

SECTION 23. I – INDUSTRIAL DISTRICT

- A. **Purposes.** These districts are areas suitable for warehousing, manufacturing and general industrial uses, where the operation of these uses would not adversely affect nearby residential and business uses. They are usually separated from residential districts by business districts or natural barriers. The district regulations are designed to allow a wide variety of industrial activities, subject to limitations designed for mutual protection of adjacent land uses.
- B. **Applicability.** The I district is applicable to larger land areas that are capable of providing substantial buffers to adjacent sites, buildings, and land uses to minimize the potential for incompatible and negative impacts of uses in the district. This district is most appropriate with a special district transportation network in the Subdivision Regulations, and with access to major thoroughfares in order to accommodate more intense traffic and larger vehicles that serve land uses in this district.

C. **Required Lot and Building Dimensions.**

MINIMUM LOT AREA	22,000 square feet
MINIMUM LOT WIDTH	None
MINIMUM FRONT YARD	25 feet
MINIMUM SIDE YARD	10 feet, unless a firewall is built on the lot line.
MINIMUM REAR YARD	Same as Side Yard
MAXIMUM BUILDING HEIGHT	38'

- D. **Permitted Uses.** The uses permitted in the I district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted.” Any permitted use located in the Industrial district that allows exterior operations 24-hours a day requires City Council approval. **(Ord. No. 2013-23, §5, 7-23-2013)**

E. **Restrictions on Particular Uses.**

1. A kennel must conform to all of the requirements of the City's Animal Control Ordinance.
2. Any business that operates external activities 24-hours a day shall require City Council approval. **(Ord. No. 2013-23, §5, 7-23-2013)**
3. An adult or sexually oriented business, per the City of Boerne Sexually Oriented Businesses ordinance, must be located at least 1,500 feet from the following. **(Ord. No. 2013-23, §5, 7-23-2013)**
 - (a) A church;
 - (b) A public or private elementary or secondary school;
 - (c) A boundary of a residential district;
 - (d) A public park adjacent to any residential district;
 - (e) The property line of a lot devoted primarily to residential use;
 - (f) A continuous care retirement center or nursing care facility,
 - (g) A family oriented recreation facility including but not limited to a roller skating rink, an ice skating rink or a public swimming pool;
 - (h) A day nursery or licensed child care facility;
 - (i) A public library.
4. Mobile Food Vendors must meet the following specific criteria: **(Ord. No. 2014-49, §5 12-16-14)**
 - a. Shall be located on private property with the permission of the owner and shall not park in the right-of-way of any street or state highway.
 - b. Shall remain only on a temporary basis and shall not remain overnight.

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	—
Civic Use Category	
<i>Government Facility</i>	CC
Employment Use Category	
<i>Major Office or Office Complex</i>	CC
<i>Business Park or Campus</i>	CC
Retail Use Category	
<i>Brewery</i>	P
<i>Mobile Food Vendor</i>	R
<i>Thrift Store (with outside storage/donation bin)</i>	P
<i>Warehouse Retail</i>	CC
<i>Winery</i>	P
<i>Outdoor Retail Sales Area</i>	CC
<i>Outdoor Retail Sales Yard</i>	P
Service Use Category	
<i>Automobile Service w/ outside storage</i>	CC
<i>Automobile Service w/o outside storage</i>	P
<i>Bank Kiosks</i>	P
<i>Bus Terminal</i>	P
<i>Car Wash</i>	P
<i>Day Care / Adult</i>	P
<i>Funeral Home or Mortuary</i>	P
<i>Kennel</i>	R

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L= Limitations as provided in Article 3, Section 18	—
<i>Laboratory</i>	P
<i>Trade School</i>	P
<i>Veterinary Clinic</i>	P
<i>Veterinary Clinic w/ kennel</i>	P
<i>Wholesale</i>	P
Manufacturing and Utility Use Category	
<i>Contractor</i>	P
<i>Commercial Communication System</i>	P
<i>Industrial Park</i>	P
<i>Junk Yard</i>	CC
<i>Large Vehicle and Machinery Rental, Sales and Service</i>	P
<i>Manufacturing</i>	P
<i>Mini-Warehouse</i>	P
<i>Portable Building Sales</i>	P
<i>Processing</i>	P
<i>Utility Station, Sub-station, or Service Center</i>	CC
<i>Warehousing</i>	P
Agriculture and Natural Resource Use Category	
<i>Plant Nursery</i>	P
<i>Stable</i>	P
Sexually Oriented Business Use Category	
<i>Adult Bookstore</i>	R
<i>Adult Entertainment Establishment</i>	R
<i>Adult Motion Picture Theater</i>	R