

Belmont Addition Conservation District - Summary of Ordinance

Issue	R75 Zoning	BACD Ordinance
Front Setback	25 feet.	Average per each block face for front setback
Side Setback	5 feet.	5 feet on one side and 10 feet on the other side for main structure. 3 feet for accessory structures under 15 feet tall.
Rear Setback	5 feet for all structures except those enclosed with alley access.	Unchanged for accessory structures. For main structure, requires 20 feet for Llano, 30 feet for Velasco, 40 feet for Palo Pinto and Goliad and 50 feet for Belmont. For corner lots, no accessory structure closer than the main. Garages open to alley require 20 foot minimum setback from alley.
Front Fences	No higher than 4 feet.	Front yard fences are no longer permitted.
Side and Rear Fences	No higher than 9 feet. No restriction on materials.	Side fences no higher than 6 foot and rear fences no higher than 9 foot. Must be made of brink, chain link, stone, wood wrought iron or a combination of these. Side fence must be set back from front main façade at least 5 feet.
Front Paving	No restriction	No more than 30 percent of the front yard may be paved or covered with hardscape, and the parkway may not be paved except for sidewalks.
Satellite Dishes	No restriction.	Satellite dishes cannot be mounted to the front façade of the structure.
Front Retaining Walls	No higher than 4 feet.	Retaining walls cannot be more than 6 inches above ground being retained. Must be made of reinforced masonry. No distraction between front and side retaining walls, but a retaining wall may be cut into the grade to retain ground near a side driveway.
Front driveways	Driveways must be made of concrete or asphalt, 9-30 feet wide and have at least 1 off-street parking space.	Driveways are limited to between 8 and 10 feet. No circular drives allowed. Driveways must be made of brick, concrete, stone or similar material (i.e., not dirt or loose stones). Side yards must choose between having a driveway enter from the front or the side of the lot, but not both. Other lots must choose between and front or rear driveway, but not both.
Garages, Carports, Porte Cacheres	If not in the rear 30% of the lot, must have a 5 feet setback.	Porte Casheres and carports may not be enclosed. Accessory structures must be “located to the rear” of the main structure and must match the main structure. Garages, whether attached or detached, must be located at the rear of the structure, i.e., no front-entry garages.
Front Porches	No restriction.	All styles except Colonial Revival require a front porch, which cannot be enclosed and must be at least 8 feet deep. Porches must also be: 50% of width of front façade on Craftsman and Prairie and between 25% and 50% on Tudor. Existing porches may not be enclosed.
Architectural Style – new construction	No restriction.	New structures must be Colonial Revival, Craftsman, Prairie or Tudor if existing structure is intentionally destroyed. If a structure is unintentionally destroyed, it may be rebuilt in its original form or in one of the 4 allowed styles. Contributing features required for each style are specifically defined by the Ordinance.
Architectural Style – remodeling/additions		Additions and remodeling must match original structure’s architectural style for pre-1945 homes and must be in Craftsman, Prairie, Colonial Revival or Tudor for post-1945 structures. See the Ordinance for additional restrictions.
Height and Stories	No restriction.	30 feet height restriction. Craftsman, Prairie and Colonial Revival may have 2 stories. Tudors may have up to 1 ½ stories. 2 nd stories on Craftsman are limited to 70% of first story and must be

		set back from 1 st story.
Lot Width and Coverage	7500 square foot minimum but no restriction on width.	The minimum lot size is 7,500 square feet. New home construction is limited to using 40% of the lot (for all structures combined), while original structures can use up to 45% of the lot. Lots may not be replatted.
Building Material		Defined by each architectural style in the Ordinance.
Roof Material and Slope		Defined by each architectural style in the Ordinance. For all styles, corrugated plastic is not allowed, and built-up, membrane, rolled and tar-and-gravel roofing only allowed on roofs with a slope of 10 degrees or less.
Foundations	No restriction.	Must be 12 inches above final grade.
Accessory Structures	No restriction.	Newly constructed accessory structures must be located to the rear of the main structure and must match the architectural style of the main structure. Existing structures not located at the rear of the lot can be maintained and repaired, but they cannot be enlarged, altered or replaced. Setbacks for accessory structures are set out in the Ordinance.
Slope of grade	No restriction.	The existing slope of the grade cannot be altered, i.e., a hilled lot cannot be leveled to street-level and dirt cannot be added to create a hill. One lot cannot drain onto another lot. A retaining wall may be cut into a slope for a side driveway.
Steps	No restriction.	The rolling/waterfall steps must be retained. If damaged and must be replaced, then they have to be replaced in the rolling/waterfall style.
Windows	No restriction.	Windows must match the architectural style as defined in the Ordinance. For all styles, windows must be wood or look like wood, i.e., no modern-style vinyl or metal windows. Glass block cannot be used on the front façade. Windows must be transparent glass, stained glass or leaded glass.
Demolition	No restriction.	No restriction, though permit is required.