



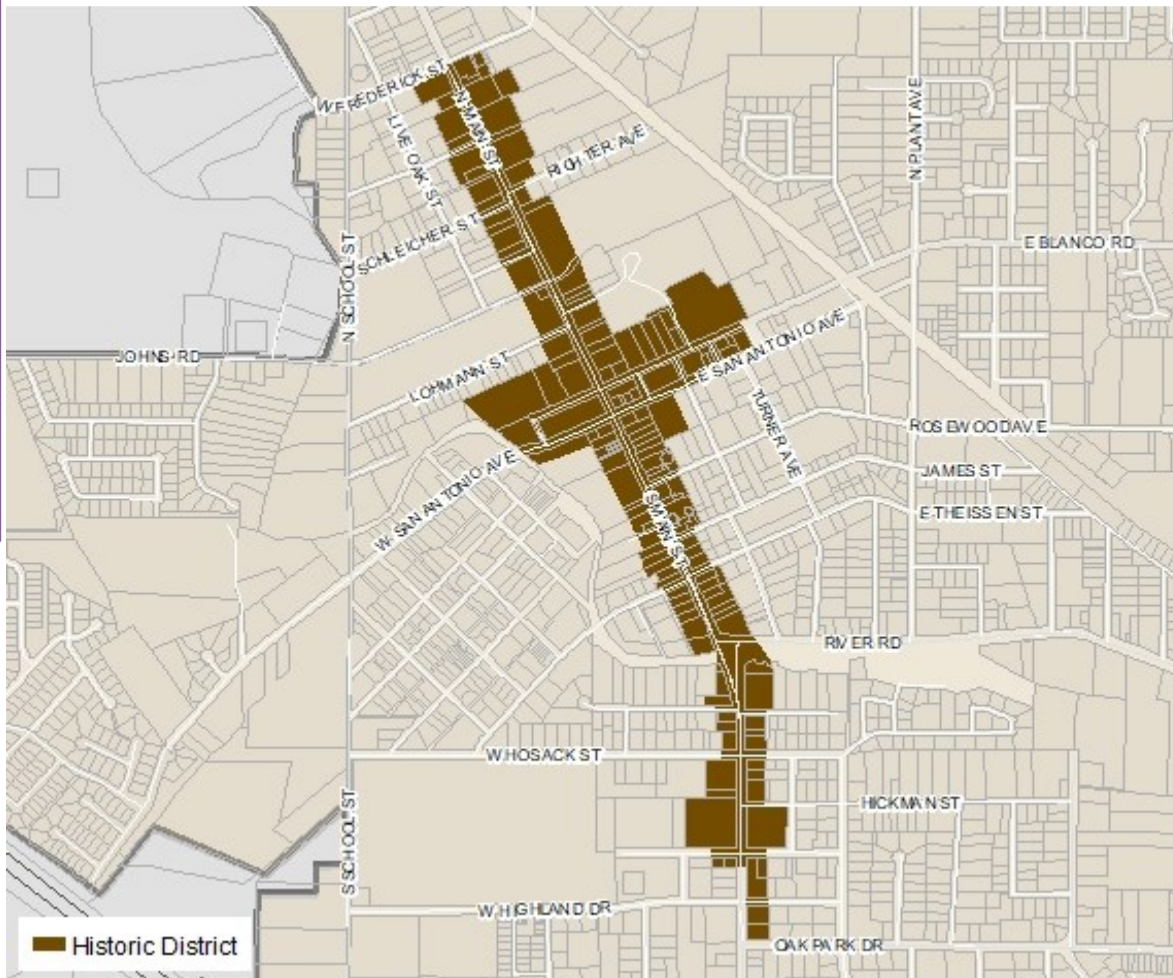
# **Historic District Overlay District At-A-Glance**

**May 7, 2021**

# HISTORIC DISTRICT

The purpose of the Historic District, which is an Overlay District, is to provide design guidance and standards that recognize the unique architectural character and historic patterns of use and site design, in order to preserve and protect the character, history and culture of the City of Boerne through the preservation, restoration and re-use of its historic structures and facilities.

Because of the cultural impact of this district, additional requirements for use and development apply. The requirements of the Historic District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.



## DIMENSIONS

(those that differ from base zoning)

### RESIDENTIAL

Height/width: can vary 1/2 story from block average  
 Building width: can vary 1/2 from block average  
 Front yard: 10ft; detached garage: add'l 5ft  
 Side yard: 10ft for accessory buildings  
 Rear yard: 10ft

### NONRESIDENTIAL

Height: 40ft; 10ft step-back above 2nd story  
 Front yard: same as neighbors; min. is 0 ft + unobstructed sidewalk space  
 Side yard: 5 ft; 0 ft if approved fire wall  
 Rear yard: 10 ft

## ZONING AND USES

### ADDITIONAL USES ALLOWED

- Bar/wine bar
- Craft alcohol production
- Short-term rental

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile sales: prohibited
- Boutique hotels: lots wider than 1/2 block (or 150 ft): SUP required
- Brewery or distillery: prohibited
- Car wash: prohibited
- Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA
- Daycare: prohibited
- Freestanding ER: prohibited
- Hospital/inpatient care facility: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multifamily: SUP required
- Outdoor retail sales yard and portable building sales: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- Residential care facility: prohibited
- RV park: prohibited
- Surgical center: prohibited
- Warehouse retail: prohibited



## RESIDENTIAL DESIGN

- Reference the Historic Design Guidelines for specific information about Residential Design in the Historic District
- The Historic Landmark Commission reviews and approves many aspects of residential design in the Historic District, in keeping with the Historic Design Guidelines
- Maintain the existing pattern of surrounding historic buildings
- The main building entry should face the street

### OTHER DESIGN ELEMENTS ADDRESSED BY THE HISTORIC DESIGN GUIDELINES

- Building entry, windows, porches, garages and roof structures
- Building materials
- Fences, walls, and accessory buildings

## NONRESIDENTIAL DESIGN

- As with residential design, reference the Historic Design Guidelines for specific information about nonresidential design in the Historic District
- The Historic Landmark Commission also reviews and approves many aspects of nonresidential design in the Historic District, in keeping with the Historic Design Guidelines

### OTHER DESIGN ELEMENTS ADDRESSED BY THE HISTORIC DESIGN GUIDELINES

- Building entry, building facades, fences and walls

## SIGNAGE

### GENERAL REQUIREMENTS FOR SIGNS IN THE HISTORIC DISTRICT

- Signs require a Certificate of Appropriateness from the HLC before a permit will be granted

### PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Detached canopy signs
- Perimeter wall signs, except for inset or engraved markers
- Freestanding entry feature signs
- Portable changeable message board signs
- Pole signs

### SIGNS REQUIRING ADDITIONAL DOCUMENTATION

- If it can be demonstrated that a certain sign element was original to the site, or to the period in which the site was first developed, that sign element may be permitted, per HLC approval. This includes channel letter sign faces and tube letter or neon signs.

## OVERLAY DISTRICTS



# C2-HD

## TRANSITIONAL COMMERCIAL - HISTORIC DISTRICT

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas. Properties zoned Transitional Commercial might have high peak hour trip generation, but their daily overall trip generation should not be high. Transitional Commercial properties should be characterized by pedestrian-oriented design.

The requirements of the Historic District Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Historic District, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

### ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)  
Assembly  
Bank/Financial Institutions  
Bar/Wine Bar  
Barber or Beauty Shop  
Commercial Mail Facility  
Convenience Store  
Craft Alcohol Production  
Government Facility  
Grocery Store  
Gym/Sports Training Facility (10,000sf or less)  
Library  
Live-Work Unit  
Long-Term Care Facility  
Museum  
Office (1 Story)  
Office (2 Stories)  
Park or Open Space (Public or Private)  
Plant Nursery  
Public Safety Facility  
Restaurant  
Retail Sales  
Short-term Rental  
Spa  
Veterinary Clinic (Indoor boarding)  
Veterinary Clinic (No boarding)  
Accessory Bank Kiosks  
Accessory Childcare  
Accessory Convenience Store  
Accessory Garden

### SPECIAL USE PERMIT REQUIRED

Auto Parts and Parts Sales  
Automobile Service (No Outside storage)  
Boutique hotel if lot is wider than 1/2 block  
Club or Lodge  
Commercial Communication System  
Commercial Recreation (Indoor)  
Community Garden  
Community Home  
Contractor  
Farmers Market  
Funeral Home/Mortuary  
Gas Station  
Halfway House  
Hotel - Boutique (30 rooms or less)  
Industrial Arts Studio  
Laboratory  
Laundry (Self-Service)  
Medical - Laboratory Services  
Medical - Offices and Outpatient Services  
Mixed-Use Building or Mixed-Use Lot  
Mobile Food Vendors  
Movie Theater  
Multifamily  
Parking - Garage (Stand-alone, Multi-level)  
Parking Lot - Surface (Stand-alone)  
Produce Stand  
School  
Single Family Dwelling (Attached or Detached)  
Thrift Store (No Outside Storage/Donation Bin)  
Urban Farm  
Accessory Car Wash  
Accessory Display/Sales Area (Outdoor)  
Accessory Donation Bin (Outdoor)  
Accessory Drive-Thru Facility  
Accessory Parking Garage  
Accessory Processing  
Accessory School

## DIMENSIONS

### HEIGHT AND SETBACKS

Height: 40ft; 10ft step back above 2nd story  
Front yard: same as neighbors; min. is 0 ft + unobstructed sidewalk space  
Side yard: 5 ft; 0 ft if approved fire wall  
Rear yard: 10 ft

### LOTS AND COVERAGE

Max. footprint: 12,000 sf/building

### TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use  
Donation Bin (Outdoor)  
Mobile Food Vendors  
On-site Construction Offices

### ADDITIONAL USE RESTRICTIONS

Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public;  
manufacturing-related activity: max. 5,000 sf GFA

# C3-HD

## COMMUNITY COMMERCIAL - HISTORIC DISTRICT

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City.

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### ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)  
Assembly  
Auto Parts and Parts Sales  
Automobile Service (No Outside storage)  
Bank/Financial Institutions  
Bar/Wine Bar  
Barber or Beauty Shop  
Club or Lodge  
Commercial Mail Facility  
Commercial Recreation (Indoor)  
Convenience Store  
Craft Alcohol Production  
Funeral Home/Mortuary  
Government Facility  
Grocery Store  
Gym/Sports Training Facility (10,000sf or less)  
Gym/Sports Training Facility (over 10,000sf)  
Laundry (Self-Service)  
Library  
Live-Work Unit  
Long-Term Care Facility  
Museum  
Office (1 or 2 Stories)  
Park or Open Space (Public or Private)  
Plant Nursery  
Public Safety Facility  
Restaurant  
Retail Sales  
Short-term Rental  
Spa  
Veterinary Clinic (Indoor boarding, No Boarding)  
Accessory Bank Kiosks  
Accessory Childcare  
Accessory Convenience Store  
Accessory Garden

### SPECIAL USE PERMIT REQUIRED

Automobile Service (Outside storage)  
Boutique hotel if lot is wider than 1/2 block  
Bus Terminal  
Commercial Communication System  
Commercial Recreation (Outdoor)  
Community Garden  
Contractor  
Exhibition or Fairgrounds  
Farmers Market  
Gas Station  
Hotel - Boutique (30 rooms or less)  
Hotel or Motel  
Industrial Arts Studio  
Laboratory  
Medical - Laboratory Services  
Medical - Offices and Outpatient Services  
Mixed-Use Building  
Mixed-Use Lot  
Mobile Food Vendor Park  
Movie Theater  
Multifamily  
Office (Over 2 Stories)  
Parking - Garage (Stand-alone, multi-level)  
Parking - Surface (Stand-alone)  
Produce Stand  
School  
Shopping Center  
Thrift Store  
Urban Farm  
Accessory Car Wash  
Accessory Display/Sales Area/Donation Bin (Outdoor)  
Accessory Drive-Thru Facility  
Accessory Maintenance Facility  
Accessory Parking Garage  
Accessory Processing  
Accessory School

### DIMENSIONS

#### HEIGHT AND SETBACKS

Height: 40ft; 10ft step-back above 2nd story  
Front yard: same as neighbors; min. is 0 ft + unobstructed sidewalk space  
Side yard: 5 ft; 0 ft if approved fire wall  
Rear yard: 10 ft

#### LOTS AND COVERAGE

Max. lot width: 1/2 of block

### TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use  
Amusement Rides, Carnival, Circus  
Donation Bin (Outdoor)  
Mobile Food Vendors  
On-site Construction Offices

### ADDITIONAL USE RESTRICTIONS

Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public;  
manufacturing-related activity: max. 5,000 sf GFA

OVERLAY  
DISTRICTS