

SECTION 10. R-2 – MODERATE-DENSITY RESIDENTIAL DISTRICT.

- A. **Purposes.** These districts are composed of areas similar to the R-1 districts, except that greater intensity of land development is permitted through the inclusion of garden home and attached dwelling building types. These developments can be compatibly integrated with detached dwelling building types by spatial and architectural design, limits on the overall intensity of development, and minimum yard and lot area requirements.
- B. **Applicability.** The R-2 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 ¼ mile or 4 blocks from any existing or planned Neighborhood or Community Center, where a mix of lot and dwelling types is appropriate to create a critical mass within walking distance of the Center. The R-2 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 R-2 district:
1. Standard Lot
 2. Neighborhood Lot
 3. Small Lot
 4. Attached Lot*
- * Attached Lots are only permitted in the R-2 district provided:
- a. the entire block face on the same side of the street is platted with a duplex or attached lots; or
 - b. in the discretion of City Council if other physical circumstances exist that make this lot type compatible with other lot types in the district, compatible with the character in the general vicinity, and compatible with the development pattern of the area, so that the purposes of the District are achieved and the intent of the Neighborhood Design Standards in Article 3, Section 07 are met.
- D. **Permitted Uses.** The uses permitted in the R-2 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.
 4. Attached Dwelling uses shall be restricted to the eligibility and application of the corresponding lot types provided in Sub-section C.
- 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 R-2 district.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	R-2
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>Attached Dwelling</i>	R
<i>Accessory Dwelling</i>	R
<i>Garden Home</i>	P
<i>Personal Care Home</i>	P
<i>Retirement Community</i>	CC
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
<i>Rooming or Boarding House</i>	L
Manufacturing and Utility Use Category	
<i>Utility Station, Sub-station, or Service Center</i>	CC