

Presentation to the Council Committee

Residential Buffering Ordinance Amendments

December 13, 2022

Suvidha Bandi, Principal Planner



PLANNING &
DEVELOPMENT
DEPARTMENT

LIVABLE PLACES ACTION COMMITTEE

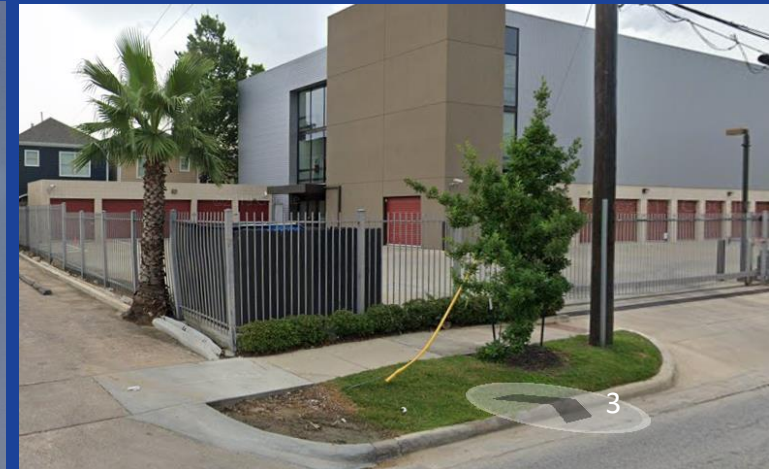
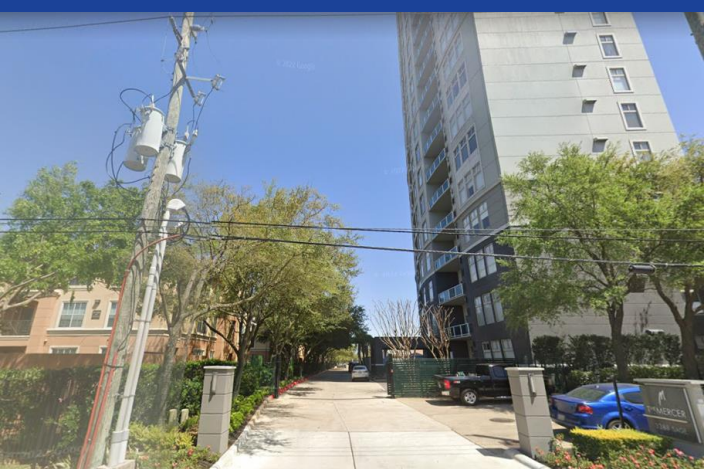
The Livable Places Action Committee is creating opportunities within our development standards that encourage housing variety and affordability.



www.HoustonPlanning.com

PROPOSED AMENDMENTS

- Residential buffering standards (Chapter 42)
- Garage screening standards (Section 406 Construction Code)
- Lighting fixture standards (Section 513 Electric Code)
- Bulk container screening standards (Chapter 39)



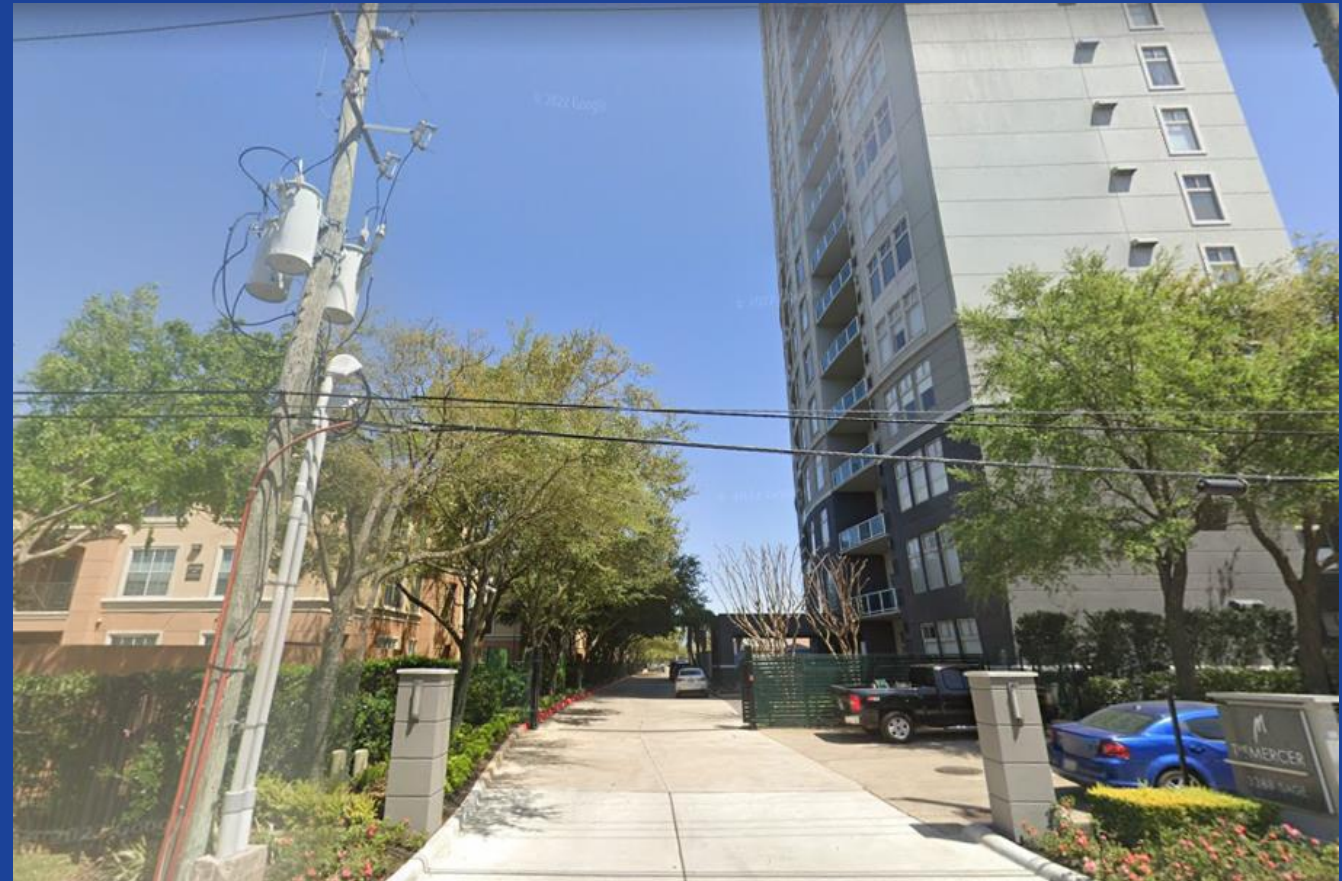
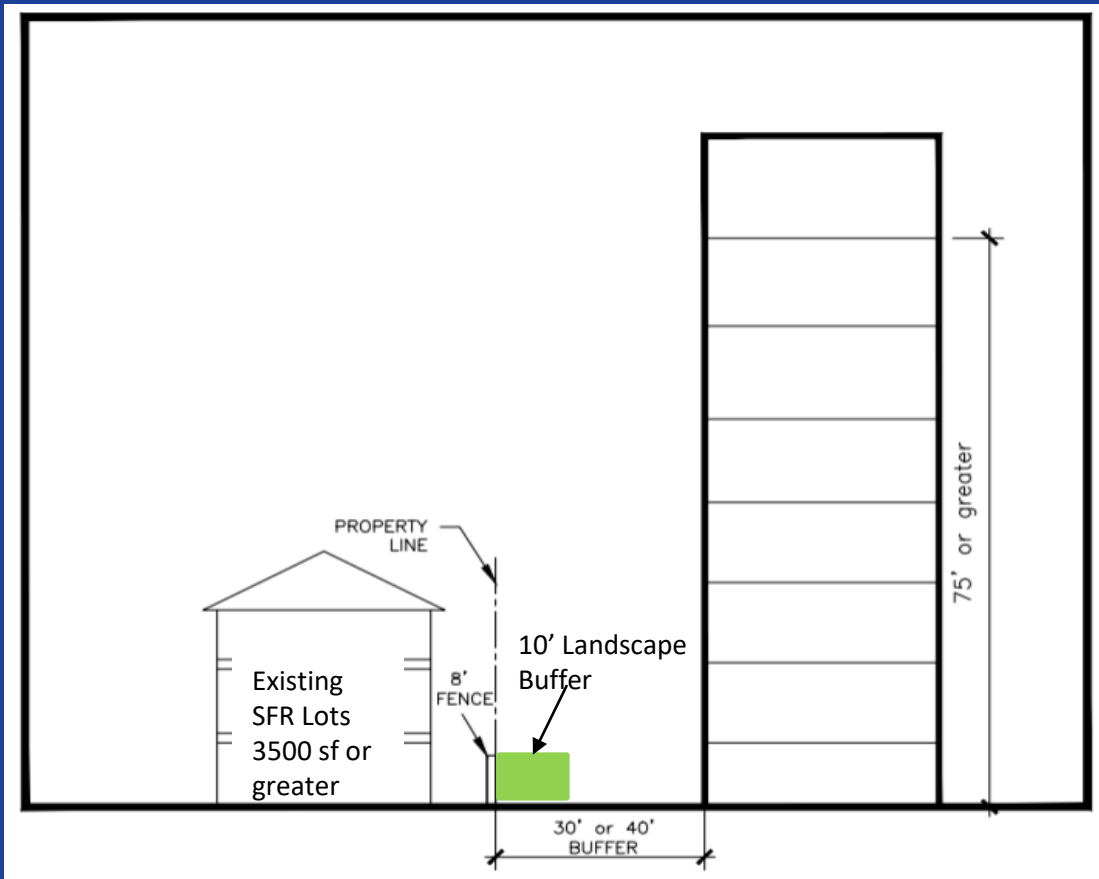
RESIDENTIAL BUFFERING STANDARDS

Changes with the amendments

- High-rise structures (taller than 75' to the highest habitable floor)
 - must provide buffer (of 30–40 feet) from all single family residential and multi unit residential developments
 - when along local or collector streets
- Mid-rise structures (taller than 65')
 - must provide buffer (of 15 feet) from all single family residential and multi unit residential developments
 - when along only local street

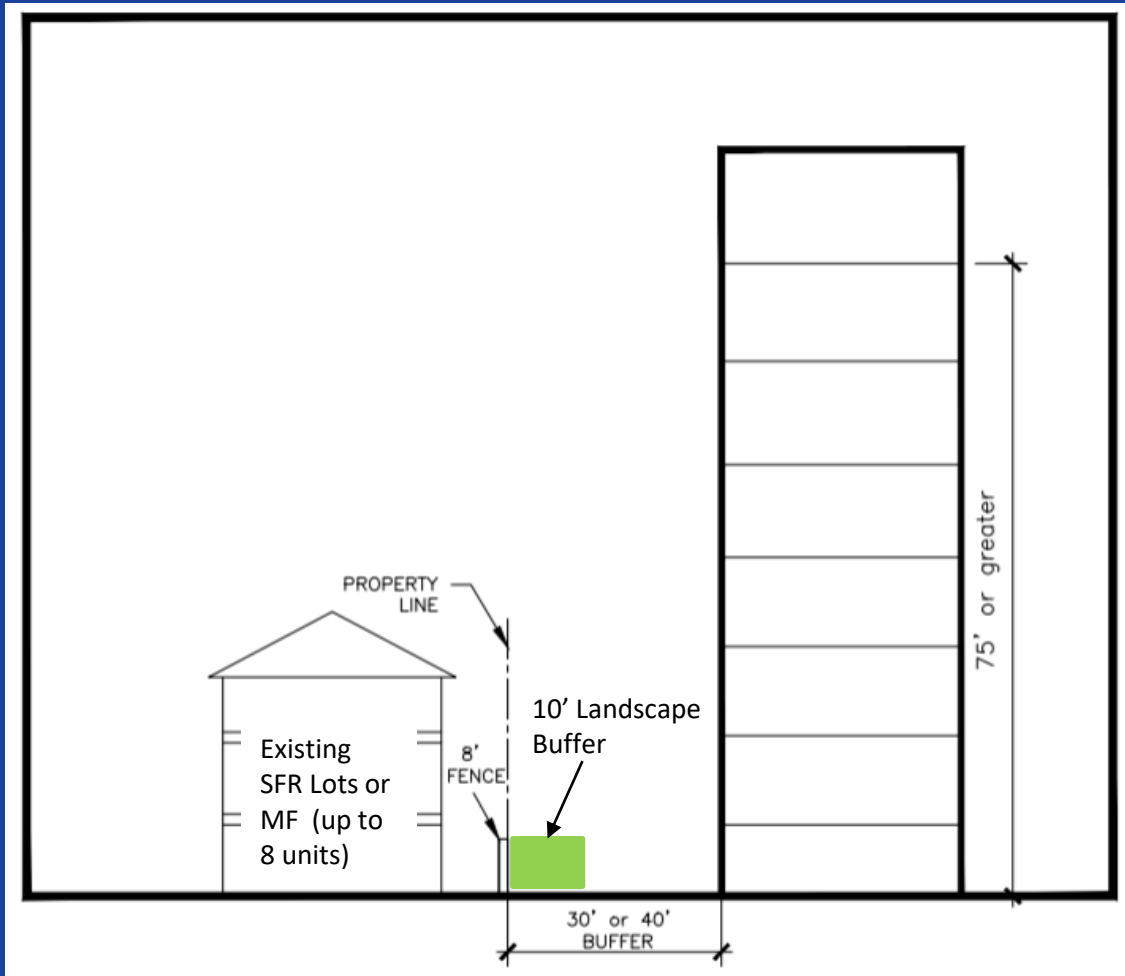
CURRENT RESIDENTIAL BUFFERING STANDARDS

Current Buffering Standards for developments meeting all the compliance criteria:

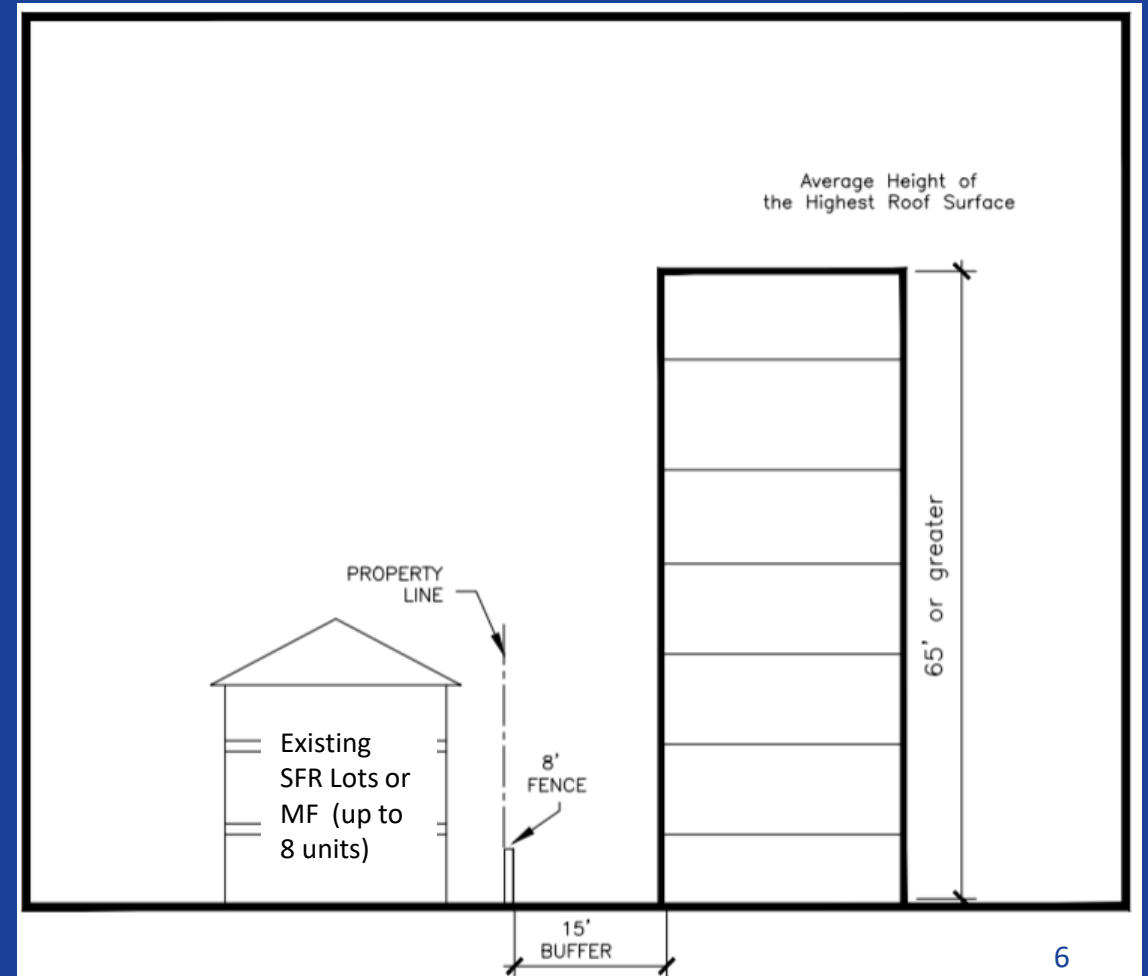


PROPOSED RESIDENTIAL BUFFERING STANDARDS

(1) High-rises



(2) Mid-rises



GARAGE SCREENING STANDARDS

Changes with the amendments

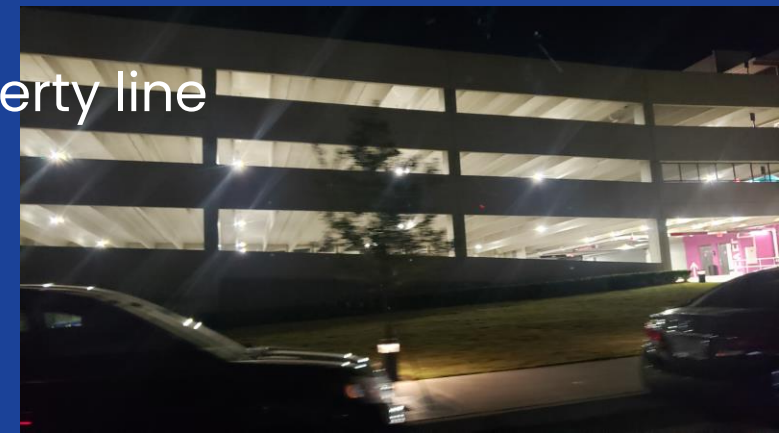
To help block light from car headlights

- All parking garages faces
 - Abutting or across the street from residential development
 - Provide exterior cover of 50 inches for all floors of parking



To help block light from garage ceiling fixtures

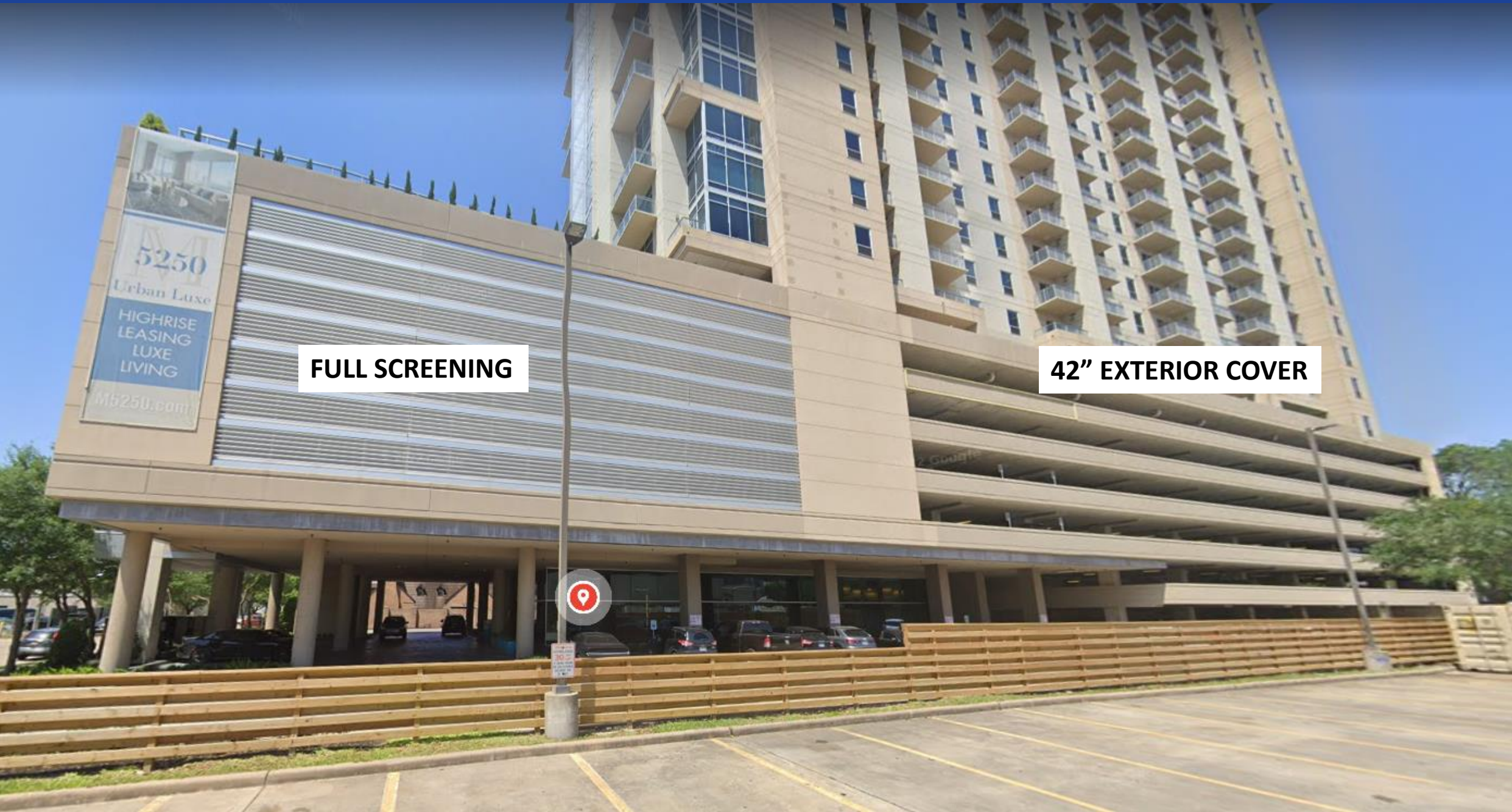
- Parking garage structures
 - Abutting a public street, or residential development
 - Not create light trespass more than 0.2fc at the property line
 - Focus internal ceiling light fixtures appropriately OR
 - Provide full screening



5250
Urban Luxe
HIGHRISE
LEASING
LUXE
LIVING
M5250.com

FULL SCREENING

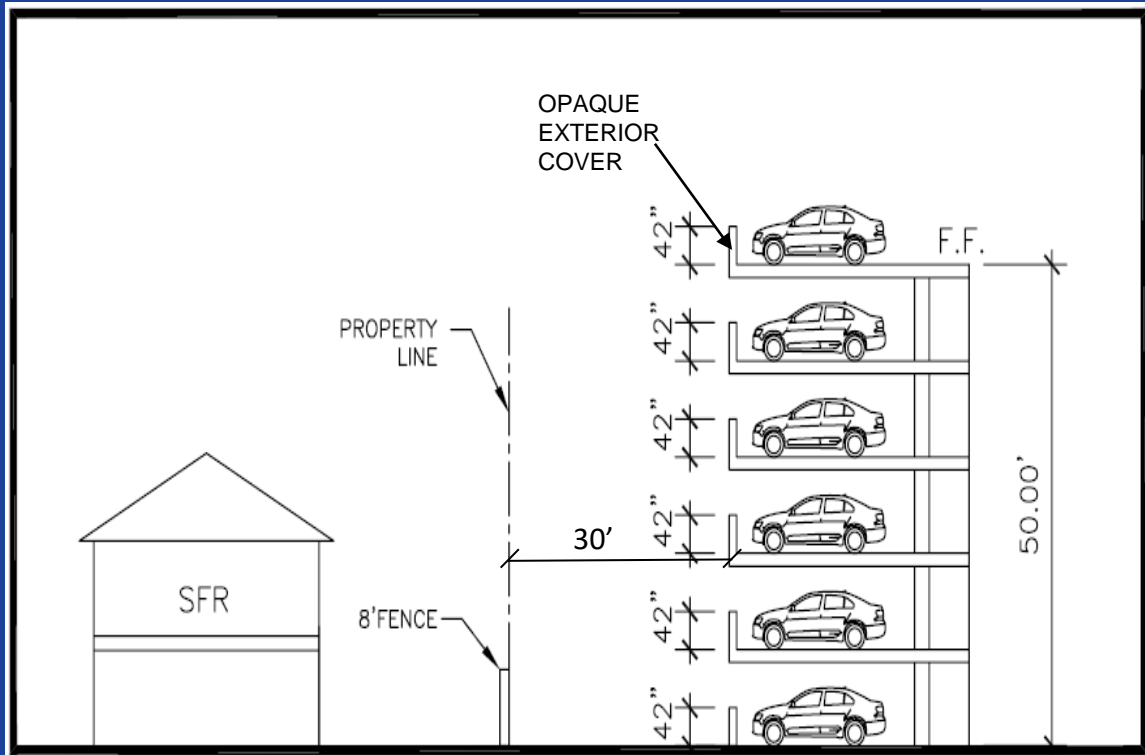
42" EXTERIOR COVER



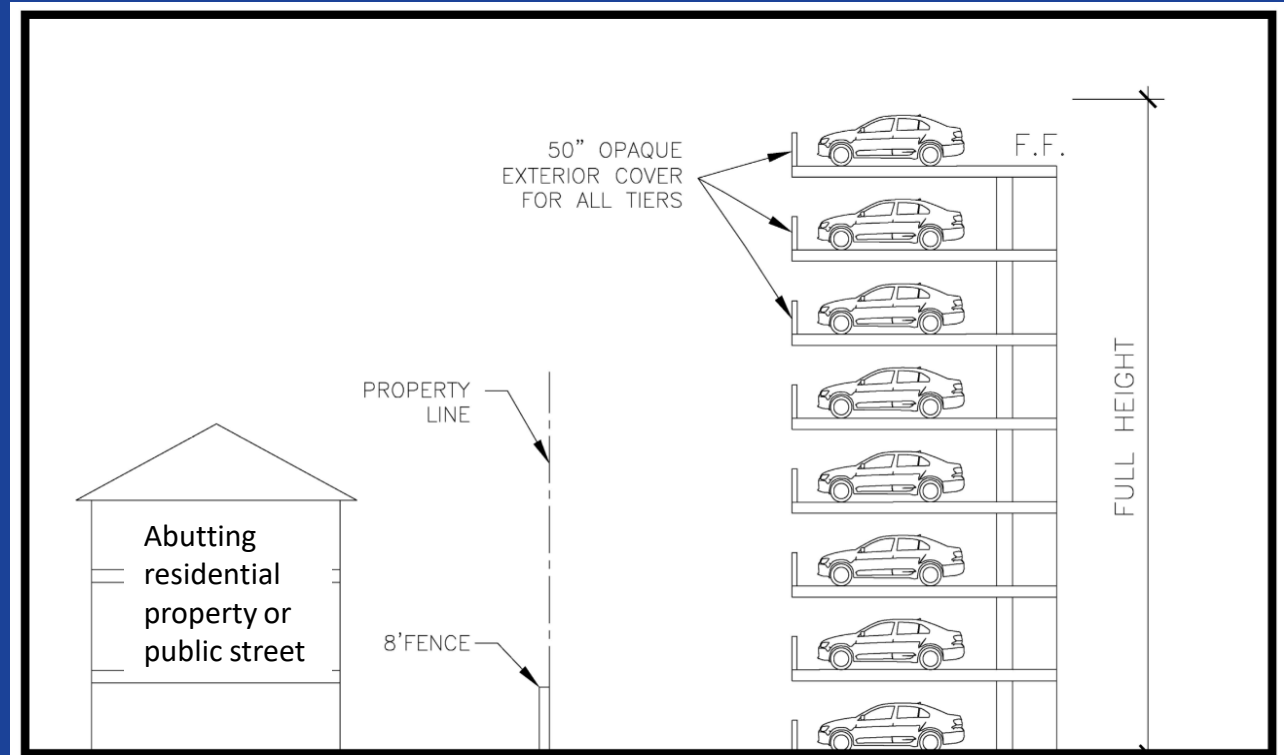
GARAGE SCREENING STANDARDS

To address lighting from car headlights:

Current Standards


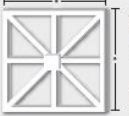

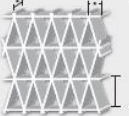

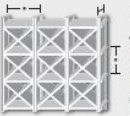

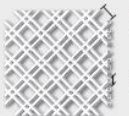

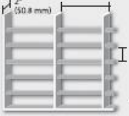

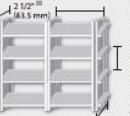





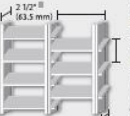



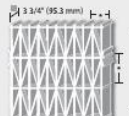
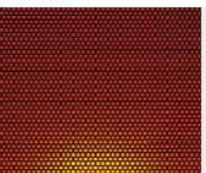



Proposed Standards



GARAGE SCREENING STANDARDS

To address light from garage ceiling fixtures:

<p>MEDALLION</p>   <ul style="list-style-type: none"> • Both dimensions 1' to 2' (304.8 mm to 213 mm) • Individual or multiple medallions in a single frame 	<p>MARQUIS</p>   <ul style="list-style-type: none"> • Both dimensions 2' to 5' (50.8 mm to 152.4 mm) • 7' to 16' (177.8 mm to 406.4 mm) • .081" or .125" bars 	<p>MYRIAD XXX</p>   <ul style="list-style-type: none"> • 3 3/4" (95.3 mm) • Both dimensions 4' to 12' (101.6 mm to 304.8 mm) • Blades .081" thickness, frames .125" thickness
<p>LATTICE</p>   <ul style="list-style-type: none"> • 3' to 12' (76.2 mm to 304.8 mm) • 2" min (50.8 mm) • .125" blade thickness 	<p>SENTRY</p>   <ul style="list-style-type: none"> • 2" (50.8 mm) • 3' to 12' (76.2 mm to 304.8 mm) • 3' to 5' (76.2 mm to 152.4 mm) • Aluminum or optional stainless steel 	<p>MYRIAD CONTINUOUS</p>   <ul style="list-style-type: none"> • 2 1/2" (63.5 mm) • 4' to 12' (101.6 mm to 304.8 mm) • 2' to 12' (50.8 mm to 304.8 mm) • 1 1/2" blade (38.1 mm) • 0°, 45° or reverse slope
<p>MODULAR</p>   <ul style="list-style-type: none"> • 2' to 5' (50.8 mm to 152.4 mm) • Both dimensions 2' to 12' (50.8 mm to 304.8 mm) • .081" or .125" thickness interlocking bars 	<p>CIRCULAR</p>   <ul style="list-style-type: none"> • 4" (152.4 mm) • 6" (152.4 mm) • 4" Depth • 0° slope shown, 30° and 45° available 	<p>MYRIAD STAGGERED</p>   <ul style="list-style-type: none"> • 2 1/2" (63.5 mm) • 4' to 12' (101.6 mm to 304.8 mm) • 2' to 12' (50.8 mm to 304.8 mm) • 1 1/2" blade (38.1 mm) • 0°, 45° or reverse slope
<p>MODULAR BOLD LINE</p>   <ul style="list-style-type: none"> • Both dimensions 3' to 12' (76.2 mm to 304.8 mm) • 1/8" width blade fascia • 45° slope • 3" (76.2 mm) 	<p>MYRIAD DIAMOND</p>   <ul style="list-style-type: none"> • 3 3/4" (95.3 mm) • Both dimensions 4' to 12' (101.6 mm to 304.8 mm) • Blades .081" thickness, frames .125" thickness 	<p>PERFORM</p>   <ul style="list-style-type: none"> • Available patterns: Round holes, Square holes, Round and slots, Square and slots, Straight rows, Staggered rows • Max dim. in one direction 48"

||| Varies based on wind loading requirements.

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Ⓞ For comprehensive information on these products, visit www.csgroup.com/geometricgrilles



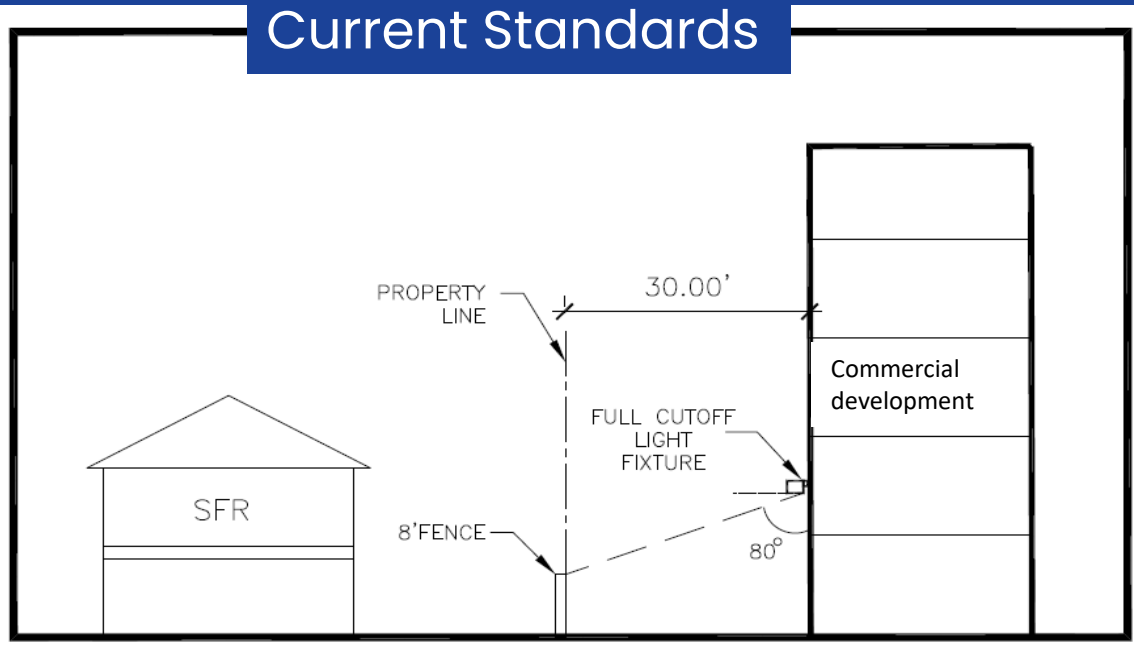
LIGHTING FIXTURE STANDARDS

Changes with the amendments

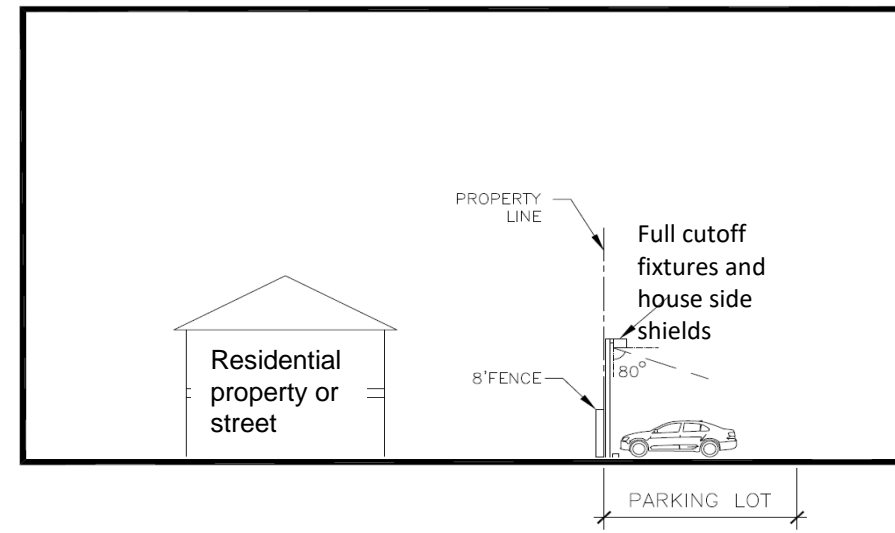
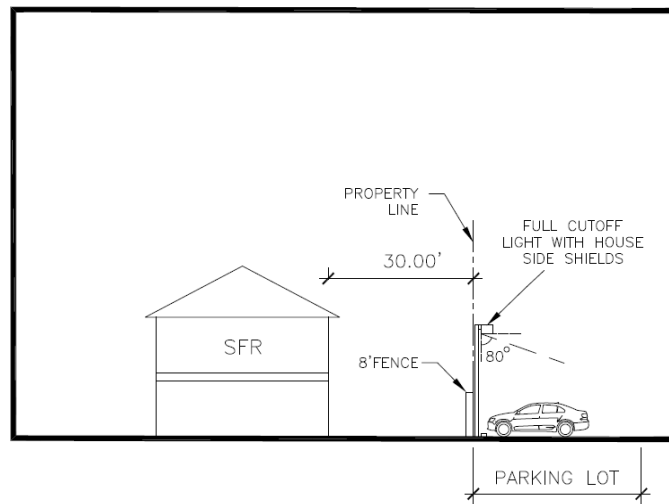
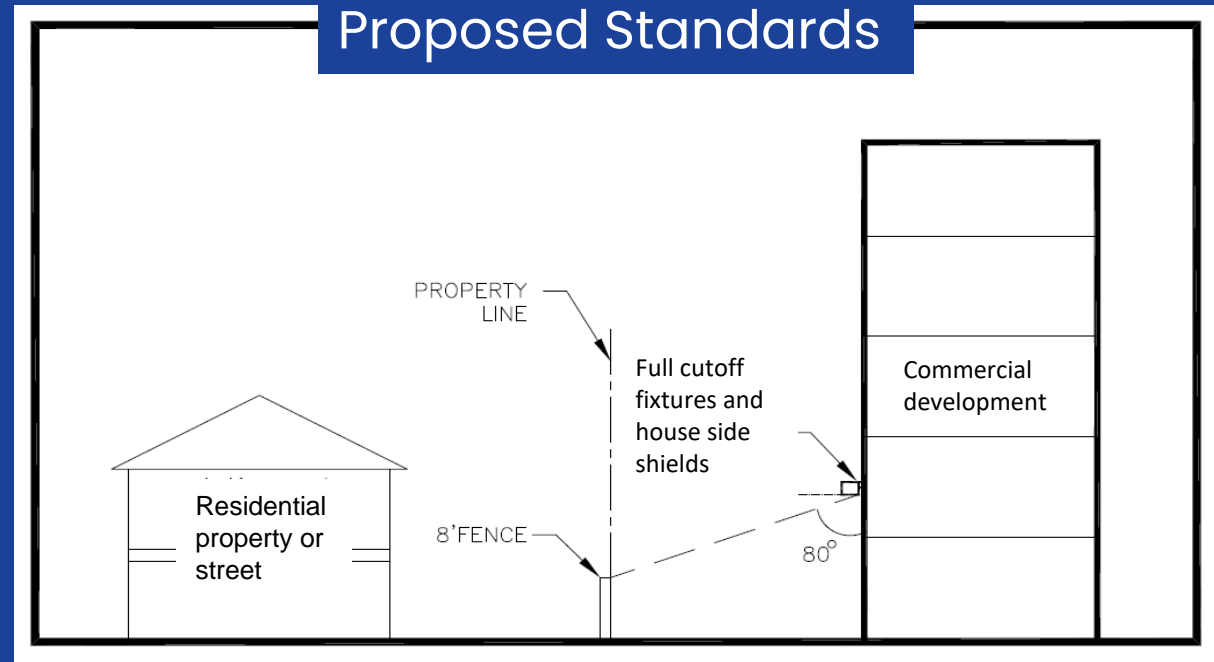
- All outdoor fixtures (wall or pole mounted) on commercial developments
 - Abutting a public street, or residential development
 - Must not create light trespass more than 0.2fc at the property line
 - Could use full cut-off fixtures or house side shields
 - Be fully enclosed in the fixture housing
 - Lights with max. Correlated Color Temperature of 3,500 Kelvins and
 - Lights with min. Color Rendering Index of 70

LIGHTING FIXTURE STANDARDS

Current Standards



Proposed Standards



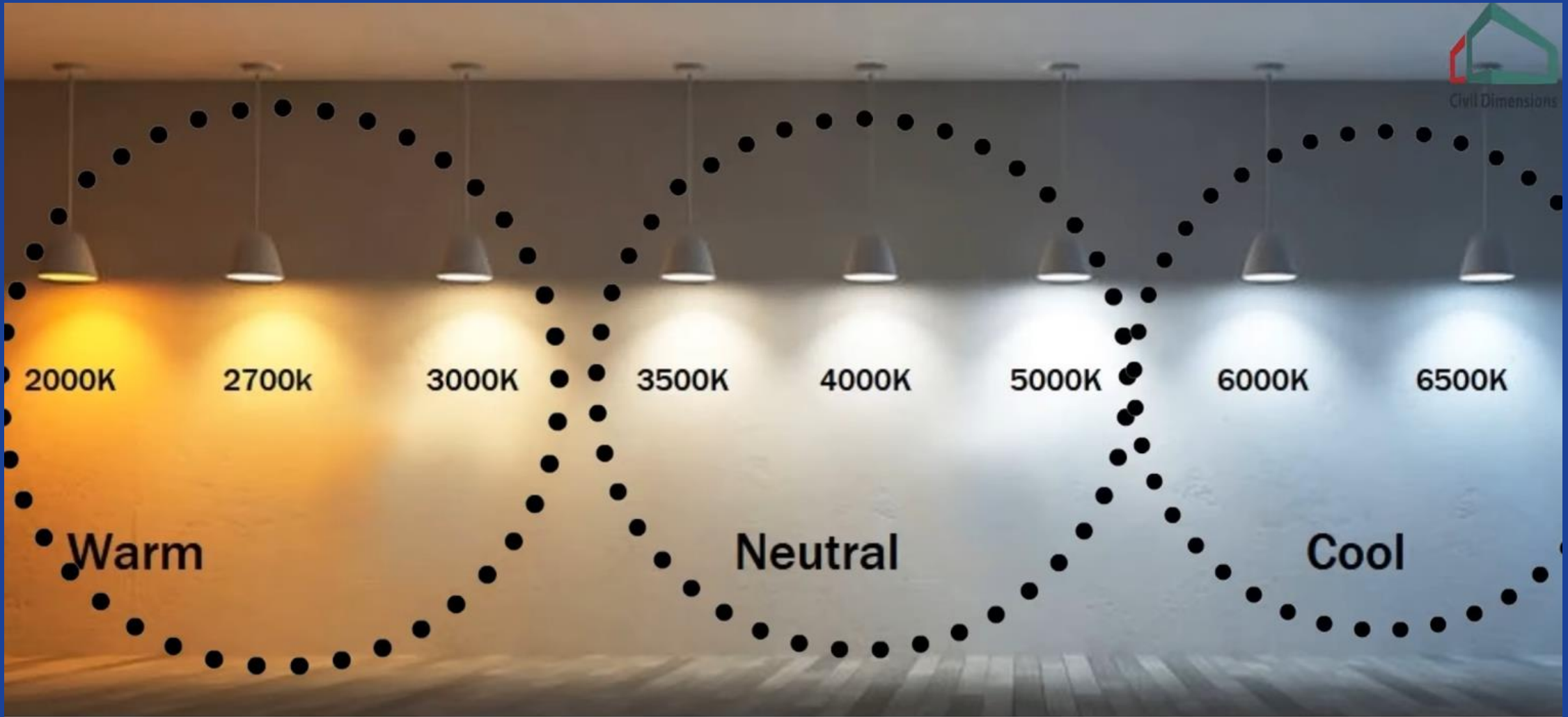
LIGHTING FIXTURE STANDARDS

Current Standards

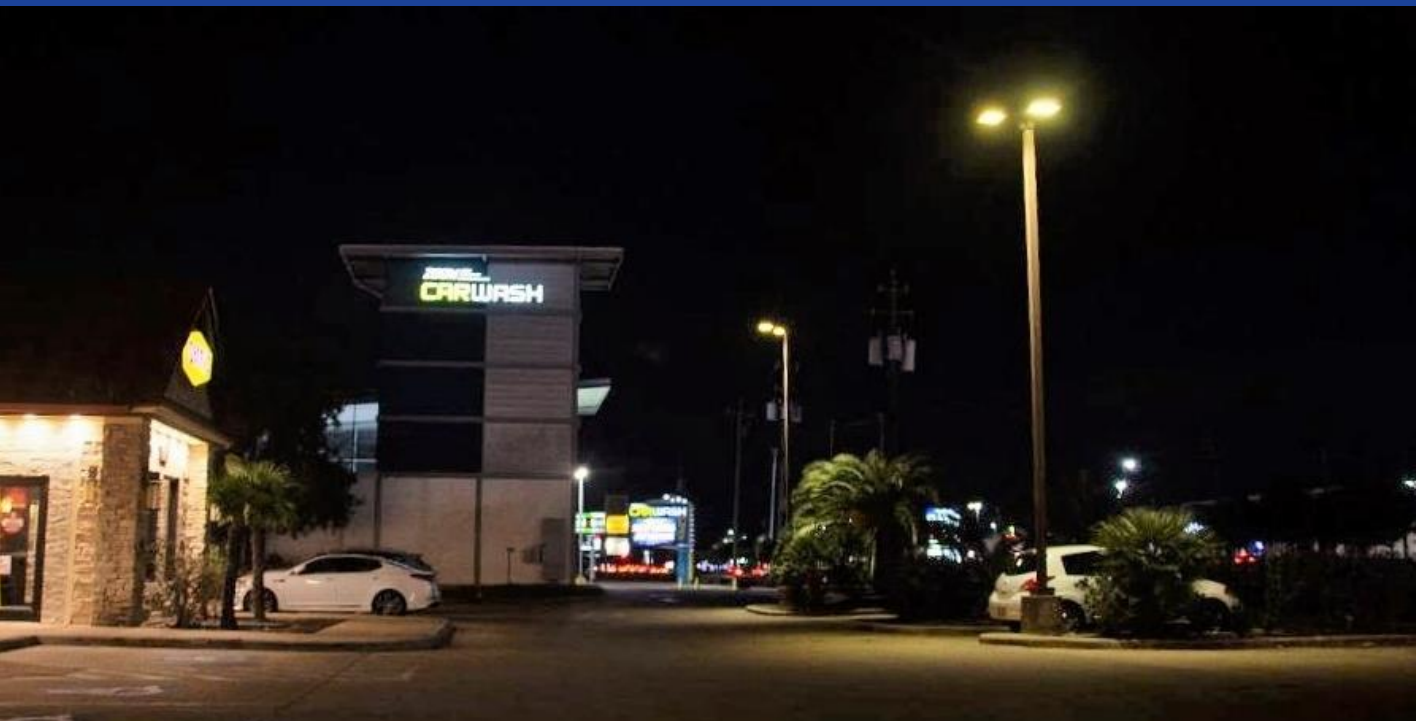


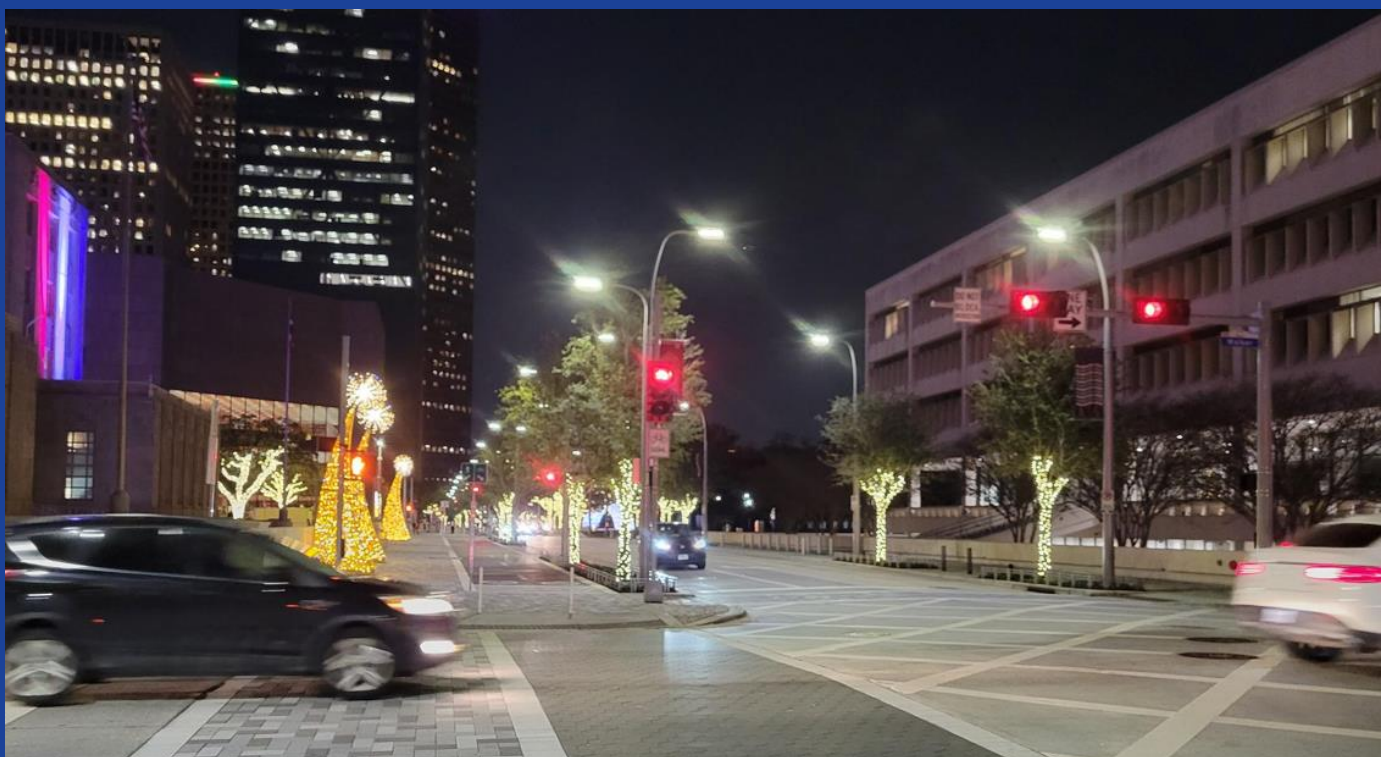
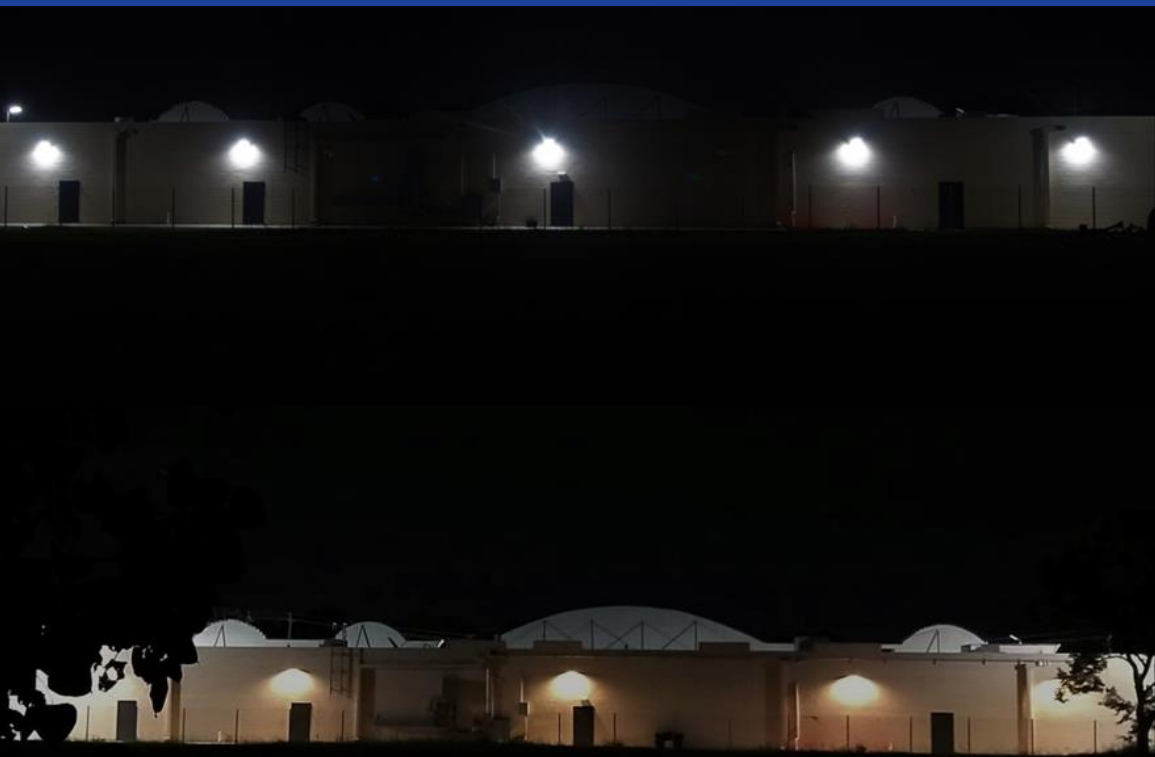
Proposed Standards





K=Kelvin





BULK CONTAINER SCREENING STANDARDS

Changes with the amendments

- Require screening for the bulk containers abutting residential developments and all public streets


Current Standards



Proposed Standards



INFORMATION AVAILABLE ONLINE



Places Houston

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Home / Welcome to the Livable Places initiative / Proposed Residential Buffering Ordinance Draft

Proposed Residential Buffering Ordinance Draft

The draft ordinance is available for **review and comment by Oct 30th**.

After considerable discussion and hearing from community members, the [Livable Places Action Committee](#) is proposing changes to the City's Code of Ordinances to address the effects of abutting high-density developments on existing single family residential homes. Review the draft ordinance and go to the [survey](#) to provide your comments below by October 30th.

To follow the progress of this draft ordinance, please [sign up](#) to receive further information.

Click to see the [draft ordinance amendments](#).

To see the current ordinances, click the link adjacent to the subject areas listed below:

- Garage Screening ([existing ordinance](#))
- Lighting Fixtures ([existing ordinance](#))
- Dumpster/Bulk Container Screening ([existing ordinance](#))
- Proposed Distance Separation Standards for High-Rise and Mid-Rise taller than 65' ([existing ordinance](#))

You need to be signed in to take this survey

[SIGN IN](#) [REGISTER](#)

TIMELINE

LPAC consensus	Apr 20, 2021
Planning Commission presentation	Sep 29, 2022
30-day comment period	Sep 29 – Oct 30, 2022
Planning Commission action	Dec 1, 2022
Council Committee presentation	Dec 13, 2022
City Council public hearing	Jan 2023

Questions?

Thank You



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