

## SECTION 08. R-1 – MEDIUM-DENSITY SINGLE-FAMILY DISTRICT.

- A. **Purposes.** These districts are composed of areas of detached dwellings and open land where similar residential development seems likely to occur. Medium density development of land is encouraged by allowing smaller lot areas, with a maximum density of six dwelling units per acre, exclusive of streets and other public land uses.
- B. **Applicability.** The R-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 1 mile from any existing or planned Neighborhood or Community Center. While this area may be immediately adjacent to a Center, it is most appropriate for the center or edges of neighborhoods where a mix of larger lot types is desired, and so that more critical mass of smaller lots and higher density can be created within walking distance of the Center. The R-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 R-1 district:
1. Large Lot
  2. Manor Lot
  3. Estate Lot
  4. Low-density Lot
  5. Standard Lot
- D. **Permitted Uses.** The uses permitted in the R-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 R-1 district.

| PERMITTED USES BY DISTRICT                                      |     |
|---|-----|
| P= Permitted generally, subject to ordinance standards          | R-1 |
| 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  |     |
| Detached Dwelling   | P   |
| Accessory Dwelling  | R   |

|   |            |
|---|------------|
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| <i>Community Home</i>   | L          |
| <i>Personal Care Home</i>                                       | P          |
| <i>Retirement Community</i>                                     | CC         |
| <b>Civic Use Category</b>                                       |            |
| <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          |
| <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          |
| <b>Manufacturing and Utility Use Category</b>                   |            |
| <i>Utility Station, Sub-station, or Service Center</i>          | CC         |