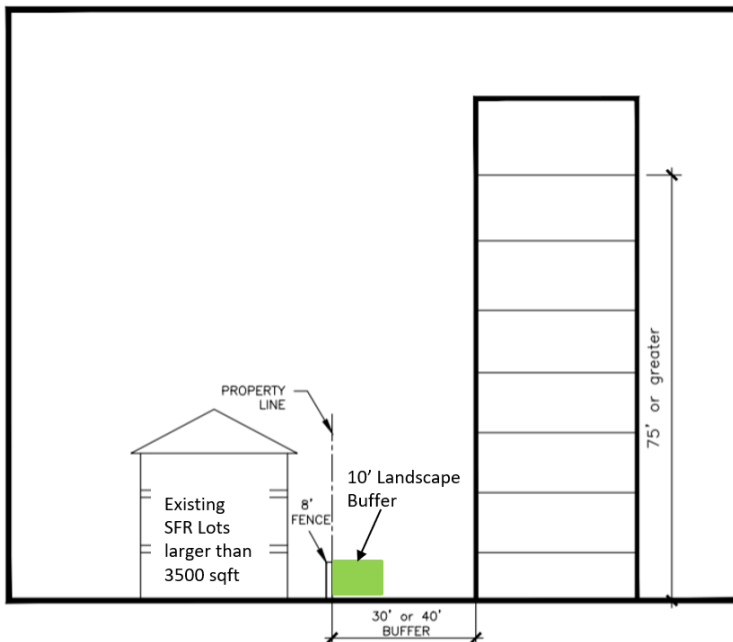
Distance Separation Standards High-Rises & Mid-Rises taller than 65'

Current Regulations

When an abutting development¹ is a high-rise building as defined by the City of Houston Building Code meets all the criteria listed on the left column, distance separation standards on the right column will apply.

Current Distance Separation Standards – High-rises	
Applicability Criteria	Distance Separation Standards
1) Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street	1) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Street 2) Min 40 feet wide buffer area if adjacent to or taking access from a local street 3) Include a 10 feet landscape buffer & an 8' opaque fence/wall 4) No structures or covered parking within the buffer area 5) Vehicular access and surface parking are allowed
2) Not located in a Major Activity Center	
3) The building is greater than 75 feet in height measured from grade to the finished floor of the highest habitable floor	
4) Majority of the property line abutting existing SFR greater than 3500 sqft	
5) Min 60% of a property line abutting SFR lots greater than 3500 sqft	

Distance Separation Standard Exhibit – High-rises



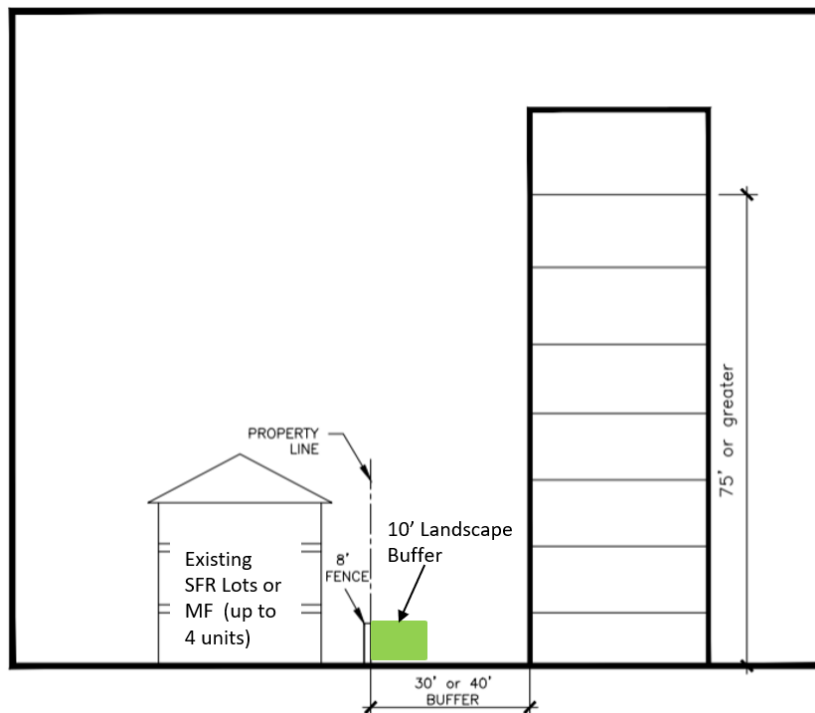
¹ According to City of Houston Code of Ordinances Sec 42-1, abutting development shall mean a structure located on property not in use for or restricted to single-family residential use that is either directly abutting or within 30 feet of property that is in use for or restricted to single-family residential use.

Proposed Amendments

- When an abutting development is a high-rise building as defined by the City of Houston Building Code meets all the criteria listed on the left column, proposed standards on the right column will apply.

Proposed Distance Separation Standards – High-rises	
Proposed Applicability Criteria	Proposed Standards
1) Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street	1) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Street 2) Min 40 feet wide buffer area if adjacent to or taking access from a local street 3) Include a 10 feet landscape buffer & an 8' opaque fence/wall 4) No structures or covered parking within the buffer area 5) Vehicular access and surface parking are allowed
2) Not located in a Major Activity Center	
3) The building is greater than 75 feet in height measured from grade to the finished floor of the highest habitable floor	
4) Majority of the property line abutting existing SFR or small-scale multi-family residential (up to 4 units)	
5) Min 60% of a property line adjacent to SFR lots or small-scale multi-family residential (up to 4 units)	

Distance Separation Standard Exhibit – High-rises



2. When an abutting development is a mid-rise building meets all the criteria listed on the left column, the proposed standards on the right column will apply.

Proposed Distance Separation Standards – Mid-rises	
Proposed Applicability Criteria	Proposed Standards
1) Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street	1) Min 15 feet wide buffer area 2) Provide an 8' opaque fence/ wall 3) No structures or covered parking within the buffer area 4) Vehicular access and surface parking are allowed
2) Not located in a Major Activity Center	
3) The building is greater than 65 feet in height measured from grade to the average height of the highest roof surface and abuts or takes access from only a local street	
4) Majority of the property line abutting existing SFR or small-scale multi-family residential (up to 4 units)	
5) Min 60% of a property line adjacent to SFR lots or small-scale multi-family residential (up to 4 units)	

Distance Separation Standard Exhibit – Mid-rises Taller than 65'

