

3.4 BASE ZONING CATEGORIES

A. BASE ZONING DISTRICTS ESTABLISHED

Zoning regulations and districts as set forth in this ordinance are established and the City is divided into base zoning districts as follows:

RAG	Agriculture and Rural Residential
RMA	Manor Residential
RES	Estate Residential
R1-L	Low Density Residential
R1-S	Medium Density Residential
R2-N	Neighborhood Residential
R2-M	Moderate Density Residential
R3-A	Attached Residential
R4-B	Bungalow Court Community
R4-L	Low-Density Multifamily Residential
R4-U	Urban Multifamily Residential
RD	Duplex Residential
RMHC	Manufactured Home Community
C1	Neighborhood Commercial
C2	Transitional Commercial
C3	Community Commercial
C4	Regional Commercial
O1	Community Office
O2	Office Park
O3	Industrial Office
I1	Storage and Transportation
I2	Craft Industry
I3	Light Industry
I4	General Industry
CIV	Civic and Institutional
HOL	Interim Holding

B. REGULATING USES, LOTS AND DIMENSIONS OF THE BASE ZONING DISTRICTS

1. The uses permitted in each base zoning district shall be in accordance with the Master Use Tables, and with the use restrictions and other provisions of this Chapter.
2. The dimensional standards for each base zoning district shall be in accordance with the Master Tables of Dimensional Standards.

C. PURPOSE AND APPLICABILITY OF THE BASE ZONING DISTRICTS

1. AGRICULTURE AND RURAL RESIDENTIAL (RAG)

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 Agriculture and Rural Residential District is applicable in any areas where significant open spaces are to be protected, specifically the Rural Residential and Low-density designation in the Boerne Master Plan.

2. MANOR RESIDENTIAL (RMA)

The Manor Residential category is for single-family dwelling lots and tracts of a rural nature. The regulations are designed to protect the essentially rural character of the property and to provide more privacy and open space than what is associated with developed urban areas. The regulations prohibit the establishment of commercial, industrial or other incompatible uses.

Manor Residential is applicable in areas where low-density suburban development patterns are desired, and where Low-density Residential is designated in the Boerne Master Plan. RMA is most appropriate with an Organic Transportation Network and the Rural Street Design Types indicated in the Infrastructure Design chapter.

3. ESTATE RESIDENTIAL (RES)

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. Estate Residential is applicable in areas designated Low-density Residential in the Boerne Master Plan.

4. LOW-DENSITY RESIDENTIAL (R1-L)

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. Low Density Residential is applicable in suburban areas designated as Low-density Residential in the Boerne Master Plan.

5. MEDIUM-DENSITY RESIDENTIAL (R1-S)

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. Medium-Density Residential is applicable in suburban areas designated as Neighborhood Residential in the Boerne Master Plan.

6. NEIGHBORHOOD RESIDENTIAL (R2-N)

The Neighborhood Residential category is for compact, walkable neighborhoods in close proximity to the activity centers and commercial areas that provide many of the daily needs and services sought by residents. R2-N is applicable in areas designated as Neighborhood Residential in the Boerne Master Plan.

7. MODERATE-DENSITY RESIDENTIAL (R2-M)

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. Moderate-Density Residential is applicable in areas where a more compact neighborhood development pattern is desired, which are designated as Neighborhood Residential in the Boerne Master Plan.

8. ATTACHED RESIDENTIAL (R3-A)

The Attached Residential category is for residences that share a common wall with neighboring residences, such as townhouses and row houses. Attached Residential is applicable in areas where a compact neighborhood development pattern is desired, as a way to transition from activity centers and commercial areas to surrounding single family neighborhoods. It includes triplexes and quadplexes.

9. BUNGALOW COURTS (R4-B)

Bungalow Courts provide a type of multi-family residential development that is more appropriate for a neighborhood context. Bungalow Courts consist of multiple detached residences on a single lot. Like cottage homes, a bungalow court accommodates detached single-family homes that front an internal common area, rather than a public street. It is intended 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. Bungalow Courts is one of the categories that accommodates alternative housing forms in the City. The difference between Cottage Homes and Bungalow Courts is the ownership model. Whereas cottage homes are designed as individual lots with one home on each lot, Bungalow Courts are designed as multiple homes on a single, larger lot. Therefore, site dimensions are different for the two expressions.

10. LOW-DENSITY MULTIFAMILY RESIDENTIAL (R4-L)

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

11. URBAN MULTIFAMILY RESIDENTIAL (R4-U)

The Urban Multifamily Residential Category is intended for pedestrian-oriented areas where a higher residential density can be accommodated. This will generally be found in commercial areas with traffic patterns and infrastructure systems that can handle increased traffic volumes and larger building footprints. Urban Multifamily allows for mid-rise apartment buildings as well as garden apartments.

12. DUPLEX RESIDENTIAL DISTRICT (RD)

The Duplex Residential category is applicable in areas where a more compact neighborhood development pattern is desired, in keeping with the Neighborhood Residential designation of the Boerne Master Plan. Duplex Residential dwellings can be integrated with detached dwelling building types by spatial and architectural design, limits on the overall intensity of development, and minimum yard and lot area requirements.

13. MANUFACTURED HOME COMMUNITY (RMHC)

Manufactured Home Community properties offer manufactured home spaces for rent or lease. The Manufactured Home Community category is one of the categories that accommodates alternative housing forms in the City. RMHC shall be sited in locations that do not conflict with the Master Plan.

14. NEIGHBORHOOD COMMERCIAL (C1)

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.

15. TRANSITIONAL COMMERCIAL (C2)

Transitional Commercial is intended to serve as a transition between lower and higher intensity commercial properties. It is also intended to serve as a transition between neighborhoods and high intensity commercial uses. Building plat sizes may vary, but building height is to be in keeping with nearby neighborhoods. 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.

16. COMMUNITY COMMERCIAL (C3)

The Community Commercial category is to accommodate 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 other than Interstate 10, such as US Highway 87 and State Highway 46, should generally be designated as Community Commercial, unless adjoining a neighborhood.

17. REGIONAL COMMERCIAL (C4)

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.

18. COMMUNITY OFFICE (O1)

The Community Office category is for offices and studios that are generally located between residential areas and business areas. The district regulations are designed to protect and encourage a transitional character and to protect the abutting and surrounding residential areas.

19. OFFICE PARK (O2)

The Office Park category is to accommodate larger office buildings and areas that provide professional services to the City. Office Parks should be located where streets and city infrastructure can accommodate the higher demand than Community Office properties.

20. INDUSTRIAL OFFICE (O3)

The Industrial Office category is for flexible spaces that can accommodate both light industrial uses and office uses. In the Industrial Office category, traffic patterns and activities are consistent with industrial development. It is compatible with properties which are zoned industrial, office or commercial. As such, it is an effective transition between commercial and industrial uses.

21. STORAGE AND TRANSPORTATION (I1)

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. I1 is not compatible with residential zoning categories, and therefore shall not be permitted in proximity to them.

22. CRAFT INDUSTRY (I2)

The Craft Industry category is for uses that are by nature industrial, but which do not conflict with activities within commercial areas. Industrial arts studios, microbreweries and artisan workshops are permitted, as are small-scale distribution and limited, small-scale manufacturing activities. These uses are compatible with commercial uses, industrial uses and live-work units.

23. LIGHT INDUSTRY (I3)

Light Industry is for industrial uses that are fully contained within a building, and which have a lower environmental impact than uses permitted in the General Industry category. Examples include laboratories, research and development facilities and assembly of electronics. These uses often have higher power and transportation access needs. Properties zoned Light Industry are typically clustered with similar uses and are not compatible with residential neighborhoods or with Neighborhood Commercial. Light industry sites are to be developed as a campus, following the non-residential design standards of Chapter 5.

24. GENERAL INDUSTRY (I4)

The General Industry category is for manufacturing and general industrial uses which do not have to be fully contained within a building. These uses often have higher power and transportation access needs. Properties zoned for General Industrial use are not compatible with neighborhood residential areas, with Neighborhood Commercial, or with Transitional Commercial. Buffers and setback requirements are general greater for these properties.

25. CIVIC AND INSTITUTIONAL (CIV)

The Civic and Institutional category is for activities or facilities that provide a service to the general public. Civic and Institutional uses include, but are not limited to, facilities for education, daycare, government, social services, institutions, places of worship, and parks and open spaces.

26. INTERIM HOLDING (HOL)

The Interim Holding category is applied as a holding zone for areas that may be further developed, re-subdivided and reclassified in the long-term, but where minimal development activity in the interim is acceptable and will not prematurely establish a development pattern through infrastructure investments, street networks, or smaller lot patterns.