



# **River Road Overlay District At-A-Glance**

**June 4, 2021**

# OVERLAY DISTRICTS

The requirements of the River Road 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.

(those that differ from base zoning)

Max. height:	30 ft/2 stories; 38 ft/3 stories with 10-ft step back by DRC approval
Front yard:	min. 5 ft setback; max. 25 ft setback
Side yard:	if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard:	if adj. to residential: 5 ft; if alley: 0 ft

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



- Bar/wine bar (commercial only)
- Craft alcohol production (commercial only)
- Mixed-use building (commercial only)
- Mixed-use lot (commercial only)
- Short-term rental

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: 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: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



## ZONING AND USES - RESIDENTIAL

### ADDITIONAL USES ALLOWED

- Short-term rental

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-family units: no River Road frontage
- Automobile rental: prohibited
- Automobile service: prohibited
- Auto parts and parts sales: prohibited
- Bar/wine bar: prohibited
- Car wash: prohibited
- Craft alcohol production: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

## LANDSCAPING, FENCING AND SCREENING

- Minimize obstruction of views along River Road
- Tree canopy coverage of 50% or more for nonresidential properties
- No privacy fences along River Road, except for perimeter walls required by the City (follow City regulations for these required perimeter walls)
- Where perimeter walls are required, landscape screening shall also be used in front of the perimeter wall

## PARKING, DRIVEWAYS AND SIDEWALKS

- 50% standard parking requirement for nonresidential uses
- Credits for spaces within 300 ft along River Road
- Credits for spaces within 60 feet along side streets
- Driveways off of side streets, not off of River Road
- Total sidewalk width: at least 5 feet
- A clear space above sidewalk of at least 8 feet

## SIGNAGE

### PROHIBITED SIGN TYPES

- Detached canopy signs
- Perimeter wall signs
- Freestanding entry feature signs
- Portable changeable message board signs

### POLE SIGNS

- Maximum height: 8 feet
- Maximum area of sign face: 16 square feet

### PYLON SIGNS

- Maximum height: 10 feet
- Maximum area of sign face: 50 square feet

### REQUIRES CERTIFICATE OF APPROVAL FROM DRC

- Illuminated signs, illumination that is not static
- Tube letter signs that are freestanding
- Digital signs

## OVERLAY DISTRICTS



# C1-RR

## NEIGHBORHOOD COMMERCIAL - RIVER ROAD OVERLAY DISTRICT

The Neighborhood Commercial category is for neighborhood-compatible commercial uses. Usually located between residential areas and commercial areas, Neighborhood Commercial includes single and multi-tenant properties. Neighborhood Commercial is applicable in any area where small-scale retail and services are desired to support adjacent residential use.

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### ALLOWED USES, NO SUP REQUIRED

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

### SPECIAL USE PERMIT (SUP) REQUIRED

Animal boarding (indoor)  
Artisan craft production  
Assembly  
Assisted living facility  
Bank/financial institutions  
Commercial communication system  
Community garden  
Community home  
Contractor  
Convenience store  
Day care (adult)  
Day care (more than 6 children, not home occupation)  
Farmer's market  
Halfway house  
Laboratory  
Laundry (self-service)  
Medical - pharmacy  
Medical - urgent care  
Mobile food vendor park  
Nursing/Residential care facility  
Office (2 stories)  
Produce stand  
Shopping center  
Thrift store (no outside storage/donation bin)  
Urban farm, small (less than one acre)  
Veterinary clinic (indoor boarding)  
Veterinary clinic (no boarding)  
Accessory display/sales area (outdoor)  
Accessory donation bin (outdoor)  
Accessory drive-thru facility  
Accessory school

### DIMENSIONS

#### HEIGHT AND SETBACKS

Max. height:	30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval
Front yard:	min. 5 ft, max. 25 ft
Side yard:	if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard:	adj. to residential: 5 ft; alley: 0 ft

#### LOTS AND COVERAGE

Max. lot width:	150 ft or 1/2 block length
Max. footprint:	5,000 sf/building

### TEMPORARY USES REQUIRING A PERMIT

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

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: 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: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

# C2-RR

## TRANSITIONAL COMMERCIAL - RIVER ROAD OVERLAY 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 River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

### ALLOWED USES, NO SUP REQUIRED

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  
Mixed-use building  
Mixed-use lot  
Museum  
Office (1 story)  
Office (2 stories)  
Park or open space (private or public)  
Plant nursery  
Public safety facility  
Restaurant  
Retail sales  
Short-term rental  
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  
Assisted living facility  
Club/lodge  
Commercial communication system  
Commercial recreation (indoor)  
Community garden  
Community home  
Contractor  
Day care (adult)  
Day care (more than 6 children, not home  
occupation)  
Farmer's market  
Halfway house  
Hotel - boutique (30 rooms or less)  
Industrial arts studio  
Laboratory  
Laundry (self-service)  
Medical - freestanding emergency room, surgical  
center  
Mobile food vendor park  
Movie theater  
Multi-family (18 units p/ac or less)  
Nursing/residential care facility  
Parking lot/garage  
Produce stand  
School  
Shopping center  
Single-family dwelling (attached or detached)  
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

### DIMENSIONS

#### HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with  
10 ft step back by DRC approval  
Front yard: min. 5 ft, max. 25 ft  
Side yard: if corner lots: 10 ft; if adj. to  
single family: 0-3 ft  
Rear yard: adj. to residential: 5 ft; alley: 0 ft

#### LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block length  
Max. footprint: 12,000 sf/building

### TEMPORARY USES REQUIRING A PERMIT

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

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling  
units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: 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: minimum 15% gross  
floor area as retail space open to the public;  
maximum gross floor area of 2,000 square  
feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor  
entertainment, the City's noise and light  
ordinances apply

**OVERLAY  
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# C3-RR

## COMMUNITY COMMERCIAL - RIVER ROAD OVERLAY 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

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

### ALLOWED USES, NO SUP REQUIRED

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 - freestanding emergency room, laboratory/ diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care  
Mixed-use building  
Mixed-use lot  
Museum  
Office (1 story)  
Office (2 stories)  
Park or open space (private or public)  
Plant nursery  
Public safety facility  
Restaurant  
Retail sales  
Short-term rental  
Spa  
Veterinary clinic (indoor boarding)  
Veterinary clinic (no boarding)  
Accessory bank kiosks  
Accessory childcare  
Accessory convenience store  
Accessory garden  
Accessory school

### SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production  
Assisted living facility  
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  
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  
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  
Accessory sales yard (outdoor)

### DIMENSIONS

#### HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval  
Front yard: min. 5 ft, max. 25 ft  
Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft  
Rear yard: adj. to residential: 5 ft; alley: 0 ft

#### LOTS AND COVERAGE

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

### TEMPORARY USES REQUIRING A PERMIT

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

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: 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: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

# R2M-RR

## MODERATE DENSITY RESIDENTIAL - RIVER ROAD OVERLAY DISTRICT

The Moderate-Density Residential category is for compact, walkable neighborhoods in close proximity to activity centers and commercial areas, which provide many of the daily needs and services sought by residents.

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

### ALLOWED USES, NO SUP REQUIRED

Community home  
Cottage house community  
Halfway house  
Library  
Park or open space (private or public)  
Public recreational facility  
Public safety facility  
School  
Short-term rental  
Single-family dwelling (detached)  
Accessory garden  
Accessory greenhouse  
Accessory home occupation  
Accessory urban livestock, poultry and/or beekeeping

### SPECIAL USE PERMIT (SUP) REQUIRED

Assembly  
Assisted living facility  
Boarding house  
Community garden  
Garden home  
Government facility  
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

### TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

### TEMPORARY USES REQUIRING A PERMIT

Model home as sales office  
On-site construction offices

### DIMENSIONS

#### HEIGHT AND SETBACKS (MAIN BLDG)

Max. height: 30 ft/2 stories; 38 ft/3 stories with  
10 ft step-back by DRC approval  
Front yard: min. 5 ft, max. 25 ft; garage 25 ft  
Side yard: if corner lots: 10 ft; if adj. to  
single family: 0-3 ft  
Rear yard: adj. to residential: 5 ft; alley: 0 ft

#### LOTS AND COVERAGE

Min. lot area: 4,000 sf  
Min. lot front: 40 ft  
Max. lot width: 150 ft or 1/2 block length

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: 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: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

**OVERLAY  
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# R4L-RR

## LOW DENSITY MULTIFAMILY— RIVER ROAD OVERLAY DISTRICT

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 River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

### ALLOWED USES, NO SUP REQUIRED

Bungalow courts  
Community home  
Cottage house community  
Halfway house  
Library  
Live-work unit  
Multi-family (3-4 units/acre)  
Park or open space (private or public)  
Public recreational facility  
Public safety facility  
School  
Short-term rental  
Single-family dwelling (attached or detached)  
Accessory garden  
Accessory home occupation  
Accessory parking lot/garage  
Accessory residential convenience service  
Accessory urban livestock, poultry and/or beekeeping

### SPECIAL USE PERMIT (SUP) REQUIRED

Assembly  
Assisted living facility  
Boarding house  
Community garden  
Garden home  
Multi-family (5-18 units/acre)  
Nursing/residential care facility  
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 by DRC approval  
Front yard: min. 5 ft, max. 25 ft  
Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft  
Rear yard: adj. to residential: 5 ft; alley: 0 ft

### LOTS AND COVERAGE

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

### TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

### TEMPORARY USES REQUIRING A PERMIT

Model home as sales office  
On-site construction offices

### ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: 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: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply