

## SECTION 09. RN-1 – NEIGHBORHOOD RESIDENTIAL DISTRICT.

- A. **Purposes.** The purpose of the Neighborhood Residential District is to create a compact, walkable neighborhood with a mix of lot sizes for detached dwelling building types, in close proximity to Neighborhood and Community Centers that provide many of the daily needs and services for residents.
- B. **Applicability.** The RN-1 district is applicable to areas where a more compact neighborhood development pattern is desired, and specifically the Neighborhood Residential designation in the Boerne Master Plan. Typically this district should be used only in areas that are within ½ mile or six blocks from any existing or planned Neighborhood or Community Center, with the larger lots located portions more remote from the center, or limited to a few locations near the center with the smaller lots primarily supporting the center. The RN-1 district is most appropriate with a Modified Grid Transportation Network using the Neighborhood or Parkway Street Design Types indicated in the Subdivision Regulations.
- C. **Eligible Lot Types.** The following lot types and dimensions specified in Table 5-2 are permitted in the RN-1 district:
1. Large Lot
  2. Manor Lot
  3. Estate Lot
  4. Low-density Lot
  5. Standard Lot
  6. Neighborhood Lot
- D. **Permitted Uses.** The uses permitted in the RN-1 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. Home Occupations shall meet the restrictions in Article 3, Section 04.
  2. Bed and Breakfasts shall meet the restrictions in Article 3, Section 04.
- F. **Specific Site and Building Design Standards.** Due to the more compact development pattern and the close relationship of the smaller lots to the public streetscape, the Neighborhood Design Standards in Article 3, Section 07 of the Zoning Ordinance shall apply in the RN-1 district.

<b>PERMITTED USES BY DISTRICT</b>	<b>RN-1</b>
P= Permitted generally, subject to ordinance standards	
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	
<b>Residential Use Category</b>	
<i>Detached Dwelling</i>	P
<i>Accessory Dwelling</i>	CC

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<i>Community Home</i>	L
<i>Personal Care Home</i>	P
<b>Civic Use Category</b>	
<i>Assembly</i>	CC
<b>Employment Use Category</b>	
<i>Home Occupation</i>	R
<b>Service Use Category</b>	
<i>Bed &amp; Breakfast</i>	R
<i>Rooming or Boarding House</i>	L