RECOMMENDED BUILDING STANDARDS

HOUSTON HISTORIC DISTRICTS DESIGN GUIDELINES
PROJECT STRATEGY REPORT

INTRODUCTION

This appendix presents a table of the recommended design standards for each historic district. These are variables that can be measured to address the size, form, location and height of buildings. The recommended standards are tailored to each district and were derived by combining information from:

1. Results of the Compatible Design Survey, which was distributed to all property owners within the historic districts. (The detailed data from those surveys are presented in Appendix D and a more condensed summary of responses is presented in Appendix C.)

2. An analysis of existing building data from the city's Geographic Information System and other sources. This includes lot coverage, floor area, and building age. Maps showing the ratings of buildings as contributing structures and noncontributing structures and historic Sanborn insurance maps also were included in this analysis. (These background maps appear in Appendix F.)

3. The consultant's consideration of design standards in similar conditions from other cities.

Also see Section 6 of the Strategy Paper for an explanation of how the recommended design standards would be applied.

NOTE:

The recommended design standards are in draft form for discussion purposes only. This material has not been reviewed by the City's legal counsel and is not final until after council consideration.

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This chart provides preliminary recommendations for prescriptive standards to be included in the design guidelines. These numbers will be refined in the next phase of the project. For more information on the process of determining the prescriptive standards, see Section 5 of the Strategy Paper. The intent is to remain consistent with existing deed restrictions; in some cases the standards recommended here, however, may be more restrictive.

	Freeland			Houston Heights (East, South, West)						Norhill			Woodland		
Lot Size (square feet)	<6000	6000-6999	7000+	<4000	4000-4999	5000-5999	6000-6999	7000-7999	8000+	<6000	6000-6999	7000+	<6000	6000-6999	7000+

Site Design Tools

Primary Building Setbacks

- **Front** — Locate new building within the range of contributing buildings along the block. (applies to all districts)
- **Side** — 5' minimum, cumulative setback 15' maximum (applies to all districts)

	Freeland	Houston Heights	Norhill	Woodland
• Rear Yard	15' minimum (1-story) / 20' minimum (2-story)	20' minimum	15' minimum (1-story) / 20' minimum (2-story)	15' minimum (1-story) / 20' minimum (2-story)

- **Corner Yard** — Locate new building within the range of typical contributing buildings along the block. (applies to all districts)

Lot Coverage

	Freeland			Houston Heights						Norhill			Woodland		
	44%	42%	40%	44%	44%	42%	40%	38%	36%	40%	38%	36%	42%	40%	38%

Garage Setbacks

- **Front** — 60% of lot depth min. (applies to all districts)
- **Side** — 3' minimum (applies to all districts)
- **Rear Yard** — 3' minimum (applies to all districts)
- **Corner Yard** — Locate new building within the range of typical contributing buildings along the block. (applies to all districts)

Building Design Tools

Building Size

	Freeland			Houston Heights						Norhill			Woodland		
• Floor Area Ratio (FAR)	.44	.42	.40	.48	.48	.46	.44	.42	.40	.44	.42	.40	.44	.42	.40

Primary Building Wall Length

- **Front wall** — 30' maximum before offset (applies to all districts)
- **Front wall offset** — 5' minimum (applies to all districts)
- **Side wall** — 40' maximum before offset (applies to all districts)
- **Side wall offset** — 1'- 6" minimum (applies to all districts)

Primary Building Height

	Freeland	Houston Heights	Norhill	Woodland
• Overall building height maximum	28'	30'	28'	28'

Garage Height

	Freeland	Houston Heights	Norhill	Woodland
• Overall building height maximum	20'	20'	16'	20'