

SECTION 11. R-3 – HIGH-DENSITY RESIDENTIAL DISTRICT.

- A. **Purposes.** These districts are composed of a mixture of detached and attached dwelling building types. The district regulations are designed to protect the residential character of the areas by prohibiting industrial and commercial activities, except certain neighborhood convenience businesses as indicated in the Table of Permitted Uses.
- B. **Applicability.** The R-3 district is applicable to areas where a more compact neighborhood development pattern is desired, and specifically at transitions between the Neighborhood Residential and Center designations in the Boerne Master Plan, or at transitions to Neighborhood Residential along thoroughfares or arterial streets in the neighborhoods. Typically this district should be used only in areas that are within 1200 feet or 3 blocks from any existing or planned Neighborhood, Community Center or Downtown, where a mix of lot and dwelling types is appropriate to create a critical mass within walking distance of the Center. It is also appropriate along block faces fronting on a significant street. The R-3 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-3 district:
1. Neighborhood Lot
 2. Small Lot
 3. Attached Lot
- D. **Permitted Uses.** The uses permitted in the R-3 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.
- 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-3 district.

PERMITTED USES BY DISTRICT	
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	R?
Residential Use Category	
<i>Detached Dwelling</i>	P
<i>Attached Dwelling</i>	P
<i>Accessory Dwelling</i>	R

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<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>Day Care Nursery (more than 6 children with or without home occupation)</i>	CC
<i>Rooming or Boarding House</i>	L
Manufacturing and Utility Use Category	
<i>Utility Station, Sub-station, or Service Center</i>	CC