



South Boerne (SOBO) Overlay District At-A-Glance

May 7, 2021

SOUTH BOERNE

The SoBo Overlay District spans various entrances into Boerne and contains unique street frontages, ecological features and economic opportunity. The Overlay District establishes parameters for development including site and architectural design, building materials, landscaping and lighting to promote the character of Boerne in this unique area of the City. SoBo is divided into three character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed Use Character Zone (MU-CZ), and Neighborhood Character Zone (N-CZ).

The requirements of the SoBo 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

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS

Max. height:	50 ft for HC-CZ and MU-CZ; 40 ft for N-CZ
Front yard:	0 - 15 feet
Side yard:	3 ft to detached residence; 0 ft to attached residence; 5 ft to all other uses
Rear yard:	5 ft to residential property; 10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area:	1,200 sf
Min. lot width:	20 ft

ZONING AND USES

USES IN HC-CZ

- All uses allowed as "P" in C3 base zoning, except:
- Assisted living: SUP required
- Car wash: prohibited
- Nursing/residential Care Facility: SUP required

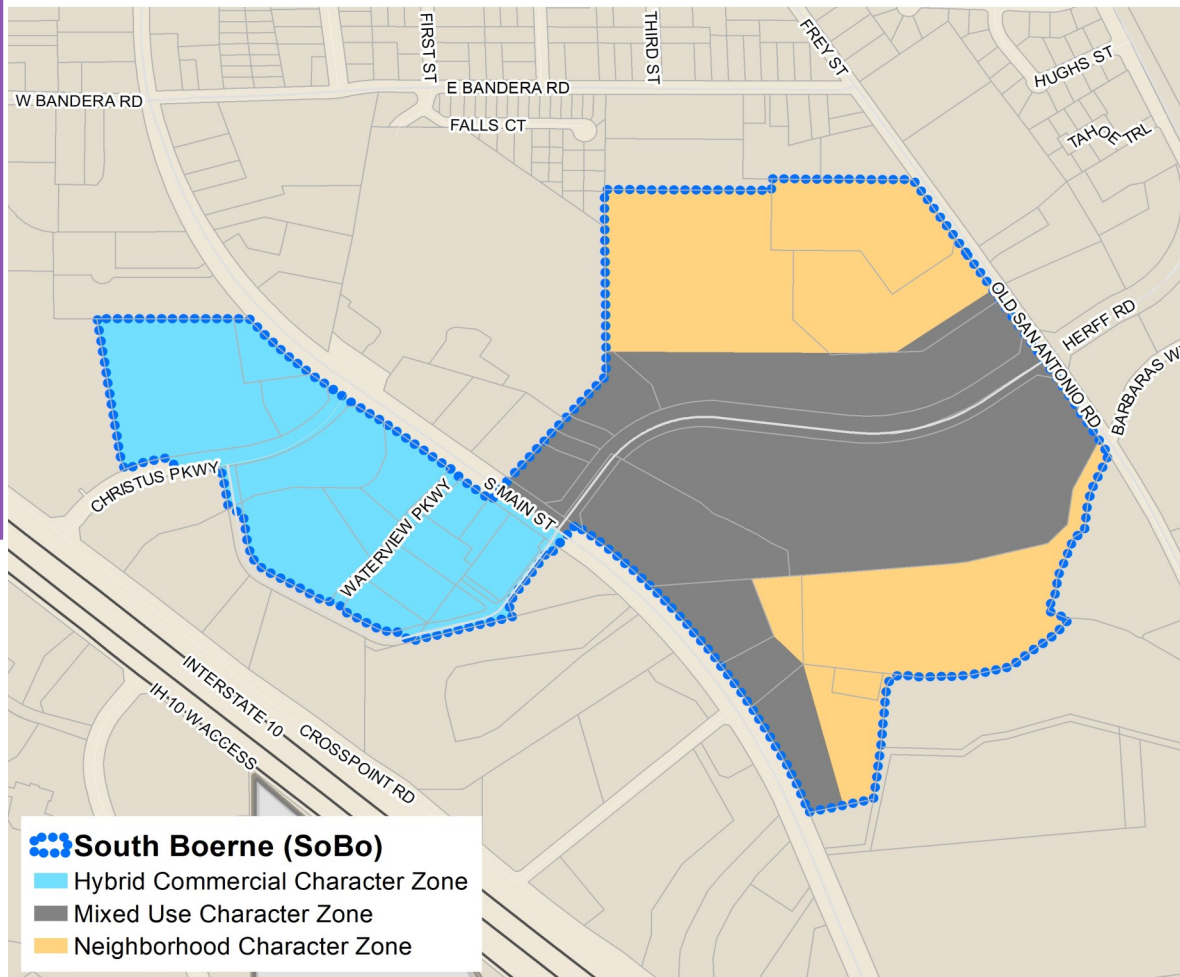
USES IN MU-CZ:

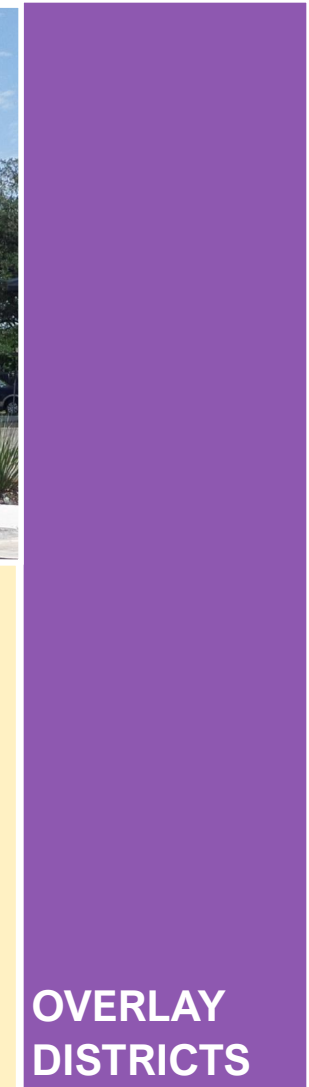
- Hotel: allowed
- Live-work unit: allowed
- Medical uses (offices/outpatient services, surgical center, urgent care or walk-in clinic, freestanding ER, hospital, medical laboratory/diagnostic services): allowed
- Mixed-use building: allowed
- Pharmacy: allowed
- Assisted living: prohibited
- Car wash: prohibited
- Nursing/residential care facility: prohibited

USES IN N-CZ:

- Accessory Dwelling (Attached apartment, detached guest home or garage apartment): allowed
- Bungalow court and cottage house community: allowed
- Car wash: prohibited
- Duplex and attached residential: allowed
- Live-work unit and multi-dwelling structure (triplex/quadplex): allowed

OVERLAY DISTRICTS





OVERLAY
DISTRICTS

PARKING

PARKING REQUIREMENTS

- For MU-CZ, minimum 1 space/300sf for all nonresidential uses
- on-street parking within 300 feet of a building entry can be credited toward parking requirement

RESIDENTIAL PARKING SETBACKS

- Site front parking behind the principal building, or 3 feet behind the closest building line
- Maintain 20 feet between the side or rear lot line and any parking in the driveway
- If no driveway parking, the minimum rear and side yard parking setback is 5 feet

PARKING GARAGES AND SIMILAR STRUCTURES

- Parked cars and garage ramps are to be screened from view from the public street
- The building should be oriented so that the smallest dimension faces the public street
- Intersection visibility requirements apply to garage entry and exit points
- Corner-emphasizing elements and continuity in the building façade should be employed

STREETS AND SIDEWALKS

- Incorporate on-street parking wherever possible
- Minimize width and number of driving lanes
- Maintain wide sidewalks, at least 6 feet wide
- Provide amenities for pedestrians, like benches, informational kiosks and shade structures
- Minimize curb cuts and utilize shared access points
- Employ curb bump-outs and pedestrian refuge spaces in medians

SITE DESIGN AND AUTO-ORIENTED USES

- Drive-thrus, service bays and gas station canopies are not allowed along many of the streets in this overlay district., and where they are allowed, they have to be screened, and cannot occupy more than 60% of the frontage of a lot
- Screen all off-street loading and trash pickup

SIGNAGE

IN THE HYBRID COMMERCIAL CHARACTER ZONE:

- Portable changeable message board signs and bulletin board cabinets are prohibited
- There are additional requirements per sign type for pole signs and pylon signs, addressing height, sign area and sign proportions
- Other requirements for digital signs, electronic message board signs, manual changeable copy signs, and pylon signs over 24 feet tall

IN THE MIXED-USE CHARACTER ZONE:

- Portable changeable message board signs and bulletin board cabinets are prohibited
- There are additional requirements per sign type for pole signs, pylon signs and roof signs, including height maximums, maximum sign area, and sign proportions
- Other requirements for digital signs, illuminated signs, electronic message boards, and manual changeable copy signs

IN THE NEIGHBORHOOD CHARACTER ZONE:

- Roof signs, portable changeable message board signs, temporary feather flag signs, moving signs and illuminated signs that aren't static are prohibited
- Additional requirements per sign type for pole signs and pylon signs, addressing height, sign area and sign proportions
- There are other added requirements for digital signs and illuminated signs with static illumination

C1-SB

NEIGHBORHOOD COMMERCIAL - SOUTH BOERNE (SoBo)

Neighborhood Commercial is applicable in any area where small scale retail and services are desired to support adjacent residential use.

The requirements of the SoBo 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. There are three subareas in SoBo, classified as character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed-Use Character Zone (MU-CZ) and Neighborhood Character Zone (N-CZ). Allowances and restrictions of individual subareas are indicated below, where applicable.

DIMENSIONS

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HEIGHT AND SETBACKS

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0 ft to attached residence;
5 ft to all other uses
Rear yard: 5 ft to residential property;
10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf
Min. lot width: 20 ft

ALLOWED USE, NO SUP REQUIRED

Barber and Beauty Shop
Commercial Mail Facility
Government Facility
Grocery Store
Gym/Sports Training Facility (10,000sf or less)
Live-Work Unit
Medical - Laboratory Services
Medical - Offices and Outpatient Services
Office (1 Story)
Park or Open Space (Private or Public)
Public Safety Facility
Restaurant (No Drive-thru)
Retail Sales
Single Family Dwelling (Attached or Detached)
Spa
Accessory Bank Kiosks
Accessory Childcare
Accessory Garden

SPECIAL USE PERMIT REQUIRED

Animal Boarding (Indoor)
Assembly
Assisted Living Facility
Bar/Wine Bar
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
Restaurant (with Drive-thru)
Short-term Rental
Thrift Store (No Outside Storage/ Donation Bin)
Urban Farm (Small, Less Than One Acre)
Veterinary Clinic (Indoor Boarding or No Boarding)
Accessory Display/Sales Area (Outdoor)
Accessory Donation Bin (Outdoor)
Accessory School

TEMPORARY USES REQUIRING A PERMIT

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

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Animal Boarding (Indoor): allowed
Assembly: allowed
Auto Parts and Parts Sales: allowed
Automobile Service (no outside storage): allowed
Bank/Financial Institutions: allowed
Barber or Beauty Shop: allowed
Car Wash: prohibited
Club or Lodge: allowed
Commercial Recreation (Indoor): allowed
Convenience Store: allowed
Craft Alcohol Production: allowed
Funeral Home/Mortuary: allowed
Gym/Sports Training Facility (over 10,000sf): allowed
Laundry (Self-Service): allowed
Library: allowed
Long-Term Care Facility: allowed
Medical - Micro-Hospital, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care: allowed
Museum: allowed
Office (2 Stories): allowed
Plant Nursery: allowed
Veterinary Clinic (Indoor boarding, No Boarding) : allowed
Accessory Convenience Store: allowed
Accessory School: allowed

MIXED-USE (MU-CZ)

Car Wash: prohibited
Hotel : Allowed
Medical uses (surgical center, urgent care or walk-in clinic, freestanding ER, hospital, medical laboratory/diagnostic services): Allowed
Mixed-use buildings: Allowed
Pharmacy: Allowed
Assisted living: prohibited
Nursing/Residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment)
Bungalow court and cottage house community
Car Wash: prohibited
Duplexes and attached residential
Live-work units and multi-dwelling structure (triplex/quadplex)

C2-SB

TRANSITIONAL COMMERCIAL - SOUTH BOERNE (SoBo)

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas.

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LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf
Min. lot width: 20 ft

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
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 Display/Sales Area (Outdoor)
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

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Auto Parts and Parts Sales: allowed
Automobile Service (no outside storage): allowed
Car Wash: Prohibited
Club or Lodge: allowed
Commercial Recreation (Indoor): allowed

Craft Alcohol Production: allowed
Funeral Home/Mortuary: allowed
Gym/Sports Training Facility (over 10,000 sf): allowed
Laundry (Self-Service): allowed
Medical - Micro-Hospital, Stand-alone
Emergency Room, Surgical Center (aka ASC): allowed
Accessory School: allowed
Assisted living: SUP required
Nursing/Residential Care Facility: SUP required

MIXED-USE (MU-CZ)

Assisted living: prohibited
Car Wash: prohibited
Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment)
Bungalow court and cottage house community
Car Wash: prohibited
Duplexes and attached residential
Live-work units and multi-dwelling structure (triplex/quadplex)

OVERLAY DISTRICTS

C3-SB

COMMUNITY COMMERCIAL - SOUTH BOERNE (SoBo)

The Community Commercial category applies to commercial uses whose transportation demand and footprint are lower than those of Regional Commercial, but a higher than those of Transitional Commercial.

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LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area:	1,200 sf
Min. lot width:	20 ft

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
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
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 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 ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Assisted living: SUP required
Car Wash: prohibited
Nursing/residential care facility: SUP required

MIXED-USE (MU-CZ)

Car Wash: prohibited
Hotel: allowed
Mixed-use buildings: allowed
Pharmacy: allowed
Assisted living: prohibited
Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment)
Bungalow court and cottage house community
Car Wash: prohibited
Duplexes and attached residential
Live-work units and multi-dwelling structure (triplex/quadplex)

C4-SB

REGIONAL COMMERCIAL- SOUTH BOERNE (SoBo)

Regional Commercial is intended for commercial uses that serve the larger region, with generally larger building footprints and increased parking demand and trip generation.

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DIMENSIONS

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HEIGHT AND SETBACKS

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40 ft for N-CZ
Front yard: 0 - 15 feet
Side yard: 3 ft to detached residence;
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5 ft to all other uses
Rear yard: 5 ft to residential property;
10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf
Min. lot width: 20 ft

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
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 Services
Medical - 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 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
School
Shopping Center
Short-term Rental
Thrift Store (With or w/o Outside Storage/Donation Bin)
Urban Farm - Small (less than one acre)
Urban Farm - Large (one acre or more)
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)

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Car Wash: prohibited
Club or Lodge: allowed
Convenience Store: allowed

Laundry (Self-Service): allowed
Live-Work Unit
Long-Term Care Facility: allowed
Assisted living: SUP required
Nursing/Residential Care Facility: SUP required

MIXED-USE (MU-CZ)

Car Wash: prohibited
Live-work units: allowed
Medical uses (surgical center, urgent care or walk-in clinic, freestanding ER, medical laboratory/diagnostic services): allowed
Mixed-use buildings: allowed
Pharmacy: allowed
Assisted living: prohibited
Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment)
Bungalow court and cottage house community
Car Wash: prohibited
Duplexes and attached residential
Live-work units and multi-dwelling structure (triplex/quadplex)

OVERLAY DISTRICTS

R4L-SB

LOW DENSITY MULTIFAMILY RESIDENTIAL - SOUTH BOERNE (SoBo)

The Low-Density Multifamily Residential category allowed for garden apartments. It 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.

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LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area:	1,200 sf
Min. lot width:	20 ft

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
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

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use
Garage/Estate Sales

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Government Facility
Nursing/residential care facility:
SUP required
Accessory Bank Kiosks
Accessory Childcare
Accessory Convenience Store: allowed
Accessory School: allowed
Assisted living: SUP required

MIXED-USE (MU-CZ)

Assisted living: prohibited
Nursing/residential care facility:
prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached
apartment, detached guest home
or garage apartment)
Bungalow court and cottage house
community
Duplexes and attached residential
Live-work unit: allowed
Multi-dwelling structure (triplex/
quadplex): allowed