

Vicinia					
URBAN REGULATION INSTRUCTIONS					
Land Classifications	The Guiding Principles for VICINIA are developed around an organized system of land classifications intended to compliment the specific sections of the San Antonio Unified Development Code (UDC), more specifically the Transit Oriented Development (TOD), which encourages mixed use of residential, commercial, retail within an identified high capacity transit area. VICINIA is intended to follow the historic structure of San Antonio. This timeless pattern is intended to promote pedestrian activity, community identity, built around a transit centric hub. Where conflicts occur the UDC will govern.				
	Architectural (Building) Typologies	Village Context			Horizontal Placement BTL : Build to Line (Mandatory)
		T5	(Intentionally Left Blank)	T4	
Commercial/Retail		0-5			Frontage
		0			Non-street Frontages
		10			Rear
Mixed Use (Multifamily)		0-5		0-5	Frontage
		0		0	Non-street Frontages
		10		10	Rear @ Non-Alley
Mansion Condos		3-5			Frontage
		5 min			Minimum Side (Left & Right)
		10 BTL			Rear @ Non-Alley
Rowhouses/Townhouses (Single Family Attached)				3-5	Frontage
			0 BTL	Non-street Frontages	
			0 or 10 BTL	Rear @ Alley @ Back-out Parking	
			0 BTL	Rear @ Alley @ All other Structures	
	See Outbuilding Horizontal Placement Instructions Below				Outbuilding/Garage @ Termin. Alley
General Instructions	Building Use	All types shall permit residential or commercial use at all stories except for townhouses and mansion condos; see land use classifications above.			
	Building Configuration	Buildings exceeding 2 stories shall incorporate a base, middle, and cap per UDC 204(O)-1			
	Civic Uses	Civic buildings designed specifically for civic functions (see civic buildings definition), shall not be subject to the requirements described in the urban regulating instructions. The particulars of civic building design shall be immune from this specificity. As animators of the public realm, these exceptions serve to allow architecture that accents and celebrates the community's life in its more public and civic goings-on. In order to support this civic worth, it is of utmost importance, that the private built environment, which serves primarily to define the public realm, maintain strict compliance with the restrictions described in the urban regulating instructions.			
	Corner Lots	Buildings occurring on corner lots shall be treated as a principal elevation on both frontages.			
	Outbuilding/Garage	Allowed only at townhouses. Outbuildings shall permit living and limited office use (a maximum size of 900 SF).			
	Parking	Automobile storage of adequate size and access shall be provided within the lot in accordance with the city of San Antonio, or as defined in the city of San Antonio UDC and amendments thereafter. Follow UDC 35-208-2.			
	Horizontal Placement Instructions	Facade	The placement of the façade at the front setback line shall be mandatory unless otherwise shown, showing no more than two corners to the frontage. Follow UDC 35-204 (O)(1-11)		
Fences and Garden Walls		In the absence of building, garden walls and gates shall be built from 0 - 8' from the applicable setback line in accordance with the setback. Follow UDC 35-510 (H)(1-4)			
Dooryard		Dooryards shall be provided as indicated on the urban regulating opportunities and constraints plan. The wall shall be located @ the frontage line in accordance with the "corner lots" view triangle and shall be a height of 2'-6" above the leading edge of the sidewalk @ the frontage line. The first floor shall be elevated above the leading edge of the dooryard a min. of 3'-0".			
Corner Lots		Buildings on corner lots shall hold clear a view triangle as approved in the San Antonio UDC. See street sections and details.			
Parking		There shall be a minimum 15' procenium from the property line per UDC 35 208(P). Parking should be located in the center of the block. The parking and sidewalk system shall be landscaped to provide shade and shelter the street edge. Provide through-block connectors to provide accessibility between parking and building frontages @ intervals not to exceed 150 feet.			
Outbuilding/Garage @ Terminated Alley Parking			Outbuilding/garage occurring at terminated alley lots can be built @ the frontage line of the terminated lot. Rear alley access @ backout parking and side		
Vertical Placement Instructions		Porches, Balconies, and Stoops	Porches, balconies, and stoops shall be provided in any one of the combinations shown in the building placement guidelines and in accordance with the Urban Regulating Plan.		
	Main Floor	The first floor level shall be elevated above the grade at the porch or stoop a minimum of 2'-6", except that commercial uses shall be near sidewalk grade.			
	Floor Heights	The first story interior clear height shall be no less than 12' nor more than 16'. All others shall be 9'-10' clear height min.			
	Corner Lots	All lots occurring at block corners shall be a minimum of 4 stories.	All lots occurring at block corners shall be 2.5 stories minimum.		
	Roofs	Buildings may have flat roofs enclosed by parapets or sloped roofs in accordance with the architectural guidelines.			