



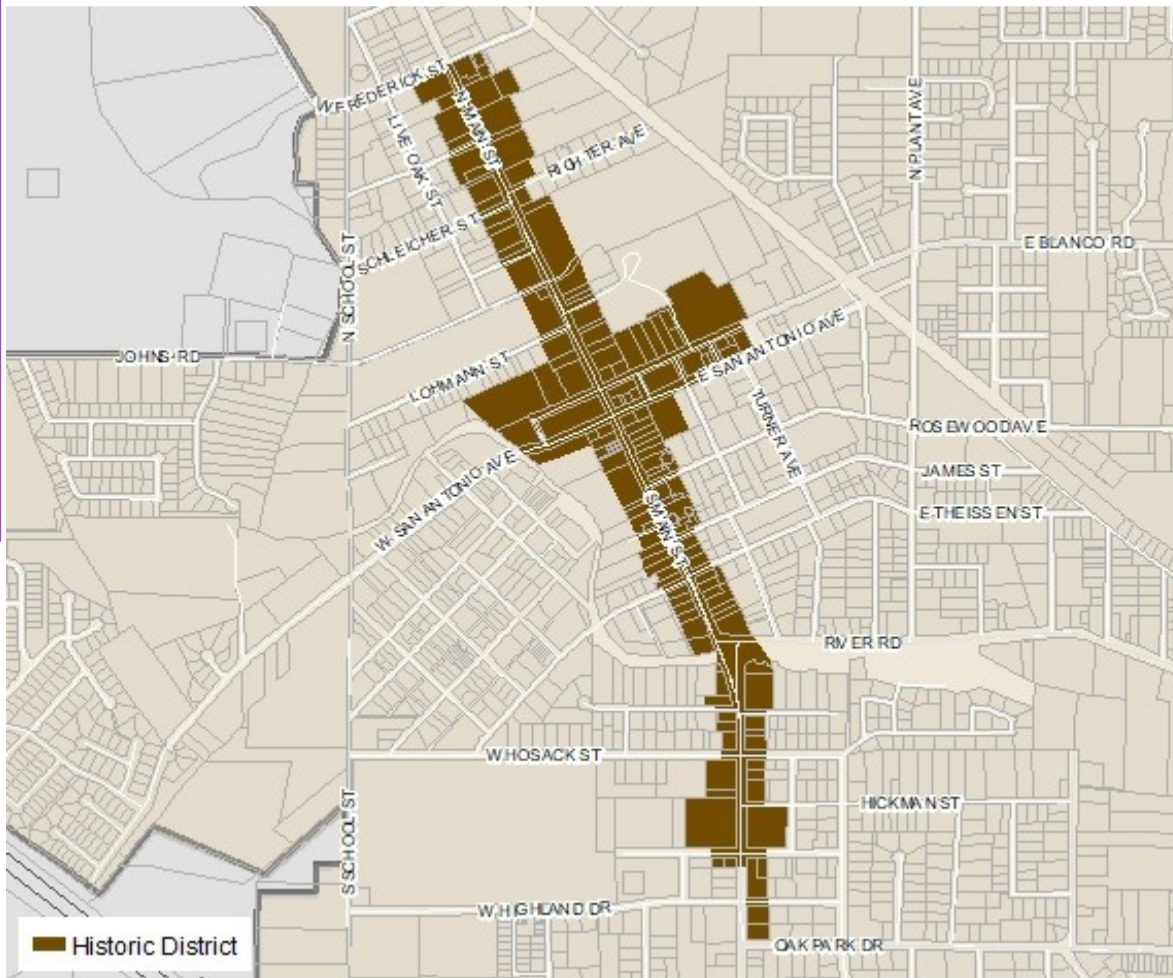
Historic District Overlay District At-A-Glance

June 4, 2021

HISTORIC DISTRICT

The purpose of the Historic District, which is an Overlay District, is to provide design guidance and standards that recognize the unique architectural character and historic patterns of use and site design, in order to preserve and protect the character, history and culture of the City of Boerne through the preservation, restoration and re-use of its historic structures and facilities.

Because of the cultural impact of this district, additional requirements for use and development apply. The requirements of the Historic 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)

RESIDENTIAL

Height/width:	can vary 1/2 story from block average
Building width:	can vary 1/2 from block average
Front yard:	10 ft; detached garage: add'l 5 ft
Side yard:	10 ft for accessory buildings
Rear yard:	10 ft

NONRESIDENTIAL

Height:	40 ft; 10 ft step-back above 2nd story
Front yard:	same as neighbors; min. is 0 ft + unobstructed sidewalk
space	
Side yard:	5 ft; 0 ft if approved fire wall
Rear yard:	10 ft

ZONING AND USES

ADDITIONAL USES ALLOWED

- Bar/wine bar
- Craft alcohol production
- Short-term rental
- Single-family dwelling (detached)

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile parts and parts sales: prohibited
- Automobile rental facility: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA
- Day care: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Medical - freestanding emergency room: prohibited
- Medical - hospital/inpatient care facility: prohibited
- Medical - surgical center: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: prohibited



- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Shopping center: prohibited
- Warehouse retail: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

RESIDENTIAL DESIGN

- Reference the Historic Design Guidelines for specific information about Residential Design in the Historic District
- The Historic Landmark Commission reviews and approves many aspects of residential design in the Historic District, in keeping with the Historic Design Guidelines
- Maintain the existing pattern of surrounding historic buildings
- The main building entry should face the street

OTHER DESIGN ELEMENTS ADDRESSED BY THE HISTORIC DESIGN GUIDELINES

- Building entry, windows, porches, garages and roof structures
- Building materials
 - Fences, walls, and accessory buildings

NONRESIDENTIAL DESIGN

- As with residential design, reference the Historic Design Guidelines for specific information about nonresidential design in the Historic District
- The Historic Landmark Commission also reviews and approves many aspects of nonresidential design in the Historic District, in keeping with the Historic Design Guidelines

OTHER DESIGN ELEMENTS ADDRESSED BY THE HISTORIC DESIGN GUIDELINES

- Building entry, building facades, fences and walls

SIGNAGE

GENERAL REQUIREMENTS FOR SIGNS IN THE HISTORIC DISTRICT

- Signs require a Certificate of Appropriateness from the HLC before a permit will be granted

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Detached canopy signs
- Perimeter wall signs, except for inset or engraved markers
- Freestanding entry feature signs
- Portable changeable message board signs
- Pole signs

SIGNS REQUIRING ADDITIONAL DOCUMENTATION

- If it can be demonstrated that a certain sign element was original to the site, or to the period in which the site was first developed, that sign element may be permitted, per HLC approval. This includes channel letter sign faces and tube letter or neon signs.

OVERLAY DISTRICTS

C2-HD

TRANSITIONAL COMMERCIAL - HISTORIC DISTRICT

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.

The requirements of the Historic District 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 Historic District, 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

HEIGHT AND SETBACKS

Height:	40 ft; 10 ft step back above 2nd story
Front yard:	same as neighbors; min. is 0 ft + unobstructed sidewalk space
Side yard:	5 ft; 0 ft if approved fire wall
Rear yard:	10 ft

LOTS AND COVERAGE

Max. footprint: 12,000 sf/building

ALLOWED USES, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Commercial mail facility
Convenience store
Craft alcohol production
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 or 2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (detached)
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Club or lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Farmer's market
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Parking lot/garage
Produce stand
School
Single-family dwelling (attached)
Thrift store (no outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-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 USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile parts and parts sales: prohibited
- Automobile rental facility: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA
- Day care: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited

- Medical - freestanding emergency room: prohibited
- Medical - hospital/inpatient care facility: prohibited
- Medical - surgical center: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Shopping center: prohibited
- Warehouse retail: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

C3-HD

COMMUNITY COMMERCIAL - HISTORIC DISTRICT

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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DIMENSIONS

HEIGHT AND SETBACKS

Height:	40 ft; 10 ft step-back above 2nd story
Front yard:	same as neighbors; min. is 0 ft + unobstructed sidewalk space
Side yard:	5 ft; 0 ft if approved fire wall
Rear yard:	10 ft

LOTS AND COVERAGE

Max. lot width: 1/2 of block

ALLOWED USES, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
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 - laboratory/diagnostic services, offices/outpatient, pharmacy, urgent care
Museum
Office (1 story or 2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (detached)
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks

Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Exhibition/fairgrounds
Farmer's market
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
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)
Office (over 2 stories)
Parking lot/garage
Produce stand
School
Thrift store (with or w/o outside storage/donation bin)
Trade school
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)

Accessory donation bin (outdoor)
Accessory drive-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 USE RESTRICTIONS

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