



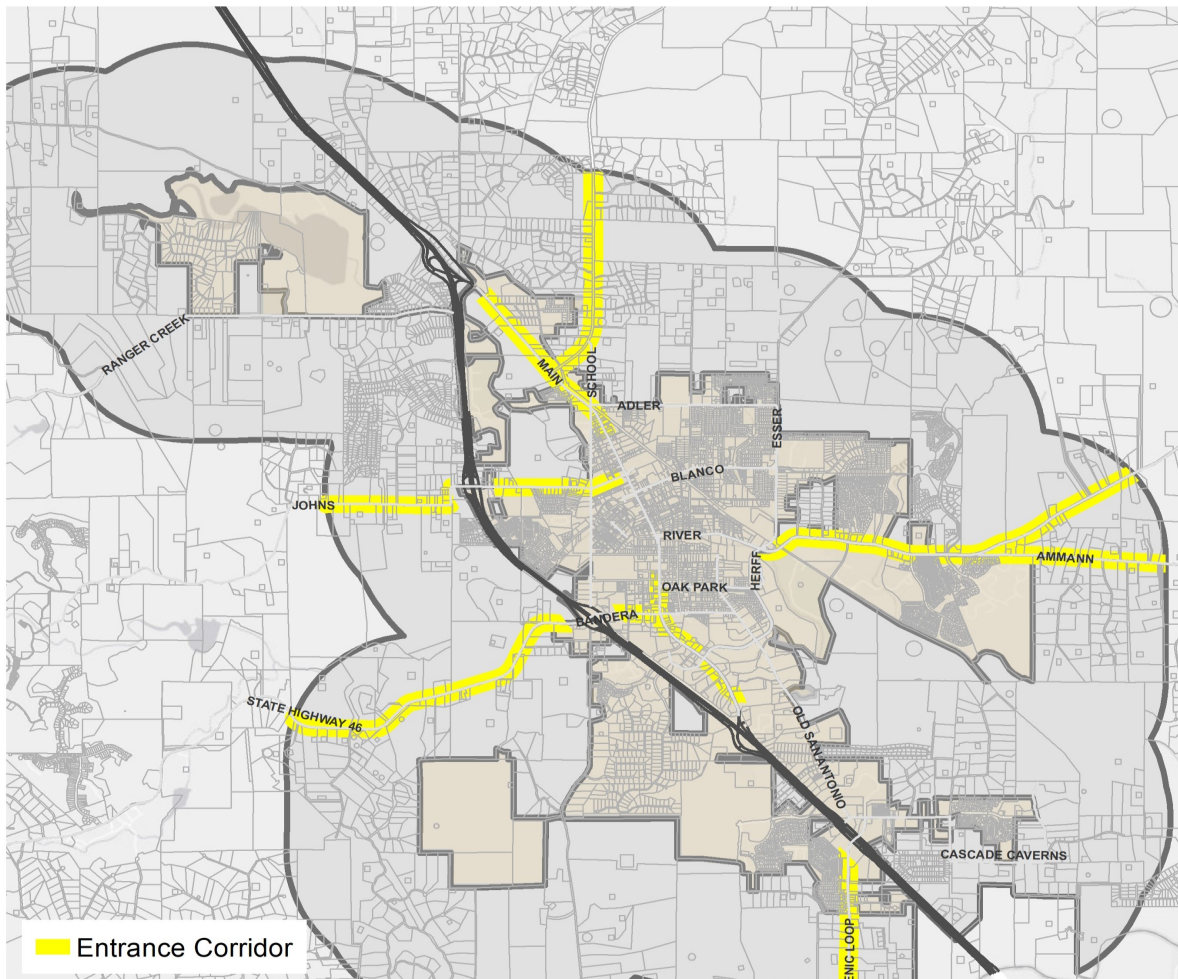
# **Entrance Corridor Overlay District At-A-Glance**

**June 4, 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.



## 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 - commercial only

### ADDITIONAL USE RESTRICTIONS

- Automobile sales: prohibited
- Brewery/distillery: prohibited
- Mixed-use building: SUP required
- Mixed-use lot: SUP required
- Multi-family: SUP required
- Pawn shop: prohibited
- Portable building sales: prohibited
- Nursing/residential care facility: SUP required
- RV park: prohibited

OVERLAY  
DISTRICTS



## 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

## OVERLAY DISTRICTS



# 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  
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  
Museum  
Office (1 story)  
Office (2 stories)  
Park or open space (private or public)  
Plant nursery  
Public safety facility  
Restaurant  
Retail sales  
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 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 facility (more than 6 children, not home  
occupation)  
Farmer's 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, surgical  
center  
Mixed-use building  
Mixed-use lot  
Mobile food vendor park  
Movie theater  
Multi-family (18 units p/ac or less)  
Nursing/residential care facility  
Parking lot/garage  
Produce stand  
School  
Shopping center  
Short-term rental  
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: 5 ft; 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

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 lot/garage  
Accessory processing  
Accessory school

### TEMPORARY USES REQUIRING A PERMIT

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

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

# 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  
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  
Museum  
Office (1 story)  
Office (2 stories)  
Park or open space (private or public)  
Plant nursery  
Public safety facility  
Restaurant  
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

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 facility (more than 6 children, not home  
occupation)  
Farmer's 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, surgical  
center  
Mixed-use building  
Mixed-use lot  
Mobile food vendor park  
Movie theater  
Multi-family (18 units p/ac or less)  
Nursing/residential care facility  
Parking lot/garage  
Produce stand  
School  
Shopping center  
Short-term rental  
Single-family dwelling (attached or detached)  
Thrift store (no outside storage/donation bin)

## 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: 5 ft; 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, 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 parking lot/garage  
Accessory processing  
Accessory school

### TEMPORARY USES REQUIRING A PERMIT

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

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial  
only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

## 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  
Assisted living facility  
Automobile parts and parts sales  
Automobile service (no outside storage)  
Bank/financial institutions  
Bar/wine bar  
Barber/beauty shop  
Car wash  
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, laboratory/  
diagnostic services, offices/outpatient, pharmacy,  
surgical center, urgent care  
Museum  
Office (1 story or 2 stories)  
Park or open space (private or public)  
Plant nursery  
Public safety facility  
Restaurant  
Retail sales  
Spa  
Veterinary clinic (indoor boarding)  
Veterinary clinic (no boarding)  
Accessory bank kiosks  
Accessory childcare

Accessory convenience store  
Accessory garden  
Accessory school

### SPECIAL USE PERMIT REQUIRED

Artisan craft production  
Automobile rental facility  
Automobile service (outside storage)  
Bus terminal  
Commercial communication system  
Commercial recreation (outdoor)  
Community garden  
Community home  
Contractor  
Day care (adult)  
Day care facility (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  
Mixed-use building  
Mixed-use lot  
Mobile food vendor park  
Movie theater  
Multi-family (18 units p/ac or less)  
Multi-family (over 18 Units p/ac)  
Nursing/residential care facility  
Office (over 2 stories)  
Parking lot/garage  
Produce stand  
School  
Shopping center  
Short-term rental

## 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: 5 ft  
Other, rear yard: 20 ft

### LOTS AND COVERAGE

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

Single-family dwelling (attached or detached)  
Thrift store (with or w/o outside storage/donation bin)  
Trade school  
Urban farm (large or small)  
Accessory car wash  
Accessory display/sales area (outdoor)  
Accessory donation bin (outdoor)  
Accessory drive-thru 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 USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

# 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)  
Artisan craft production  
Automobile parts and parts sales  
Automobile service (with or w/o outside storage)  
Business park/campus  
Car wash  
Club/lodge  
College/university  
Commercial communication system  
Commercial mail facility  
Contractor  
Craft production  
Fabrication (indoor)  
Government facility  
Industrial arts studio  
Industrial park  
Laboratory  
Maintenance facility  
Office (1 story or 2 stories)  
Office (over 2 stories)  
Park or open space (private or public)  
Parking lot/garage  
Public safety facility  
Railroad facility  
Regional detention facility  
Research and development facility  
Trade school  
Utility station/substation or service center  
Veterinary clinic (Indoor boarding)  
Veterinary clinic (no boarding)  
Warehousing  
Accessory bank kiosks  
Accessory convenience store  
Accessory donation bin (outdoor)  
Accessory maintenance facility  
Accessory parking lot/garage  
Accessory portable buildings

Accessory processing  
Accessory sales yard (outdoor)  
Accessory school

### SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)  
Assembly  
Automobile rental facility  
Bus terminal  
Day care facility (more than 6 children, not home occupation)  
Exhibition/fairgrounds  
Funeral home/mortuary  
Library  
Live-work unit  
Manufacturing  
Museum  
Processing  
Veterinary clinic (outdoor boarding)  
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: 10 ft  
Other, side yard: 5 ft; 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  
Mobile food vendors  
On-site construction offices  
Outdoor equipment storage  
Portable buildings  
Portable storage units

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

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 facility  
Community home  
Halfway house  
Park or open space (private or public)  
Public recreational facility  
Public safety facility  
School  
Single-family dwelling (detached)  
Accessory buildings (other than dwellings)  
Accessory detached guest home  
Accessory garage apartment  
Accessory garden  
Accessory greenhouse  
Accessory home occupation  
Accessory private kennel facility  
Accessory portable building  
Accessory urban livestock, poultry and/or beekeeping

### SPECIAL USE PERMIT REQUIRED

Assembly  
Community garden  
Government facility  
Short-term rental  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
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: 15 ft  
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  
Model Home as a Sales Office  
On-site construction offices  
Portable storage units

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited



# 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.

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. 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.

### ALLOWED USE, 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  
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  
Short-term rental  
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

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: 5 ft; 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  
Model home as a sales office  
On-site construction offices  
Portable storage units

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial  
only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

## 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 facility  
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  
Short-term rental  
Single-family dwelling (attached)  
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

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: 3 ft; 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  
Model home as a sales office  
On-site construction offices

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

# 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 facility  
Bungalow courts  
Community home  
Cottage house community  
Halfway house  
Library  
Live-work unit  
Park or open space (private or public)  
Public recreational facility  
Public safety facility  
School  
Single-family dwelling (attached or detached)  
Accessory garden  
Accessory home occupation  
Accessory parking lot/garage  
Accessory residential convenience service  
Accessory urban livestock, poultry and/or beekeeping

### SPECIAL USE PERMIT REQUIRED

Assembly  
Boarding house  
Community garden  
Garden home  
Mixed-use building  
Mixed-use lot  
Multi-family dwelling (3-4 units/acre)  
Multi-family dwelling (5-18 units/acre)  
Nursing/residential care facility  
Short-term rental  
Urban farm, small (less than one acre)  
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 ft  
Other, rear yard: 20 ft  
Combined front yard/rear yard: 50 ft

#### LOTS AND COVERAGE

Min. lot size: 6,000 sf + 2000 ft/ unit after first two units

### TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

### TEMPORARY USES REQUIRING A PERMIT

Assembly  
Model home as a sales office  
On-site construction offices

### ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

### ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited  
Brewery/distillery: prohibited  
Multi-family: SUP required  
Pawn shop: prohibited  
Portable building sales: prohibited  
Nursing/residential care facility: SUP required  
RV park: prohibited

OVERLAY  
DISTRICTS