AGENDA SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP BOERNE CITY HALL 447 North Main Street Monday, May 10, 2021 – 6:00 p.m.

1. CALL TO ORDER – 6:00 PM

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

> Pledge of Allegiance to the United States Flag Pledge of Allegiance to the Texas Flag (Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

3. 2021-457 CONSIDER MOTION TO AMEND ACTION TAKEN ON MAY 3RD TABLING CONSIDERATION OF THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ORDER THAT THE CREATIVE ALTERNATIVE ITEM BE TAKEN UP FOR CONSIDERATION ON MAY 10, 2021. TAKE NECESSARY ACTION.

Attachments: AIS Untable Creative Alternatine - Carpenter Creative Alternative

4. 2021-458 CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.

	<u>Attachments:</u>	AIS Creative Alternative - 33565 IH-10
		Att 1 - Location Map
		Att 2 - Aerial Map
		Att 3 - Revised Site Plan
		Att 4 - Google Earth Image
5.	<u>2021-459</u>	DISCUSSION REGARDING THE REVISED CITYWIDE ZONING MAP
		AND THE UNIFIED DEVELOPMENT CODE (UDC) CHAPTERS 1-9 TO
		SPECIFICALLY INCLUDE THE ZONING TABLE OF USES AND THE
		OVERLAY DISTRICTS.
	<u>Attachments:</u>	Downtown At-A-Glance FINAL
		Entrance Corridors At-A-Glance_FINAL
		Heritage Corridors At-A-Glance FINAL
		Historic District At-A-Glance_FINAL
		River Road At-A-Glance FINAL
		Scenic Interstate Corridor At-A-Glance FINAL
		SOBO At-A-Glance_FINAL

6. ADJOURNMENT

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 7th day of May, 2021 at 5:20 p.m.

Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

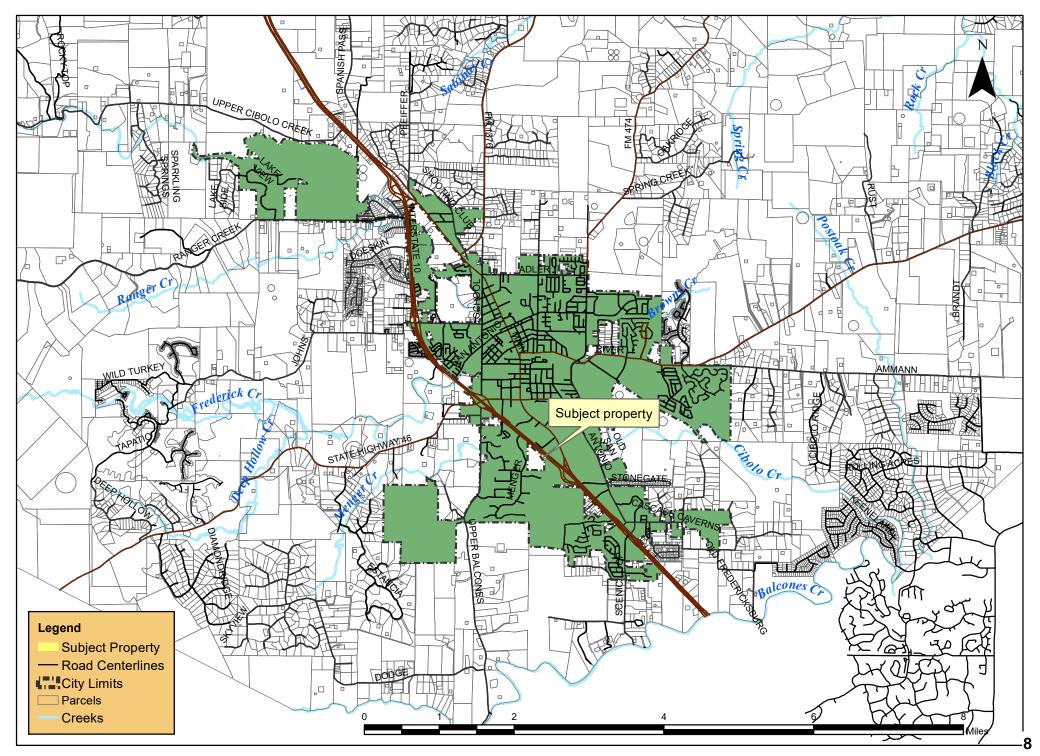
City of Boerne	AGENDA ITEM SUMMARY District Impacted 1 = Wolosin 2 = Woolard 3 = Scott 4 = Boddie 5 = Macaluso All	
Agenda Date	May 10, 2021	
Requested Action	CONSIDER MOTION TO AMEND ACTION TAKEN ON MAY 3 RD TABLING CONSIDERATION OF THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ORDER THAT THE CREATIVE ALTERNATIVE ITEM BE TAKEN UP FOR CONSIDERATION ON MAY 10, 2021. TAKE NECESSARY ACTION.	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information	This item was considered at the May 3rd P&Z meeting and was Tabled at that time. The Commission asked for further detail regarding the landscaping, and location of the dumpster for the site. The P&Z may <u>amend the motion</u> that was made on May 3 rd if they would like to consider the new submittal for the site at this meeting.	
Item Justification	[] Legal/Regulatory Obligation[] Infrastructure Investment[] Reduce Costs[X] Customer Demand[] Increase Revenue[] Service Enhancement[] Drive Down Risk[] Process Efficiency[] Master Plan[] Other:Recommendation	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		

Alternative Options	
Supporting Documents	Attached are maps, plat, and revised site plans.

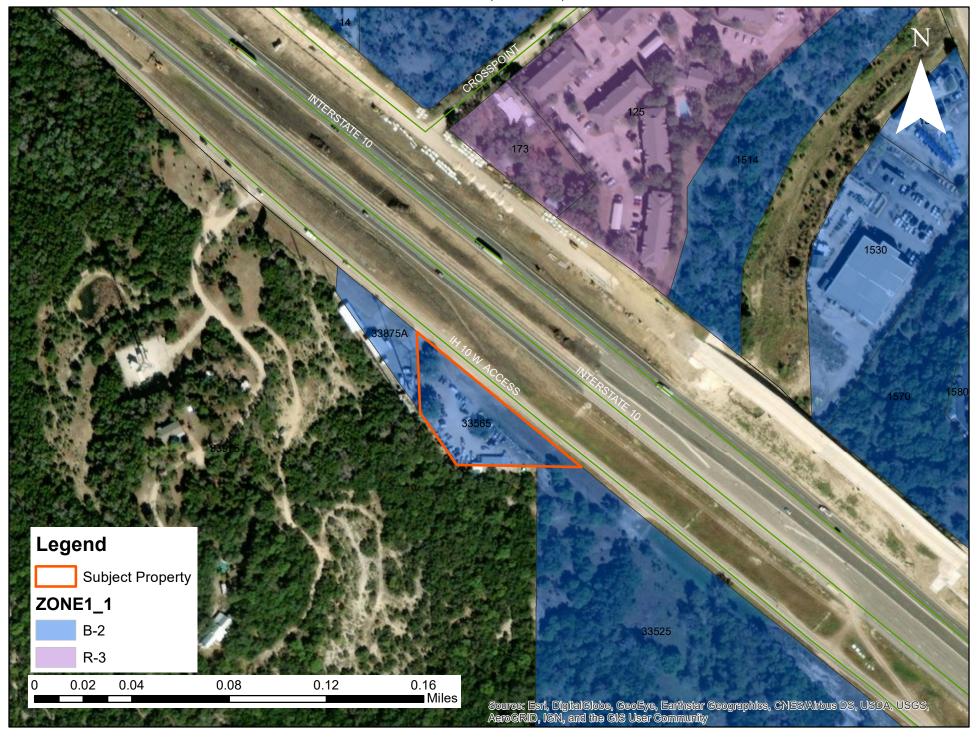
City of Boerne	AGENDA ITEM SUMMARY District Impacted District I	
Agenda Date	May 10, 2021	
Requested Action	CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.	
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department	
Background Information		

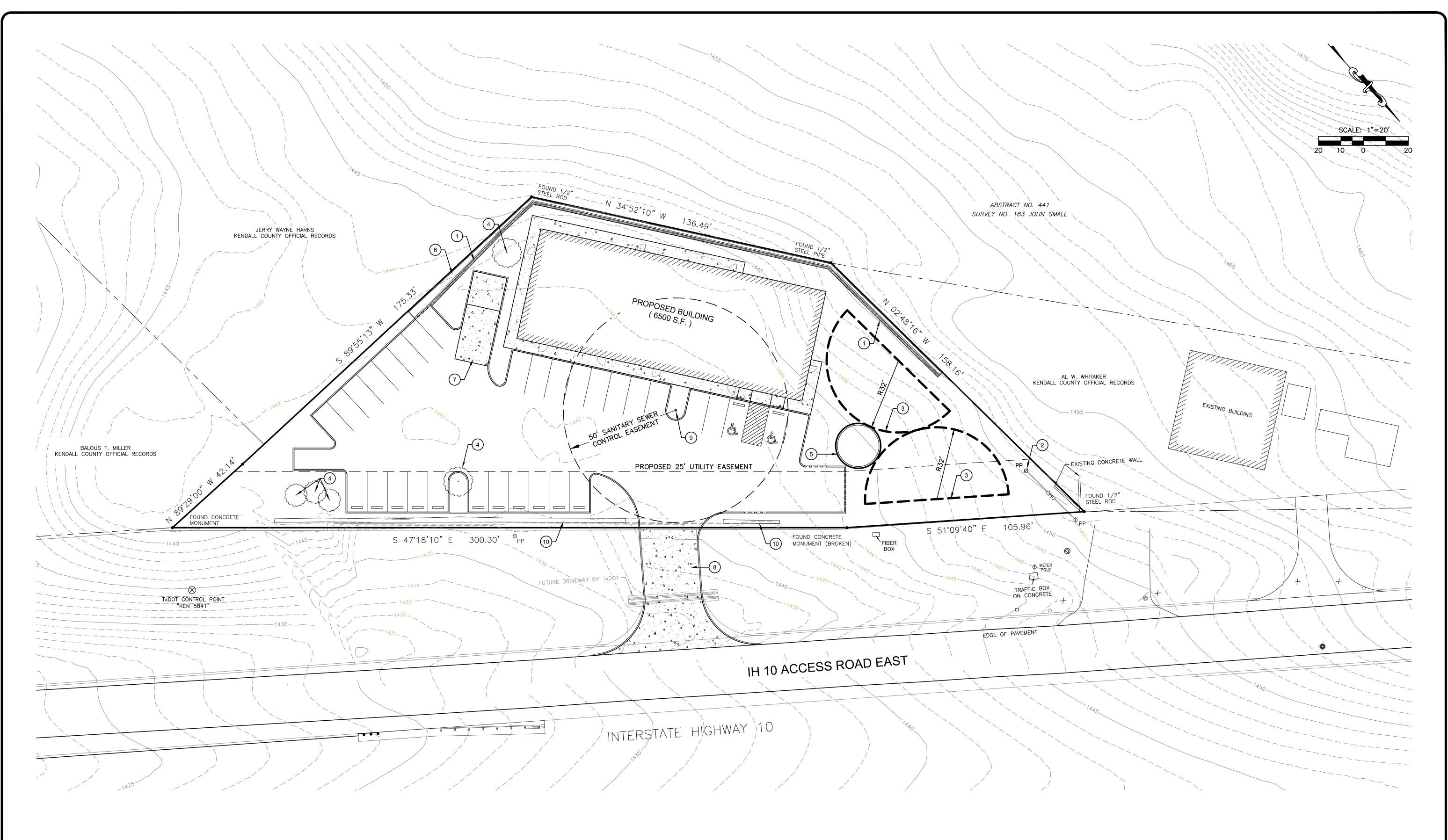
Item Justification	[] Legal/Regulatory Obligation	[]	Infrastructure Investment
	[] Reduce Costs	[X]	Customer Demand
	[] Increase Revenue	[]	Service Enhancement
	[] Drive Down Risk	[]	Process Efficiency
	[] Master Plan	[]	Other:
	Recommendation		
Financial			
Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Attached are maps, plat, and revised site plans.		

33565 IH 10



SUBJECT PROPERTY 33565 IH 10 (KAD 15876)





PARKING COUNT

90° HANDICAP PARKING W/VAN.....2 90° PARKING STALLS......31

KEYNOTES

(1)(2)(3) (4) (5) PROPOSED CONCRETE CHANNEL (6) PROPOSED DUMPSTER PAD (7) (8) (9) (10)

(210) 365-5029 E, TEXAS 78006 РЦ TECH, CONSULTANTS Firm No. 13711 P.O. BOX 2203 CIVIL ENGINEERS, (✐ TE OF TE * JAMES P. McGARR 108753 K/CENSE mus Ticton 5/4/2021 TEXAS 4 BOERNE, AN ЗE \mathcal{L} ROAD, OUNTI SS ACCE Ω 10 HLL Ξ C2.0

- PROPOSED RETAINING WALL
- PROPOSED RISER/DROP POLE
- PROPOSED SEPTIC FIELD
- PROPOSED LANDSCAPE TREE(S)
- PROPOSED WATER STORAGE TANK (FIRE)
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED WATER WELL
- EXISTING ROCK WALL



_____EXISTING CONTOURS ---6

 BOUNDARY/PROPERTY LINE - - ADJACENT/PROPERTY LINE PROPOSED EASEMENT LINE EXISTING CONCRETE CURB PROPOSED CONCRETE CURB PROPOSED CONCRETE KEYNOTES





Downtown Community Overlay District At-A-Glance

May 7, 2021

DOWNTOWN COMMUNITY

The Downtown Community Overlay District includes the area that is north of the River Road Overlay District, east of the Historic District, west of the Old Number 9 Trail, and along and south of Blanco Road. Though most of the buildings in this district are not eligible for designation as historic structures, this district significantly impacts the character of Boerne. The purpose of this overlay district is to protect one of the older, more established neighborhoods of Boerne, and to preserve the delicate balance of commercial and residential uses in the area.

The requirements of the Downtown Community 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

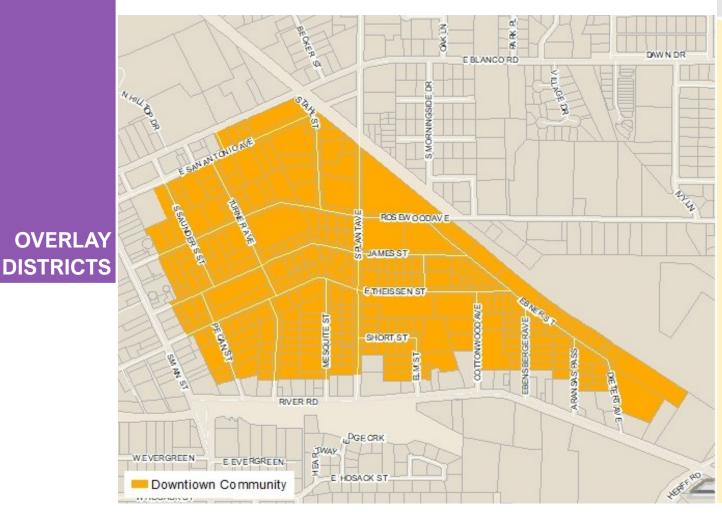
(those that differ from base zoning)

HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft Front yard (nonresidential): 10 ft, or same as min. for adjacent residence Front yard (residential): follow base zoning Other setbacks: follow base zoning

LOTS AND COVERAGE

Follow base zoning



ZONING AND USES

ADDITIONAL USES THAT ARE ALLOWED

- Short-term rental
- Single-family detached residential

ADDITIONAL USE RESTRICTIONS

- Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight
- Car Wash : prohibited
- Multifamily: SUP required
- Parking garage: SUP required
- RV park: prohibited
- Surface parking: SUP required
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



ADDITIONAL LANDSCAPING AND FENCING REQUIREMENTS

- Tree canopy coverage of 50% or more for nonresidential properties.
- Nonresidential properties have to be fully fenced next to residences, with 6-foot fences.



PARKING AND SIDEWALKS

- 50% standard parking requirement for nonresidential uses
- Credits for spaces within 60 feet along streets
- Line up with existing sidewalks on neighboring properties.
- An unobstructed pedestrian zone of 4 feet is required for sidewalks.
- Preserve a clearing above the sidewalk of at least 8 feet.
- Signs, planters, benches and other furnishings are allowed if they don't encroach the 4-ft unobstructed space, and if they are set back more than 2 feet from back of curb.



SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Roof signs
- Portable changeable message board signs
- Sign illumination that isn't static

DECORATIVE POST AND PANEL SIGNS

• Max height = 8ft

REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Pole signs
- Pylon signs
- Illuminated signs where illumination is static
- Digital signs

C1-DT

NEIGHBORHOOD COMMERCIAL -DOWNTOWN COMMUNITY

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 Downtown Community 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

Max. height:	30 ft/2 stories; 38 ft/3 stories
Ŭ	if step back of 10 ft
Front yard:	10 ft, or same setback as
-	min. for adjacent residence
Side yard:	5 ft; 10 ft if corner lot; 10 ft if
-	adj. to residential
Rear yard:	20 ft

LOTS AND COVERAGE

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

ALLOWED USE, NO SUP REQUIRED

Barber and Beauty Shop Commercial Mail Facility **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Live-Work Unit Medical - Laboratory Services, Offices and Outpatient Office (1 Story) Park or Open Space (Private or Public) Public Safety Facility Restaurant (No Drive-thru) Retail Sales Short-term Rental Single Family Dwelling (Attached or Detached) Spa Accessory Bank Kiosks Accessory Childcare Accessory Garden

SPECIAL USE PERMIT REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility **Bank and Financial Institutions** Bar/Wine Bar **Commercial Communication System** Community Garden Community Home Contractor **Convenience Store** Craft Alcohol Production Day Care (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Halfway House Laboratory Laundry (Self-Service) Mobile Food Vendor Park Nursing/Residential Care Facility Office (2 Stories) **Produce Stand** Restaurant (with Drive-thru) Thrift Store (No Outside Storage/Donation Bin) Urban Farm (Small, Less Than One Acre) Veterinary Clinic (Indoor Boarding) Veterinary Clinic (No Boarding) Accessory Car Wash Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight For establishments with outdoor entertainment, the City's noise and light ordinances apply

C2-DT

TRANSITIONAL COMMERCIAL -DOWNTOWN COMMUNITY

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 Downtown Community 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/2 stories; 38 ft/3
	stories if step back of 10 ft
Front yard:	10 ft, or same as min. for
-	adjacent residence
Side yard:	10 ft; 20 ft if adj. to
	residential
Rear yard:	20 ft
•	

LOTS AND COVERAGE

Max. lot width: 200 ft or 1/2 block width Max. footprint: 12,000 sf/building

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility **Bank/Financial Institutions** Barber or Beauty Shop **Commercial Mail Facility Convenience Store** Government Facility Grocery Store Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Offices and Outpatient, Urgent Care Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nurserv Public Safety Facility Restaurant (No drive-thru) 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 REQUIRED

Auto Parts and Parts Sales Automobile Service (No Outside storage) Bar/Wine Bar Club or Lodge Commercial Communication System Commercial Recreation (Indoor) Community Garden Community Home Contractor **Craft Alcohol Production** Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Funeral Home/Mortuary Gas Station Halfway House Hotel - Boutique (30 rooms or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Medical - Micro-hospital, Stand-alone Emergency Room, Surgical Center (aka ASC) Mobile Food Vendors Movie Theater Multifamily Parking - Garage (Stand-alone, Multi-level) Parking Lot - Surface (Stand-alone) Produce Stand Restaurant (with drive-thru) 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 acré) Accessory Car Wash Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor)

Accessory Drive-Thru Facility Accessory Parking Garage Accessory Processing Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight For establishments with outdoor entertainment, the City's noise and light ordinances apply

C3-DT

COMMUNITY COMMERCIAL -DOWNTOWN COMMUNITY

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 Downtown Community 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/2 stories; 38 ft/3 stories
-	if step back of 10 ft
Front yard:	10 ft, or same as min. for
	adjacent residence
Side yard:	5 ft; 10 ft if corner lot; 10 ft if
	adj. to residential
Rear yard:	20 ft

LOTS AND COVERAGE Min. lot width: 60 ft

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Auto Parts and Parts Sales Automobile Service (No Outside storage) **Bank/Financial Institutions** Barber or Beauty Shop Club or Lodge Commercial Mail Facility Commercial Recreation (Indoor) Convenience Store Craft Alcohol Production Funeral Home/Mortuary **Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No drive-thru) **Retail Sales** Short-term Rental Single Family Dwelling (Detached) Spa Veterinary Clinic (Indoor boarding, No Boarding)

OVERLAY

DISTRICTS

Accessory Bank Kiosks Accessory Childcare Accessory Garden Accessory School

SPECIAL USE PERMIT REQUIRED

Automobile Sales Automobile Service (Outside storage) Bar/Wine Bar Bus Terminal Commercial Communication System Commercial Recreation (Outdoor) **Community Garden** Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) **Exhibition or Fairgrounds** Farmers Market Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Hospital Mixed-Use Lot Mobile Food Vendor Park Movie Theater Multifamily Office (Over 2 Stories) Parking - Garage (Stand-alone) Parking - Surface (Stand-alone) Pawn Shop **Produce Stand** Restaurant (with drive-thru) School Shopping Center Thrift Store

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 Garage Accessory Processing Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Amusement Rides, Carnival, Circus Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight For establishments with outdoor entertainment, the City's noise and light ordinances apply

UDC HANDBOOK

R1M-DT MEDIUM DENSITY RESIDENTIAL - DOWNTOWN COMMUNITY

The Medium-Density Residential category is for detached dwellings on suburban lots. R1-S lots allow for a conventional suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited. R1-S 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 Downtown Community 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/2 stories; 38 ft/3
stories if step back of 10 ftFront yard:20 ft; garage 25 ftSide yard:5 ft; 10 ft if corner lotRear yard:15 ft; 10 ft if alleyCombined front/rear yard: 40 ft min.

LOTS AND COVERAGE

Min. lot frontage: 65 ft Min. lot area: 7,800 sf

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model home as Sales Office On-site Construction Offices Portable Storage Units

ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight For establishments with outdoor entertainment, the City's noise and light ordinances apply

OVERLAY DISTRICTS

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Community Home 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 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 Boarding House Community Garden Government Facility Urban Farm Accessory Attached Apartment Accessory Childcare Accessory Detached Guest Home Accessory Garage Apartment Accessory Portable Building

R2M-DT

MODERATE DENSITY RESIDENTIAL -DOWNTOWN COMMUNITY

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 Downtown Community 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/2 stories; 38 ft/3 stories
if step back of 10 ftFront yard:15 ft; garage 25 ftSide yard:3 ft; 10 ft if corner lotRear yard:15 ft; 10 ft if alleyCombined front/rear yard: 40 ft min.

LOTS AND COVERAGE Min. lot frontage: 40 ft; 50 ft corner lot Min. lot area: 4.000 sf

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Community Home Cottage House Community Halfway House Librarv Public Recreational Facility Public Safety Facility Park or Open Space (Private or Public) School Short-term Rental Single Family Dwelling (Detached) Accessory Garden Accessory Greenhouse Accessory Home Occupation Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Boarding house Community Garden Garden home Government Facility Single family dwelling (Attached) Urban Farm 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

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight For establishments with outdoor entertainment, the City's noise and light ordinances apply

R4L-DT LOW DENSITY MULTIFAMILY RESIDENTIAL - DOWNTOWN COMMUNITY

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 Downtown Community 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/2 stories; 38 ft/3
stories if step back of 10 ftFront yard:25 ftSide yard:15 ftRear yard:20 ftCombined front/rear yard: 50 ft min.

LOTS AND COVERAGE

Min. lot area: 6,000 sf + add'l per unit

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities **Bungalow Courts Community Home Cottage House Community** Halfway House Library Live-Work Unit Mixed-use Building Multi-Dwelling Structure Nursing/Residential Care Facility 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 Urban Livestock, Poultry and/or Beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly Boarding House Community Garden Garden Home Multifamily Urban Farm Accessory Childcare

TEMPORARY USES REQUIRING A PERMIT Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Bars/wine bar: maximum building area for bars is 2,500 sf, and no alcohol service past midnight For establishments with outdoor entertainment, the City's noise and light ordinances apply



Entrance Corridor Overlay District At-A-Glance

May 7, 2021

ENTRANCE CORRIDORS

The Entrance Corridors Overlay District is intended to preserve the economic function of the primary entrance corridors of the City, managing traffic and connectivity while strengthening wayfinding and orientation through streetscape design. The corridors in this overlay include Main Street outside of the Historic District, State Highway 46, River Road, Bandera Road, Johns Road, Sisterdale Road, Scenic Loop Road and Amman Road.

The requirements of the Entrance 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 Entrance Corridors, 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.

DIE **OVERLAY** BLANCO DISTRICTS RIVER OAK PARK CASCADE CAVERNS Entrance Corridor

DIMENSIONS

(those that differ from base zoning)

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back Setback from the corridor street: 20 ft

LOTS AND COVERAGE Follow base zoning

ZONING AND USES

ADDITIONAL USES ALLOWED

• All uses allowed as "P" in C2 zoning

ADDITIONAL USE RESTRICTIONS

- Automobile sales: prohibited
- Brewery or distillery: prohibited
- Mixed-use building: SUP required
- Mixed-use lot: SUP required
- Multifamily: SUP required
- Pawn shop: prohibited
- Portable building sales: prohibited
- Residential care facility: SUP required
- RV park: prohibited



LANDSCAPING, FENCING AND SCREENING

- Grass has to be solid-sodded
- No wooden privacy fences along the corridor street or stone walls over 30 inches tall
- Screen parking areas with landscape screening 3 feet tall



PARKING, DRIVEWAYS AND SIDEWALKS

- On-street parking is not counted toward the minimum parking requirements
- Only 25% of parking can be located along the entrance corridor street
- For corner lots, driveways and parking will be from side or rear streets, not off of the entrance corridor street
- Line up with existing sidewalks on neighboring properties
- Minimum width 6 feet, unobstructed zone 4 feet
- Preserve an 8-foot clearing above the sidewalk
- Signs and furnishings set back at least 2 feet from the curb



SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Portable changeable message board signs
- Bulletin board cabinets

POLE SIGNS

- Maximum height for pole signs is 16 feet
- Maximum area of a sign face is 16 square feet

PYLON SIGNS

- Maximum height for pylon signs is 20 feet
- Maximum area of a sign face is 100 square feet

ADDED REQUIREMENTS FOR OTHER SIGN TYPES

• Roof signs can't be taller than the highest roof line of the building to which the sign is mounted

REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Manual changeable copy sign elements
- Illuminated signs where illumination is not static
- Digital sign elements that comprise over 25% of the total area of a sign face

C1-EC

NEIBORHOOD COMMERCIAL -ENTRANCE 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 Entrance 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 Entrance Corridors, 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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly **Bank/Financial Institutions** Barber or Beauty Shop Commercial Mail Facility **Convenience Store Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services Medical - Offices and Outpatient Services Medical - Urgent Care Museum Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No Drive-thru) **Retail Sales** Single Family Dwelling (Attached or Detached) Spa Veterinary Clinic (Indoor boarding) Veterinary Clinic (No boarding) Accessory Bank Kiosks Accessory Childcare Accessory Garden

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility **Bar/Wine Bar Commercial Communication System Community Garden Community Home** Contractor Craft Alcohol Production Day Care (Adult) Day Care Facility (>6 Children, Not Home Occupation) **Farmers Market** Halfway House Laboratory Laundry (Self-Service) Mobile Food Vendor Park Nursing/Residential Care Facility Produce Stand Nursing/Residential Care Facility Restaurant (with Drive-thru) Short-term Rental Thrift Store (No Outside Storage/Donation Bin) Urban Farm (Small, Less Than One Acre) Accessory Car Wash Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory School

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:30 ft/2 stories; 38 ft/3 stories with
10-ft step-backSetback from the corridor street: 20 ft
Other, front yard:10 ftOther, side yard:5ft; corner lot 10 ft
Other, rear yard:20 ft

LOTS AND COVERAGE

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

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

C2-EC

TRANSITIONAL COMMERCIAL -ENTRANCE CORRIDORS

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas.

The requirements of the Entrance 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 Entrance Corridors, 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.

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back Setback from the corridor street: 20 ft Other, front yard: 10 ft Other, side yard: 5ft; corner lot 10 ft Other, rear yard: 20 ft

LOTS AND COVERAGE

Max. lot width: 200 ft or 1/2 block width Max. footprint: 12,000 sf per building

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly **Bank/Financial Institutions** Barber or Beauty Shop Commercial Mail Facility **Convenience Store** Government Facility Grocery Store Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services Medical - Offices and Outpatient Services Medical - Urgent Care Museum Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No Drive-thru) **Retail Sales** Spa Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store Accessory Garden

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility Auto Parts and Parts Sales Automobile Service (No Outside storage) Bar/Wine Bar **Craft Alcohol Production** Club or Lodge **Commercial Communication System** Commercial Recreation (Indoor) **Community Garden Community Home** Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers 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 Medical - Surgical Center (aka ASC) Mixed-use lot: SUP required Mobile Food Vendors Movie Theater Multifamily Nursing/Residential Care Facility Parking - Garage (Stand-alone, Multi-level) Parking Lot - Surface (Stand-alone) Produce Stand Restaurant (with drive-thru) School 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 Garage Accessory Processing Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

C3-EC

COMMUNITY COMMERCIAL -ENTRANCE 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 Entrance 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 Entrance Corridors, 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

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back Setback from the corridor street: 20 ft Other, front yard: 0 ft Other, side yard: 5ft Other, rear yard: 20 ft

LOTS AND COVERAGE

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

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Auto Parts and Parts Sales Automobile Service (No Outside storage) **Bank/Financial Institutions** Barber or Beauty Shop Car Wash Club or Lodge Commercial Mail Facility Commercial Recreation (Indoor) Convenience Store Craft Alcohol Production Funeral Home/Mortuary **Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Museum Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No drive-thru) Retail Sales Spa Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store

OVERLAY

DISTRICTS

Accessory Garden Accessory School

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility Automobile Service (Outside storage) Bar/Wine Bar **Bus Terminal Commercial Communication System** Community Garden Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Exhibition or Fairgrounds **Farmers Market** Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Hospital Mixed-Use Building Mixed-Use Lot Mobile Food Vendor Park Movie Theater Multifamily Nursing/Residential Care Facility Office (Over 2 Stories) Parking - Garage (Stand-alone, multi-level) Parking - Surface (Stand-alone) Produce Stand Restaurant (with drive-thru) School Shopping Center Short-term Rental 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 Car Wash Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory Drive-Thru Facility Accessory Maintenance Facility Accessory Parking Garage Accessory Processing Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

I2-EC

LIGHT INDUSTRY -ENTRANCE 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 Entrance 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 Entrance Corridors, 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.

Trade School

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back Setback from the corridor street: 20 ft Other, front yard: 10 ft Other, side yard: 5ft; corner lot 10 ft Other, rear yard: 20 ft

LOTS AND COVERAGE

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

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Mobile Food Vendors On-site Construction Offices Outdoor Equipment Storage Portable Buildings Portable Storage Units

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Automobile Service (No Outside storage) Bank/Financial Institutions **Bar/Wine Bar** Barber or Beauty Shop Club or Lodge Commercial Communication System Commercial Mail Facility **Commercial Parking Facility** Contractor **Convenience Store Craft Alcohol Production** Fabrication (Indoor) **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services Medical - Offices and Outpatient Services Medical - Urgent Care Mobile Food Vendor Park Museum Office (1 to 2 stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No Drive-thru) Retail Sales School

Spa

Veterinary Clinic (Indoor boarding, No Boarding) Wholesale Accessory Bar/Wine Bar Accessory Car Wash Accessory Community Garden Accessory Convenience Store Accessory Donation Bin (Outdoor) Accessory Garden Accessory Parking Garage Accessory Portable Building Accessory Retail Display/Sales Area (Outdoor)

SPECIAL USE PERMIT REQUIRED

Auto Parts and Parts Sales Commercial Recreation (Indoor) Community Home Farmers Market Gas Station Halfway House Mixed-Use Building Mixed-Use Lot Produce Stand Short-term Rental Single Family Dwelling (Attached or Detached) Thrift Store (With or w/o Outside Storage/Donation Bin) Accessory Office

RE-EC

ESTATE RESIDENTIAL-ENTRANCE CORRIDORS

The Estate Residential category is for detached dwellings. RES is a lot type that 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 Entrance 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 Entrance Corridors, 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.

HEIGHT AND SETBACKS

Max. height:30 ft/2 stories; 38 ft/3 stories with
10-ft step backSetback from the corridor street: 20 ft
Other, front yard:40 ftOther, side yard:15ft
25 ft

LOTS AND COVERAGE Min. lot size: 1/2 acre Min. lot frontage: 100 ft

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Community Home Halfway House Single Family Dwelling, Detached Park or Open Space (Public or Private) Public Recreational Facility Public Safety Facility School Accessory Buildings (other than Dwellings) Accessory Detached Guest Home Accessory Garage Apartment Accessory Garden Accessory Greenhouse Accessory Home Occupation Accessory Portable Building Accessory Private Kennel Facility Accessory Urban Livestock, Poultry and/or Beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly Community Garden Government Facility Short-term Rental Urban Farm Accessory Attached Apartment Accessory Childcare

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices Portable Storage Units

R1M-EC

MEDIUM DENSITY RESIDENTIAL -ENTRANCE CORRIDORS

The Medium Density Residential category is for detached dwellings on suburban lots, allowing for a conventional suburban neighborhood form. It is most appropriate for the center or edges of neighborhoods.

The requirements of the Entrance 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. trance Corridors, 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.

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Community Home Halfway House Single Family Dwelling, Detached Library Park or Open Space (Public or Private) **Public Recreational Facility** Public Safety Facility School 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

Boarding House Community Garden Short-term Rental Urban Farm Accessory Attached Apartment Accessory Childcare Accessory Detached Guest Home Accessory Garage Apartment Accessory Portable Building

HEIGHT AND SETBACKS

Max. height:30 ft/2 stories; 38 ft/3 stories with
10-ft step backSetback from the corridor street: 20 ft
Other, front yard:20 ft; garage 25 ftOther, side yard:5ft; corner lot 10 ftOther, rear yard:15 ft

LOTS AND COVERAGE

Min. lot size: 7,800 sf Min. lot frontage: 65 ft

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices Portable Storage Units

R2M-EC

MODERATE DENSITY RESIDENTIAL-ENTRANCE CORRIDORS

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.

The requirements of the Entrance 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 Entrance Corridors, 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.

HEIGHT AND SETBACKS

Max. height:30 ft/2 stories; 38 ft/3 stories with
10-ft step backSetback from the corridor street: 20 ft
Other, front yard:15 ft; garage 25 ftOther, side yard:3ft; corner lot 10 ft
Other, rear yard:15 ft; with alley 10 ft
Combined front yard/rear yard: 40 ft. minimum

LOTS AND COVERAGE Min. lot size: 4,000 sf Min. lot frontage: 40 ft

ALLOWED USE, NO SUP REQUIRED

Assisted living facilities Community home Cottage house community Halfway house Library Public/private park or open space 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

OVERLAY DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Boarding House Community Garden Garden Home Government Facility Single Family Dwelling (Attached) Short-term Rental Urban Farm 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

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices

R4L-EC

LOW DENSITY MULTIFAMILY RESIDENTIAL-ENTRANCE CORRIDORS

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

The requirements of the Entrance 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 Entrance Corridors, 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.

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Bungalow Courts Community Home Cottage House Community Halfway House Live-Work Unit **Multi-Dwelling Structure** Multi-Family Dwelling, 3-4 Units/Acre **Residential Care Facility** Single Family Dwelling, Attached Library Public/Private Park or Open Space Public Recreational Facility Public Safety Facility School Accessory Garden Accessory Home Occupation Accessory Urban Livestock, Poultry and/or Beekeeping

SPECIAL USE PERMIT REQUIRED

Boarding House Community Garden Garden Home Mixed-Use Building Mixed-Use Lot Multifamily Urban Farm Accessory Childcare HEIGHT AND SETBACKSMax. height:30 ft/2 stories; 38 ft/3 stories with
10-ft step backSetback from the corridor street: 20 ftOther, front yard:25 ftOther, side yard:15Other, rear yard:20 ftCombined front yard/rear yard:50 ft

LOTS AND COVERAGE

Min. lot size: 6,000 sf + add'l per unit

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices



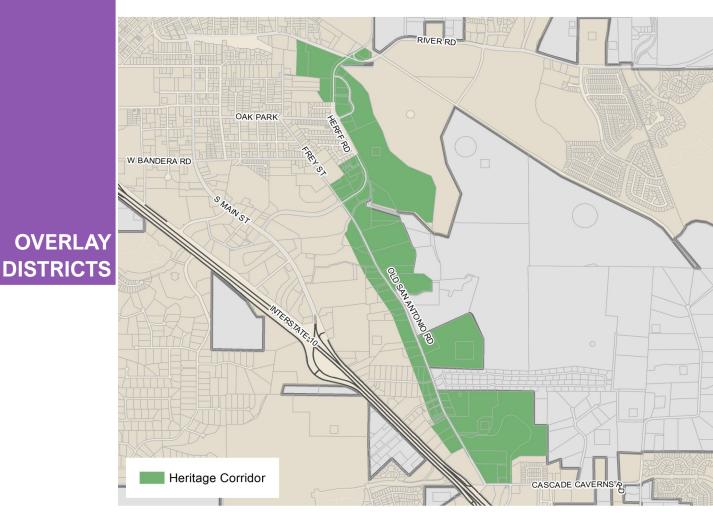
Heritage Corridor Overlay District At-A-Glance

May 7, 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 feetCorridor 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
zoningAll other setbacks:follow base zoning

LOTS AND COVERAGE

Minimum lot area: 1/2 acre

ZONING AND USES Additional Uses That Are Allowed

- Single-family detached residences, if on 1+ acre lots
- Urban agriculture

ADDITIONAL USE RESTRICTIONS

- Assisted Living Facilities: SUP required
- Automobile Sales: prohibited
- Car Wash: prohibited
- Industrial Warehouses: prohibited
- Mixed-use Building and Mixed-use Lot: SUP required
- Multifamily: SUP required
- Nursing/Residential Care Facility: SUP required
- Outdoor Retail Sales Yard: prohibited
- Oversize Vehicle or Machine Rental, Sales or Service: prohibited
- Pawn Shop: prohibited
- Portable Building Sales: prohibited
- RV Park: 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 • No wooden privacy fences along Herff Road, approval by City Staff.

•Incorporate at least one BMP, in accordance • Stone walls greater than 3 feet in height along 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.
- River Road or Old San Antonio Road.
- 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.

DISTRICTS

OVERLAY

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

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.

DIMENSIONS

HEIGHT AND SETBACKS

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

LOTS AND COVERAGE

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

ALLOWED USE, NO SUP REQUIRED

Barber and Beauty Shop Commercial Mail Facility **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Live-Work Unit Medical - Laboratory Services, Offices and Outpatient Office (1 Story) Park or Open Space (Private or Public) Public Safety Facility Restaurant (No Drive-thru) **Retail Sales** Single Family Dwelling (Attached or Detached) Spa **Urban Agriculture** Accessory Bank Kiosks Accessory Childcare Accessory Garden

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Bank and Financial Institutions Bar/Wine Bar Commercial Communication System Community Garden Community Home Contractor **Convenience Store** Craft Alcohol Production Day Care (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Halfway House Laboratory Laundry (Self-Service) Mobile Food Vendor Park Nursing/Residential Care Facility Office (2 Stories) **Produce Stand** Restaurant (with Drive-thru) Short-term Rental 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 School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

C2-HC TRAI HERI

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.

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 feetCorridor setback:40 feet from Herff:
40 feet from Old San Antonio RdOther, front yard:10 ftOther, side yard:5 ft; corner lot: 10 ftOther, rear yard:20 ft

LOTS AND COVERAGE

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

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility **Bank/Financial Institutions** Barber or Beauty Shop Commercial Mail Facility **Convenience Store Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory and Diagnostic Services Medical - Offices and Outpatient Services Medical - Urgent Care Museum Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nurserv Public Safety Facility Restaurant (No drive-thru) Retail Sales Single Family Dwelling (Detached) Spa Urban Agriculture Veterinary Clinic (Indoor boarding) Veterinary Clinic (No boarding) Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store Accessory Garden

SPECIAL USE PERMIT REQUIRED

Auto Parts and Parts Sales Automobile Service (No Outside storage) Bar/Wine Bar Club or Lodge Commercial Communication System Commercial Recreation (Indoor) Community Garden Community Home Contractor **Craft Alcohol Production** Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Funeral Home/Mortuary Gas Station Halfway House Hotel - Boutique (30 rooms or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Medical - Micro-hospital, Stand-alone Emergency Room, Surgical Center (aka ASC) Mobile Food Vendors Movie Theater Multifamily Nursing/Residential Care Facility Parking - Garage (Stand-alone, Multi-level) Parking Lot - Surface (Stand-alone) Produce Stand Restaurant (with drive-thru) School 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 Garage Accessory Processing Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

C3-HC

ALLOWED USE, NO SUP REQUIRED

Automobile Service (No Outside storage)

Animal Boarding (Indoor)

Auto Parts and Parts Sales

Bank/Financial Institutions

Barber or Beauty Shop

Commercial Mail Facility

Club or Lodge

Assisted Living Facility

Assembly

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.

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:30 feetCorridor setback:40 feet from Herff:
40 feet from Old San Antonio RdOther, front yard:0 ftOther, side yard:5 ftOther, rear yard:20 ft

LOTS AND COVERAGE

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

: 60 π

Accessory Convenience Store

Accessory Garden Accessory School

SPECIAL USE PERMIT REQUIRED

Automobile Service (Outside storage) Bar/Wine Bar **Bus Terminal Commercial Communication System Commercial Recreation (Outdoor) Community Garden** Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Exhibition or Fairgrounds **Farmers Market** Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Hospital Mixed-Use Building Mixed-Use Lot Mobile Food Vendor Park Movie Theater Multifamily Nursing/Residential Care Facility Office (Over 2 Stories) Parking - Garage (Stand-alone, multi-level) Parking - Surface (Stand-alone) Produce Stand Restaurant (with drive-thru) School Shopping Center Short-term Rental

Thrift Store 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 Garage Accessory Processing Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

Commercial Recreation (Indoor) Convenience Store Craft Alcohol Production Funeral Home/Mortuary **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Librarv Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Museum Office (1 or 2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No drive-thru) Retail Sales Single Family Dwelling (Detached) Spa **Urban Agriculture** Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks Accessory Childcare

UDC HANDBOOK

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.

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

Automobile Service (No Outside storage) **Bar/Wine Bar** Barber or Beauty Shop Club or Lodge **Commercial Communication System Commercial Mail Facility Commercial Parking Facility** Contractor **Craft Alcohol Production** Fabrication (Indoor) **Government Facility** Gym/Sports Training Facility (10,000sf or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Live-Work Unit Mobile Food Vendor Park Office (1 to 2 stories) Park or Open Space (Private or Public Plant Nursery Public Safety Facility School Single Family Dwelling (Detached) Trade School Urban Agriculture Wholesale Accessory Bar/Wine Bar Accessory Community Garden Accessory Convenience Store Accessory Donation Bin (Outdoor) Accessory Garden Accessory Parking Garage Accessory Portable Building Accessory Retail Display/Sales Area (Outdoor)

SPECIAL USE PERMIT REQUIRED

Assembly Assisted Living Facility Auto Parts and Parts Sales Brewery or Distillery Commercial Recreation (Indoor) Community Home Farmers Market Gas Station Halfway House Mixed-Use Building Mixed-Use Lot **Produce Stand** Restaurant Short-term Rental Single Family Dwelling (Attached or Detached) Thrift Store Accessory Office

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Mobile Food Vendors On-site Construction Offices Outdoor Equipment Storage Portable Buildings Portable Storage Units

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

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 feetCorridor setback:40 feet from Herff:
40 feet from Old San Antonio RdOther, front yard:40 ftOther, side yard:15 ftOther, rear yard:25 ft

LOTS AND COVERAGE

Min. lot area:1/2 acreMin. 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) **Urban Agriculture** Accessory Buildings (other than Dwellings) Accessory Detached Guest Home Accessory Garage Apartment Accessory Garden Accessory Greenhouse Accessory Home Occupation Accessory Portable Building Accessory Private Kennel Facility Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Assisted Living Facilities Community Garden Government Facility Short-term Rental Urban Farm Accessory Attached Apartment Accessory Childcare

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use= Model Home as a Sales Office On-site Construction Offices Portable Storage Units

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: 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 feetCorridor setback:40 feet from Herff:
40 feet from Old San Antonio RdOther, front yard:30 ftOther, side yard:10 ftOther, rear yard:25 ft

LOTS AND COVERAGE

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

1/2 acre : 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) Urban Agriculture 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 Facilities Boarding House Community Garden Government Facility Short-term Rental Urban Farm 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

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices Portable Storage Units

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

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) Urban Agriculture Accessory Buildings (other than Dwellings) Accessory Garden Accessory Greenhouse Accessory Home Occupation Accessory Stable Accessory Stall Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Assisted Living Facilities Boarding House Community Garden Government Facility Short-term Rental Urban Farm Accessory Attached Apartment Accessory Childcare Accessory Detached Guest Home Accessory Garage Apartment Accessory Portable Building

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:30 feetCorridor setback:40 feet from Herff:
40 feet from Old San Antonio RdOther, front yard:20 ft; garage 25 ftOther, side yard:5 ft; corner lot 10 ftOther, rear yard:15 ft; from alley 10 ftCombined front yard/rear yard: 40 ft minimum

LOTS AND COVERAGE

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

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices Portable Storage Units

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

R2M-HC

ALLOWED USE, NO SUP REQUIRED

ACCESSORY USE, NO SUP REQUIRED

Accessory Urban Livestock, Poultry and/or

Park or Open Space (Private or Public)

Single Family Dwelling (Detached)

Assisted Living Facilities

Cottage House Community

Public Recreational Facility

Public Safety Facility

Urban Agriculture

Accessory Garden

Beekeeping

Accessory Greenhouse

Accessory Home Occupation

Community Home

Halfway House

Library

School

MODERATE DENSITY RESIDENTIAL - HEIGHT AND SETBACKS 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.

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 3 ft; corner lot 10 ft Other, side yard: Other, rear vard: 15 ft; from allev 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

Assembly as a Temporary Use Model Home as a Sales Office **On-site Construction Offices**

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited

OVERLAY DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Boarding House Community Garden Garden Home **Government Facility** Single Family Dwelling (Attached) Short-term Rental Urban Farm

ACCESSORY USE, SUP REQUIRED

Accessory Attached Apartment Accessory Buildings (other than Dwellings) Accessory Childcare Accessory Detached Guest Home Accessory Garage Apartment

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.

HEIGHT AND SETBACKS

Maximum height:30 feetCorridor setback:40 feet from Herff:
40 feet from Old San Antonio RdOther, front yard:25 ftOther, side yard:15 ftOther, rear yard:20Combined front yard/rear yard:50 ft minimum

LOTS AND COVERAGE Min. lot area: 1/2 acre

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Bungalow Courts Community Home Cottage House Community Halfway House Library Live-Work Unit **Multi-Dwelling Structure** Multi-Family Dwelling, 3-4 units/acre Park or Open Space (Private or Public) **Public Recreational Facility** Public Safety Facility School Single Family Dwelling (Attached or Detached) **Urban Agriculture** Accessory Garden Accessory Home Occupation Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Boarding House Community Garden Garden Home Mixed-use Building Mixed-Use Lot Multifamily Nursing/Residential Care Facility Urban Farm Accessory Childcare

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: 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.

HEIGHT AND SETBACKS

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

LOTS AND COVERAGE

Min.	lot area	a:	1/2 acre
Min.	lot fron	itage:	300 ft

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Boarding House **Commercial Agriculture** Commercial Stable Community Home Halfway House Park or Open Space (Private or Public) Public Safety Facility Single Family Dwelling (Detached) Urban Agriculture Accessory Barn Accessory Buildings (other than Dwellings) Accessory Detached Guest Home Accessory Garage Apartment Accessory Garden Accessory Greenhouse Accessory Home Occupation Accessory Portable Building Accessory Private Kennel Facility Accessory Stable Accessory Stall Accessory Urban Livestock, Poultry and/or Beekeeping

SPECIAL USE PERMIT REQUIRED

Animal Boarding (Outdoor) Assembly Commercial Communication System Community Garden Farmers Market Government Facility Produce Stand Short-term Rental Urban Farm Veterinary Clinic (Large Animal) 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

Assembly as a Temporary Use On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Assisted Living Facilities: SUP required Automobile Sales: prohibited Car Wash: prohibited Industrial Warehouses: prohibited Mixed-use Building and Mixed-use Lot: SUP required Multifamily: SUP required Nursing/Residential Care Facility: SUP required Outdoor Retail Sales Yard: prohibited Oversize Vehicle or Machine Rental, Sales or Service: prohibited Pawn Shop: prohibited Portable Building Sales: prohibited RV Park: prohibited Warehouse Retail: prohibited



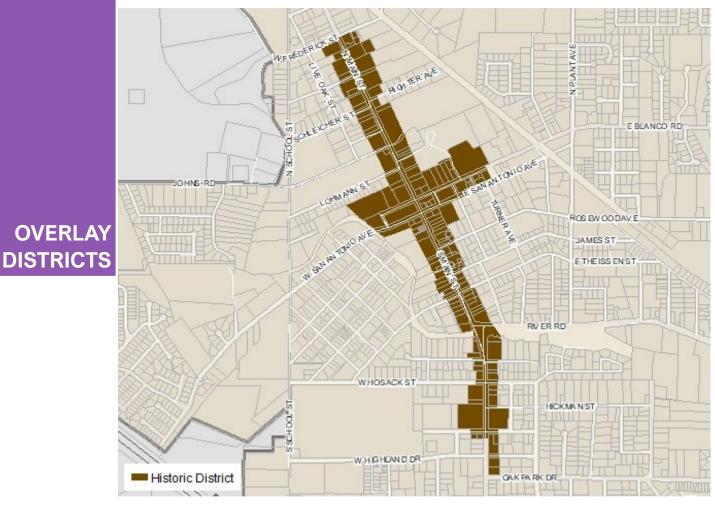
Historic District Overlay District At-A-Glance

May 7, 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:
averagecan vary 1/2 story from block
averageBuilding width:
Front yard:can vary 1/2 from block average
10ft; detached garage: add'l 5ft
10ft for accessory buildings
Rear yard:Height/width:
Rear yard:10ft

NONRESIDENTIAL

Height: 40ft; 10ft step-back above 2nd storyFront yard:same as neighbors; min. is 0 ft +unobstructed sidewalk spaceSide yard:5 ft; 0 ft if approved fire wallRear yard:10 ft

ZONING AND USES

ADDITIONAL USES ALLOWED

- Bar/wine bar
- Craft alcohol production
- Short-term rental

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile sales: prohibited
- Boutique hotels: lots wider than 1/2 block (or 150 ft): SUP required
- Brewery or distillery: 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
- Daycare: prohibited
- Freestanding ER: prohibited
- Hospital/inpatient care facility: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multifamily: SUP required
- Outdoor retail sales yard and portable building sales: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- Residential care facility: prohibited
- RV park: prohibited
- Surgical center: prohibited
- Warehouse retail: prohibited



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.

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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly **Bank/Financial Institutions** Bar/Wine Bar Barber or Beauty Shop **Commercial Mail Facility** Convenience Store Craft Alcohol Production **Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Museum Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) 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

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Auto Parts and Parts Sales Automobile Service (No Outside storage) Boutique hotel if lot is wider than 1/2 block Club or Lodge Commercial Communication System Commercial Recreation (Indoor) **Community Garden Community Home** Contractor **Farmers Market** Funeral Home/Mortuary Gas Station Halfway House Hotel - Boutique (30 rooms or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Medical - Laboratory Services Medical - Offices and Outpatient Services Mixed-Use Building or Mixed-Use Lot Mobile Food Vendors Movie Theater Multifamily Parking - Garage (Stand-alone, Multi-level) Parking Lot - Surface (Stand-alone) Produce Stand School Single Family Dwelling (Attached or Detached) Thrift Store (No Outside Storage/Donation Bin) **Urban Farm** Accessory Car Wash Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory Drive-Thru Facility Accessory Parking Garage Accessory Processing Accessory School

DIMENSIONS

HEIGHT AND SETBACKS

Height:40ft; 10ft step back above 2nd storyFront yard:same as neighbors; min. is 0 ft +
unobstructed sidewalk spaceSide yard:5 ft; 0 ft if approved fire wallRear yard:10 ft

LOTS AND COVERAGE

Max. footprint: 12,000 sf/building

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA

UDC HANDBOOK

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.

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:40ft; 10ft step-back above 2nd storyFront yard:same as neighbors; min. is 0 ft +
unobstructed sidewalk spaceSide yard:5 ft; 0 ft if approved fire wallRear yard:10 ft

LOTS AND COVERAGE

Max. lot width: 1/2 of block

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Auto Parts and Parts Sales Automobile Service (No Outside storage) **Bank/Financial Institutions** Bar/Wine Bar Barber or Beauty Shop Club or Lodge Commercial Mail Facility Commercial Recreation (Indoor) **Convenience Store** Craft Alcohol Production Funeral Home/Mortuary **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Library Live-Work Unit Long-Term Care Facility Museum Office (1 or 2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant Retail Sales Short-term Rental Spa Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store Accessory Garden

SPECIAL USE PERMIT REQUIRED

Automobile Service (Outside storage) Boutique hotel if lot is wider than 1/2 block **Bus Terminal Commercial Communication System** Commercial Recreation (Outdoor) Community Garden Contractor **Exhibition or Fairgrounds** Farmers Market Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Laboratory Services Medical - Offices and Outpatient Services Mixed-Use Building Mixed-Use Lot Mobile Food Vendor Park Movie Theater Multifamily Office (Over 2 Stories) Parking - Garage (Stand-alone, multi-level) Parking - Surface (Stand-alone) Produce Stand School Shopping Center Thrift Store Urban Farm Accessory Car Wash Accessory Display/Sales Area/Donation Bin (Outdoor) Accessory Drive-Thru Facility Accessory Maintenance Facility Accessory Parking Garage Accessory Processing Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Amusement Rides, Carnival, Circus Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA



River Road Overlay District At-A-Glance

May 7, 2021

RIVER ROAD OVERLAY DISTRICT

The River Road Overlay District was created to protect the enjoyment of views of Cibolo Creek, while providing a retail and low-key entertainment destination that maintains historic architectural forms. It is composed primarily of retail, dining and entertainment uses, but allows for limited office and residential uses as well. The River Road Overlay District includes properties that front River Road, between the Historic District and Herff Road. Because of the economic and cultural impact of this district, and because of the unique amenities found within it, additional requirements for use and development apply.

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.

DIMENSIONS

(those that differ from base zoning)

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 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: 0ft

LOTS AND COVERAGE

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



ZONING AND USES

ADDITIONAL USES ALLOWED

- Bar/Wine Bar
- Craft Alcohol Production
- Short-term Rental

ADDITIONAL USE RESTRICTIONS

- Attached dwelling units and multi-dwelling units: no River Road frontage
- Bars: maximum building area is 2,500 sf, and no alcohol service past midnight
- 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
- Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)
- 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

RIVER ROAD OVERLAY DISTRICT

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.

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 USE, NO SUP REQUIRED

Barber and Beauty Shop Bar/Wine Bar **Commercial Mail Facility Craft Alcohol Production Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Live-Work Unit Medical - Laboratory Services, Offices and Outpatient Office (1 Story) Park or Open Space (Private or Public) Public Safety Facility Restaurant **Retail Sales** Single Family Dwelling (Attached or Detached) Short-term Rental Spa Accessory Bank Kiosks Accessory Childcare Accessory Garden

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility **Bank and Financial Institutions** Commercial Communication System **Community Garden** Community Home Contractor **Convenience Store** Day Care (Adult) Day Care Facility (>6 Children, Not Home Occupation) **Farmers Market** Halfway House Laboratory Laundry (Self-Service) Mobile Food Vendor Park Nursing/Residential Care Facility Office (2 Stories) Produce Stand Thrift Store (No Outside Storage/Donation Bin) Urban Farm (Small, Less Than One Acre) Veterinary Clinic (Indoor Boarding) Veterinary Clinic (No Boarding) Accessory Car Wash Accessory Display/Sales Area (Outdoor) Accessory Drive-Thru Facility Accessory Donation Bin (Outdoor) Accessory School

DIMENSIONS

HEIGHT AND SETBACKS

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

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 as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no River Road frontage Bars: maximum building area is 2,500 sf, and no alcohol service past midnight 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 Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)

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 USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Bank/Financial Institutions Bar/Wine Bar Barber or Beauty Shop Commercial Mail Facility Convenience Store Craft Alcohol Production **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Offices and Outpatient, Urgent Care Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) 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 REQUIRED

Auto Parts and Parts Sales Automobile Service (No Outside storage) Club or Lodge Commercial Communication System Commercial Recreation (Indoor) Community Garden Community Home Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) **Farmers Market** Funeral Home/Mortuary Gas Station Halfway House Hotel - Boutique (30 rooms or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Medical - Freestanding ER or Surgical Center Mobile Food Vendors Movie Theater Multifamily (Over 18 Units p/ac or Less) Parking - Garage (Stand-alone) Parking Lot - Surface (Stand-alone) Produce Stand School 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 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 approvalFront yard:min. 5 ft, max. 25 ftSide yard:if corner lots: 10 ft; if adj. to
single family: 0-3 ftRear yard:adj. to residential: 5 ft; alley: 0ft

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 As a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no River Road frontage
Bars: maximum building area is 2,500 sf, and no alcohol service past midnight
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
Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)
For establishments with outdoor entertainment, the City's noise and light ordinances apply

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.

DIMENSIONS

HEIGHT AND SETBACKS

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

LOTS AND COVERAGE

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

Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory Drive-Thru Facility Accessory Maintenance Facility Accessory Parking Garage Accessory Processing Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no River Road frontage Bars: maximum building area is 2,500 sf, and no alcohol service past midnight 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 Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet) For establishments with outdoor entertainment, the City's noise and light ordinances apply

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Auto Parts and Parts Sales Automobile Service (No Outside storage) **Bank/Financial Institutions** Bar/Wine Bar Barber or Beauty Shop Car Wash Club or Lodge **Commercial Mail Facility** Commercial Recreation (Indoor) **Convenience Store** Craft Alcohol Production Funeral Home/Mortuary **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Librarv Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Museum Nursing/Residential Care Facility Office (1 to 2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant **Retail Sales** Short-term Rental Spa Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks Accessory Childcare

OVERLAY

DISTRICTS

Accessory Convenience Store Accessory Garden Accessory School

SPECIAL USE PERMIT REQUIRED

Automobile Sales Automobile Service (Outside storage) **Bus Terminal Commercial Communication System** Commercial Recreation (Outdoor) Community Garden Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Exhibition or Fairgrounds Farmers Market Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Hospital Mixed-Use Lot Mobile Food Vendor Park **Movie Theater** Multifamily (18 Units p/ac or less) Multifamily (Over 18 Units p/ac) Office (Over 2 Stories) Parking - Garage (Stand-alone) Parking - Surface (Stand-alone) Pawn Shop Produce Stand School Shopping Center Thrift Store Trade School Urban Farm Accessory Car Wash

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 USE, NO SUP REQUIRED

Assisted Living Facilities Bar/Wine Bar **Community Home Cottage House Community** Craft Alcohol Production Halfway House Library Public Recreational Facility Public Safety Facility Park or Open Space (Private or Public) School Short-term Rentals 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 Accessory Attached Apartment Accessory Buildings (other than Dwellings) Accessory Childcare Accessory Detached guest home Accessory Garage Apartment

DIMENSIONS

HEIGHT AND SETBACKS (MAIN BLDG)

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

LOTS AND COVERAGE

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

TEMPORARY USES, NO PERMIT REQUIRED

Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home As a Sales Office On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no River Road frontage Bars: maximum building area is 2,500 sf, and no alcohol service past midnight 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

for manufacturing-related activity Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet)

For establishments with outdoor entertainment, the City's noise and light ordinances apply

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 USE, NO SUP REQUIRED

Assisted Living Facilities Bar/Wine Bar **Bungalow Courts Community Home** Cottage House Community Craft Alcohol Production Halfway House Library Live-Work Unit Mixed-use Building **Multi-Dwelling Structure** 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 Short-term Rental Single Family Dwelling (Attached) Accessory Garden Accessory Home Occupation Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Boarding House Community Garden Garden Home Multi-Family Dwelling, 5-18 units/acre Urban Farm Accessory Childcare

DIMENSIONS

HEIGHT AND SETBACKS

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

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

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices

ADDITIONAL USE RESTRICTIONS

Attached dwelling units and multi-dwelling units: no River Road frontage Bars: maximum building area is 2,500 sf, and no alcohol service past midnight 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 Hotels (Boutique): SUP required for lots wider than 1/2 of a block (or 150 feet) For establishments with outdoor entertainment, the

City's noise and light ordinances apply

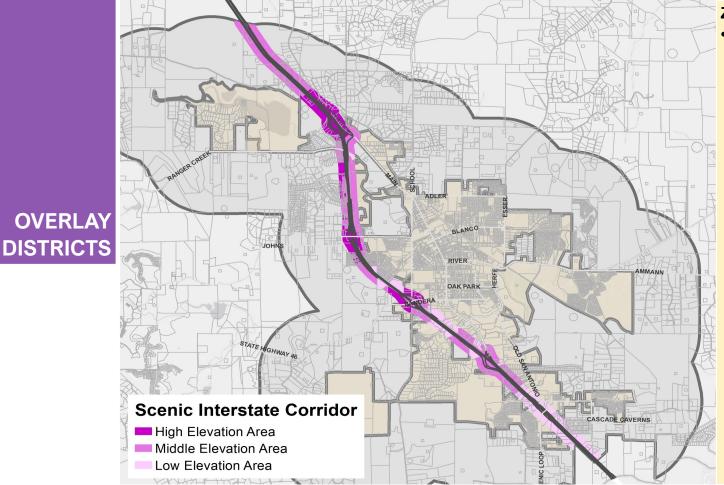


Scenic Interstate Corridor Overlay District At-A-Glance May 7, 2021

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 ARE	A:
	Max. height:	30 feet
	Min. setbacks:	40 feet from IH-10
ent		other property lines: by base zoning
or	MIDDLE ELEVATION AREA:	
e	Max. height:	30 ft or 1/3 building setback distance,
ion		up to 50ft
-	Min. setbacks:	50 feet from IH-10
		other property lines: by base zoning
ase	LOW ELEVATION AREA	λ:
lard or	Max height:	30 ft/2 stories or 1/3 distance to IH-10
orridor,		from Building line, to 75 ft
other	Min. setback:	50 feet from IH-10
		other property lines: by base zoning

ZONING AND USES

Follow base zoning



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

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.

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. 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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility **Bank/Financial Institutions** Barber or Beauty Shop **Commercial Mail Facility Convenience Store Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Offices and Outpatient, **Urgent Care** Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No drive-thru) 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

Auto Parts and Parts Sales Automobile Service (No Outside storage) Bar/Wine Bar Club or Lodge Commercial Communication System Commercial Recreation (Indoor) **Community Garden** Community Home Contractor **Craft Alcohol Production** Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Funeral Home/Mortuary Gas Station Halfway House Hotel - Boutique (30 rooms or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Medical - Mircro-hospital, Stand-alone Emergency Room, Surgical Center (aka ASC) Mobile Food Vendors Movie Theater Multifamily (Over 18 Units p/ac or Less) Parking - Garage (Stand-alone, Multi-level) Parking Lot - Surface (Stand-alone) **Produce Stand** Restaurant (with drive-thru) School 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)

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:By High/Middle Low Elev. AreaIH-10 setback:By High/Middle/Low Elev. AreaOther, front yard:10 ftOther, side yard:5ft; corner lot 10 ftOther, rear yard:20 ft

LOTS AND COVERAGE

Max. lot width: Max. footprint: 200 ft or 1/2 block width 12,000 sf per building

Accessory Donation Bin (Outdoor) Accessory Drive-Thru Facility Accessory Parking Garage Accessory Processing Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

OVERLAY O DISTRICTS

UDC HANDBOOK

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.

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. 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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Auto Parts and Parts Sales Automobile Service (No Outside storage) **Bank/Financial Institutions** Barber or Beauty Shop Car Wash Club or Lodge Commercial Mail Facility Commercial Recreation (Indoor) **Convenience Store** Craft Alcohol Production Funeral Home/Mortuary **Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nurserv Public Safety Facility Restaurant (No drive-thru) Retail Sales Spa Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks

Accessory Childcare Accessory Convenience Store Accessory Garden Accessory School

SPECIAL USE PERMIT REQUIRED

Automobile Sales Automobile Service (Outside storage) Bar/Wine Bar **Bus Terminal Commercial Communication System** Commercial Recreation (Outdoor) **Community Garden** Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) **Exhibition or Fairgrounds** Farmers Market Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Hospital Mixed-Use Lot Mobile Food Vendor Park Movie Theater Multifamily (18 Units p/ac or less) Multifamily (Over 18 Units p/ac) Office (Over 2 Stories) Parking - Garage (Stand-alone, multi-level) Parking - Surface (Stand-alone) Pawn Shop Produce Stand Restaurant (with drive-thru) School Shopping Center

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:By High/Middle Low Elev. AreaIH-10 setback:By High/Middle/Low Elev. AreaOther, front yard:0 ftOther, side yard:5ftOther, rear yard:20 ft

LOTS AND COVERAGE

Min.. lot width: 60 ft

Short-term Rental

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 Car Wash Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory Donation Bin (Outdoor) Accessory Drive-Thru Facility Accessory Maintenance Facility Accessory Parking Garage Accessory Processing Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

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.

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. 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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Auto Parts and Parts Sales Automobile Rental Facility Automobile Service (No Outside storage) Automobile Service (Outside storage) **Bank/Financial Institutions** Bar/Wine Bar Barber or Beauty Shop Brewery or Distillery Car Wash **Commercial Communication System Commercial Mail Facility** Commercial Recreation (Indoor) Commercial Recreation (Outdoor) Craft Alcohol Production Funeral Home/Mortuary Gas Station **Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Hotel - Boutique (30 rooms or less) Hotel or Motel Library Medical - Hospital, Laboratory Services, Microhospital, Offices and Outpatient, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Movie Theater Museum Office (1 to 2 stories) Office (Over 2 Stories) Park or Open Space (Private or Public) Parking - Garage (Stand-alone, multi-level) Parking Lot - Surface (Stand-alone) Plant Nursery

OVERLAY

DISTRICTS

Public Safety Facility Restaurant (No drive-thru) Restaurant (with drive-thru) Retail Sales Spa Trade School Veterinary Clinic (Indoor boarding) Veterinary Clinic (No boarding) Accessory Bank Kiosks Accessory Car Wash Accessory Childcare Accessory Convenience Store Accessory Garden Accessory Parking Garage Accessory Sales Yard (Outdoor) Accessory School

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility Automobile Sales Brewery or Distillery **Bus Terminal** College or University **Commercial Communication System Community Garden** Contractor Exhibition or Fairgrounds Farmers Market Laboratory Long-term Care Facility Mini-Warehouse Multifamily (18 Units p/ac or less) Multifamily (Over 18 Units p/ac) Nursing/Residential Care Facility Pawn Shop Produce Stand **RV Park**

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:By High/Middle Low Elev. AreaIH-10 setback:By High/Middle/Low Elev. AreaOther, front yard:20 ftOther, side yard:20 ft; if adj. residential 50 ftOther, rear yard:20 ft; if adj. residential 50 ft

LOTS AND COVERAGE

Min.. lot width: 120 ft

School Shopping Center Short-term Rental Thrift Store (With or w/o Outside Storage/Donation Bin) Urban Farm - Large (one acre or more) Urban Farm - Small (less than one acre) Warehouse Retail Wholesale Accessory Display/Sales Area Accessory Donation Bin (Outdoor) Accessory Drive-thru Facility Accessory Maintenance Facility Accessory Processing

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use 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.

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. 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.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Outdoor) Auto Parts and Parts Sales Automobile Rental Facility Automobile Sales **Bus Terminal Commercial Agriculture Commercial Communication System Commercial Communication System Commercial Mail Facility** Commercial Parking Facility Commercial Stable **Convenience Store** Gas Station **Government Facility** Maintenance Facility Mini-Warehouse Office (1 to 2 stories) Office (Over 2 Stories) Oversize Vehicle and Machinery Rental, Sales and Service Park or Open Space (Private or Public) Portable Building Sales Public Safety Facility Railroad Facility Veterinary Clinic (Outdoor boarding) Warehousing Wholesale Accessory Automobile Rental Facility Accessory Automobile Service (No Outside Storage) Accessory Car Wash Accessory Commercial Mail Facility Accessory Convenience Store Accessory Donation Bin (Outdoor) Accessory Gas Station Accessory Maintenance Facility Accessory Office

Accessory Park or Open Space (Public) Accessory Parking Garage Accessory Portable Buildings Accessory Railroad Facility Accessory Restaurant Accessory Retail Sales Area (Outdoor) Accessory School

SPECIAL USE PERMIT REQUIRED

Assembly Live-Work Unit Office (Over 2 Stories) RV Park Accessory Automobile Service (Outside Storage) Accessory Commercial Communication System

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:
IH-10 setback:By High/Middle Low Elev. Area
By High/Middle/Low Elev. AreaOther, front yard:
Other, side yard:25 ftOther, rear yard:10 ft; corner lot 25 ft; adj.
residential 50 ftOther, rear yard:25 ft; if adj. residential 50 ft

LOTS AND COVERAGE

Min. lot width: 50 ft Min. lot area: 1/2 acre

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Mobile food vendors On-site construction offices Portable buildings Portable storage units

12-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.

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. 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.

ALLOWED USE, NO SUP REQUIRED

Automobile Service (No Outside storage) **Bar/Wine Bar** Barber or Beauty Shop Club or Lodge Commercial Communication System Commercial Mail Facility **Commercial Parking Facility** Contractor **Craft Alcohol Production** Fabrication (Indoor) **Government Facility** Gym/Sports Training Facility (10,000sf or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Live-Work Unit Mixed-Use Lot Mobile Food Vendor Park Office (1 to 2 stories) Park or Open Space (Private or Public Plant Nursery Public Safety Facility School Trade School Wholesale Accessory Bar/Wine Bar Accessory Car Wash Accessory Community Garden Accessory Convenience Store Accessory Donation Bin (Outdoor) Accessory Garden Accessory Parking Garage Accessory Portable Building Accessory Retail Display (Outdoor) Accessory Retail Sales Area (Outdoor)

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Assisted Living Facility Auto Parts and Parts Sales Brewery or Distillery Commercial Recreation (Indoor) **Community Home** Farmers Market Gas Station Halfway House Mixed-Use Building Pawn Shop Produce Stand Restaurant (No drive-thru) Short-term Rental Single Family Dwelling (Attached or Detached) Thrift Store (With or w/o Outside Storage/Donation Bin) Accessory Office

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:By High/Middle Low Elev. AreaIH-10 setback:By High/Middle/Low Elev. AreaOther, front yard:25 ftOther, side yard:10 ft; corner lot 25 ft; adj.
residential 50 ftOther, rear yard:25 ft; if adj. residential 50 ft

LOTS AND COVERAGE

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

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Mobile Food Vendors On-site Construction Offices Outdoor Equipment Storage 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.

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. 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.

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities 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 Single Family Dwelling (Attached) Short-term Rental Urban Farm Accessory Attached Apartment Accessory Buildings (other than Dwellings) Accessory Childcare Accessory Detached Guest Home Accessory Garage Apartment

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:By High/Middle Low Elev. AreaIH-10 setback:By High/Middle/Low Elev. AreaOther, front yard:15 ft; garage 25 ftOther, side yard:3 ft; corner lot 10 ft;Other, rear yard:15 ftCombined FY/RY:40 ft minimum

LOTS AND COVERAGE

Min. lot width: Min. lot area: 40 ft; corner lot 50 ft 4,000 sf

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices

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.

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. 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.

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:By High/Middle Low Elev. AreaIH-10 setback:By High/Middle/Low Elev. AreaOther, front yard:25 ftOther, side yard:15 ftOther, rear yard:20 ftCombined FY/RY:50 ft minimum

LOTS AND COVERAGE Min. lot area: 6.000

6,000 sf; add'l per unit

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Bungalow Courts Community Home Cottage House Community Halfway House Library Live-Work Unit Mixed-use Building Multi-Dwelling Structure Multi-Family Dwelling, 3-4 units/acre Park or Open Space (Private or Public) Public Recreational Facility Public Safety Facility Nursing/Residential Care Facility School Single Family Dwelling (Attached) Accessory Garden Accessory Home Occupation Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly Boarding House Community Garden Garden Home Multi-Family Dwelling, 5-18 units/acre Urban Farm Accessory Childcare

TEMPORARY USES NO PERMIT REQUIRED Garage/Estate Sales

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Model Home as a Sales Office On-site Construction Offices



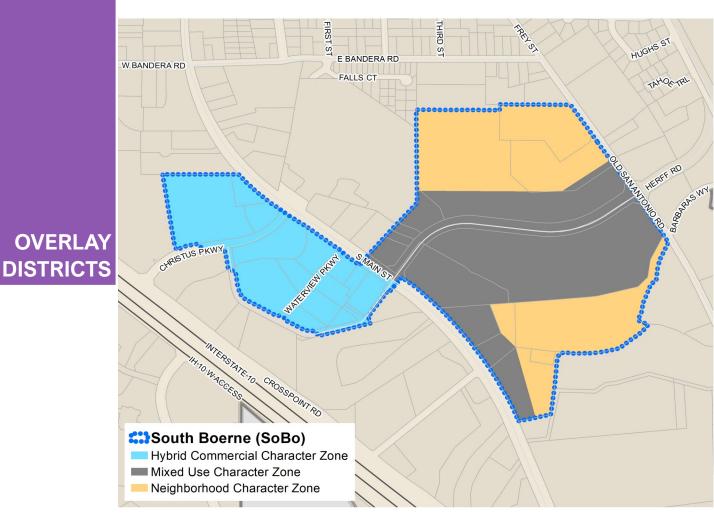
South Boerne (SOBO) Overlay District At-A-Glance

May 7, 2021

SOUTH BOERNE

The SoBo Overlay District spans various entrances into Boerne and contains unique street frontages, ecological features and economic opportunity. The Overlay District establishes parameters for development including site and architectural design, building materials, landscaping and lighting to promote the character of Boerne in this unique area of the City. SoBo is divided into three character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed Use Character Zone (MU-CZ), and Neighborhood Character Zone (N-CZ).

The requirements of the SoBo 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

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS

50 ft for HC-CZ and MU-CZ;
40 ft for N-CZ
0 - 15 feet
3 ft to detached residence;
0 ft to attached residence;
5 ft to all other uses
5 ft to residential property;
10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf Min. lot width: 20 ft

ZONING AND USES

USES IN HC-CZ

- All uses allowed as "P" in C3 base zoning, except:
- Assisted living: SUP required
- Car wash: prohibited
- Nursing/residential Care Facility: SUP required

USES IN MU-CZ:

- Hotel: allowed
- Live-work unit: allowed
- Medical uses (offices/outpatient services, surgical center, urgent care or walk-in clinic, freestanding ER, hospital, medical laboratory/diagnostic services): allowed
- Mixed-use building: allowed
- Pharmacy: allowed
- Assisted living: prohibited
- Car wash: prohibited
- Nursing/residential care facility: prohibited

USES IN N-CZ:

- Accessory Dwelling (Attached apartment, detached guest home or garage apartment): allowed
- Bungalow court and cottage house community: allowed
- Car wash: prohibited
- Duplex and attached residential: allowed
- Live-work unit and multi-dwelling structure (triplex/ quadplex): allowed







PARKING REQUIREMENTS

- For MU-CZ, minimum 1 space/300sf for all nonresidential uses
- on-street parking within 300 feet of a building entry can be credited toward parking requirement

RESIDENTIAL PARKING SETBACKS

- Site front parking behind the principal building, or 3 feet behind the closest building line
- Maintain 20 feet between the side or rear lot line and any parking in the driveway
- If no driveway parking, the minimum rear and side yard parking setback is 5 feet

PARKING GARAGES AND SIMILAR STRUCTURES

- Parked cars and garage ramps are to be screened from view from the public street
- The building should be oriented so that the smallest dimension faces the public street
- Intersection visibility requirements apply to garage entry and exit points
- Corner-emphasizing elements and continuity in the building façade should be employed

STREETS AND SIDEWALKS

- Incorporate on-street parking wherever possible
- Minimize width and number of driving lanes
- Maintain wide sidewalks, at least 6 feet wide
- Provide amenities for pedestrians, like benches, informational kiosks and shade structures
- · Minimize curb cuts and utilize shared access points
- Employ curb bump-outs and pedestrian refuge spaces in medians

SITE DESIGN AND AUTO-ORIENTED USES

- Drive-thrus, service bays and gas station canopies are not allowed along many of the streets in this overlay district., and where they are allowed, they have to be screened, and cannot occupy more than 60% of the frontage of a lot
- Screen all off-street loading and trash pickup

SIGNAGE

IN THE HYBRID COMMERCIAL CHARACTER ZONE:

- Portable changeable message board signs and bulletin board cabinets are prohibited
- There are additional requirements per sign type for pole signs and pylon signs, addressing height, sign area and sign proportions
- Other requirements for digital signs, electronic message board signs, manual changeable copy signs, and pylon signs over 24 feet tall

IN THE MIXED-USE CHARACTER ZONE:

- Portable changeable message board signs and bulletin board cabinets are prohibited
- There are additional requirements per sign type for pole signs, pylon signs and roof signs, including height maximums, maximum sign area, and sign proportions
- Other requirements for digital signs, illuminated signs, electronic message boards, and manual changeable copy signs

IN THE NEIGHBORHOOD CHARACTER ZONE:

- Roof signs, portable changeable message board signs, temporary feather flag signs, moving signs and illuminated signs that aren't static are prohibited
- Additional requirements per sign type for pole signs and pylon signs, addressing height, sign area and sign proportions
- There are other added requirements for digital signs and illuminated signs with static illumination

C1-SB

NEIGHBORHOOD COMMERCIAL -SOUTH BOERNE (SOBO)

Neighborhood Commercial is applicable in any area where small scale retail and services are desired to support adjacent residential use.

The requirements of the SoBo 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. There are three subareas in SoBo, classified as character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed-Use Character Zone (MU-CZ) and Neighborhood Character Zone (N-CZ). Allowances and restrictions of individual subareas are indicated below, where applicable.

ALLOWED USE, NO SUP REQUIRED

Barber and Beauty Shop **Commercial Mail Facility Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Live-Work Unit Medical - Laboratory Services Medical - Offices and Outpatient Services Office (1 Story) Park or Open Space (Private or Public) Public Safety Facility Restaurant (No Drive-thru) **Retail Sales** Single Family Dwelling (Attached or Detached) Spa Accessory Bank Kiosks Accessory Childcare Accessory Garden

SPECIAL USE PERMIT REQUIRED

OVERLAY

DISTRICTS

Animal Boarding (Indoor) Assembly Assisted Living Facility Bar/Wine Bar Commercial Communication System Community Garden Community Home Contractor Convenience Store Day Care (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Halfway House Laboratory Laundry (Self-Service) Mobile Food Vendor Park Nursing/Residential Care Facility Office (2 Stories) Produce Stand Restaurant (with Drive-thru) Short-term Rental Thrift Store (No Outside Storage/ Donation Bin) Urban Farm (Small, Less Than One Acre) Veterinary Clinic (Indoor Boarding or No Boarding) Accessory Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory School

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Animal Boarding (Indoor): allowed Assembly: allowed Auto Parts and Parts Sales: allowed Automobile Service (no outside storage): allowed Bank/Financial Institutions: allowed Barber or Beauty Shop: allowed Car Wash: prohibited Club or Lodge: allowed Commercial Recreation (Indoor): allowed Convenience Store: allowed Craft Alcohol Production: allowed Funeral Home/Mortuary: allowed Gym/Sports Training Facility (over 10,000sf): allowed Laundry (Self-Service): allowed Library: allowed Long-Term Care Facility: allowed Medical - Micro-Hospital, Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care: allowed Museum: allowed Office (2 Stories): allowed Plant Nursery: allowed Veterinary Clinic (Indoor boarding, No Boarding) : allowed Accessory Convenience Store: allowed Accessory School: allowed

DIMENSIONS

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS

Max. height:	50 ft for HC-CZ and MU-CZ;
	40 ft for N-CZ
Front yard:	0 - 15 feet
Side yard:	3 ft to detached residence;
	0 ft to attached residence;
	5 ft to all other uses
Rear yard:	5 ft to residential property;
•	10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf Min. lot width: 20 ft

MIXED-USE (MU-CZ)

Car Wash: prohibited Hotel : Allowed Medical uses (surgical center, urgent care or walk-in clinic, freestanding ER, hospital, medical laboratory/diagnostic services): Allowed Mixed-use buildings: Allowed Pharmacy: Allowed Assisted living: prohibited Nursing/Residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment) Bungalow court and cottage house community Car Wash: prohibited Duplexes and attached residential Live-work units and multi-dwelling structure (triplex/quadplex)

C2-SB

TRANSITIONAL COMMERCIAL -SOUTH BOERNE (SOBO)

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas.

The requirements of the SoBo 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. There are three subareas in SoBo, classified as character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed-Use Character Zone (MU-CZ) and Neighborhood Character Zone (N-CZ). Allowances and restrictions of individual subareas are indicated below, where applicable.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Bank/Financial Institutions Barber or Beauty Shop **Commercial Mail Facility Convenience Store Government Facility Grocery Store** Gym/Sports Training Facility (10,000sf or less) Library Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Offices and Outpatient, Urgent Care Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nurserv Public Safety Facility Restaurant (No drive-thru) **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

Auto Parts and Parts Sales Automobile Service (No Outside storage) Bar/Wine Bar Club or Lodge **Commercial Communication System** Commercial Recreation (Indoor) Community Garden Community Home Contractor Craft Alcohol Production Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) Farmers Market Funeral Home/Mortuary **Gas Station** Halfwav House Hotel - Boutique (30 rooms or less) Industrial Arts Studio Laboratory Laundry (Self-Service) Medical - Micro-hospital, Stand-alone **Emergency Room, Surgical Center** Mobile Food Vendors Movie Theater Multifamily (Over 18 Units p/ac or Less) Parking - Garage (Stand-alone, Multilevel) Parking Lot - Surface (Stand-alone) Produce Stand Restaurant (with drive-thru) School 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 Display/Sales Area (Outdoor) Accessory Donation Bin (Outdoor) Accessory Donation Bin (Outdoor) Accessory Prive-Thru Facility Accessory Parking Garage Accessory Processing Accessory School

REQUIRING A PERMIT

Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors On-site Construction Offices

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Auto Parts and Parts Sales: allowed Automobile Service (no outside storage): allowed Car Wash: Prohibited Club or Lodge: allowed Commercial Recreation (Indoor): allowed

DIMENSIONS

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS

Max. height:	50 ft for HC-CZ and MU-CZ;
	40 ft for N-CZ
Front yard:	0 - 15 feet
Side yard:	3 ft to detached residence;
	0 ft to attached residence;
	5 ft to all other uses
Rear yard:	5 ft to residential property;
-	10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf Min. lot width: 20 ft

> Craft Alcohol Production: allowed Funeral Home/Mortuary: allowed Gym/Sports Training Facility (over 10,000 sf): allowed Laundry (Self-Service): allowed Medical - Micro-Hospital, Stand-alone Emergency Room, Surgical Center (aka ASC): allowed Accessory School: allowed Assisted living: SUP required Nursing/Residential Care Facility: SUP required

MIXED-USE (MU-CZ)

Assisted living: prohibited Car Wash: prohibited Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment) Bungalow court and cottage house community Car Wash: prohibited Duplexes and attached residential Live-work units and multi-dwelling structure (triplex/guadplex)

C3-SB

COMMUNITY COMMERCIAL -SOUTH BOERNE (SOBO)

The Community Commercial category applies to commercial uses whose transportation demand and footprint are lower than those of Regional Commercial, but a higher than those of Transitional Commercial.

The requirements of the SoBo 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. There are three subareas in SoBo, classified as character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed-Use Character Zone (MU-CZ) and Neighborhood Character Zone (N-CZ). Allowances and restrictions of individual subareas are indicated below, where applicable.

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Assisted Living Facility Auto Parts and Parts Sales Automobile Service (No Outside storage) Bank/Financial Institutions Barber or Beauty Shop Club or Lodge **Commercial Mail Facility** Commercial Recreation (Indoor) **Convenience Store Craft Alcohol Production** Funeral Home/Mortuary **Government Facility Grocery Store** OVERLAY Gym/Sports Training Facility (10,000sf or less) Gym/Sports Training Facility (over 10,000sf) Laundry (Self-Service) Librarv Live-Work Unit Long-Term Care Facility Medical - Laboratory Services, Micro-Hospital, Offices and Outpatient, Standalone Emergency Room, Surgical Center (aka ASC), Urgent Care Museum Nursing/Residential Care Facility Office (1 Story) Office (2 Stories) Park or Open Space (Public or Private) Plant Nursery Public Safety Facility Restaurant (No drive-thru)

DISTRICTS

Retail Sales Spa Veterinary Clinic (Indoor boarding, No Boarding) Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store Accessory Garden Accessory School

SPECIAL USE PERMIT REQUIRED

Automobile Sales Automobile Service (Outside storage) Bar/Wine Bar **Bus Terminal Commercial Communication System** Commercial Recreation (Outdoor) Community Garden Contractor Day Care Facility (Adult) Day Care Facility (>6 Children, Not Home Occupation) **Exhibition or Fairgrounds Farmers Market** Gas Station Hotel - Boutique (30 rooms or less) Hotel or Motel Industrial Arts Studio Laboratory Medical - Hospital Mixed-Use Lot Mobile Food Vendor Park Movie Theater Multifamily (18 Units p/ac or less) Multifamily (Over 18 Units p/ac) Office (Over 2 Stories)

Parking - Garage (Stand-alone, multilevel) Parking - Surface (Stand-alone) Pawn Shop **Produce Stand** Restaurant (with drive-thru) School **Shopping Center** Short-term Rental 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 Garage Accessory Processing Accessory Sales Yard (Outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Donation Bin (Outdoor) Mobile Food Vendors **On-site Construction Offices**

DIMENSIONS

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS Ma

Max. height:	50 ft for HC-CZ and MU-CZ;
	40 ft for N-CZ
Front yard:	0 - 15 feet
Side yard:	3 ft to detached residence;
- T	0 ft to attached residence;
	5 ft to all other uses
Rear yard:	5 ft to residential property;
2	10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf Min. lot width: 20 ft

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY **CHARACTER ZONE**

HYBRID COMMERCIAL (HC-CZ)

Assisted living: SUP required Car Wash: prohibited Nursing/residential care facility: SUP required

MIXED-USE (MU-CZ)

Car Wash: prohibited Hotel: allowed Mixed-use buildings: allowed Pharmacy: allowed Assisted living: prohibited Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached quest home or garage apartment) Bungalow court and cottage house community Car Wash: prohibited Duplexes and attached residential Live-work units and multi-dwelling structure (triplex/quadplex)

UDC HANDBOOK

C4-SB

REGIONAL COMMERCIAL-SOUTH BOERNE (SOBO)

Regional Commercial is intended for commercial uses that serve the larger region, with generally larger building footprints and increased parking demand and trip generation.

The requirements of the SoBo 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. There are three subareas in SoBo, classified as character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed-Use Character Zone (MU-CZ) and Neighborhood Character Zone (N-CZ). Allowances and restrictions of individual subareas are indicated below, where applicable.

DIMENSIONS

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS

Max. height:	50 ft for HC-CZ and MU-CZ;
	40 ft for N-CZ
Front yard:	0 - 15 feet
Side yard:	3 ft to detached residence;
	0 ft to attached residence;
	5 ft to all other uses
Rear yard:	5 ft to residential property;
	10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf Min. lot width: 20 ft

ALLOWED USE, NO SUP REQUIRED

Animal Boarding (Indoor) Assembly Auto Parts and Parts Sales Automobile Rental Facility Automobile Service (No Outside storage) Automobile Service (Outside storage) **Bank/Financial Institutions** Bar/Wine Bar Barber or Beauty Shop Brewery or Distillery **Commercial Communication System Commercial Mail Facility** Commercial Recreation (Indoor) Commercial Recreation (Outdoor) **Craft Alcohol Production** Funeral Home/Mortuary Gas Station **Government Facility** Grocery Store Gym/Sports Training Facility (10,000sf or less) Gvm/Sports Training Facility (over 10.000sf) Hotel - Boutique (30 rooms or less) Hotel or Motel Library Medical - Hospital, Laboratory Services, Micro-hospital, Offices and Outpatient Services Medical - Stand-alone Emergency Room, Surgical Center (aka ASC), Urgent Care Movie Theater Museum Office (1 to 2 stories) Office (Over 2 Stories) Park or Open Space (Private or Public)

level) Parking Lot - Surface (Stand-alone) Plant Nurserv Public Safety Facility Restaurant (No drive-thru) Restaurant (with drive-thru) Retail Sales Spa Trade School Veterinary Clinic (Indoor boarding) Veterinary Clinic (No boarding) Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store Accessory Garden Accessory Parking Garage Accessory Sales Yard (Outdoor) Accessory School

Parking - Garage (Stand-alone, multi-

SPECIAL USE PERMIT REQUIRED

Assisted Living Facility Automobile Sales Brewery or Distillery **Bus Terminal** College or University **Commercial Communication System Community Garden** Contractor **Exhibition or Fairgrounds Farmers Market** Laboratory Long-term Care Facility Mini-Warehouse Multifamily (18 Units p/ac or less) Multifamily (Over 18 Units p/ac) Nursing/Residential Care facility

Pawn Shop Produce Stand RV Park School Shopping Center Short-term Rental Thrift Store (With or w/o Outside Storage/Donation Bin) Urban Farm - Small (less than one acre) Urban Farm - Large (one acre or more) Warehouse Retail Wholesale Accessory Display/Sales Area Accessory Donation Bin (Outdoor) Accessory Drive-thru Facility Accessory Maintenance Facility Accessory Processing

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus Assembly as a Temporary Use Mobile Food Vendors On-site Construction Offices Donation Bin (Outdoor)

ADDITIONAL ALLOWANCES AND RESTRICTIONS BY CHARACTER ZONE

HYBRID COMMERCIAL (HC-CZ)

Car Wash: prohibited Club or Lodge: allowed Convenience Store: allowed Laundry (Self-Service): allowed Live-Work Unit Long-Term Care Facility: allowed Assisted living: SUP required Nursing/Residential Care Facility: SUP required

MIXED-USE (MU-CZ)

Car Wash: prohibited Live-work units: allowed Medical uses (surgical center, urgent care or walk-in clinic, freestanding ER, medical laboratory/diagnostic services): allowed Mixed-use buildings: allowed Pharmacy: allowed Assisted living: prohibited Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-cz)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment) Bungalow court and cottage house community Car Wash: prohibited Duplexes and attached residential Live-work units and multi-dwelling structure (triplex/quadplex)

R4L-SB

LOW DENSITY MULTIFAMILY RESIDENTIAL -SOUTH BOERNE (SOBO)

The Low-Density Multifamily Residential category allowed for garden apartments. It 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.

The requirements of the SoBo 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. There are three subareas in SoBo, classified as character zones: Hybrid Commercial Character Zone (HC-CZ), Mixed-Use Character Zone (MU-CZ) and Neighborhood Character Zone (N-CZ). Allowances and restrictions of individual subareas are indicated below, where applicable.

ALLOWED USE, NO SUP REQUIRED

Assisted Living Facilities Bungalow Courts Community Home **Cottage House Community** Halfway House Library Live-Work Unit Mixed-use Building Multi-Dwelling Structure Multi-Family Dwelling, 3-4 units/acre Park or Open Space (Private or Public) **Public Recreational Facility** Public Safety Facility School Single-Family Dwelling (Attached) Accessory Garden Accessory Home Occupation Accessory Urban Livestock, Poultry and/or Beekeeping

OVERLAY

DISTRICTS

SPECIAL USE PERMIT REQUIRED

Assembly **Boarding House** Community Garden Garden Home Multi-Family Dwelling, 5-18 units/acre Urban Farm Accessory Childcare

TEMPORARY USES REQUIRING A PERMIT

Assembly as a Temporary Use Garage/Estate Sales

DIMENSIONS

For HC-CZ follow C3, for MU-CZ follow C2, and for N-CZ follow C1, except:

HEIGHT AND SETBACKS

Max. height:	50 ft for HC-CZ and MU-CZ;
-	40 ft for N-CZ
Front yard:	0 - 15 feet
Side yard:	3 ft to detached residence;
	0 ft to attached residence;
	5 ft to all other uses
Rear yard:	5 ft to residential property;
	10 ft to all other uses

LOT DIMENSIONS (MU-CZ and N-CZ only)

Min. lot area: 1,200 sf Min. lot width: 20 ft

AND RESTRICTIONS BY CHARACTER ZONE HYBRID COMMERCIAL (HC-CZ)

ADDITIONAL ALLOWANCES

Government Facility Nursing/residential care facility: SUP required Accessory Bank Kiosks Accessory Childcare Accessory Convenience Store: allowed Accessory School: allowed Assisted living: SUP required

MIXED-USE (MU-CZ)

Assisted living: prohibited Nursing/residential care facility: prohibited

NEIGHBORHOOD (N-CZ)

Accessory Dwellings (Attached apartment, detached guest home or garage apartment) Bungalow court and cottage house community Duplexes and attached residential Live-work unit: allowed Multi-dwelling structure (triplex/ quadplex): allowed