

SECTION 06. R-E – SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT

- A. **Purposes.** These districts are composed of detached dwellings with lots and tracts of 22,500 square feet or more of a suburban nature. The regulations are designed to protect the essentially suburban character of the districts and to provide more privacy and open space than is usually associated with more intensely developed urban areas of single family dwellings. The regulations prohibit the establishment of commercial, industrial or other incompatible uses.
- B. **Applicability.** The R-E district is applicable to areas where sub-urban development patterns are desired, and specifically the Low-density Residential designation in the Boerne Master Plan. Typically this district should be used only in areas that are at least ½ mile, but no more than 1.5 miles from any existing or planned Neighborhood or Community Center. Large uninterrupted applications of this district, without transitions to either higher densities or more rural open spaces should be avoided so that significant populated areas that must rely solely on automobile travel are not created. The R-E district is most appropriate with an Organic Transportation Network and Rural Street Design Types indicated in the Subdivision Regulations. It is also appropriate in conjunction with a Rural Cluster Residential Overlay that can better and permanently preserve greater amounts of contiguous open space.
- C. **Eligible Lot Types.** The following lot types and dimensions specified in Table 5-2 are permitted in the RE district:
1. Large Lot
 2. Manor Lot
 3. Estate Lot
- D. **Permitted Uses.** The uses permitted in the RE district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted.”
- E. **Restrictions on Particular Uses.** The following “Restricted” uses have the additional requirements specified in this section.
1. Accessory Dwellings shall meet the restrictions in Article 3, Section 06.
 2. Home Occupations shall meet the restrictions in Article 3, Section 04.
 3. *Bed and Breakfasts* shall meet the restrictions in Article 3, Section 04.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	R-E
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	
Detached Dwelling	P
Accessory Dwelling	CC
Community Home	L
Personal Care Home	P

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<i>Retirement Community</i>	
Civic Use Category	
<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
Employment Use Category	
<i>Home Occupation</i>	R
Service Use Category	
<i>Bed & Breakfast</i>	R
Manufacturing and Utility Use Category	
<i>Utility Station, Sub-station, or Service Center</i>	CC