



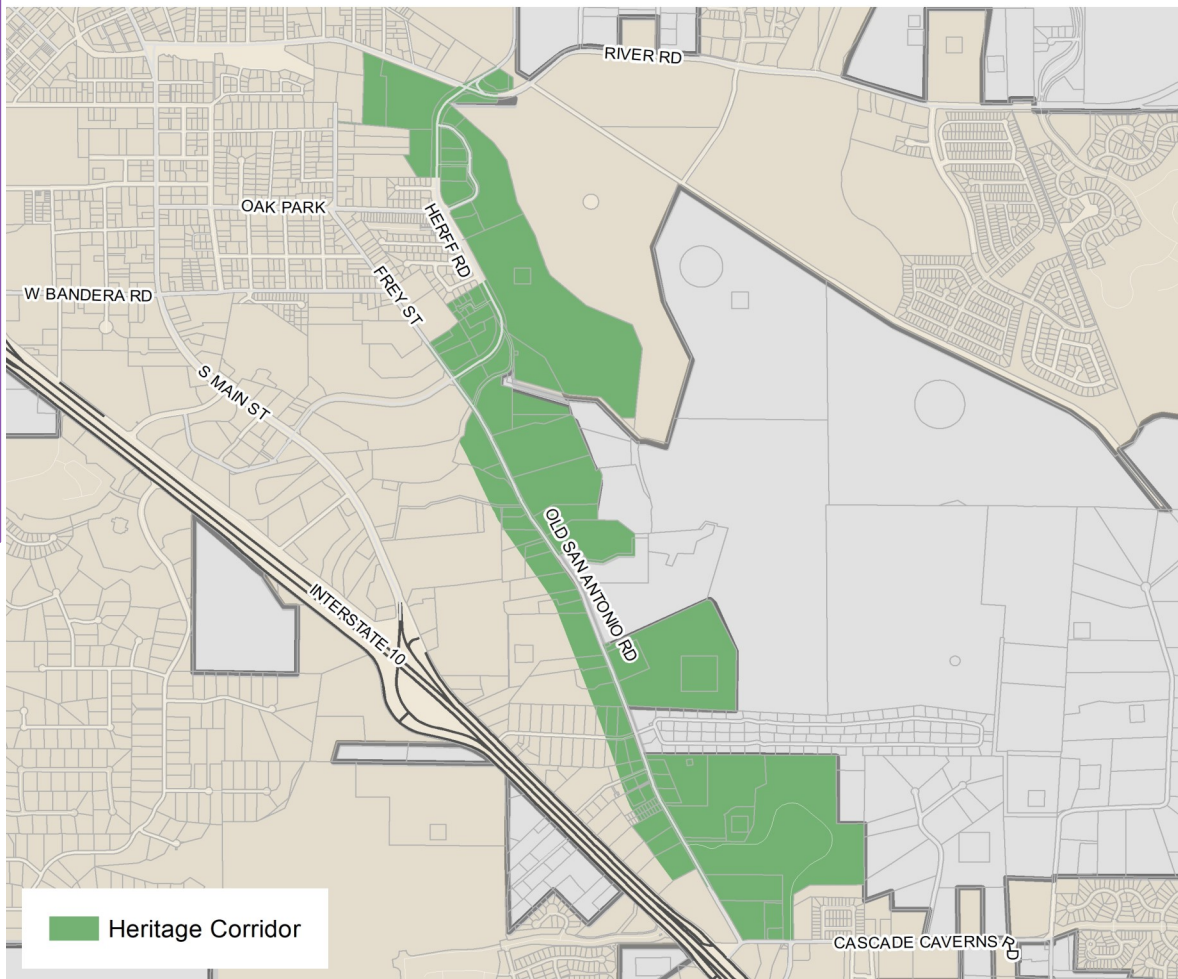
Heritage Corridor Overlay District At-A-Glance

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
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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



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.

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

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

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

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

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

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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.

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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.

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

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

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.

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

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

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.

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

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

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