

## SECTION 5. R-A – SINGLE-FAMILY RURAL RESIDENTIAL – AGRICULTURAL DISTRICT

- A. **Purposes.** The Single-family Rural Residential – Agriculture District is intended for agriculture and residential uses in detached dwellings on large lots or un-subdivided parcels requiring little or no public infrastructure in the short term, or rural level standards in the interim or long-term. These districts are composed mainly of un-subdivided lands that are vacant or in agricultural uses, with some detached dwellings and some accessory uses. The regulations are designed to protect the essentially open rural character of the districts by prohibiting the establishment of scattered business, industrial, and other uses that are unrelated to any general plan of development and that might inhibit the best future urban utilization of the land, and establish a predominantly low-density residential development pattern.
- B. **Applicability.** The Single-family Rural Residential – Agriculture District is applicable to any areas where significant open spaces are to be protected, and specifically the Rural Residential and Low-density designation in the Boerne Master Plan. In this application, the Single-family Rural Residential – Agriculture District is also appropriate in conjunction with a Rural Cluster Residential Overlay that permanently preserves greater amounts of contiguous open space. When applied the district is designated RA-RC. The Single-family Rural Residential – Agriculture District is also applicable as an interim or holding zone for areas that may be further developed, re-subdivided and reclassified in the long-term, but where minimal development activity in the interim is acceptable and will not prematurely establish a development pattern through infrastructure investments, street networks, or smaller lot patterns.
- C. **Eligible Lot Types.** The following lot types and dimensions specified in Table 5-2 are permitted in the R-A district:
1. Rural Lot
  2. Large Lot
- D. **Permitted Uses.** The uses permitted in the R-A district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted.”
- E. **Restrictions on Specific Uses.**
1. Uses in the Agriculture and Natural Resource Use Category are limited to the Rural Lot types, or parcels that are 10 acres or more.
  2. Kennels and stables must conform to all of the requirements of the City's Animal Control Ordinance.
  3. Accessory Dwellings shall meet the restrictions in Article 3, Section 06.
  4. Home Occupations shall meet the restrictions in Article 3, Section 04.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	R-A
R= Restricted, subject to specific conditions in this Ordinance	
CC= Conditional, subject to City Council review and approval	
L= Limitations as provided in Article 3, Section 18	
Residential Use Category	
<i>Detached Dwelling</i>	P
<i>Accessory Dwelling</i>	R

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<i>Community Home</i>	L
<i>Personal Care Home</i>	P
<b>Civic Use Category</b>	
<i>Assembly</i>	CC
<i>Community Athletic Field</i>	CC
<i>Developed Athletic Field or Stadium</i>	CC
<i>Government Facility</i>	CC
<i>School</i>	P
<b>Employment Use Category</b>	
<i>Home Occupation</i>	R
<b>Service Use Category</b>	
<i>Bed &amp; Breakfast</i>	R
<i>Golf Course</i>	CC
<i>Group Home</i>	L
<i>Kennel</i>	CC
<i>Spa</i>	P
<i>Trailer Court</i>	CC
<b>Manufacturing and Utility Use Category</b>	
<i>Commercial Communication System</i>	CC
<i>Utility Station, Sub-station, or Service Center</i>	CC
<b>Agriculture and Natural Resource Use Category</b>	
<i>Agriculture</i>	R
<i>Exhibition or Fairgrounds</i>	CC
<i>Plant Nursery</i>	CC
<i>Stable</i>	CC