

Zoning Ordinance Changes:

- Section 1.07.001 - Residential Use Category. We have series of definitions that have been added to define terms that pertain to the proposed Cottage Housing Development – these definitions explain the particulars of a cottage development such as what a cottage is, its lot sizes, amount of required open space in a development, parking, etc.
- Section 1.07.004 - Retail Use Category. Changes to this section were to tighten up rules pertaining to outdoor display areas changes were to control outdoor displays of thrift stores.
- Section 3.06.001 Accessory Dwellings This modification will allow accessory dwellings to be built on any residential lot that is ½ acre or larger – city council approval would be required to place an accessory dwelling on a lot less than ½ acre – these is basically the same restriction that we have in place however that restriction is based on zoning and not lot size.
- Section 3.09 - Combined Commercial Design Standards. Several of the subsections were modified slightly -
 - .001 permitted structures in the Historical District to use materials that matched or are similar to the existing structure
 - .002.6 permitted a commercial building 40,000 sq.ft or larger to be placed in the center or back of a lot – with the addition of extra landscaping
 - .001.7 permits a structure located in between a street and a waterway to be centered in the center of the lot
- 3.09.008 - Design standards specific for Development of Property with a Street and Creek Frontage. All of our design guidelines pertaining to lots facing streets – this section deals with lots that have creek access – we are recommending to adopt a this set of standards providing some exceptions to building and parking orientation and screening to preserve the natural environment and scenic corridors allowing visual appreciation of the waterway as well as access to trails and the development. The design standards in this section shall apply to those developments that are making use of the waterway as a feature of the site (ie. Rear patios for dining).
- There are a wide range of detail corrections to various section of the ordinance that incorporate the details discussed above but in more detail

Section 31 CHD – Cottage Housing Development Overlay District

- The planning staff is introducing an alternate type of development in this ordinance that we feel there may be a niche for in Boerne either now or in the future. The concept of cottages, small homes 1,000 sq. ft. or less typically, in small groupings has been an acceptable infill technique on the west and east coast for a number of years.
- This will require an overlay zone – The overlay district can only be applied in an area that is presently zoned residential – the procedure is the same as a routine zoning – public hearings at the P and Z and City Council and passage of an ordinance – as well as a City Council approved Cottage Housing Development Plan which will also require the same public hearing process as the zoning

Specifications

- The minimum area for a cottage district is ½ acre
- Density a minimum of 4 cottages and a maximum of 10 - an additional cottage will be allowed if LID techniques are followed in the development
- Maximum Cottage size 1,000 sq. ft., Maximum lot size 2,500 sq. ft
- Each Cottage must have a porch
- Each cottage must be within 60 ft of a pedestrian walkway, walkable distance to parking
- Minimum of 20 feet between structures
- Maximum height 24 feet, single story, loft is permitted
- Maximum individual parking structure 440 sq. ft.
- Each lot shall have public access to a utility easement or fire lane
- Parking 1.5 spaces per cottage minimum, 2 spaces maximum
- Mandatory HOA

Development Plan

- The Development – the Cottage Development Plan has to be reviewed by the Fire Marshall , Fire, Public Works and Planning departments, and has to be approved by the Planning and Zoning Commission and the City Council
- The development must have 20% open space – HOA maintained
- 10 foot separation between the perimeter of a cottage development and adjoining residential lot
- Cottage developments must be at least 1,000 feet apart
- Concept plan that provides sample floor plans and building elevations with a list of proposed building materials and a landscape and screening plan.
- Site plan showing clear delineation of the areas which are to be reserved for lots, open space, community open space, easements, off-street parking, driveway, fire lanes.
- The location, type and height of all proposed fences, screening walls, and other screening devices intended to buffer the development from the street and neighboring properties.
- The location and character of all improvements to be made in community open space areas, including a general landscape plan for each area.