

SECTION 12. R-4 – MULTI-FAMILY RESIDENTIAL DISTRICT.

- A. **Purposes.** These districts are composed of multi-dwelling building types. The district regulations are designed to protect the residential character of the areas by prohibiting industrial and commercial activities as indicated in the Table of Permitted Uses.
- B. **Applicability.** The R-4 district is applicable to areas where a more compact neighborhood development pattern is desired, and specifically at transitions between the Neighborhood Residential and Commercial designations in the Boerne Master Plan. Typically this district should be used only for residential blocks in Centers or in areas that are within 800 feet or 2 blocks from any existing or planned Neighborhood or Community Center, where higher density is appropriate to create a critical mass and walkable Center. The R-4 district is most appropriate with a Modified Grid Transportation Network using the Neighborhood, Parkway, or Avenue 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-4 district:
1. Multi-dwelling Lot
- D. **Permitted Uses.** The uses permitted in the R-4 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 Dwelling 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.
- 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-4 district.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	R-4
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	
Multi-Dwelling Structure	P
Civic Use Category	
Assembly	CC