



**Scenic Interstate Corridor Overlay
District
At-A-Glance**

June 4, 2021

SCENIC INTERSTATE CORRIDOR

The Scenic Interstate Overlay District is intended to accommodate auto-oriented commercial development while preserving the scenic hill country views that characterize the natural beauty of Boerne. The Corridor includes all land within and touching 500 feet of the right of way boundary of IH-10. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

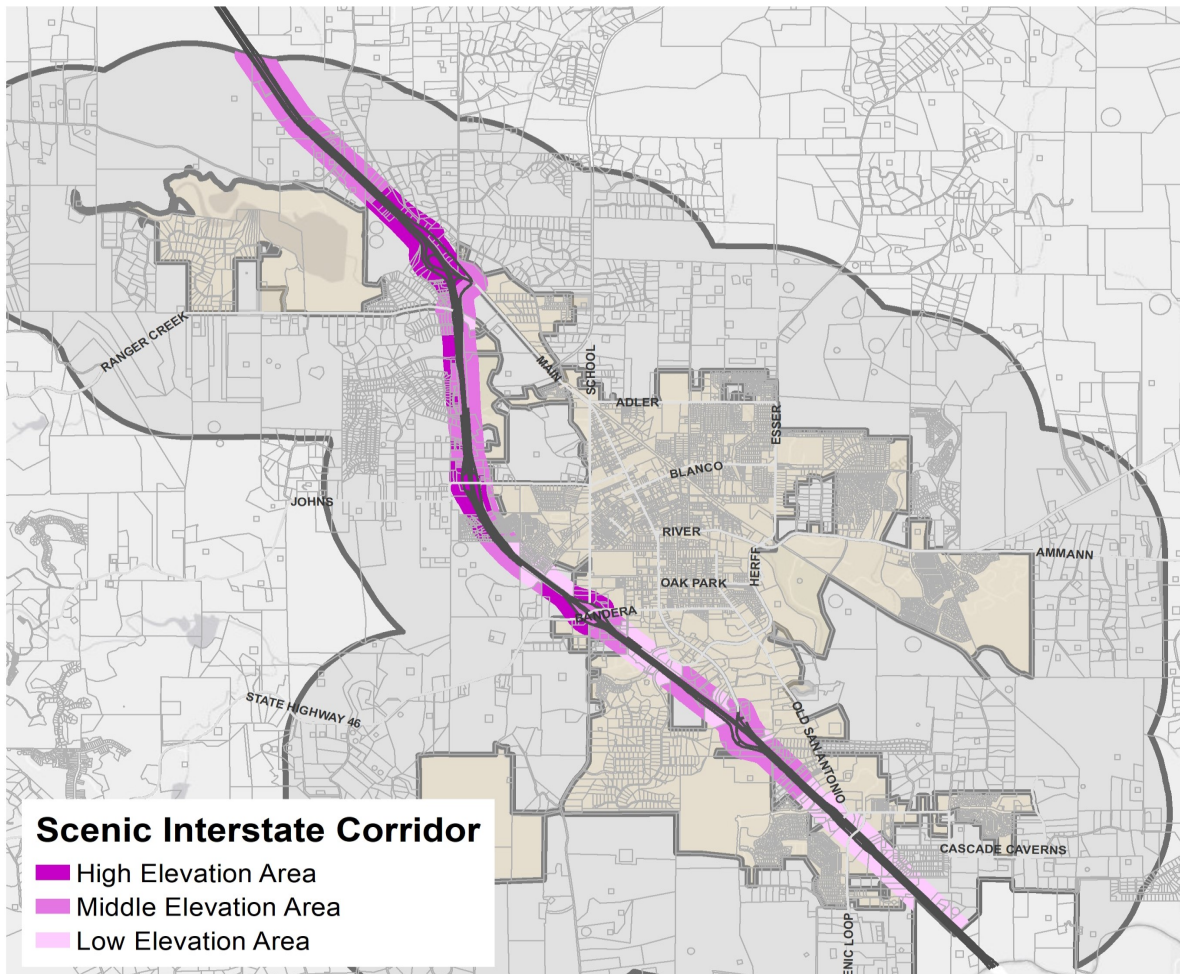
LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base zoning

ZONING AND USES

- Follow base zoning

OVERLAY DISTRICTS





ENVIRONMENTAL DESIGN

- Tree Preservation in the buffer: all existing protected trees shall remain within the 30 ft buffer zone.
- Incorporate at least one BMP, in accordance with the LID selection of structural BMPs, into site plan.



LANDSCAPING AND SCREENING

- Minimum 30-foot deep landscape buffer
- Buffer designed to screen parking and buildings.
- Landscaping in buffer zone to enhance existing protected trees.
- Large tree component (>50 ft) required for building screening
- Spacing based on canopy width at maturity
- Landscape buffer must extend along at least 80% of the I-10 frontage.
- Depth to planting area, not just a hedge row
- Utilities outside of landscape buffer
- For cross streets, screen parking areas with landscape screening 3 feet tall
- Select trees from Boerne's recommended tree list
- Grass for lawn areas: solid-sodded

PARKING AND DRIVEWAYS

- On-street parking is not counted toward the minimum parking requirements.



SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Portable changeable message board signs
- Bulletin board cabinets

SIGNS IN THE HIGH ELEVATION AREA

- Pole signs: max. sign height is 20 ft and max. sign area is 40 ft; height up to 30 ft with DRC approval
- Pylon signs: max. sign height is 25 ft; up to 40 ft with DRC approval

SIGNS IN THE MIDDLE ELEVATION AREA

- Pole signs: max. sign height is 30 ft and max sign area is 40 ft; height up to 45 ft with DRC approval
- Pylon signs: max. sign height is 40 ft; height up to 45 ft with DRC approval

SIGNS IN THE LOW ELEVATION AREA

- Pole signs: max. sign height is 40 ft and max sign area is 40 ft; height up to 60 ft and sign area up to 60 ft with DRC approval
- Pylon signs: max. sign height is 40 ft; height up to 60 ft with DRC approval

OTHER REQUIREMENTS

- Digital signs, illuminated signs where illumination is static, and electronic message boards require approval by DRC
- Minimum 100 ft separation of freestanding signs along the IH-10 frontage, if pole or pylon
- Only one freestanding sign per street frontage without a Master Sign Agreement

OVERLAY DISTRICTS

C2-IC

TRANSITIONAL COMMERCIAL - SCENIC INTERSTATE CORRIDOR

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.

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ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Assisted living facility
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/
outpatient, pharmacy, urgent care
Museum
Nursing/residential care facility
Office (1 story or 2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Automobile parts and parts sales
Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care (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)
Parking lot/garage
Produce stand

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base
zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback
distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base
zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to
IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base

School
Shopping center
Short-term rental
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 car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

TEMPORARY USES REQUIRING A PERMIT

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

C3-IC

COMMUNITY COMMERCIAL - SCENIC INTERSTATE CORRIDOR

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City.

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ALLOWED USE, NO SUP REQUIRED

- Animal boarding (indoor)
- Assembly
- Assisted living facility
- Automobile parts and parts sales
- Automobile service (no outside storage)
- Bank/financial institutions
- Bar/wine bar
- Barber/beauty shop
- Car wash
- Club/lodge
- Commercial mail facility
- Commercial recreation (indoor)
- Convenience store
- Craft alcohol production
- Funeral home/mortuary
- Government facility
- Grocery store
- Gym/sports training facility (10,000 sf or less)
- Gym/sports training facility (over 10,000 sf)
- Laundry (self-service)
- Library
- Live-work unit
- Medical - freestanding emergency room, laboratory/ diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
- Museum
- Nursing/residential care facility
- Office (1 story or 2 stories)
- Park or open space (private or public)
- Plant nursery
- Public safety facility
- Restaurant
- Retail sales
- Spa
- Veterinary clinic (indoor boarding)
- Veterinary clinic (no boarding)
- Accessory bank kiosks

- Accessory childcare
- Accessory convenience store
- Accessory garden
- Accessory school

SPECIAL USE PERMIT REQUIRED

- Artisan craft production
- Automobile rental facility
- Automobile sales
- 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
- Gas station
- Hotel - boutique (30 rooms or less)
- Hotel/motel
- Industrial arts studio
- Laboratory
- Medical - hospital/inpatient care facility
- Mixed-use building
- Mixed-use lot
- Mobile food vendor park
- Movie theater
- Multi-family (18 units p/ac or less)
- Multi-family (over 18 Units p/ac)
- Office (over 2 stories)
- Parking lot/garage
- Pawn shop
- Produce stand
- School
- Shopping center

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

- Max. height: 30 feet
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MIDDLE ELEVATION AREA:

- Max. height: 30 ft or 1/3 building setback distance, up to 50ft
- Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

- Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
- Min. setback: 50 feet from IH-10
other property lines: by base

- Short-term rental
- Thrift store (no outside storage/donation bin)
- Thrift store (with outside storage/donation bin)
- Trade school
- Urban farm, large (one acre or more)
- Urban farm, small (less than one acre)
- Accessory car wash
- Accessory display/sales area (outdoor)
- Accessory donation bin (outdoor)
- Accessory drive-thru facility
- Accessory maintenance facility
- Accessory parking lot/garage
- Accessory processing
- Accessory sales yard (outdoor)

TEMPORARY USES REQUIRING A PERMIT

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

OVERLAY DISTRICTS

C4-IC

REGIONAL COMMERCIAL- SCENIC INTERSTATE CORRIDOR

Regional Commercial is intended for commercial areas along Interstate 10, where traffic levels are high, and the thoroughfare system can accommodate higher trip generation. It is intended for commercial uses that serve the larger region, with generally larger building footprints and increased parking demand.

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ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Automobile parts and parts sales
Automobile rental facility
Automobile service (with or without outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Car wash
Commercial communication system
Commercial mail facility
Commercial recreation (indoor or outdoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Gas station
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Hotel - boutique (30 rooms or less)
Hotel/motel
Library
Medical - laboratory/diagnostic services, hospital/inpatient care facility, laboratory/diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
Movie theater
Museum
Office (1 story or 2 stories)
Office (over 2 stories)
Park or open space (private or public)
Parking lot/garage
Plant nursery

Public safety facility
Restaurant
Retail sales
Spa
Trade school
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory drive-thru facility
Accessory garden
Accessory parking lot/garage
Accessory sales yard (outdoor)
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Assisted living facility
Automobile sales
Brewery/distillery
Bus terminal
College/university
Community garden
Contractor
Exhibition/fairgrounds
Farmer's market
Laboratory
Mini-warehouse
Mixed-use building
Mixed-use lot
Mobile food vendor park
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Nursing/residential care facility
Pawn shop

DIMENSIONS

(those that differ from base zoning)

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Max. height: 30 feet
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MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base zoning

Produce stand
RV park
School
Shopping center
Short-term rental
Thrift store (with or without outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Warehouse retail
Wholesale
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory maintenance facility
Accessory processing

TEMPORARY USES REQUIRING A PERMIT

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

I1-IC

STORAGE AND TRANSPORTATION - SCENIC INTERSTATE CORRIDOR

The Storage and Transportation category is for warehouses, storage facilities and transportation facilities that provide service to the community. Storage and Transportation facilities are to be located where streets and infrastructure can accommodate the higher impacts.

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other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base

OVERLAY DISTRICTS

ALLOWED USE, NO SUP REQUIRED

Animal boarding (outdoor)
Automobile parts and parts sales
Automobile rental facility
Automobile sales
Bus terminal
Commercial agriculture
Commercial communication system
Commercial mail facility
Commercial stable
Convenience store
Gas station
Government facility
Maintenance facility
Mini-warehouse
Office (1 story or 2 stories)
Oversize vehicle and machinery rental, sales and service
Park or open space (private or public)
Parking lot/garage
Portable building sales
Public safety facility
Railroad facility
Veterinary clinic (outdoor boarding)
Warehousing
Wholesale
Accessory car wash
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

Assembly
Live-work unit
Office (over 2 stories)
RV park
Accessory automobile service (outside storage)
Accessory childcare
Accessory commercial communication system

TEMPORARY USES REQUIRING A PERMIT

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

I2-IC

LIGHT INDUSTRY - SCENIC INTERSTATE CORRIDOR

Light Industry is for industrial uses that are typically clustered with similar uses and are not compatible with residential neighborhoods or with Neighborhood Commercial.

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ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
 Artisan craft production
 Automobile parts and parts sales
 Automobile service (with or without outside storage)
 Business park/campus
 Car wash
 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 story or 2 stories)
 Office (over 2 stories)
 Park or open space (private or public)
 Parking lot/garage
 Public safety facility
 Railroad facility
 Regional detention facility
 Research and development facility
 Trade school
 Utility station/substation or service center
 Veterinary clinic (Indoor boarding)
 Veterinary clinic (no boarding)
 Warehousing
 Accessory bank kiosks
 Accessory convenience store
 Accessory donation bin (outdoor)
 Accessory maintenance facility
 Accessory parking lot/garage
 Accessory portable buildings
 Accessory processing

Accessory sales yard (outdoor)
 Accessory school

SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)
 Assembly
 Automobile rental facility
 Brewery or 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

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
 Min. setbacks: 40 feet from IH-10
 other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
 Min. setbacks: 50 feet from IH-10
 other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
 Min. setback: 50 feet from IH-10
 other property lines: by base zoning

TEMPORARY USES REQUIRING A PERMIT

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

R2M-IC

MODERATE DENSITY RESIDENTIAL - SCENIC INTERSTATE CORRIDOR

The Moderate Density Residential category accommodates small lot configurations and zero lot line housing types, such as garden homes or patio homes, as well as cottage house developments, providing opportunities for alternative housing forms in the City.

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Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base zoning

ALLOWED USE, NO SUP REQUIRED

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

SPECIAL USE PERMIT REQUIRED

- Assembly
- Boarding house
- Community garden
- Garden home
- Government facility
- Short-term rental
- Single-family dwelling (attached)
- Urban farm, small (less than one acre)
- Accessory attached apartment
- Accessory buildings (other than dwellings)
- Accessory childcare
- Accessory detached guest home
- Accessory garage apartment

TEMPORARY USES NO PERMIT REQUIRED

- Garage and estate sales

TEMPORARY USES REQUIRING A PERMIT

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

OVERLAY
DISTRICTS

R4L-IC

LOW DENSITY MULTIFAMILY - SCENIC INTERSTATE CORRIDOR

The Low-Density Multifamily Residential category allows for garden apartments, and is applicable at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan.

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ALLOWED USE, NO SUP REQUIRED

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

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding house
Community garden
Garden home
Mixed-use building
Mixed-use lot
Multi-family dwelling (5-18 units/acre)
Short-term rental
Urban farm, small (less than one acre)
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:	By High/Middle/Low Elev. Area
IH-10 setback:	By High/Middle/Low Elev. Area
Other, front yard:	25 ft
Other, side yard:	15 ft
Other, rear yard:	20 ft
Combined FY/RV:	50 ft minimum

LOTS AND COVERAGE

Min. lot area:	6,000 sf; add'l 200 sf/per unit after first two units
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TEMPORARY USES NO PERMIT REQUIRED

Garage and estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices