



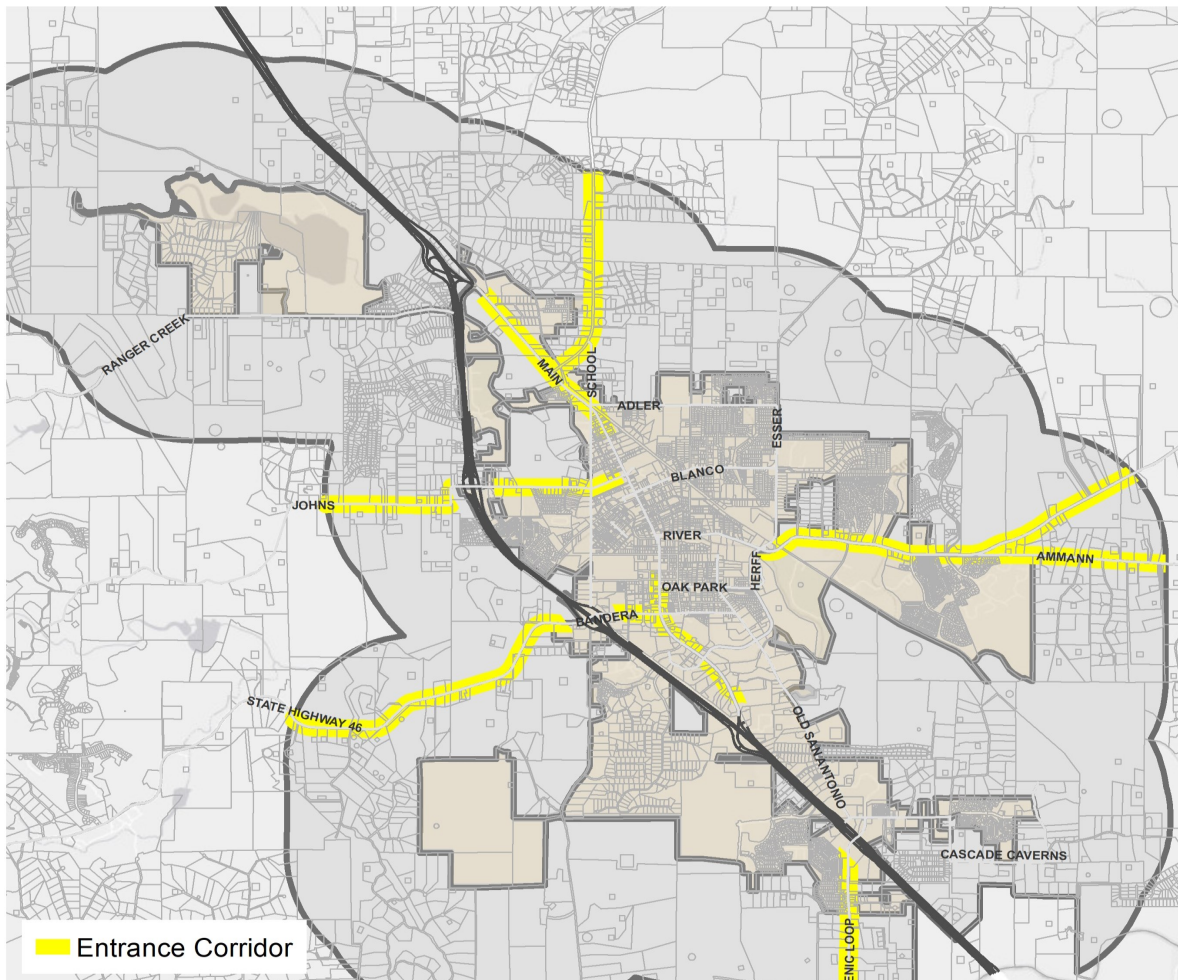
Entrance Corridor Overlay District At-A-Glance

May 7, 2021

ENTRANCE CORRIDORS

The Entrance Corridors Overlay District is intended to preserve the economic function of the primary entrance corridors of the City, managing traffic and connectivity while strengthening wayfinding and orientation through streetscape design. The corridors in this overlay include Main Street outside of the Historic District, State Highway 46, River Road, Bandera Road, Johns Road, Sisterdale Road, Scenic Loop Road and Amman Road.

The requirements of the Entrance 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 Entrance Corridors, 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.



OVERLAY DISTRICTS

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

Setback from the corridor street: 20 ft

LOTS AND COVERAGE

Follow base zoning

ZONING AND USES

ADDITIONAL USES ALLOWED

- All uses allowed as "P" in C2 zoning

ADDITIONAL USE RESTRICTIONS

- Automobile sales: prohibited
- Brewery or distillery: prohibited
- Mixed-use building: SUP required
- Mixed-use lot: SUP required
- Multifamily: SUP required
- Pawn shop: prohibited
- Portable building sales: prohibited
- Residential care facility: SUP required
- RV park: prohibited



LANDSCAPING, FENCING AND SCREENING

- Grass has to be solid-sodded
- No wooden privacy fences along the corridor street or stone walls over 30 inches tall
- Screen parking areas with landscape screening 3 feet tall

PARKING, DRIVEWAYS AND SIDEWALKS

- On-street parking is not counted toward the minimum parking requirements
- Only 25% of parking can be located along the entrance corridor street
- For corner lots, driveways and parking will be from side or rear streets, not off of the entrance corridor street
- Line up with existing sidewalks on neighboring properties
- Minimum width 6 feet, unobstructed zone 4 feet
- Preserve an 8-foot clearing above the sidewalk
- Signs and furnishings set back at least 2 feet from the curb

SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Portable changeable message board signs
- Bulletin board cabinets

POLE SIGNS

- Maximum height for pole signs is 16 feet
- Maximum area of a sign face is 16 square feet

PYLON SIGNS

- Maximum height for pylon signs is 20 feet
- Maximum area of a sign face is 100 square feet

ADDED REQUIREMENTS FOR OTHER SIGN TYPES

- Roof signs can't be taller than the highest roof line of the building to which the sign is mounted

REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Manual changeable copy sign elements
- Illuminated signs where illumination is not static
- Digital sign elements that comprise over 25% of the total area of a sign face

C1-EC

NEIGHBORHOOD COMMERCIAL - ENTRANCE CORRIDORS

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

Animal Boarding (Indoor)
Assembly
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
Medical - Offices and Outpatient Services
Medical - Urgent Care
Museum
Office (1 Story)
Office (2 Stories)
Park or Open Space (Public or Private)
Plant Nursery
Public Safety Facility
Restaurant (No Drive-thru)
Retail Sales
Single Family Dwelling (Attached or Detached)
Spa
Veterinary Clinic (Indoor boarding)
Veterinary Clinic (No boarding)
Accessory Bank Kiosks
Accessory Childcare
Accessory Garden

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility
Bar/Wine Bar
Commercial Communication System
Community Garden
Community Home
Contractor
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
Produce Stand
Nursing/Residential Care Facility
Restaurant (with Drive-thru)
Short-term Rental
Thrift Store (No Outside Storage/Donation Bin)
Urban Farm (Small, Less Than One Acre)
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 with 10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 10 ft
Other, side yard: 5ft; corner lot 10 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

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

TEMPORARY USES REQUIRING A PERMIT

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

C2-EC

TRANSITIONAL COMMERCIAL - ENTRANCE CORRIDORS

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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ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor)
Assembly
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
Medical - Offices and Outpatient Services
Medical - Urgent Care
Museum
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

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility
Auto Parts and Parts Sales
Automobile Service (No Outside storage)
Bar/Wine Bar
Craft Alcohol Production
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 Emergency Room
Medical - Surgical Center (aka ASC)
Mixed-use lot: SUP required
Mobile Food Vendors
Movie Theater
Multifamily
Nursing/Residential Care Facility
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)

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step-back
Setback from the corridor street: 20 ft
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

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

TEMPORARY USES REQUIRING A PERMIT

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

**OVERLAY
DISTRICTS**

C3-EC

COMMUNITY COMMERCIAL - ENTRANCE CORRIDORS

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
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
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

Assisted Living Facility
Automobile Service (Outside storage)
Bar/Wine Bar
Bus Terminal
Commercial Communication System
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 Building
Mixed-Use Lot
Mobile Food Vendor Park
Movie Theater
Multifamily
Nursing/Residential Care Facility
Office (Over 2 Stories)
Parking - Garage (Stand-alone, multi-level)
Parking - Surface (Stand-alone)
Produce Stand
Restaurant (with drive-thru)
School
Shopping Center
Short-term Rental
Thrift Store (With or w/o Outside Storage/Donation)

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 0 ft
Other, side yard: 5ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

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

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

I2-EC

LIGHT INDUSTRY - ENTRANCE CORRIDORS

Light Industry is for industrial uses that have a lower environmental impact than uses permitted in the General Industry category. Properties zoned Light Industry 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

Animal Boarding (Indoor)
Assembly
Assisted Living Facility
Automobile Service (No Outside storage)
Bank/Financial Institutions
Bar/Wine Bar
Barber or Beauty Shop
Club or Lodge
Commercial Communication System
Commercial Mail Facility
Commercial Parking Facility
Contractor
Convenience Store
Craft Alcohol Production
Fabrication (Indoor)
Government Facility
Grocery Store
Gym/Sports Training Facility (10,000sf or less)
Industrial Arts Studio
Laboratory
Laundry (Self-Service)
Library
Live-Work Unit
Long-Term Care Facility
Medical - Laboratory Services
Medical - Offices and Outpatient Services
Medical - Urgent Care
Mobile Food Vendor Park
Museum
Office (1 to 2 stories)
Park or Open Space (Public or Private)
Plant Nursery
Public Safety Facility
Restaurant (No Drive-thru)
Retail Sales
School
Spa

Trade School
Veterinary Clinic (Indoor boarding, No Boarding)
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/Sales Area (Outdoor)

SPECIAL USE PERMIT REQUIRED

Auto Parts and Parts Sales
Commercial Recreation (Indoor)
Community Home
Farmers Market
Gas Station
Halfway House
Mixed-Use Building
Mixed-Use Lot
Produce Stand
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: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 10 ft
Other, side yard: 5ft; corner lot 10 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

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

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

OVERLAY DISTRICTS

RE-EC

ESTATE RESIDENTIAL- ENTRANCE CORRIDORS

The Estate Residential category is for detached dwellings. RES is a lot type that preserves privacy yet accommodates a more suburban development form. The regulations prohibit the establishment of commercial, industrial or other incompatible uses.

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ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities
Community Home
Halfway House
Single Family Dwelling, Detached
Park or Open Space (Public or Private)
Public Recreational Facility
Public Safety Facility
School
Accessory Buildings (other than Dwellings)
Accessory Detached Guest Home
Accessory Garage Apartment
Accessory Garden
Accessory Greenhouse
Accessory Home Occupation
Accessory Portable Building
Accessory Private Kennel Facility
Accessory Urban Livestock, Poultry and/or
Beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Community Garden
Government Facility
Short-term Rental
Urban Farm
Accessory Attached Apartment
Accessory Childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 40 ft
Other, side yard: 15ft
Other, rear yard: 25 ft

LOTS AND COVERAGE

Min. lot size: 1/2 acre
Min. lot frontage: 100 ft

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
Portable Storage Units

R1M-EC

MEDIUM DENSITY RESIDENTIAL - ENTRANCE CORRIDORS

The Medium Density Residential category is for detached dwellings on suburban lots, allowing for a conventional suburban neighborhood form. It is most appropriate for the center or edges of neighborhoods.

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ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities
Community Home
Halfway House
Single Family Dwelling, Detached
Library
Park or Open Space (Public or Private)
Public Recreational Facility
Public Safety Facility
School
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

Boarding House
Community Garden
Short-term Rental
Urban Farm
Accessory Attached Apartment
Accessory Childcare
Accessory Detached Guest Home
Accessory Garage Apartment
Accessory Portable Building

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 20 ft; garage 25 ft
Other, side yard: 5ft; corner lot 10 ft
Other, rear yard: 15 ft

LOTS AND COVERAGE

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

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
Portable Storage Units

OVERLAY
DISTRICTS

R2M-EC

MODERATE DENSITY RESIDENTIAL- ENTRANCE CORRIDORS

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
Public/private park or open space
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: 30 ft/2 stories; 38 ft/3 stories with
10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 15 ft; garage 25 ft
Other, side yard: 3ft; corner lot 10 ft
Other, rear yard: 15 ft; with alley 10 ft
Combined front yard/rear yard: 40 ft. minimum

LOTS AND COVERAGE

Min. lot size: 4,000 sf
Min. lot frontage: 40 ft

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

R4L-EC

LOW DENSITY MULTIFAMILY RESIDENTIAL- ENTRANCE CORRIDORS

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

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ALLOWED USE, NO SUP REQUIRED

- Assisted Living Facilities
- Bungalow Courts
- Community Home
- Cottage House Community
- Halfway House
- Live-Work Unit
- Multi-Dwelling Structure
- Multi-Family Dwelling, 3-4 Units/Acre
- Residential Care Facility
- Single Family Dwelling, Attached
- Library
- Public/Private Park or Open Space
- Public Recreational Facility
- Public Safety Facility
- School
- Accessory Garden
- Accessory Home Occupation
- Accessory Urban Livestock, Poultry and/or Beekeeping

SPECIAL USE PERMIT REQUIRED

- Boarding House
- Community Garden
- Garden Home
- Mixed-Use Building
- Mixed-Use Lot
- Multifamily
- Urban Farm
- Accessory Childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step back

Setback from the corridor street: 20 ft

Other, front yard: 25 ft

Other, side yard: 15

Other, rear yard: 20 ft

Combined front yard/rear yard: 50 ft

LOTS AND COVERAGE

Min. lot size: 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

OVERLAY
DISTRICTS