



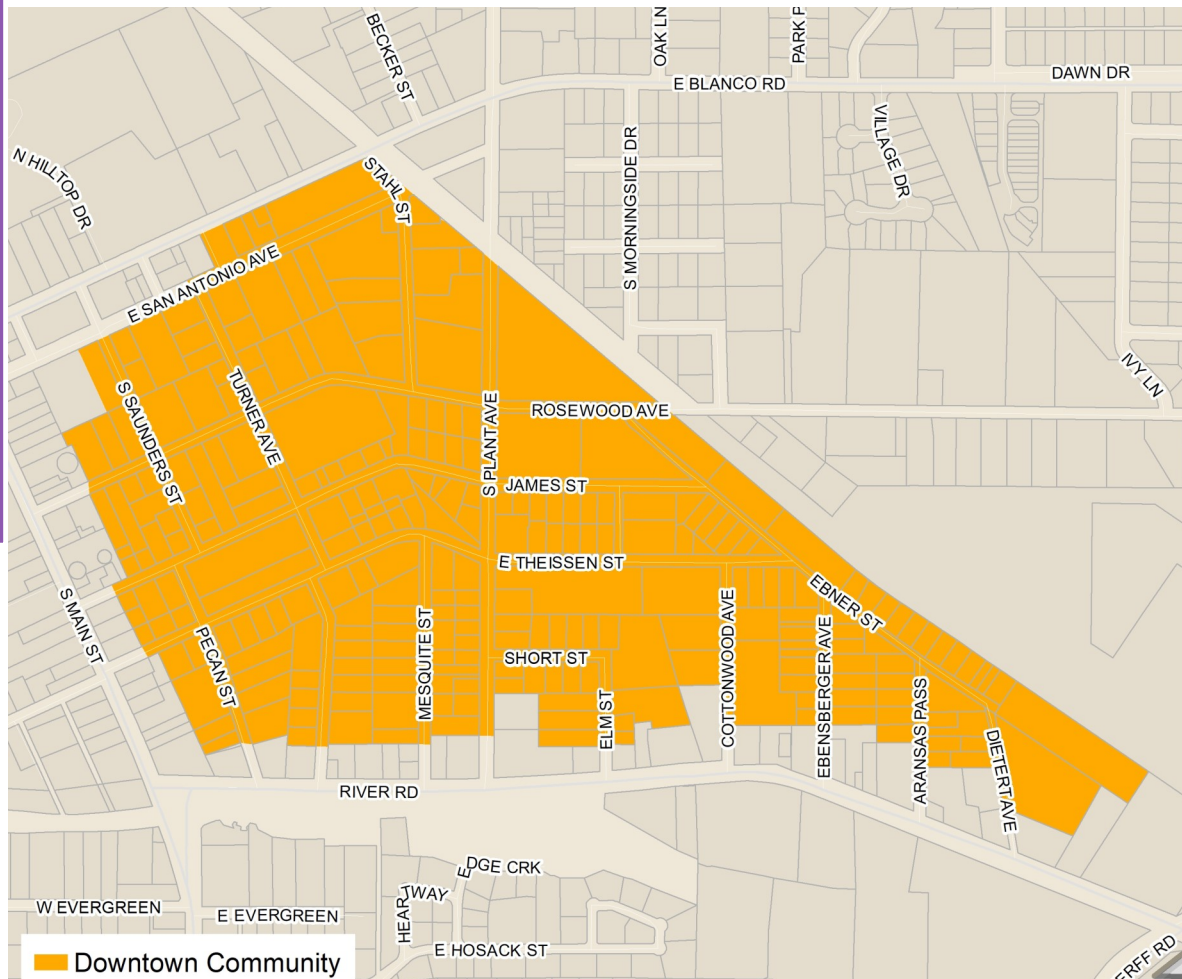
Downtown Community Overlay District At-A-Glance

June 4, 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 ALLOWED

- Mixed-use building (commercial only)
- Mixed-use lot (commercial only)
- Short-term rental
- Single-family dwelling (attached or detached)

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- 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 = 8 ft

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 USES, NO SUP REQUIRED

Assisted living facility
Barber/beauty shop
Commercial mail facility
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Live-work unit
Medical - laboratory/diagnostic services, offices/ outpatient
Mixed-use building
Mixed-use lot
Office (1 story)
Park or open space (private or public)
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (attached or detached)
Spa
Accessory bank kiosks
Accessory childcare
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Commercial communication system
Community garden
Community home
Contractor
Convenience store
Craft alcohol production
Day care (adult)
Day care (More than 6 children, not home occupation)
Farmer's market
Halfway house
Laboratory
Laundry (self-service)
Medical – pharmacy, urgent care
Mobile food vendor park
Nursing/residential care facility
Office (2 stories)
Produce stand
Shopping center
Thrift store (no outside storage/donation bin)
Urban farm, small (less than one acre)
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-through facility
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
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- 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 USES, NO SUP REQUIRED

Animal boarding (Indoor)
Assembly
Assisted living facility
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/ outpatient, pharmacy, urgent care
Mixed-use building
Mixed-use lot
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
Single-family dwelling (attached or detached)
Spa
Veterinary clinic (Indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Automobile parts and parts sales
Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care (more than 6 children, not home occupation)
Farmer's market
Funeral home/mortuary
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical center
Mobile food vendor park
Movie theater
Parking lot/garage
Produce stand
School
Shopping center
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-through facility
Accessory parking lot/garage
Accessory processing

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 school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY
DISTRICTS**

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 USES, NO SUP REQUIRED

Animal boarding (Indoor)
Assembly
Assisted living facility
Automobile parts and parts sales
Automobile service (no outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - freestanding emergency room, hospital/inpatient care facility, laboratory/diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
Mixed-use building
Mixed-use lot
Museum
Nursing/residential care facility
Office (1 story or 2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (attached or detached)

Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Automobile rental facility
Automobile sales
Automobile service (outside storage)
Bus terminal
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Day care (adult)
Day care (more than 6 children, not home occupation)
Exhibition/fairgrounds
Farmer's market
Gas station
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Medical - hospital/inpatient care facility
Mobile food vendor park
Movie theater
Office (over 2 stories)
Parking lot/garage
Pawn shop
Produce stand
School
Shopping center

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

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-through facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing
Accessory sales yard (outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- 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 USES, NO SUP REQUIRED

Assisted living facility
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 (attached or 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 (SUP) REQUIRED

Assembly
Boarding house
Community garden
Government facility
Urban farm, large (one acre or more)
Urban farm - small (less than one acre)
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

Model home as sales office
On-site construction offices
Portable storage units

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY
DISTRICTS**

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.

ALLOWED USES, NO SUP REQUIRED

Assisted living facility
Community home
Cottage house community
Halfway house
Library
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 greenhouse
Accessory home occupation
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
Boarding house
Community garden
Garden home
Government facility
Urban farm, small (less than one acre)
Accessory attached apartment
Accessory buildings (other than dwellings)
Accessory childcare
Accessory detached guest home
Accessory garage apartment

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

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- 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 + 2000 sf/unit after first two
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ALLOWED USES, NO SUP REQUIRED

Assisted living facility
Bungalow courts
Community home
Cottage house community
Halfway house
Library
Live-work unit
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 residential convenience service
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
Boarding house
Community garden
Garden home
Urban farm, small (less than one acre)
Accessory childcare
Accessory parking lot/garage

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY
DISTRICTS**