

College Station Residential Zoning Development Standards Comparison

	Current Requirements (R-1)	Prevailing Overlay (NPO)	Conservation Overlay# (NCO)	Preservation Overlay (HPO)
Process##	None-already in place	Petition from 50% +1 property owners in area	Petition from 50% +1 property owners in area	Request by property owner
Can choose standards	No	No	Yes	Some
Minimum Front Setback	Contextual*	Median setback of block	Options: 1. Contextual 2. Prevailing 3. Fixed	Can be included
Maximum Front Setback	Contextual*	10 feet back from minimum front setback	N/A	Can be included
Minimum Side Street Setback	15 feet	Median of all corner lots in Overlay	Options: 1. 10 feet from front setback 2. Fixed	Can be included
Minimum Lot Size	8,500 SF*	Median of block	Options: 1. 8,500 SF 2. Prevailing 3. Fixed	Can be included
Maximum Building Height	35 feet (average height on a sloped roof)	Median of block	Options: 1. Prevailing 2. Fixed	Can be included
Maximum Lot Coverage	No requirement	Median of block	Median of block	Can be included
Garage Location and orientation	Front: 25-foot Rear/side street: 20-foot	Consistent with most frequent on block	Consistent with most frequent in neighborhood	Can be included
Garage Access	No requirement	Consistent with most frequent on block	Consistent with most frequent in neighborhood	Can be included
Garage to House Connection	No requirement	Consistent with most frequent on block	Consistent with most frequent in neighborhood	Can be included
Tree Preservation	2 new trees with new single-family house	8" trees to be barricaded and preserved outside of building setbacks	8" trees to be barricaded and preserved outside of building setbacks	Can be included
Landscape Maintenance	No requirement	Replace caliper for caliper within building setback	Replace caliper for caliper within building setback	Can be included
Off-Street Parking	2 spaces required	2 spaces required	Min: 3 spaces/unit	2 spaces required
Building Materials	No requirement	No requirement	Required materials and percentage of materials of façade facing right-of-way (not to exceed median of neighborhood)	Can be included
Fencing	No material or height requirement Not allowed in site triangles	No material or height requirement Not allowed in site triangles	Standard materials and maximum height Not allowed in site triangles	Can be included
Architectural design	No requirement	No requirement	No requirement	Applicable**

NCO Districts may opt to include any of the identified requirements

Rezoning may also be initiated by City of College Station City Council – still requires legal notification and public hearings

*Based on standards adopted for properties originally subdivided prior to 1970

**Minimum standards for historic preservation include preservation of historic architectural style, form, materials, and design elements such as doors and windows.