

SECTION 07. RE-1 – LOW-DENSITY SINGLE-FAMILY DISTRICT.

- A. **Purposes.** These districts are composed of detached dwellings with lots and tracts of 12,500 square feet or more of a suburban nature. These areas are very similar to R-E districts except for the lot dimensions. As in R-E districts, the regulations prohibit the establishment of commercial, industrial or other incompatible uses.
- B. **Applicability.** The RE-1 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 RE-1 district is most appropriate with an Organic Transportation Network and Rural Street Design Types indicated in the Subdivision Regulations, or at the edges of areas that have a Grid or Modified Grid Transportation Network. It may be appropriate in conjunction with a Rural Cluster Residential Overlay in areas of significant topographic or natural features, to 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-1 district:
1. Large Lot
 2. Manor Lot
 3. Estate Lot
 4. Low-density Lot
- D. **Permitted Uses.** The uses permitted in the RE-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.

PERMITTED USES BY DISTRICT	RE-1
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	
Residential Use Category	
<i>Detached Dwelling</i>	P
<i>Accessory Dwelling</i>	CC
<i>Community Home</i>	L
<i>Personal Care Home</i>	P

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Civic Use Category	
Assembly	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