



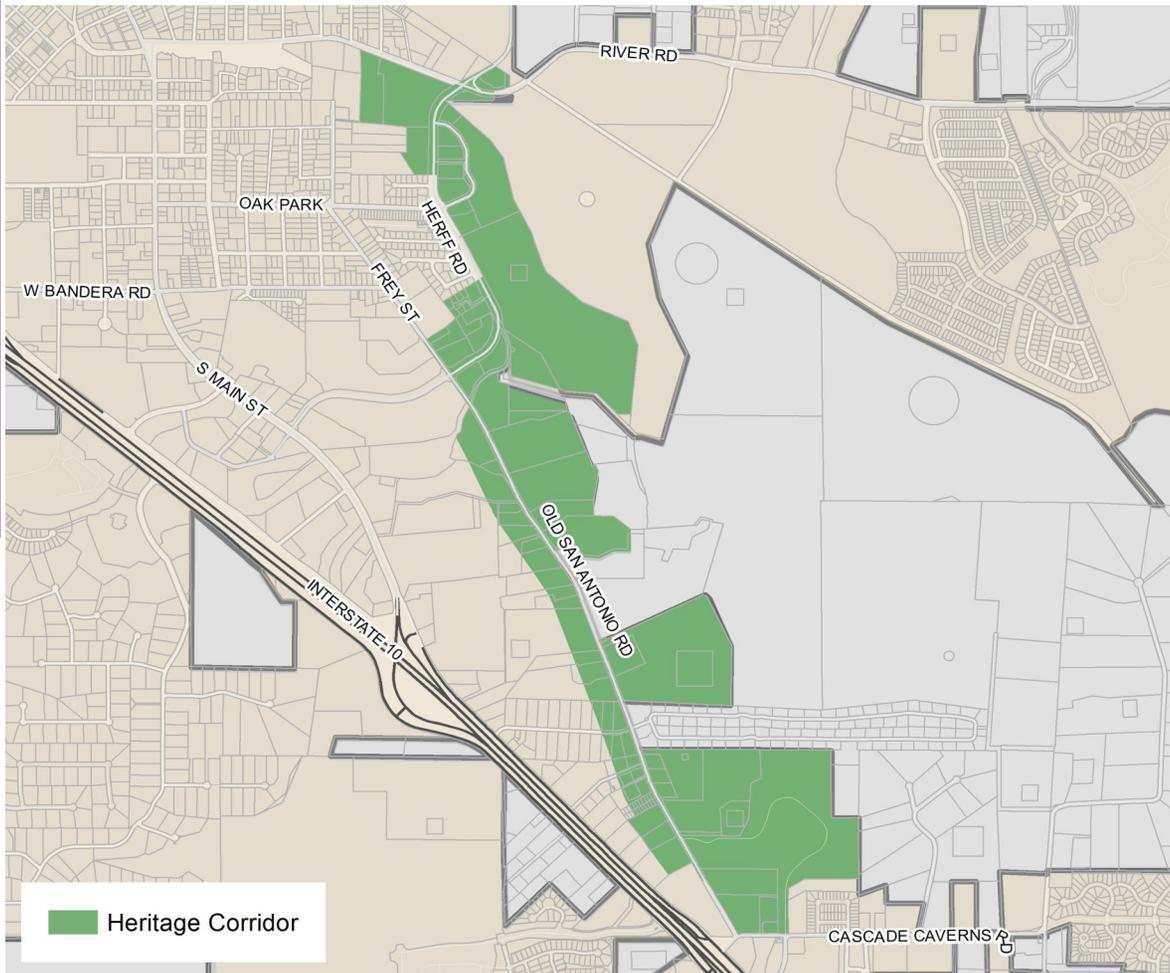
# **Heritage Corridor Overlay District At-A-Glance**

**June 4, 2021**

# HERITAGE CORRIDORS

The Heritage Corridors Overlay District is intended to encourage context-sensitive design, respecting the rural and agricultural heritage of the area through heightened landscape preservation and orientation toward the creek-ways in the district. The corridors in this overlay include Old San Antonio Road, from Cascade Caverns Road to Herff Road, and Herff Road, from Old San Antonio Road to the River Road frontage. Because of the environmental and cultural impact of this district, additional requirements for use and development apply.

The requirements of the Heritage 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.



## DIMENSIONS

(those that differ from base zoning)

### HEIGHT AND SETBACKS

Maximum height: 30 feet  
Corridor setback: from Herff: greater of 40 feet or setback by base zoning  
from Old San Antonio Rd: greater of 40 feet or setback by base zoning  
All other setbacks: follow base zoning

### LOTS AND COVERAGE

Minimum lot area: 1/2 acre

## ZONING AND USES

### ADDITIONAL USES ALLOWED

- Single-family detached residences, if on 1+ acre lots
- Urban farm - Large (one acre or more)
- Urban farm - Small (less than one acre)

### ADDITIONAL USE RESTRICTIONS

- Assisted living facilities: SUP required
- Automobile sales: prohibited
- Car wash: prohibited
- Gas station: prohibited
- Mini-warehouse: prohibited
- Mixed-use building and mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: SUP required
- Oversize vehicle or machine rental, sales or service: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Thrift store: prohibited
- Warehouse retail: prohibited

OVERLAY  
DISTRICTS



**ENVIRONMENTAL DESIGN  
IMPERVIOUS COVER REQUIREMENTS**

- Maximum cover for nonresidential, multifamily, mixed-use and residential care facilities is 70% of the site.
- Contiguous areas of disturbance must be separated by areas maintained at natural grade, with existing, mature vegetative cover.
- Maximum contiguous area of disturbance for nonresidential, multifamily, mixed-use and residential care facilities is 30,000 sf.

**BIORETENTION AND ALTERNATIVE SURFACES**

- Alternative paving surfaces can be used to satisfy on-site parking requirements , pending approval by City Staff.
- Incorporate at least one BMP, in accordance with the LID selection of structural BMPs, into site plan.
- Non-living groundcover can't be used for more than 20% of the required landscaped area of the property.

**DRAINAGE**

- A stormwater detention/retention system that requires a fence cannot be located in the front yard setback

**PARKING, DRIVEWAYS AND SIDEWALKS**

- No parking within setback from Herff Road or Old San Antonio Road without a creative alternative approved by the Design Review Committee.
- Along Old San Antonio Road, sidewalks must respond to the existing landscape and the natural grade

**LANDSCAPING, FENCING AND SCREENING**

- Tree canopy coverage of 50% or more for nonresidential properties.
- No wooden privacy fences along Herff Road, River Road or Old San Antonio Road.
- Stone walls greater than 3 feet in height along Herff Road must have natural landscape screening in front of the wall.
- Perimeter stone walls greater than 3 feet in height that are within 10 feet of Old San Antonio Road require a creative alternative approved by Design Review Committee.

**SIGNAGE  
PROHIBITED SIGN TYPES AND SIGN ELEMENTS**

- Detached canopy signs, portable changeable message board signs, manual changeable copy signs, signs where illumination is not static
- Electronic message boards, internally illuminated channel letter sign faces, freestanding tube letter signs
- Digital signs or sign elements
- Detached canopy signs

**PYLON SIGNS**

- Maximum height for pylon signs is 10 feet.
- Maximum area of a sign face is 40 square feet.

**REQUIREMENTS FOR OTHER SIGN TYPES**

- Entry feature signs can't be over 8 feet tall.
- Roof signs can't extend above highest roof line of the building.

**REQUIRES A CERTIFICATE OF APPROVAL FROM DRC**

- Pole signs

**OVERLAY DISTRICTS**

# C1-HC

## NEIGHBORHOOD COMMERCIAL - HERITAGE 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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### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height:	30 feet
Corridor setback:	40 feet from Herff; 40 feet from Old San Antonio Rd
Other, front yard:	10 ft
Other, side yard:	5 ft; corner lot: 10 ft
Other, rear yard:	20 ft

#### LOTS AND COVERAGE

Min. lot area:	1/2 acre
Max. lot width:	150 feet or 1/2 block
Max. footprint:	5,000 sf/building

#### ALLOWED USE, NO SUP REQUIRED

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  
Office (1 story)  
Park or open space (private or public)  
Public safety facility  
Restaurant  
Retail sales  
Single-family dwelling (attached or detached)  
Single-family detached residences, if on 1+ acre lots  
Spa  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
Accessory bank kiosks  
Accessory childcare  
Accessory garden

#### SPECIAL USE PERMIT REQUIRED

Animal boarding (indoor)  
Artisan craft production  
Assembly  
Assisted living facility  
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  
Gas station  
Halfway house  
Laboratory  
Laundry (self-service)  
Medical - pharmacy  
Medical - urgent care  
Mixed-use building  
Mixed-use lot  
Mobile food vendor park  
Nursing/residential care facility  
Office (2 stories)  
Produce stand  
Shopping center  
Short-term rental  
Thrift store (no outside storage/donation bin)  
Veterinary clinic (indoor boarding)  
Veterinary clinic (no boarding)  
Accessory display/sales area (outdoor)  
Accessory donation bin (outdoor)  
Accessory drive-thru facility  
Accessory school

#### TEMPORARY USES REQUIRING A PERMIT

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

#### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
Urban farm - Large (one acre or more)  
Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
Automobile sales: prohibited  
Car wash: prohibited  
Gas station: prohibited  
Mini-warehouse: prohibited  
Mixed-use building and mixed-use lot: SUP required  
Multi-family: SUP required  
Nursing/residential care facility: SUP required  
Oversize vehicle or machine rental, sales or service:  
prohibited  
Pawn shop: prohibited  
Portable building sales: prohibited  
RV park: prohibited  
Sales yard (outdoor): prohibited  
Thrift store: prohibited  
Warehouse retail: prohibited  
Warehousing: prohibited

OVERLAY  
DISTRICTS

# C2-HC

## TRANSITIONAL COMMERCIAL - HERITAGE CORRIDORS

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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### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height: 30 feet  
Corridor setback: 40 feet from Herff;  
40 feet from Old San Antonio Rd  
Other, front yard: 10 ft  
Other, side yard: 5 ft; corner lot: 10 ft  
Other, rear yard: 20 ft

#### LOTS AND COVERAGE

Min. lot area: 1/2 acre  
Max. lot width: 200 feet or 1/2 block  
Max. footprint: 12,000 sf/building

#### ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)  
Assembly  
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 detached residences, if on 1+ acre lots**  
Spa  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
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  
Assisted living facility  
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  
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)**  
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 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

**Single-family detached residences, if on 1+ acre lots**  
Urban farm - Large (one acre or more)  
Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
Automobile sales: prohibited  
Car wash: prohibited  
Gas station: prohibited  
Mini-warehouse: prohibited  
Mixed-use building and mixed-use lot: SUP required  
Multi-family: SUP required  
Nursing/residential care facility: SUP required  
Oversize vehicle or machine rental, sales or service:  
prohibited  
Pawn shop: prohibited  
Portable building sales: prohibited  
RV park: prohibited  
Sales yard (outdoor): prohibited  
Thrift store: prohibited  
Warehouse retail: prohibited  
Warehousing: prohibited

OVERLAY  
DISTRICTS

# C3-HC

## COMMUNITY COMMERCIAL - HERITAGE 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

The requirements of the Heritage 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.

### ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)  
 Assembly  
 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, laboratory/diagnostic services, offices/outpatient, pharmacy, surgical center, 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 detached residences, if on 1+ acre lots  
 Spa  
 Urban farm, large (one acre or more)  
 Urban farm, small (less than one acre)  
 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  
 Assisted living facility  
 Automobile rental facility  
 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  
 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

## DIMENSIONS

### HEIGHT AND SETBACKS

Maximum height: 30 feet  
 Corridor setback: 40 feet from Herff;  
 40 feet from Old San Antonio Rd  
 Other, front yard: 0 ft  
 Other, side yard: 5 ft  
 Other, rear yard: 20 ft

### LOTS AND COVERAGE

Min. lot area: 1/2 acre  
 Min. lot width: 60 ft

Short-term rental  
 Trade school  
 Accessory display/sales area (outdoor)  
 Accessory donation bin (outdoor)  
 Accessory drive-thru facility  
 Accessory maintenance facility  
 Accessory parking lot/garage  
 Accessory processing

### TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus  
 Assembly  
 Donation bin (outdoor)  
 Mobile food vendors  
 On-site construction offices

### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
 Urban farm - Large (one acre or more)  
 Urban farm - Small (less than one acre)

### ADDITIONAL USE RESTRICTIONS

Assisted living facilities: SUP required  
 Automobile sales: prohibited  
 Car wash: prohibited  
 Gas station: prohibited  
 Mini-warehouse: prohibited  
 Mixed-use building and mixed-use lot: SUP required  
 Multi-family: SUP required  
 Nursing/residential care facility: SUP required  
 Oversize vehicle or machine rental, sales or service: prohibited  
 Pawn shop: prohibited  
 Portable building sales: prohibited  
 RV park: prohibited  
 Sales yard (outdoor): prohibited  
 Thrift store: prohibited  
 Warehouse retail: prohibited

# I2-HC

## LIGHT INDUSTRY - HERITAGE 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.

The requirements of the Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height:	30 feet
Front yard:	50 ft
Side yard:	50 ft
Rear yard:	50 ft

#### LOTS AND COVERAGE

Min. lot area:	1/2 acre
Min. lot width:	60 ft

#### 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  
Club/lodge  
College/university  
Commercial communication system  
Commercial mail facility  
Contractor  
Fabrication (indoor)  
Government facility  
Industrial arts studio  
Industrial park  
Laboratory  
Maintenance facility  
Office (1 to 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  
Single-family detached residences, if on 1+ acre lots resolve conflict  
Trade school  
Utility station/substation or service center  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
Veterinary clinic (Indoor boarding)  
Veterinary clinic (no boarding)  
Accessory bank kiosks  
Accessory convenience store  
Accessory donation bin (outdoor)  
Accessory maintenance facility  
Accessory parking lot/garage

Accessory portable buildings  
Accessory processing  
Accessory school

#### SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)  
Assembly  
Automobile rental facility  
Brewery/distillery  
Bus terminal  
Day care (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

#### TEMPORARY USES REQUIRING A PERMIT

Assembly  
Mobile food vendors  
On-site construction offices  
Outdoor donation bin  
Portable buildings  
Portable storage units

#### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
Urban farm - Large (one acre or more)  
Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
Automobile sales: prohibited  
Car wash: prohibited  
Gas station: prohibited  
Mini-warehouse: prohibited  
Mixed-use building and mixed-use lot: SUP required  
Multi-family: SUP required  
Nursing/residential care facility: SUP required  
Oversize vehicle or machine rental, sales or service: prohibited  
Pawn shop: prohibited  
Portable building sales: prohibited  
RV park: prohibited  
Sales yard (outdoor): prohibited  
Thrift store: prohibited  
Warehouse retail: prohibited  
Warehousing: prohibited

OVERLAY  
DISTRICTS

# RE-HC

## ESTATE RESIDENTIAL - HERITAGE CORRIDORS

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

The requirements of the Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height:	30 feet
Corridor setback:	40 feet from Herff; 40 feet from Old San Antonio Rd
Other, front yard:	40 ft
Other, side yard:	15 ft
Other, rear yard:	25 ft

#### LOTS AND COVERAGE

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

#### ALLOWED USE, NO SUP REQUIRED

Community home  
 Halfway house  
 Park or open space (private or public)  
 Public recreational facility  
 Public safety facility  
 School  
 Single-family dwelling (detached)  
 Single-family detached residences, if on 1+ acre lots  
 Urban farm, large (one acre or more)  
 Urban farm, small (less than one acre)  
 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  
 Assisted living facility  
 Community garden  
 Government facility  
 Short-term rental  
 Accessory attached apartment  
 Accessory childcare

#### TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

#### TEMPORARY USES REQUIRING A PERMIT

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

#### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
 Urban farm - Large (one acre or more)  
 Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
 Automobile sales: prohibited  
 Car wash: prohibited  
 Gas station: prohibited  
 Mini-warehouse: prohibited  
 Mixed-use building and mixed-use lot: SUP required  
 Multi-family: SUP required  
 Nursing/residential care facility: SUP required  
 Oversize vehicle or machine rental, sales or service:  
 prohibited  
 Pawn shop: prohibited  
 Portable building sales: prohibited  
 RV park: prohibited  
 Sales yard (outdoor): prohibited  
 Thrift store: prohibited  
 Warehouse retail: prohibited  
 Warehousing: prohibited

# R1L-HC

## LOW DENSITY RESIDENTIAL - HERITAGE CORRIDORS

The Low Density Residential category is for detached dwellings. R1-L is similar to the Estate Residential category except for the reduced lot dimensions. R1-L lots allow for a conventional, suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited.

The requirements of the Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height:	30 feet
Corridor setback:	40 feet from Herff; 40 feet from Old San Antonio Rd
Other, front yard:	30 ft
Other, side yard:	10 ft
Other, rear yard:	25 ft

#### LOTS AND COVERAGE

Min. lot area:	1/2 acre
Min. lot frontage:	80 ft

#### ALLOWED USE, NO SUP REQUIRED

Community home  
Halfway house  
Library  
Park or open space (private or public)  
Public recreational facility  
Public safety facility  
School  
Single-family dwelling (detached)  
Single-family detached residences, if on 1+ acre lots  
**resolve conflict**  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
Accessory buildings (other than dwellings)  
Accessory garden  
Accessory greenhouse  
Accessory home occupation  
Accessory portable building  
Accessory urban livestock, poultry and/or beekeeping

#### SPECIAL USE PERMIT REQUIRED

Assembly  
Assisted living facility  
Boarding house  
Community garden  
Government facility  
Short-term rental  
Accessory attached apartment  
Accessory childcare  
Accessory detached guest home  
Accessory garage apartment

#### TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

#### TEMPORARY USES REQUIRING A PERMIT

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

#### ADDITIONAL USES ALLOWED

**Single-family detached residences, if on 1+ acre lots**  
Urban farm - Large (one acre or more)  
Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
Automobile sales: prohibited  
Car wash: prohibited  
Gas station: prohibited  
Mini-warehouse: prohibited  
Mixed-use building and mixed-use lot: SUP required  
Multi-family: SUP required  
Nursing/residential care facility: SUP required  
Oversize vehicle or machine rental, sales or service:  
prohibited  
Pawn shop: prohibited  
Portable building sales: prohibited  
RV park: prohibited  
Sales yard (outdoor): prohibited  
Thrift store: prohibited  
Warehouse retail: prohibited  
Warehousing: prohibited

**OVERLAY  
DISTRICTS**

# R1M-HC

## MEDIUM DENSITY RESIDENTIAL - HERITAGE CORRIDORS

The Medium Density Residential category is for detached dwellings on suburban lots. R1-M lots allow for a conventional suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited. R1-M 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.

The requirements of the Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height: 30 feet  
 Corridor setback: 40 feet from Herff;  
 40 feet from Old San Antonio Rd  
 Other, front yard: 20 ft; garage 25 ft  
 Other, side yard: 5 ft; corner lot 10 ft  
 Other, rear yard: 15 ft; from alley 10 ft  
 Combined front yard/rear yard: 40 ft minimum

#### LOTS AND COVERAGE

Min. lot area: 1/2 acre  
 Min. lot frontage: 65 ft

#### ALLOWED USE, NO SUP REQUIRED

Community home  
 Halfway house  
 Library  
 Park or open space (private or public)  
 Public recreational facility  
 Public safety facility  
 School  
 Single-family dwelling (detached)  
 Single-family detached residences, if on 1+ acre lots  
 resolve conflict  
 Urban farm, large (one acre or more)  
 Urban farm, small (less than one acre)  
 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  
 Assisted living facility  
 Boarding house  
 Community garden  
 Government facility  
 Short-term rental  
 Accessory attached apartment  
 Accessory childcare  
 Accessory detached guest home  
 Accessory garage apartment  
 Accessory portable building

#### TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

#### TEMPORARY USES REQUIRING A PERMIT

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

#### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
 Urban farm - Large (one acre or more)  
 Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
 Automobile sales: prohibited  
 Car wash: prohibited  
 Gas station: prohibited  
 Mini-warehouse: prohibited  
 Mixed-use building and mixed-use lot: SUP required  
 Multi-family: SUP required  
 Nursing/residential care facility: SUP required  
 Oversize vehicle or machine rental, sales or service:  
 prohibited  
 Pawn shop: prohibited  
 Portable building sales: prohibited  
 RV park: prohibited  
 Sales yard (outdoor): prohibited  
 Thrift store: prohibited  
 Warehouse retail: prohibited  
 Warehousing: prohibited

# R2M-HC

## MODERATE DENSITY RESIDENTIAL - HERITAGE CORRIDORS

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. This 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.

The requirements of the Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height: 30 feet  
Corridor setback: 40 feet from Herff;  
40 feet from Old San Antonio Rd  
Other, front yard: 15 ft; garage 25 ft  
Other, side yard: 3 ft; corner lot 10 ft  
Other, rear yard: 15 ft; from alley 10 ft  
Combined front yard/rear yard: 40 ft minimum

#### LOTS AND COVERAGE

Min. lot area: 1/2 acre  
Min. lot frontage: 40 ft; corner lot 50 ft

### ALLOWED USE, NO SUP REQUIRED

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)  
Single-family detached residences, if on 1+ acre lots  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
Accessory garden  
Accessory greenhouse  
Accessory home occupation  
Accessory urban livestock, poultry and/or beekeeping

### SPECIAL USE PERMIT REQUIRED

Assembly  
Assisted living facility  
Boarding house  
Community garden  
Garden home  
Government facility  
Short-term rental  
Single-family dwelling (attached)  
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

Model home as a sales office  
On-site construction offices

### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
Urban farm - Large (one acre or more)  
Urban farm - Small (less than one acre)

### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
Automobile sales: prohibited  
Car wash: prohibited  
Gas station: prohibited  
Mini-warehouse: prohibited  
Mixed-use building and mixed-use lot: SUP required  
Multi-family: SUP required  
Nursing/residential care facility: SUP required  
Oversize vehicle or machine rental, sales or service: prohibited  
Pawn shop: prohibited  
Portable building sales: prohibited  
RV park: prohibited  
Sales yard (outdoor): prohibited  
Thrift store: prohibited  
Warehouse retail: prohibited  
Warehousing: prohibited

OVERLAY  
DISTRICTS

# R4L-HC

## LOW DENSITY MULTIFAMILY RESIDENTIAL - HERITAGE CORRIDORS

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 Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height: 30 feet  
 Corridor setback: 40 feet from Herff;  
 40 feet from Old San Antonio Rd  
 Other, front yard: 25 ft  
 Other, side yard: 15 ft  
 Other, rear yard: 20  
 Combined front yard/rear yard: 50 ft minimum

#### LOTS AND COVERAGE

Min. lot area: 1/2 acre

#### ALLOWED USE, NO SUP REQUIRED

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)  
 Single-family detached residences, if on 1+ acre lots  
 resolve conflict  
 Urban farm, large (one acre or more)  
 Urban farm, small (less than one acre)  
 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  
 Assisted living facility  
 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  
 Accessory childcare

#### TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

#### TEMPORARY USES REQUIRING A PERMIT

Model home as a sales office  
 On-site construction offices

#### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
 Urban farm - Large (one acre or more)  
 Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
 Automobile sales: prohibited  
 Car wash: prohibited  
 Gas station: prohibited  
 Mini-warehouse: prohibited  
 Mixed-use building and mixed-use lot: SUP required  
 Multi-family: SUP required  
 Nursing/residential care facility: SUP required  
 Oversize vehicle or machine rental, sales or service:  
 prohibited  
 Pawn shop: prohibited  
 Portable building sales: prohibited  
 RV park: prohibited  
 Sales yard (outdoor): prohibited  
 Thrift store: prohibited  
 Warehouse retail: prohibited  
 Warehousing: prohibited

# RA-HC

## AGRICULTURE AND RURAL RESIDENTIAL - HERITAGE CORRIDORS

The Agriculture and Rural Residential category is for agricultural properties, detached dwellings on large lots, un-subdivided parcels requiring little or no public infrastructure in the short term, or rural level infrastructure requirements in the long-term. The regulations are designed to protect the open, rural character of the area.

The requirements of the Heritage 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.

### DIMENSIONS

#### HEIGHT AND SETBACKS

Maximum height:	30 ft
Other, front yard:	80 ft
Other, side yard:	50 ft
Other, rear yard:	80 ft

#### LOTS AND COVERAGE

Min. lot area:	1/2 acre
Min. lot frontage:	300 ft

#### ALLOWED USE, NO SUP REQUIRED

Boarding house  
Commercial agriculture  
Commercial stable  
Community home  
Halfway house  
Park or open space (private or public)  
Public safety facility  
Single-family dwelling (detached)  
Single-family detached residences, if on 1+ acre lots resolve conflict  
Urban farm, large (one acre or more)  
Urban farm, small (less than one acre)  
Accessory barn  
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 stable  
Accessory stall  
Accessory urban livestock, poultry and/or beekeeping

#### SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)  
Assembly  
Assisted living facility  
Commercial communication system  
Community garden  
Farmer's market  
Government facility  
Produce stand  
Short-term rental  
Veterinary clinic (indoor boarding)  
Veterinary clinic (no boarding)  
Veterinary clinic (outdoor boarding)  
Accessory attached apartment  
Accessory childcare

#### TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales  
Portable storage units  
Temporary occupancy of travel trailers

#### TEMPORARY USES REQUIRING A PERMIT

On-site construction offices

#### ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots  
Urban farm - Large (one acre or more)  
Urban farm - Small (less than one acre)

#### ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required  
Automobile sales: prohibited  
Car wash: prohibited  
Gas station: prohibited  
Mini-warehouse: prohibited  
Mixed-use building and mixed-use lot: SUP required  
Multi-family: SUP required  
Nursing/residential care facility: SUP required  
Oversize vehicle or machine rental, sales or service: prohibited  
Pawn shop: prohibited  
Portable building sales: prohibited  
RV park: prohibited  
Sales yard (outdoor): prohibited  
Thrift store: prohibited  
Warehouse retail: prohibited  
Warehousing: prohibited

OVERLAY  
DISTRICTS