
Houston Heights Historic Districts

Design Guidelines Revisions



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Strategy Document, released in February 2017

- Identified findings and initial recommendations

First Draft Document, released in June 2017

- Established measurable standards

Second Draft Document, released in August 2017

- Reduced cumulative side setbacks for one-story new buildings or additions from 15' to 10'
- Increased exemptions to Lot Coverage and FAR
 - Exempt accessory buildings; open or screened porches
 - Increased garage exemption from 250 SF to 400 SF for garage and garage apartment
- Increased Finished Floor Height from 30" to 32"
- Increased Plate Heights from 8' and 9' for first and second floors, to 9' and 10' for first and second floors
- Increased garage Ridge Heights from 25' to 26'

Current Document, approved by Commission in June 2018

- Increased Finished Floor Height from 32" to 36"
- Reduced setback for garages placed at back of lot
- Reduced side setback requirements for lots under 35' wide to 3' on each side
- Increased exemptions from FAR and Lot Coverage
 - Exempt all attic space, with or without dormers
 - Increase exemption for detached garages and garage apartments to 528 SF for each (totaling 1,056 SF over 2 stories)
 - Exempt 264 SF of one-story attached garages on a one-story structure