



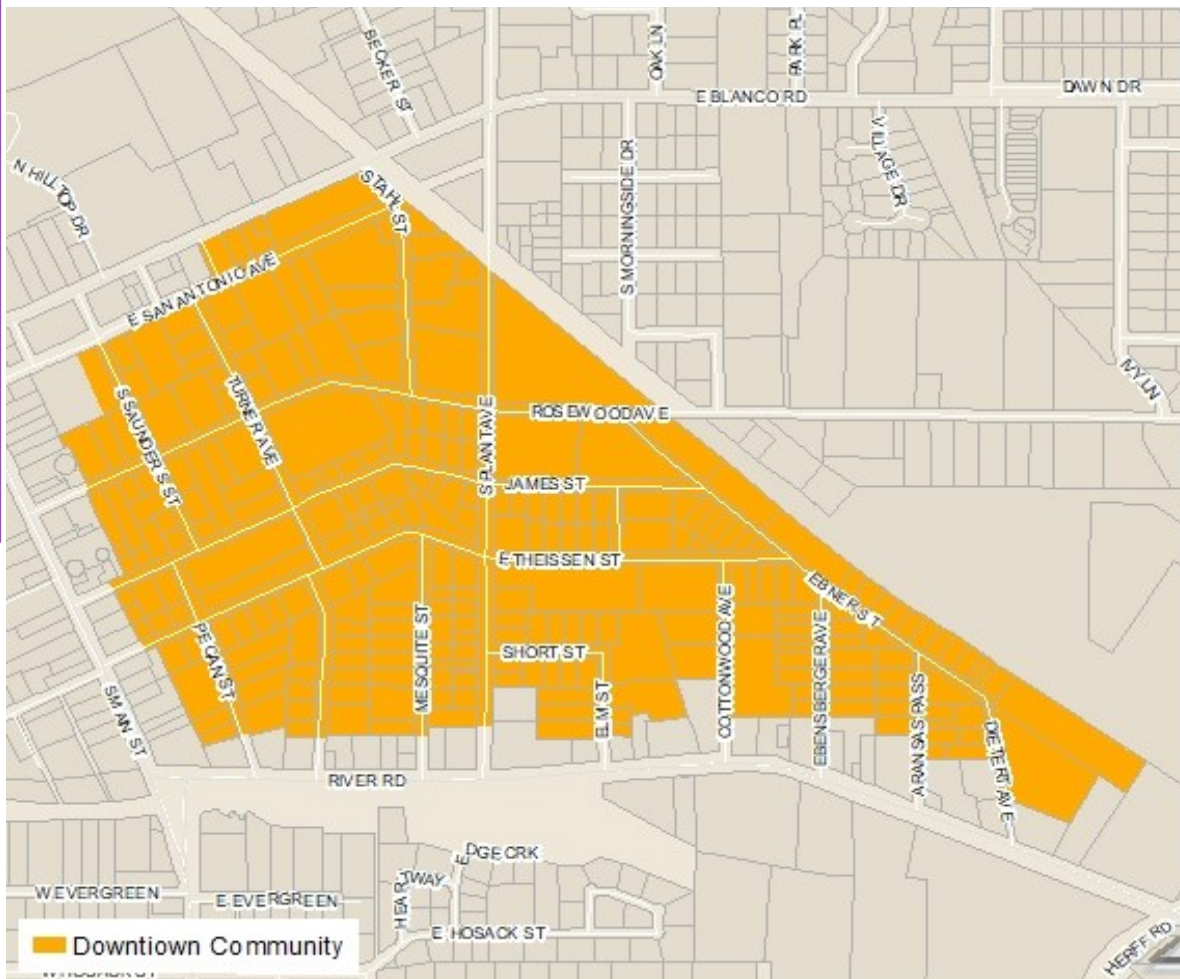
# **Downtown Community Overlay District At-A-Glance**

**May 7, 2021**

# DOWNTOWN COMMUNITY

The Downtown Community Overlay District includes the area that is north of the River Road Overlay District, east of the Historic District, west of the Old Number 9 Trail, and along and south of Blanco Road. Though most of the buildings in this district are not eligible for designation as historic structures, this district significantly impacts the character of Boerne. The purpose of this overlay district is to protect one of the older, more established neighborhoods of Boerne, and to preserve the delicate balance of commercial and residential uses in the area.

The requirements of the Downtown Community 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

Maximum height: 30 ft/2 stories; 38 ft/3 stories  
if step back of 10 ft

Front yard (nonresidential): 10 ft, or same as  
min. for adjacent residence

Front yard (residential): follow base zoning

Other setbacks: follow base zoning

### LOTS AND COVERAGE

Follow base zoning

## ZONING AND USES

### ADDITIONAL USES THAT ARE ALLOWED

- Short-term rental
- Single-family detached residential

### ADDITIONAL USE RESTRICTIONS

- Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight
- Car Wash : prohibited
- Multifamily: SUP required
- Parking garage: SUP required
- RV park: prohibited
- Surface parking: SUP required
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



## ADDITIONAL LANDSCAPING AND FENCING REQUIREMENTS

- Tree canopy coverage of 50% or more for nonresidential properties.
- Nonresidential properties have to be fully fenced next to residences, with 6-foot fences.

## PARKING AND SIDEWALKS

- 50% standard parking requirement for nonresidential uses
- Credits for spaces within 60 feet along streets
- Line up with existing sidewalks on neighboring properties.
- An unobstructed pedestrian zone of 4 feet is required for sidewalks.
- Preserve a clearing above the sidewalk of at least 8 feet.
- Signs, planters, benches and other furnishings are allowed if they don't encroach the 4-ft unobstructed space, and if they are set back more than 2 feet from back of curb.

## SIGNAGE

### PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Roof signs
- Portable changeable message board signs
- Sign illumination that isn't static

### DECORATIVE POST AND PANEL SIGNS

- Max height = 8ft

### REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Pole signs
- Pylon signs
- Illuminated signs where illumination is static
- Digital signs

**OVERLAY  
DISTRICTS**

# C1-DT

## NEIGHBORHOOD COMMERCIAL - DOWNTOWN COMMUNITY

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  
Commercial Mail Facility  
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 (No Drive-thru)  
Retail Sales  
Short-term Rental  
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  
Bank and Financial Institutions  
Bar/Wine Bar  
Commercial Communication System  
Community Garden  
Community Home  
Contractor  
Convenience Store  
Craft Alcohol Production  
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)  
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 Donation Bin (Outdoor)  
Accessory School

## DIMENSIONS

### HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft  
Front yard: 10 ft, or same setback as min. for adjacent residence  
Side yard: 5 ft; 10 ft if corner lot; 10 ft if adj. to residential  
Rear yard: 20 ft

### LOTS AND COVERAGE

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

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight  
For establishments with outdoor entertainment, the City's noise and light ordinances apply



# C2-DT

## TRANSITIONAL COMMERCIAL - DOWNTOWN COMMUNITY

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  
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  
Short-term Rental  
Single Family Dwelling (Detached)  
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  
Parking - Garage (Stand-alone, Multi-level)  
Parking Lot - Surface (Stand-alone)  
Produce Stand  
Restaurant (with drive-thru)  
School  
Single Family Dwelling (Attached)  
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)

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft  
Front yard: 10 ft, or same as min. for adjacent residence  
Side yard: 10 ft; 20 ft if adj. to residential  
Rear yard: 20 ft

#### LOTS AND COVERAGE

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

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 USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight  
For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY  
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# C3-DT

## COMMUNITY COMMERCIAL - DOWNTOWN COMMUNITY

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  
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  
Short-term Rental  
Single Family Dwelling (Detached)  
Spa  
Veterinary Clinic (Indoor boarding, No Boarding)

Accessory Bank Kiosks  
Accessory Childcare  
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  
Office (Over 2 Stories)  
Parking - Garage (Stand-alone)  
Parking - Surface (Stand-alone)  
Pawn Shop  
Produce Stand  
Restaurant (with drive-thru)  
School  
Shopping Center  
Thrift Store

## DIMENSIONS

### HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft  
Front yard: 10 ft, or same as min. for adjacent residence  
Side yard: 5 ft; 10 ft if corner lot; 10 ft if adj. to residential  
Rear yard: 20 ft

### LOTS AND COVERAGE

Min. lot width: 60 ft

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

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

### ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight  
For establishments with outdoor entertainment, the City's noise and light ordinances apply

# R1M-DT

## MEDIUM DENSITY RESIDENTIAL - DOWNTOWN COMMUNITY

The Medium-Density Residential category is for detached dwellings on suburban lots. R1-S lots allow for a conventional suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited. R1-S is most appropriate for the center or edges of neighborhoods where a larger mix of lot types is desired, within walking distance of a nearby activity center or commercial area.

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### ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities  
Community Home  
Halfway House  
Library  
Park or Open Space (Private or Public)  
Public Recreational Facility  
Public Safety Facility  
School  
Short-term Rental  
Single Family Dwelling (Detached)  
Accessory Buildings (other than Dwellings)  
Accessory Garden  
Accessory Greenhouse  
Accessory Home Occupation  
Accessory Stable  
Accessory Stall  
Accessory Urban Livestock, Poultry and/or  
Beekeeping

### SPECIAL USE PERMIT REQUIRED

Assembly  
Boarding House  
Community Garden  
Government Facility  
Urban Farm  
Accessory Attached Apartment  
Accessory Childcare  
Accessory Detached Guest Home  
Accessory Garage Apartment  
Accessory Portable Building

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft  
Front yard: 20 ft; garage 25 ft  
Side yard: 5 ft; 10 ft if corner lot  
Rear yard: 15 ft; 10 ft if alley  
Combined front/rear yard: 40 ft min.

#### LOTS AND COVERAGE

Min. lot frontage: 65 ft  
Min. lot area: 7,800 sf

### TEMPORARY USES NO PERMIT REQUIRED

Garage/Estate Sales

### TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use  
Model home as Sales Office  
On-site Construction Offices  
Portable Storage Units

### ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight  
For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY  
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# R2M-DT

## MODERATE DENSITY RESIDENTIAL - DOWNTOWN COMMUNITY

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 Downtown Community 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

#### HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft  
Front yard: 15 ft; garage 25 ft  
Side yard: 3 ft; 10 ft if corner lot  
Rear yard: 15 ft; 10 ft if alley  
Combined front/rear yard: 40 ft min.

#### LOTS AND COVERAGE

Min. lot frontage: 40 ft; 50 ft corner lot  
Min. lot area: 4,000 sf

#### ALLOWED USE, NO SUP REQUIRED

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

#### 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

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight  
For establishments with outdoor entertainment, the City's noise and light ordinances apply



# R4L-DT

## LOW DENSITY MULTIFAMILY RESIDENTIAL - DOWNTOWN COMMUNITY

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 Downtown Community 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

#### HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft  
Front yard: 25 ft  
Side yard: 15 ft  
Rear yard: 20 ft  
Combined front/rear yard: 50 ft min.

#### LOTS AND COVERAGE

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

#### 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  
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 or Detached)  
Accessory Garden  
Accessory Home Occupation  
Accessory Urban Livestock, Poultry and/or  
Beekeeping

#### SPECIAL USE PERMIT REQUIRED

Assembly  
Boarding House  
Community Garden  
Garden Home  
Multifamily  
Urban Farm  
Accessory Childcare

#### TEMPORARY USES REQUIRING A PERMIT

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

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight  
For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY  
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