



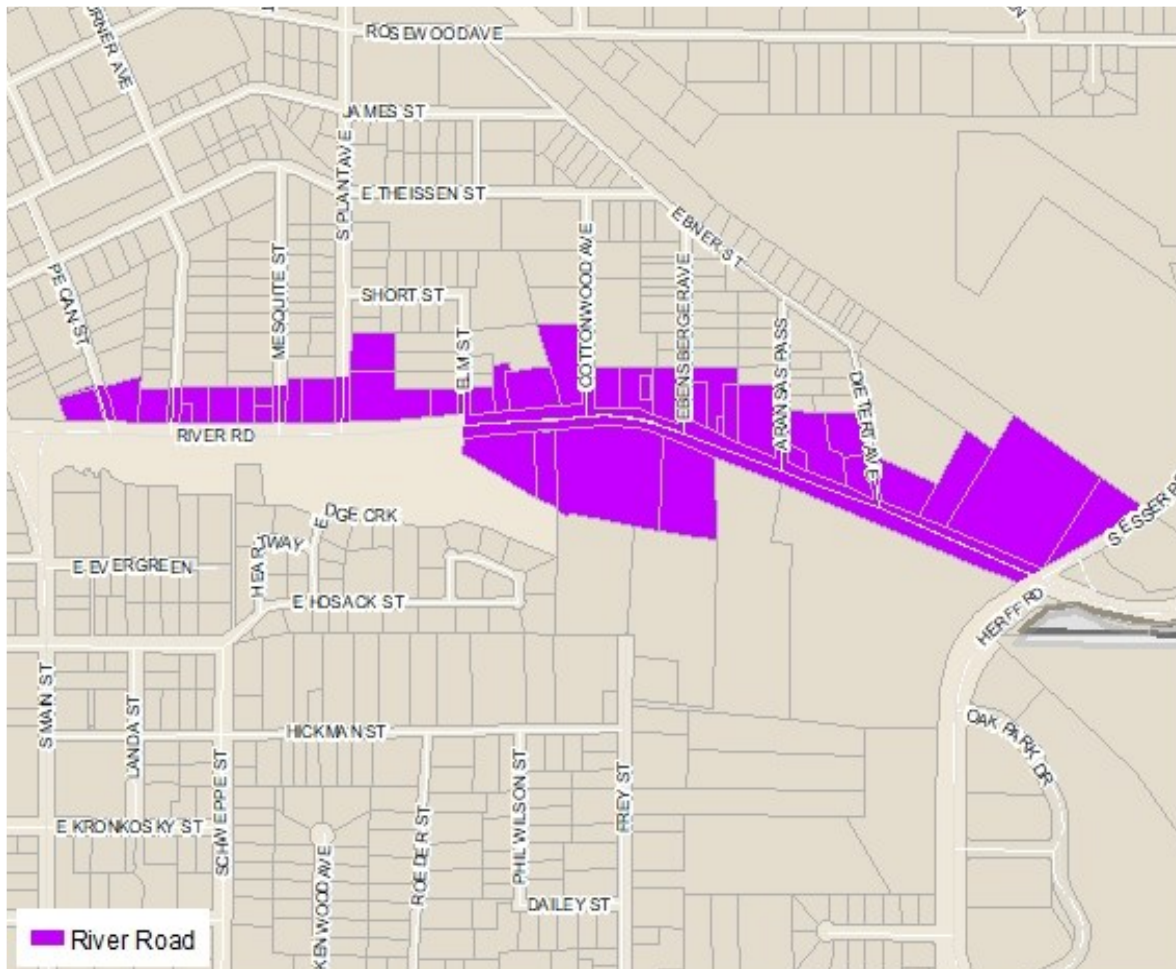
River Road Overlay District At-A-Glance

May 7, 2021

RIVER ROAD OVERLAY DISTRICT

The River Road Overlay District was created to protect the enjoyment of views of Cibolo Creek, while providing a retail and low-key entertainment destination that maintains historic architectural forms. It is composed primarily of retail, dining and entertainment uses, but allows for limited office and residential uses as well. The River Road Overlay District includes properties that front River Road, between the Historic District and Herff Road. Because of the economic and cultural impact of this district, and because of the unique amenities found within it, additional requirements for use and development apply.

The requirements of the River Road 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.



DIMENSIONS

(those that differ from base zoning)

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step back by DRC approval
 Front yard: min. 5 ft setback
 max. 25 ft setback
 Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft
 Rear yard: if adj. to residential: 5 ft; if alley: 0ft

LOTS AND COVERAGE

Max lot width: 150 ft or 1/2 block length

ZONING AND USES

ADDITIONAL USES ALLOWED

- Bar/Wine Bar
- Craft Alcohol Production
- Short-term Rental

ADDITIONAL USE RESTRICTIONS

- Attached dwelling units and multi-dwelling units: no River Road frontage
- Bars: maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



LANDSCAPING, FENCING AND SCREENING

- Minimize obstruction of views along River Road
- Tree canopy coverage of 50% or more for nonresidential properties
- No privacy fences along River Road, except for perimeter walls required by the City (follow City regulations for these required perimeter walls)
- Where perimeter walls are required, landscape screening shall also be used in front of the perimeter wall

PARKING, DRIVEWAYS AND SIDEWALKS

- 50% standard parking requirement for nonresidential uses
- Credits for spaces within 300 ft along River Road
- Credits for spaces within 60 feet along side streets
- Driveways off of side streets, not off of River Road
- Total sidewalk width: at least 5 feet
- A clear space above sidewalk of at least 8 feet

SIGNAGE

PROHIBITED SIGN TYPES

- Detached canopy signs
- Perimeter wall signs
- Freestanding entry feature signs
- Portable changeable message board signs

POLE SIGNS

- Maximum height: 8 feet
- Maximum area of sign face: 16 square feet

PYLON SIGNS

- Maximum height: 10 feet
- Maximum area of sign face: 50 square feet

REQUIRES CERTIFICATE OF APPROVAL FROM DRC

- Illuminated signs, illumination that is not static
- Tube letter signs that are freestanding
- Digital signs

**OVERLAY
DISTRICTS**

C1-RR

NEIGHBORHOOD COMMERCIAL - RIVER ROAD OVERLAY DISTRICT

The Neighborhood Commercial category is for neighborhood-compatible commercial uses. Usually located between residential areas and commercial areas, Neighborhood Commercial includes single and multi-tenant properties. Neighborhood Commercial is applicable in any area where small-scale retail and services are desired to support adjacent residential use.

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ALLOWED USE, NO SUP REQUIRED

Barber and Beauty Shop
Bar/Wine Bar
Commercial Mail Facility
Craft Alcohol Production
Government Facility
Grocery Store
Gym/Sports Training Facility (10,000sf or less)
Live-Work Unit
Medical - Laboratory Services, Offices and Outpatient Office (1 Story)
Park or Open Space (Private or Public)
Public Safety Facility
Restaurant
Retail Sales
Single Family Dwelling (Attached or Detached)
Short-term Rental
Spa
Accessory Bank Kiosks
Accessory Childcare
Accessory Garden

SPECIAL USE PERMIT REQUIRED

Animal Boarding (Indoor)
Assembly
Assisted Living Facility
Bank and Financial Institutions
Commercial Communication System
Community Garden
Community Home
Contractor
Convenience Store
Day Care (Adult)
Day Care Facility (>6 Children, Not Home Occupation)
Farmers Market
Halfway House
Laboratory
Laundry (Self-Service)
Mobile Food Vendor Park
Nursing/Residential Care Facility
Office (2 Stories)
Produce Stand
Thrift Store (No Outside Storage/Donation Bin)
Urban Farm (Small, Less Than One Acre)
Veterinary Clinic (Indoor Boarding)
Veterinary Clinic (No Boarding)
Accessory Car Wash
Accessory Display/Sales Area (Outdoor)
Accessory Drive-Thru Facility
Accessory Donation Bin (Outdoor)
Accessory School

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block length
Max. footprint: 5,000 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

Attached dwelling units and multi-dwelling units: no River Road frontage
Bars: maximum building area is 2,500 sf, and no alcohol service past midnight
Car wash: prohibited
Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)
For establishments with outdoor entertainment, the City's noise and light ordinances apply

C2-RR

TRANSITIONAL COMMERCIAL - RIVER ROAD OVERLAY 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.

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ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)
Assembly
Assisted Living Facility
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
Medical - Laboratory Services, Offices and
Outpatient, Urgent Care
Museum
Nursing/Residential Care Facility
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)
Club or Lodge
Commercial Communication System
Commercial Recreation (Indoor)
Community Garden
Community Home
Contractor
Day Care Facility (Adult)
Day Care Facility (>6 Children, Not Home Occupation)
Farmers Market
Funeral Home/Mortuary
Gas Station
Halfway House
Hotel - Boutique (30 rooms or less)
Industrial Arts Studio
Laboratory
Laundry (Self-Service)
Medical - Freestanding ER or Surgical Center
Mobile Food Vendors
Movie Theater
Multifamily (Over 18 Units p/ac or Less)
Parking - Garage (Stand-alone)
Parking Lot - Surface (Stand-alone)
Produce Stand
School
Single Family Dwelling (Attached or Detached)
Thrift Store (No Outside Storage/Donation Bin)
Urban Farm - Large (one acre or more)
Urban Farm - Small (less than one acre)
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

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to
single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block length
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

Attached dwelling units and multi-dwelling units:
no River Road frontage
Bars: maximum building area is 2,500 sf, and no
alcohol service past midnight
Car wash: prohibited
Craft alcohol production: minimum 15% gross floor
area as retail space open to the public;
maximum gross floor area of 2,000 square feet
for manufacturing-related activity
Hotels (Boutique): SUP required for lots wider than
1/2 of a block (or 150 feet)
For establishments with outdoor entertainment, the
City's noise and light ordinances apply

**OVERLAY
DISTRICTS**

C3-RR

COMMUNITY COMMERCIAL - RIVER ROAD OVERLAY 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

The requirements of the River Road 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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)
Assembly
Assisted Living Facility
Auto Parts and Parts Sales
Automobile Service (No Outside storage)
Bank/Financial Institutions
Bar/Wine Bar
Barber or Beauty Shop
Car Wash
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
Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care
Museum
Nursing/Residential Care Facility
Office (1 to 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
Accessory School

SPECIAL USE PERMIT REQUIRED

Automobile Sales
Automobile Service (Outside storage)
Bus Terminal
Commercial Communication System
Commercial Recreation (Outdoor)
Community Garden
Contractor
Day Care Facility (Adult)
Day Care Facility (>6 Children, Not Home Occupation)
Exhibition or Fairgrounds
Farmers Market
Gas Station
Hotel - Boutique (30 rooms or less)
Hotel or Motel
Industrial Arts Studio
Laboratory
Medical - Hospital
Mixed-Use Lot
Mobile Food Vendor Park
Movie Theater
Multifamily (18 Units p/ac or less)
Multifamily (Over 18 Units p/ac)
Office (Over 2 Stories)
Parking - Garage (Stand-alone)
Parking - Surface (Stand-alone)
Pawn Shop
Produce Stand
School
Shopping Center
Thrift Store
Trade School
Urban Farm
Accessory Car Wash

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0ft

LOTS AND COVERAGE

Min. lot width: 60 ft
Max. lot width: 150 ft or 1/2 block length

Accessory Display/Sales Area (Outdoor)
Accessory Donation Bin (Outdoor)
Accessory Drive-Thru Facility
Accessory Maintenance Facility
Accessory Parking Garage
Accessory Processing
Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

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

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no River Road frontage
Bars: maximum building area is 2,500 sf, and no alcohol service past midnight
Car wash: prohibited
Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)
For establishments with outdoor entertainment, the City's noise and light ordinances apply

R2M-RR

MODERATE DENSITY RESIDENTIAL - RIVER ROAD OVERLAY DISTRICT

The Moderate-Density Residential category is for compact, walkable neighborhoods in close proximity to activity centers and commercial areas, which provide many of the daily needs and services sought by residents.

The requirements of the River Road 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.

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities
Bar/Wine Bar
Community Home
Cottage House Community
Craft Alcohol Production
Halfway House
Library
Public Recreational Facility
Public Safety Facility
Park or Open Space (Private or Public)
School
Short-term Rentals
Single Family Dwelling (Detached)
Accessory Garden
Accessory Greenhouse
Accessory Home Occupation
Accessory Urban Livestock, Poultry and/or
Beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding House
Community Garden
Garden Home
Government Facility
Short Term Rental
Single-Family Dwelling (Attached)
Urban Farm
Accessory Attached Apartment
Accessory Buildings (other than Dwellings)
Accessory Childcare
Accessory Detached guest home
Accessory Garage Apartment

DIMENSIONS

HEIGHT AND SETBACKS (MAIN BLDG)

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft; garage 25 ft
Side yard: if corner lots: 10 ft; if adj. to
single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0ft

LOTS AND COVERAGE

Min. lot area: 4,000 sf
Min. lot front: 40 ft
Max. lot width: 150 ft or 1/2 block length

TEMPORARY USES, NO PERMIT REQUIRED

Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use
Model Home As a Sales Office
On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units:
no River Road frontage
Bars: maximum building area is 2,500 sf, and no
alcohol service past midnight
Car wash: prohibited
Craft alcohol production: minimum 15% gross floor
area as retail space open to the public;
maximum gross floor area of 2,000 square feet
for manufacturing-related activity
Hotels (Boutique): SUP required for lots wider than
1/2 of a block (or 150 feet)
For establishments with outdoor entertainment, the
City's noise and light ordinances apply

OVERLAY
DISTRICTS

R4L-RR

LOW DENSITY MULTIFAMILY— RIVER ROAD OVERLAY DISTRICT

The Low-Density Multifamily Residential category is applicable in areas where a compact neighborhood development pattern is desired, at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan. Low Density Multifamily allows for Garden Apartments.

The requirements of the River Road 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.

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities
Bar/Wine Bar
Bungalow Courts
Community Home
Cottage House Community
Craft Alcohol Production
Halfway House
Library
Live-Work Unit
Mixed-use Building
Multi-Dwelling Structure
Multi-Family Dwelling, 3-4 units/acre
Nursing/Residential Care Facility
Park or Open Space (Private or Public)
Public Recreational Facility
Public Safety Facility
School
Short-term Rental
Single Family Dwelling (Attached)
Accessory Garden
Accessory Home Occupation
Accessory Urban Livestock, Poultry and/or
Beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding House
Community Garden
Garden Home
Multi-Family Dwelling, 5-18 units/acre
Urban Farm
Accessory Childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to single
family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block length

TEMPORARY USES, NO PERMIT REQUIRED

Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use
Model Home as a Sales Office
On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no
River Road frontage
Bars: maximum building area is 2,500 sf, and no
alcohol service past midnight
Car wash: prohibited
Craft alcohol production: minimum 15% gross floor
area as retail space open to the public; maximum
gross floor area of 2,000 square feet for
manufacturing-related activity
Hotels (Boutique): SUP required for lots wider than
1/2 of a block (or 150 feet)
For establishments with outdoor entertainment, the
City's noise and light ordinances apply