



P.O. Box 1677 • 447 N. Main
Boerne, Texas 78006

UDC Frequently Asked Questions

Why create a UDC?

By combining our codes, every property owner and developer will be able to find all development regulations in one document. Additionally, the City can assure consistency to minimize confusion and contradiction between different ordinances, align development regulations with the Master Plan, and provide a more efficient development process.

What City codes are being replaced by the UDC?

The UDC will replace ordinances related to zoning, historic preservation, site design, subdivisions and platting, infrastructure design (streets, drainage, and access control), environmental design (floodplain, watershed protection, tree preservation, and steep slopes), parkland dedication, and signage.

How is the new UDC being created?

The City of Boerne contracted Mosaic Planning and Development Services, Inc, as the project consultant to draft the new UDC. After two town hall meetings with the community and meetings with City Council and the Planning and Zoning Commission, input was gathered to create the document. A UDC Steering Committee was formed which met monthly to review and provide feedback on draft sections of the code. Additionally, the public was invited to provide comments through the UDC project website, various public meetings and hearings at Planning & Zoning Commission and City Council, and through an online survey.

What does the UDC mean for residential property?

For most residential districts, the zoning change is simply a name change. Additionally, in the current code, there are a range of different lot types allowed for each residential district. In the proposed code, the setbacks have become uniform and are according to the smallest allowed lot type currently allowed. For example, if your home is on a large lot located in a district that allows for smaller lots, under the current code your home would need sometimes twice as much setback as your neighbor who has a smaller lot. In the new code, both homes are now treated equally regardless of the lot size when they are in the same residential zone. Also, townhomes will now have their own zoning category.

What does the UDC mean for commercial property?

In the current code, most of the commercial property in the City is zoned B-2 Highway Commercial. Highway commercial zoning is not compatible in neighborhoods and on all of our commercial corridors. The desire was to protect neighborhoods from intense commercial uses while also planning for a vibrant business community. **The proposed commercial districts now offer a wider range of commercial categories designed to be more compatible with the goals of our community as identified in the Boerne Master Plan.**

What does the UDC mean for property located outside of the City?

In the State of Texas, cities cannot impose zoning regulations outside of the City limits. The City can impose certain restrictions allowed by the state in the area known as the City's Extraterritorial Jurisdiction (ETJ). For properties located in the City's ETJ, rules applying to subdivisions, platting, stormwater, infrastructure, and signage apply.

What if my current building becomes nonconforming? Do I have to bring into conformance under the new standards?

No. The only reason you would need to bring your building into conformance with the new standards is if you build an addition that is more than 50% of the value of the current structure. Then you must bring the structure into conformance with the new standards. Otherwise, your building may remain as it is. No updates are required.

What if my current Use is no longer allowed in my new zoning district? Do I have to stop the use?

No. You may continue the use until such time as the use is no longer active (vacant) for a year or more. If the use ceases to exist for a year or more, then the next use does need to be conforming with the new allowed Uses.

What is an Overlay District?

An overlay district is a regulatory tool that creates a special zoning district placed over an existing base zoning. For instance, our downtown area is in a Historic Overlay District. While we will have an underlying zoning of C-3, the overlay will define special provisions, like additional uses or height restrictions that are in addition to what is defined in the base zoning of C-3. We currently have five active overlay districts in the city. The UDC will define seven overlay districts; Scenic Interstate, Entrance Corridor, River Road, Historic, Heritage, Downtown and SoBo.

Where do I go for more information?

Check the UDC website for more information and upcoming meetings at <https://www.ci.boerne.tx.us/1837/Unified-Development-Code-UDC>. If you have any questions or comments, email udc@boerne-tx.gov or call 830-248-1501.

Si necesita información en español, escribe udc@boerne-tx.gov o llamar por teléfono a 830-248-1630.