

SECTION 05. R-A - SINGLE-FAMILY RURAL RESIDENTIAL – AGRICULTURE DISTRICT

- A. **Purposes.** The Single-family Rural Residential – Agriculture District is intended for agriculture and residential uses in detached dwellings on large lots or unsubdivided parcels requiring little or no public infrastructure in the short term, or rural level standards in the interim or long-term. These districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses, with some detached dwellings and some accessory uses. The regulations are designed to protect the essentially open rural character of the districts by prohibiting the establishment of scattered business, industrial, and other uses that are unrelated to any general plan of development and that might inhibit the best future urban utilization of the land, and establish a predominantly low-density residential development pattern.
- B. **Applicability.** The Single-family Rural Residential – Agriculture District is applicable to any areas where significant open spaces are to be protected; Specifically the Rural Residential and Low-density designation in the Boerne Master Plan. In this application, the Single-family Rural Residential – Agriculture District is also appropriate in conjunction with a Rural Cluster Residential Overlay that permanently preserves greater amounts of contiguous open space. When applied the district is designated RA-RC. The Single-family Rural Residential – Agriculture District is also applicable as an interim or holding zone for areas that may be further developed, re-subdivided and reclassified in the long-term, but where minimal development activity in the interim is acceptable and will not prematurely establish a development pattern through infrastructure investments, street networks, or smaller lot patterns.
- C. **Eligible Lot Types.** The following lot types and dimensions specified in Table 5-2 are permitted in the R-A district:
1. Rural Lot
 2. Large Lot
- D. **Permitted Uses.** The uses permitted in the R-A district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted”.
- E. **Restrictions on Specific Uses.**
1. Uses in the Agriculture and Natural Resource Use Category are limited to the Rural Lot types, or parcels that are 10 acres or more.
 2. Kennels and stables must conform to all of the requirements of the City's Animal Control Ordinance.
 3. Accessory Dwellings shall meet the restrictions in Article 3, Section 06.
 4. Home Occupations shall meet the restrictions in Article 3, Section 04.
 5. Bed and Breakfasts shall meet the restrictions in Article 3, Section 04.

SECTION 17. B-2 - HIGHWAY COMMERCIAL DISTRICT

- F. **Purposes.** The B-2 districts are located along principal arterial streets, adjacent to other non-residential districts. They are areas suitable for general retail trade and a wide variety of other commercial uses. The district regulations are designed to encourage these uses, while also protecting the abutting and nearby areas.
- G. **Applicability.** This district is applicable in areas where large scale and regional businesses are appropriate, and where the impacts on other more walkable development patterns can be minimized, both in terms of physical design and in terms of uses that have a regional draw. Therefore it should be limited in application to areas with good highway access, and away from areas where smaller-scale, and neighborhood oriented businesses are desired.

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| MINIMUM LOT AREA | 10,000 square feet |
| MINIMUM LOT WIDTH | 60 feet |
| MINIMUM FRONT YARD | 0 - 20 feet |
| MINIMUM SIDE YARD | 0 feet, if party wall; 5' if not |
| MINIMUM REAR YARD | 0' - See Combined Commercial Design Standards for rear/side location parking requirements |
| MAXIMUM BUILDING HEIGHT | 75' - See 3.05.001 for Height exceptions – City Council may approve a height over 75' (Ord. No. 2017-03, §1, 1-24-2017) |

H. **Required Lot and Building Dimensions.**

6. **Permitted Uses.** The uses permitted in the B-2 district are specified in Table 5-1 as either "permitted" or "conditional" or "restricted".
7. **Restrictions on Particular Uses.**
1. A trailer court must provide water and sewer service for each unit.
 2. Mixed-use Dwelling Units must meet the following specific site and building design standards:
 - a. Each unit, residential and commercial, shall have two clearly distinct areas.
 - b. Each area shall separately and independently meet the required building codes applicable to the intended use for that portion of the building.
 - c. Occupational or vocational uses allowed in the non-living portion may be any non-residential use allowed in the zoning district. The use shall not by reason of noise, odor, or physical operation create any impacts on adjacent lots that are adverse to adjacent uses. Uses with a tendency to create external impacts or visible signs of operation may be further limited in terms of site design or hours of operation in order to minimize potential impacts.
 - d. Required parking shall be based on the greater of the parking required for the non-living area or the living area.
(Ord. No. 2012-04, §5, 4-24-2012)
 3. Bed and Breakfasts shall meet the restrictions in Article 3, Section 04.

F. **Specific Site and Building Design Standards.**

1. Due to the more compact development pattern, and the important relationship between the design of buildings, sites, open spaces and streetscapes in creating a walkable, mixed-use environment integrated into adjacent neighborhoods, the Combined Commercial Design Standards in Article 3, Section 09 of the Zoning Ordinance shall apply to all lots in the B-2 District.
2. All lots in the B-2 District which are located in the Entrance Corridor Overlay as specified in Article 5, Section 25 of the Zoning Ordinance shall meet the standards of that section.