



**Scenic Interstate Corridor Overlay  
District  
At-A-Glance**

**May 7, 2021**

# SCENIC INTERSTATE CORRIDOR

The Scenic Interstate Overlay District is intended to accommodate auto-oriented commercial development while preserving the scenic hill country views that characterize the natural beauty of Boerne. The Corridor includes all land within and touching 500 feet of the right of way boundary of IH-10. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

The requirements of the Scenic Interstate Corridor 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 Scenic Interstate Corridor, 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.

## DIMENSIONS

(those that differ from base zoning)

### HIGH ELEVATION AREA:

Max. height: 30 feet  
Min. setbacks: 40 feet from IH-10  
other property lines: by base zoning

### MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft  
Min. setbacks: 50 feet from IH-10  
other property lines: by base zoning

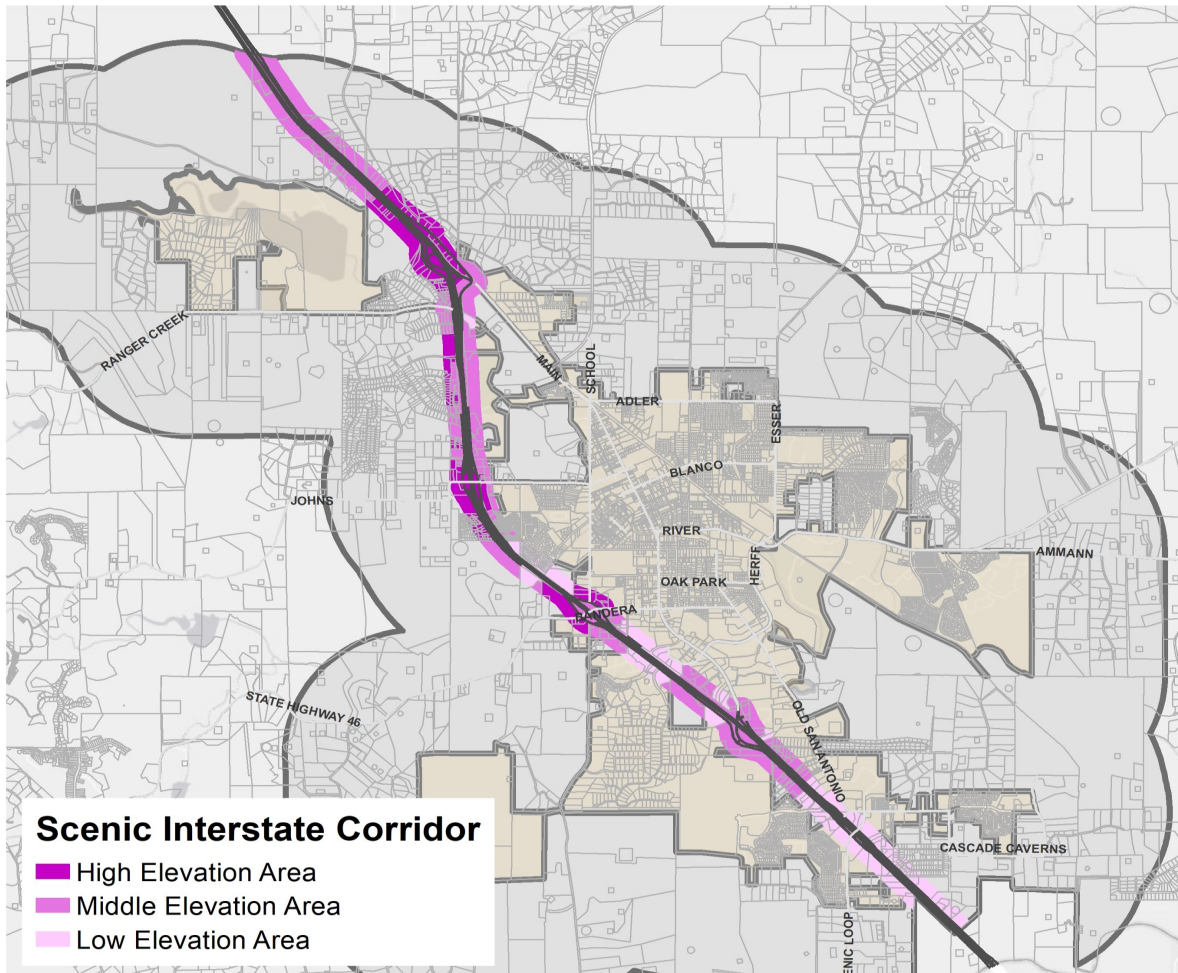
### LOW ELEVATION AREA:

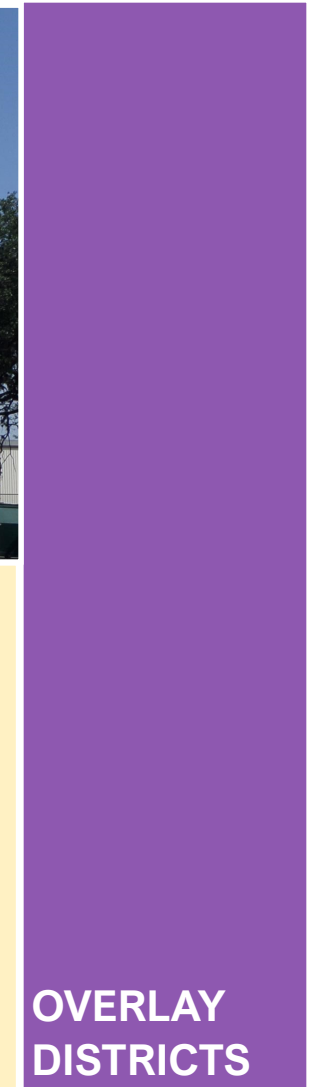
Max height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft  
Min. setback: 50 feet from IH-10  
other property lines: by base zoning

## ZONING AND USES

- Follow base zoning

## OVERLAY DISTRICTS





**OVERLAY  
DISTRICTS**

## ENVIRONMENTAL DESIGN

- Tree Preservation in the buffer: all existing protected trees shall remain within the 30 ft buffer zone.
- Incorporate at least one BMP, in accordance with the LID selection of structural BMPs, into site plan.

## LANDSCAPING AND SCREENING

- Minimum 30-foot deep landscape buffer
- Buffer designed to screen parking and buildings.
- Landscaping in buffer zone to enhance existing protected trees.
- Large tree component (>50 ft) required for building screening
- Spacing based on canopy width at maturity
- Landscape buffer must extend along at least 80% of the I-10 frontage.
- Depth to planting area, not just a hedge row
- Utilities outside of landscape buffer
- For cross streets, screen parking areas with landscape screening 3 feet tall
- Select trees from Boerne's recommended tree list
- Grass for lawn areas: solid-sodded

## PARKING AND DRIVEWAYS

- On-street parking is not counted toward the minimum parking requirements.

## SIGNAGE

### PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Portable changeable message board signs
- Bulletin board cabinets

### SIGNS IN THE HIGH ELEVATION AREA

- Pole signs: max. sign height is 20 ft and max. sign area is 40 ft; height up to 30 ft with DRC approval
- Pylon signs: max. sign height is 25 ft; up to 40 ft with DRC approval

### SIGNS IN THE MIDDLE ELEVATION AREA

- Pole signs: max. sign height is 30 ft and max sign area is 40 ft; height up to 45 ft with DRC approval
- Pylon signs: max. sign height is 40 ft; height up to 45 ft with DRC approval

### SIGNS IN THE LOW ELEVATION AREA

- Pole signs: max. sign height is 40 ft and max sign area is 40 ft; height up to 60 ft and sign area up to 60 ft with DRC approval
- Pylon signs: max. sign height is 40 ft; height up to 60 ft with DRC approval

### OTHER REQUIREMENTS

- Digital signs, illuminated signs where illumination is static, and electronic message boards require approval by DRC
- Minimum 100 ft separation of freestanding signs along the I-10 frontage, if pole or pylon
- Only one freestanding sign per street frontage without a Master Sign Agreement

# C2-IC

## TRANSITIONAL COMMERCIAL - SCENIC INTERSTATE CORRIDOR

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.

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### ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)  
Assembly  
Assisted Living Facility  
Bank/Financial Institutions  
Barber or Beauty Shop  
Commercial Mail Facility  
Convenience Store  
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 (No drive-thru)  
Retail Sales  
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)  
Bar/Wine Bar  
Club or Lodge  
Commercial Communication System  
Commercial Recreation (Indoor)  
Community Garden  
Community Home  
Contractor  
Craft Alcohol Production  
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 - Micro-hospital, Stand-alone Emergency  
Room, Surgical Center (aka ASC)  
Mobile Food Vendors  
Movie Theater  
Multifamily (Over 18 Units p/ac or Less)  
Parking - Garage (Stand-alone, Multi-level)  
Parking Lot - Surface (Stand-alone)  
Produce Stand  
Restaurant (with drive-thru)  
School  
Short-term Rental  
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)

## DIMENSIONS

### HEIGHT AND SETBACKS

Max. height:	By High/Middle Low Elev. Area
IH-10 setback:	By High/Middle/Low Elev. Area
Other, front yard:	10 ft
Other, side yard:	5ft; corner lot 10 ft
Other, rear yard:	20 ft

### LOTS AND COVERAGE

Max. lot width:	200 ft or 1/2 block width
Max. footprint:	12,000 sf per building

Accessory Donation Bin (Outdoor)  
Accessory Drive-Thru Facility  
Accessory Parking Garage  
Accessory Processing  
Accessory School

### TEMPORARY USES REQUIRING A PERMIT

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



# C3-IC

## COMMUNITY COMMERCIAL - SCENIC INTERSTATE CORRIDOR

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  
Assisted Living Facility  
Auto Parts and Parts Sales  
Automobile Service (No Outside storage)  
Bank/Financial Institutions  
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 Story)  
Office (2 Stories)  
Park or Open Space (Public or Private)  
Plant Nursery  
Public Safety Facility  
Restaurant (No drive-thru)  
Retail Sales  
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)  
Bar/Wine Bar  
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, multi-level)  
Parking - Surface (Stand-alone)  
Pawn Shop  
Produce Stand  
Restaurant (with drive-thru)  
School  
Shopping Center

### DIMENSIONS

#### HEIGHT AND SETBACKS

Max. height:	By High/Middle Low Elev. Area
IH-10 setback:	By High/Middle/Low Elev. Area
Other, front yard:	0 ft
Other, side yard:	5ft
Other, rear yard:	20 ft

#### LOTS AND COVERAGE

Min.. lot width:	60 ft
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Short-term Rental  
Thrift Store (With or w/o Outside Storage/Donation Bin)  
Trade School  
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 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

## OVERLAY DISTRICTS

# C4-IC

## REGIONAL COMMERCIAL- SCENIC INTERSTATE CORRIDOR

Regional Commercial is intended for commercial areas along Interstate 10, where traffic levels are high, and the thoroughfare system can accommodate higher trip generation. It is intended for commercial uses that serve the larger region, with generally larger building footprints and increased parking demand.

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### ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)  
Assembly  
Auto Parts and Parts Sales  
Automobile Rental Facility  
Automobile Service (No Outside storage)  
Automobile Service (Outside storage)  
Bank/Financial Institutions  
Bar/Wine Bar  
Barber or Beauty Shop  
Brewery or Distillery  
Car Wash  
Commercial Communication System  
Commercial Mail Facility  
Commercial Recreation (Indoor)  
Commercial Recreation (Outdoor)  
Craft Alcohol Production  
Funeral Home/Mortuary  
Gas Station  
Government Facility  
Grocery Store  
Gym/Sports Training Facility (10,000sf or less)  
Gym/Sports Training Facility (over 10,000sf)  
Hotel - Boutique (30 rooms or less)  
Hotel or Motel  
Library  
Medical - Hospital, Laboratory Services, Micro-hospital, Offices and Outpatient, Stand-alone  
Emergency Room, Surgical Center (aka ASC), Urgent Care  
Movie Theater  
Museum  
Office (1 to 2 stories)  
Office (Over 2 Stories)  
Park or Open Space (Private or Public)  
Parking - Garage (Stand-alone, multi-level)  
Parking Lot - Surface (Stand-alone)  
Plant Nursery

Public Safety Facility  
Restaurant (No drive-thru)  
Restaurant (with drive-thru)  
Retail Sales  
Spa  
Trade School  
Veterinary Clinic (Indoor boarding)  
Veterinary Clinic (No boarding)  
Accessory Bank Kiosks  
Accessory Car Wash  
Accessory Childcare  
Accessory Convenience Store  
Accessory Garden  
Accessory Parking Garage  
Accessory Sales Yard (Outdoor)  
Accessory School

### SPECIAL USE PERMIT REQUIRED

Assisted Living Facility  
Automobile Sales  
Brewery or Distillery  
Bus Terminal  
College or University  
Commercial Communication System  
Community Garden  
Contractor  
Exhibition or Fairgrounds  
Farmers Market  
Laboratory  
Long-term Care Facility  
Mini-Warehouse  
Multifamily (18 Units p/ac or less)  
Multifamily (Over 18 Units p/ac)  
Nursing/Residential Care Facility  
Pawn Shop  
Produce Stand  
RV Park

## DIMENSIONS

### HEIGHT AND SETBACKS

Max. height: By High/Middle Low Elev. Area  
IH-10 setback: By High/Middle/Low Elev. Area  
Other, front yard: 20 ft  
Other, side yard: 20 ft; if adj. residential 50 ft  
Other, rear yard: 20 ft; if adj. residential 50 ft

### LOTS AND COVERAGE

Min.. lot width: 120 ft

School  
Shopping Center  
Short-term Rental  
Thrift Store (With or w/o Outside Storage/Donation Bin)  
Urban Farm - Large (one acre or more)  
Urban Farm - Small (less than one acre)  
Warehouse Retail  
Wholesale  
Accessory Display/Sales Area  
Accessory Donation Bin (Outdoor)  
Accessory Drive-thru Facility  
Accessory Maintenance Facility  
Accessory Processing

### TEMPORARY USES REQUIRING A PERMIT

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

# I1-IC

## STORAGE AND TRANSPORTATION - SCENIC INTERSTATE CORRIDOR

The Storage and Transportation category is for warehouses, storage facilities and transportation facilities that provide service to the community. Storage and Transportation facilities are to be located where streets and infrastructure can accommodate the higher impacts.

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### ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Outdoor)  
Auto Parts and Parts Sales  
Automobile Rental Facility  
Automobile Sales  
Bus Terminal  
Commercial Agriculture  
Commercial Communication System  
Commercial Communication System  
Commercial Mail Facility  
Commercial Parking Facility  
Commercial Stable  
Convenience Store  
Gas Station  
Government Facility  
Maintenance Facility  
Mini-Warehouse  
Office (1 to 2 stories)  
Office (Over 2 Stories)  
Oversize Vehicle and Machinery Rental, Sales and Service  
Park or Open Space (Private or Public)  
Portable Building Sales  
Public Safety Facility  
Railroad Facility  
Veterinary Clinic (Outdoor boarding)  
Warehousing  
Wholesale  
Accessory Automobile Rental Facility  
Accessory Automobile Service (No Outside Storage)  
Accessory Car Wash  
Accessory Commercial Mail Facility  
Accessory Convenience Store  
Accessory Donation Bin (Outdoor)  
Accessory Gas Station  
Accessory Maintenance Facility  
Accessory Office

Accessory Park or Open Space (Public)  
Accessory Parking Garage  
Accessory Portable Buildings  
Accessory Railroad Facility  
Accessory Restaurant  
Accessory Retail Sales Area (Outdoor)  
Accessory School

### SPECIAL USE PERMIT REQUIRED

Assembly  
Live-Work Unit  
Office (Over 2 Stories)  
RV Park  
Accessory Automobile Service (Outside Storage)  
Accessory Commercial Communication System

## DIMENSIONS

### HEIGHT AND SETBACKS

Max. height:	By High/Middle Low Elev. Area
IH-10 setback:	By High/Middle/Low Elev. Area
Other, front yard:	25 ft
Other, side yard:	10 ft; corner lot 25 ft; adj. residential 50 ft
Other, rear yard:	25 ft; if adj. residential 50 ft

### LOTS AND COVERAGE

Min. lot width:	50 ft
Min. lot area:	1/2 acre

### TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use  
Mobile food vendors  
On-site construction offices  
Portable buildings  
Portable storage units

OVERLAY  
DISTRICTS

# I2-IC

## LIGHT INDUSTRY - SCENIC INTERSTATE CORRIDOR

Light Industry is for industrial uses that are typically clustered with similar uses and are not compatible with residential neighborhoods or with Neighborhood Commercial.

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### ALLOWED USE, NO SUP REQUIRED

Automobile Service (No Outside storage)  
Bar/Wine Bar  
Barber or Beauty Shop  
Club or Lodge  
Commercial Communication System  
Commercial Mail Facility  
Commercial Parking Facility  
Contractor  
Craft Alcohol Production  
Fabrication (Indoor)  
Government Facility  
Gym/Sports Training Facility (10,000sf or less)  
Industrial Arts Studio  
Laboratory  
Laundry (Self-Service)  
Live-Work Unit  
Mixed-Use Lot  
Mobile Food Vendor Park  
Office (1 to 2 stories)  
Park or Open Space (Private or Public)  
Plant Nursery  
Public Safety Facility  
School  
Trade School  
Wholesale  
Accessory Bar/Wine Bar  
Accessory Car Wash  
Accessory Community Garden  
Accessory Convenience Store  
Accessory Donation Bin (Outdoor)  
Accessory Garden  
Accessory Parking Garage  
Accessory Portable Building  
Accessory Retail Display (Outdoor)  
Accessory Retail Sales Area (Outdoor)

### SPECIAL USE PERMIT REQUIRED

Assembly  
Assisted Living Facility  
Auto Parts and Parts Sales  
Brewery or Distillery  
Commercial Recreation (Indoor)  
Community Home  
Farmers Market  
Gas Station  
Halfway House  
Mixed-Use Building  
Pawn Shop  
Produce Stand  
Restaurant (No drive-thru)  
Short-term Rental  
Single Family Dwelling (Attached or Detached)  
Thrift Store (With or w/o Outside Storage/Donation Bin)  
Accessory Office

## DIMENSIONS

### HEIGHT AND SETBACKS

Max. height: By High/Middle Low Elev. Area  
IH-10 setback: By High/Middle/Low Elev. Area  
Other, front yard: 25 ft  
Other, side yard: 10 ft; corner lot 25 ft; adj. residential 50 ft  
Other, rear yard: 25 ft; if adj. residential 50 ft

### LOTS AND COVERAGE

Min. lot width: 60 ft  
Min. lot area: 1 acre

### TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus  
Assembly as a Temporary Use  
Mobile Food Vendors  
On-site Construction Offices  
Outdoor Equipment Storage  
Portable Buildings  
Portable Storage Units



# R2M-IC

## MODERATE DENSITY RESIDENTIAL - SCENIC INTERSTATE CORRIDOR

The Moderate Density Residential category accommodates small lot configurations and zero lot line housing types, such as garden homes or patio homes, as well as cottage house developments, providing opportunities for alternative housing forms in the City.

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### ALLOWED USE, NO SUP REQUIRED

- Assisted Living Facilities
- Community Home
- Cottage House Community
- Halfway House
- Library
- Park or Open Space (Private or Public)
- Public Recreational Facility
- Public Safety Facility
- School
- 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
- Single Family Dwelling (Attached)
- Short-term Rental
- Urban Farm
- Accessory Attached Apartment
- Accessory Buildings (other than Dwellings)
- Accessory Childcare
- Accessory Detached Guest Home
- Accessory Garage Apartment

### DIMENSIONS

#### HEIGHT AND SETBACKS

- |                    |                               |
|--------------------|-------------------------------|
| Max. height:       | By High/Middle Low Elev. Area |
| IH-10 setback:     | By High/Middle/Low Elev. Area |
| Other, front yard: | 15 ft; garage 25 ft           |
| Other, side yard:  | 3 ft; corner lot 10 ft;       |
| Other, rear yard:  | 15 ft                         |
| Combined FY/Ry:    | 40 ft minimum                 |

#### LOTS AND COVERAGE

- |                 |                         |
|-----------------|-------------------------|
| Min. lot width: | 40 ft; corner lot 50 ft |
| Min. lot area:  | 4,000 sf                |

### 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

## OVERLAY DISTRICTS

# R4L-IC

## LOW DENSITY MULTIFAMILY - SCENIC INTERSTATE CORRIDOR

The Low-Density Multifamily Residential category allows for garden apartments, and is applicable at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan.

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### ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities  
Bungalow Courts  
Community Home  
Cottage House Community  
Halfway House  
Library  
Live-Work Unit  
Mixed-use Building  
Multi-Dwelling Structure  
Multi-Family Dwelling, 3-4 units/acre  
Park or Open Space (Private or Public)  
Public Recreational Facility  
Public Safety Facility  
Nursing/Residential Care Facility  
School  
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:	By High/Middle Low Elev. Area
IH-10 setback:	By High/Middle/Low Elev. Area
Other, front yard:	25 ft
Other, side yard:	15 ft
Other, rear yard:	20 ft
Combined FY/RV:	50 ft minimum

### LOTS AND COVERAGE

Min. lot area: 6,000 sf; add'l per unit

### 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