

ORDINANCE NO. 2014-02

AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, ARTICLE 3, GENERAL PROHIBITIONS AND REQUIREMENTS, SECTION 05. SUPPLEMENTAL HEIGHT, YARD, AREA AND SLOPE REQUIREMENTS, SECTION 06. ACCESSORY DWELLINGS, SECTION 07. NEIGHBORHOOD DESIGN STANDARDS, SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS, AND DESIGN STANDARDS FOR NONCONFORMING STRUCTURES/LOTS, SECTION 10. ON-SITE PARKING REQUIREMENTS, ADDING SECTION 18. RESIDENTIAL CARE FACILITY, ARTICLE 5, ZONING DISTRICTS AND USE REGULATIONS, SECTION 03. PERMITTED USES, TABLE 5-1. PERMITTED USES & BASE ZONING DISTRICTS; AND SECTION 04. RESIDENTIAL LOT TYPES AND STANDARDS.

WHEREAS, the City Council has received recommendations of the Planning and Zoning Commission concerning matters herein, which recommendations were made after holding a public hearing before said Commission and;

WHEREAS, the City Council held various workshops and public hearings on this matter and;

WHEREAS, the City Council of Boerne has determined that it is in the best interest of the Boerne community to take into consideration the public health, safety and welfare to adopt the amendments included herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

ARTICLE 1. IN GENERAL

SECTION 06. DEFINITIONS

1.07.001. Residential Use Category.

H. *Retirement Community.* A residential development which includes separate dwelling units specifically designed to meet the needs of the elderly, together with incidental recreation and support facilities for the benefit of the residents.

1.07.005. Service Use Category.

O. *Gym (Fitness facility).* A person, firm, corporation, organization, club or association engaged in the sale of instruction, training, or assistance in a program of physical exercise or weight reduction. The zoning, lighting, parking and design regulations fall under the category of Retail (Neighborhood, General or Major).

U. *Long Term Care Facility.* An establishment such as a hospice, nursing home, sanitarium or rehabilitation center where seventeen (17) or more Persons in Need and/or persons with a Disability are attended for a relatively extended period of time, as distinguished from a hospital or other institution for acute care and short term therapy.

AA. *Rooming House or Boarding House.* A business in which three or more persons who are not members of the same family reside in a dwelling unit and are provided lodging under separate rental agreements, whether written or verbal, ~~or furnished rooms for hire within a~~

dwelling unit. This use is distinguished from a Bed & Breakfast that provides short-term lodging.

Disability: As defined in 42 U.S.C. §12102 as may be amended or recodified from time to time. Neither this ordinance nor the Fair Housing Act affords protections to individuals with or without disabilities who present a direct threat to the persons or property of others. The term Disability does not include individuals with current alcohol or drug addiction or an individual that has been convicted under federal or state law of illegal manufacture or distribution of a controlled substance.

Person in Need: A person in need of personal care services. This does not include individuals with current alcohol or drug addiction or an individual that has been convicted under federal or state law of illegal manufacture or distribution of a controlled substance.

Personal care services: Assistance with feeding, dressing, moving, bathing, or other personal needs or maintenance; administration of medication by a person licensed or otherwise authorized in this State to administer the medication or provide assistance with or supervision of the administration of medication; or general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence or who needs assistance to manage the person's personal life, regardless of whether a guardian has been appointed for the person.

Personal care home: A residential establishment that provides food, shelter and personal care services to three (3) or fewer Persons in Need or persons with a Disability unrelated to the proprietor of the establishment. The establishment shall not have more than two (2) persons per bedroom.

Community home: A residential establishment that is licensed by the State of Texas, where not more than six (6) Persons in Need and/or persons with a Disability may reside at the same time and are provided food and shelter, personal care services, as well as supervised care and rehabilitation. The limitation on the number of Persons in Need or persons with a Disability applies regardless of the legal relationship of those persons to one another. Supervisors may live in the Community Home, provided that no more than a total of eight (8) persons may live within the Community Home at any time. The establishment shall not have more than two (2) persons per bedroom.

Group home: A residential establishment that is licensed by the State of Texas where seven (7), but no more than sixteen (16), Persons in Need or persons with a Disability may reside at the same time and are provided food, shelter and personal care services as well as supervised care and rehabilitation. Supervisors may live in the Group Home, provided that no more than a total of nineteen (18) persons, inclusive of supervisors, may live therein, regardless of the legal relationship of those persons to one another. The establishment shall not have more than two (2) persons per bedroom.

Steep Slope: Land area where the inclination of the land's surface from the horizontal plane is fifteen percent (15%) or greater. Slope is determined from on-site topographic surveys prepared with two-foot contour interval or topography taken from controlled aerial photography at two foot contour intervals. The percent of slope shall be calculated for each two-foot contour interval and shall be established by measurement of distance perpendicular to the contour of the slope (rise in feet per horizontal distance in feet). Man-made slopes (such as a quarry or retaining wall) constructed prior to 2013 shall not be considered steep slopes. (*Ord. No. 2008-25, §1, 8-12-2008*)

Steep Slope Area: That part of the lot that encompasses the steep slope.

ARTICLE 3. GENERAL PROHIBITIONS AND REQUIREMENTS

SECTION 01. GENERAL REGULATIONS

SECTION 02. OUTDOOR LIGHTING

- SECTION 03. TEMPORARY USE OF TRAVEL TRAILERS
- SECTION 04. HOME OCCUPATIONS
- SECTION 05. SUPPLEMENTAL HEIGHT, YARD, AREA AND SLOPE REQUIREMENTS
- SECTION 06. ACCESSORY DWELLINGS
- SECTION 07. NEIGHBORHOOD DESIGN STANDARDS
- SECTION 08. COMMERCIAL CENTER DESIGN STANDARDS
- SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS
- SECTION 10. ON-SITE PARKING REQUIREMENTS
- SECTION 11. RECONSTRUCTION OF DAMAGED BUILDINGS
- SECTION 12. NON-CONFORMING USE, STRUCTURES AND LOTS
- SECTION 13. ZONING DISTRICTS ESTABLISHED
- SECTION 14. MAP OF DISTRICT BOUNDARIES (ZONING MAP)
- SECTION 15. RULE FOR CONSTRUCTION OF ZONING MAPS
- SECTION 16. ZONING OF NEWLY ANNEXED TERRITORY
- SECTION 17. TRANSITIONAL USE
- SECTION 18. RESIDENTIAL CARE FACILITY

SECTION 05. SUPPLEMENTAL HEIGHT, YARD, AREA AND SLOPE REQUIREMENTS

3.05.003. Steep slope.

The maximum percentage of lot area or site area of a development which may be disturbed, graded, and cleared of vegetation during development and construction of the public and private improvements with the exception of incidental grading for structure construction is as follows: (*Ord. No. 2010-01, §3, 1-26-2010*)

- A. **Purpose.** The purpose of this ordinance is to regulate the intensity of use in areas of steeply sloping, elevated terrain while promoting future development on a scale that maintains the hill country character and identity by preserving the natural environment and scenic corridors.
- B. **Applicability.** This ordinance shall be applicable to any subdivision or development located in city limits of the City of Boerne. Land disturbance for the purpose of this ordinance shall mean any activity involving the clearing, cutting, excavation, grading, filling, storing, transporting of land or any other activity which causes land to be exposed.
- C. **Requirements for Nonresidential, Residential Subdivisions or Residential Planned Developments.** The maximum percentage of lot area or site area of a development which may be disturbed, graded, and cleared of vegetation during development and construction of the public and private improvements with the exception of incidental grading for structure construction is identified in the sections below. If steep slope is present on the site, a slope map shall be provided as described below to the City of Boerne demonstrating any slope of 15% or greater.

Slope Map:

- (i) All site development and subdivision plans shall include a slope map depicting slopes of 15–25%, 25–35%, and over 35%. Slopes shall be calculated for each two-foot contour interval over 50 horizontal feet and shall be established by measurement of distance perpendicular to the contour of the slope (rise in feet per horizontal distance in feet).

- (ii) Information from the slope map shall be used to calculate the area of disturbance on a site and assist in appropriate layout of lots, streets, trails, parks and building placement within the development.

(1) Nonresidential Development. If steep slope of 20% or greater is present on the site, no more than 15% of the steep slope area may be disturbed. If disturbance is necessary for site development, it shall be achieved by terracing as outlined in item (3) below.

(2) Residential Development. Any residential development that has slope of 15% or greater shall limit the steep slope area disturbance as follows:

- (i) 15% - 25% steep slope - 35% of the steep slope area may be disturbed
- (ii) 25% or greater steep slope – 15% of the steep slope area may be disturbed

(3) Any terracing, regardless of grade shall be achieved by the following:

a) Terracing the area by allowing no more than eight (8) vertical feet of area disturbed at a time, and then a minimum of ten (10) feet of horizontal area creating a terrace.

- 1) The terraces must be designed by an engineer and certified after construction by the design engineer.
- 2) The terrace must be constructed using vegetated retaining walls to allow for drainage and plant growth.
- 3) The vertical terraces should allow natural growth through and the horizontal sections shall be irrigated and planted with climbing/draping vines or similar types of plants that will grow along the vertical sections. In addition the horizontal section of the terrace shall be fully landscaped to include planted trees that typically do not achieve a height of thirty (30) feet.
- 4) The terraced area shall not count towards a setback or open space whereas the steep slope, left undisturbed, may count toward the required open space. (*Ord. No. 2010-10, §3, 5-25-2010*)

D. A creative alternative to Section C (1), (2) and (3) may be approved by the Planning and Zoning Commission if the intent of this section is met.

SECTION 06. ACCESSORY DWELLINGS.

B. The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their residence, and shall at no time receive rent for the owner-occupied unit. 'Owner occupancy' means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling. The applicant shall provide a covenant suitable for recording with the County Recorder and the appropriate recording fee, providing notice to future owners or long term leasers of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the person to whom the certificate of occupancy has been issued. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this Section and to provide for the removal or disconnection of improvements that cause the premises to defined as an accessory dwelling and the restoration of the site to a single family dwelling in the event that any condition of approval is violated.

SECTION 07. NEIGHBORHOOD DESIGN STANDARDS

3.07.003 Design Options.

A. Subdivision Design

- a. Vary the relationship between buildings (does not apply to lots 80' or greater at the front setback):
 - i. The front façade of a single-story detached dwelling or the covered front porch of a detached dwelling may encroach up to 10' into the front setback but no more than 10' from the front lot line. No more than 25% on each block shall encroach 10' from the front lot line and no less than 10% on each block shall be constructed at the building setback -5 feet. If a dwelling on one side of the street encroaches, the dwelling on the opposite side of the street shall not encroach at all. If the front façade does encroach, the garage shall be constructed a minimum of 25 behind the front lot line unless an elbow driveway is provided. The building envelope shall not exceed the requirements set forth in Article 5, Table 5-2.

B. Façade Design

- a. Provide at least 3 standard plans for subdivisions with 50 or fewer lots, and 6 for those with greater than 50 lots.
- b. Provide at least 3 body colors/shades of color for homes in a subdivision with 50 or less homes and 6 body colors/shades of color for subdivisions with more than 50 homes.
- c. Provide 3 roof forms below or provide different street orientations using one of the forms below (does not apply to lots 80' or greater at the front setback). Roof forms are as follows:
 - i. Gable
 - ii. Hip
 - iii. Shed *
 - iv. Flat *

* Shed or flat roofs may be used for porches or other wings to the main roof form provided the shed or flat roofs do not exceed more than 20% of the total roof area of the structure.
- d. Provide at least one exterior accent material (e.g. brick, stone, masonry, stucco textures).
- d. Provide exterior detailing on all elevations visible from public streets, such as recesses, pop-outs, accent materials or corbels.
- e. Second story or above cannot exceed garage front setback.
- f. No more than 36" of foundation may be exposed on any elevation. That shall be accomplished by providing a masonry drop lug or elevating earthen landscaping or a combination thereof.

D. Landscape Design

- a. Provide 3 different front yard plant palettes with consistent themes.

- i. Lots over 45' at the front setback, the palettes shall consist of at least 2 – 6" in circumference (2" caliper) shade trees, 5 shrubs and turf or ground cover.
 - ii. Lots 45' or less at the front setback, the palette shall consist of at least 1 - 6" in circumference (2" caliper) shade tree, 5 shrubs and turf or ground cover,
 - iii. Xeriscaping is permitted on any lot. The xeriscaped area shall consist of 1 – 6" in circumference (2" caliper) ornamental/shade tree and a combination of drought tolerant plants that incorporate dimension into the palette and does not require irrigation. The ground cover shall be minimum of ¾" rock and an edging shall be provided of sufficient size to protect against run-off of the ground material.
 - iv. A combination of xeriscaping, as identified in section iii above, and typical landscaping is permitted. At a minimum there shall be 1 – 6" circumference (2" caliper) ornamental/shade tree shall be planted. Depending on the percentage of xeriscaping in a front yard, the remaining area shall provide typical landscaping as stated above in an amount relative to the percentage of remaining yard. The ground cover shall be provided of sufficient size to protect against run-off of the ground material.
- b. Offer evidence of a comparable landscaping incentive package provided to the homeowner and installed prior to the issuance of a Certificate of Occupancy.

SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS

3.09.001. Specific Intent.

- A. **Purpose.** The Combined Commercial Design Standards are intended to enhance the community character in Regional Centers and/or in the following Use Categories: Civic, Employment, Retail, and Service and Section 3.09.002B 2, 3, 4, 5, 9, and 11 apply to multi-family apartment structures. Specifically they are intended to allow the flexibility to create character and identity through a wide variety of diverse architectural details, and to create consistent well-designed frontages along streets and other public or community spaces. Creativity is encouraged to avoid dull or homogeneous buildings, while incorporating elements of the Texas Hill Country style. To the greatest extent possible, buildings shall be located on front building lines as outlined in 3.09.002 and on-site parking areas shall be designed to reduce the negative visual effects of vast paved areas and shall contain landscape planting islands and defined pedestrian walkways. The location of the on-site parking surface areas shall be located to the side or rear of a building. On-site parking areas shall not be located between the front building line of any principal building and a street except for conditions outlined in Section 3.09.003. (*Ord. No. 2008-25, §3, 8-12-2008*) Structures located in an Industrial District shall incorporate into their building design only the primary façade standards identified in Section 3.09.002.B.3. (*Ord. No. 2013-23, §3, 7-23-2013*)

3.09.007. Design Standards for Nonconforming Structures/Lots

- A. Structures that were existing at the time of the adoption of this ordinance (8/12/08), (shall be considered nonconforming) inclusive of the property that the structure is located on, shall be exempt from Section 3.09 of the Ordinance so long as ~~they~~ the structure remains in its present form, condition, and location, except in the following circumstances:
1. When remodeling the exterior or adding onto a nonconforming structure at a cost equal to or greater than fifty percent (50%) of value of the structure as a whole, the pre-existing structure and addition shall be required to conform to Subsections 3.09.002 to 3.09.005. All remodeling of the exterior or adding onto a pre-existing or nonconforming

structure at less than fifty percent (50%) of the value of the structure as a whole shall conform to Section 3.09.005 and shall have the same level or better standard of materials, architectural features, and styles as the pre-existing or nonconforming structure, or

2. Any new structure constructed on a lot that is equal to or greater than seventy-five percent (75%) of the gross square footage of the pre-existing or nonconforming structure, the new structure and the pre-existing structure shall be required to conform to Subsections 3.09.02 to 3.09.05. New structures less than seventy-five percent (75%) of the gross square footage of the pre-existing or nonconforming structure shall conform to Section 3.09.005 and shall have the same level and standard of materials, architectural features, and styles as the existing structure, or
3. When adding, replacing /-relocating waste (dumpster) and/or storage containers. The requirements in Subsection 3.09.05, Screening, shall be adhered to on all pre-existing or nonconforming lots.

B. The requirements in Subsection

1. Value for a pre-existing structure is determined by the improvement value that is currently recorded with the Kendall County Appraisal District.

SECTION 10. ON-SITE PARKING REQUIREMENTS.

3.10.001. General Requirements - When Applicable.

No building or structure shall be designed, erected, altered, used, or occupied, and no use shall be operated in any zoning district unless the On-site parking facilities herein required are provided. On-site parking requirements do not apply to property located in the River Corridor Zone. In the B-3 district the on-site parking requirements are defined in subsection 3.10.009. In the Historic District, on-site parking requirements may be waived or reduced with Planning and Zoning Commission approval, for businesses as set forth in subsection 3.10.010. Lots that are located outside the Historic District which have structures that have obtained a Historic Landmark designation may also request from the Planning and Zoning Commission waived or reduced on-site parking requirements as set forth in subsection 3.10.010. In the River Road District the on-site parking requirements are defined in subsection 3.10.011. (*Ord. No. 2012-04, §3,4-24-2012*) On-site parking facilities in excess of the amounts heretofore required need not be provided or maintained for land, buildings, structures or uses actually used, occupied and operated on the effective date of these regulations. In the event that after the effective date of this ordinance, land, buildings, structures or uses are enlarged, expanded, or changed, the land, buildings, structures and uses hereby excluded shall not be used, occupied, or operated unless there is provided, for any increment of such land, building, structure or use, at least the amount of On-site parking facilities that would be required hereunder if the increment were a separate tract of land, or a separate building, structure or use. (*Ord. No. 2009-06, §1, 3-24-2009*) Ordinance No. 2012-10 provides further detail and regulation regarding parking requirements. Off-street parking may be used in the parking count if permitted by the neighborhood HOA and the off-street parking is adjoining the property in use.

TABLE 3-2: PARKING RATES	
USES	MINIMUM PARKING SPACES REQUIRED
Dwelling, except Multi-Family	2 for the first three bedrooms plus 1 for each additional bedroom in each family unit
Multi-Family Dwelling	1.5 for each studio, one or two-bedroom unit; 2 for each unit with 3 or more bedrooms

Retirement Community	1 for each dwelling unit
Long Term Care Facility	1 for each 4 beds
Residential Care Facility	1 for each on duty or resident care provider and 1 for each bedroom

SECTION 18. RESIDENTIAL CARE FACILITY

Residential Care facilities include but are not limited to the following: Rooming House/Boarding Houses, Personal Care Homes, Community Homes and Group Homes as defined by this ordinance. If special accommodations for handicapped accessibility are necessary to afford persons with a Disability an equal opportunity to use and enjoyment of the dwelling, a variance to the requirements of this ordinance may be granted by the Board of Adjustments. The following are restrictions applied to Residential Care Facilities.

3.18.001. In Business Districts.

Residential Care Facilities in business districts shall meet the following requirements:

- A. No more than two (2) persons are permitted per bedroom.
- B. No other use, including a home occupation, shall be conducted on the premises of a Residential Care Facility, except for such activities clearly incidental to the administration of the facility and the provision of services in connection with the facility's State license.
- C. Parking rates are as required for each zoning district use as identified in Table 3-2 of this ordinance. If special accommodations for handicapped accessibility are necessary to afford a person with a Disability an equal opportunity to use and enjoyment of the dwelling, a variance to the requirements of this ordinance may be granted by the Board of Adjustments.

3.18.002. In Residential Districts.

Residential Care facilities in residential districts shall meet the following requirements:

- A. No more than two (2) persons are permitted per bedroom.
- B. A Residential Care Facility that requires licensing shall not be located within 2,500 feet of another licensed Residential Care Facility and/or a Long Term Care Facility, measured door-to-door. If, after passage of this Section of the City of Boerne Zoning Ordinance, a facility is sought in violation of the spacing requirements contained in 3.18.002B then approval of use must be obtained from City Council.
- C. A Residential Care Facility that requires licensing shall register with the City of Boerne Code Enforcement Department.
 - a. Registration shall be made with the City of Boerne thirty (30) days prior to commencement of the use of the facility. All licensed facilities currently in the city shall make application within 120 days of the passage of this Section of the City of Boerne Zoning Ordinance. Applicable licenses shall be provided to the City and verification shall be determined as to the distance between licensed facilities. If the distance between Residential Care Facilities is less than 2,500 feet, the proprietor shall obtain a variance by the Board of Adjustments before use of the facility may be permitted.

- D. Conformance of design standards as provided by this ordinance shall be adhered to by Residential Care Facilities. The facility shall be compatible in appearance with the surrounding residential dwellings.
- E. No other use, including a home occupation, shall be conducted on the premises of a Residential Care Facility, except for such activities clearly incidental to the administration of the facility, the provision of services in connection with the facility's State license.
- F. Parking rates are as required for each zoning district use as identified in Table 3-2 of this ordinance. If special accommodations for handicapped accessibility are necessary to afford a person with a Disability an equal opportunity to use and enjoy the dwelling, a variance to the requirements of this ordinance may be granted by the Board of Adjustments.

ARTICLE 5. ZONING DISTRICTS AND USE REGULATIONS.

SECTION 03. PERMITTED USES

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS																										
PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18 of this ordinance	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	CL Overlay	RMO-1	RMO-2	RMO-3	MHC	B-1 *	B-2 **	B-2R *	B-3 **	RC	RR	O *	I	MU-1	MU-2	
	Residential Use Category											uses of the underlying R-district														
<i>Detached Dwelling</i>	P	P	P	P	P	P	P	P	P			P	P	P	P	R	P		R			P				
<i>Duplex Dwelling</i>									P				P	P		R			R							
<i>Attached Dwelling</i>							R	P	P				P	P		R			R	P				R	R	
<i>Multi-Dwelling Structure</i>									P	P						R	CC		R		R			R	R	
<i>Mixed-Use Dwelling</i>																P	P	P	P	P	P	P		P	P	
<i>Accessory Dwelling</i>	R	R	C	C	C	C	R	R								R	CC					R				
<i>Garden Home</i>							P	P					P	P		R										
<i>Retirement Community</i>					C		CC	CC				CC	CC	CC		CC	CC	CC								

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18 of this ordinance	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	CL Overlay	RMO-1	RMO-2	RMO-3	MHC	B-1 *	B-2 **	B-2R *	B-3 **	RC	RR	O *	I	MU-1	MU-2
	<i>Personal Care Home</i>	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P		R			P		
<i>Community Home</i>	L	L	L	L	L	L						L	L			L			L			L			
Service Use Category																									
<i>Day Care Nursery (more than 6 children with or without home occupation)</i>								CC								P	P	P						P	P
<i>Day Care / Adult</i>																P	P	P					P		
<i>Funeral Home or Mortuary</i>																	P		CC				P	CC	P
<i>Group Home</i>	L	L														L	L	L	L						
<i>Gym (Neighborhood)</i>																P	P	P	P		P			P	P
<i>Gym (General)</i>																P	P	CC	CC					P	P
<i>Gym (Major)</i>																	CC								CC
<i>Hospital</i>																CC	CC	CC							
<i>Long Term Care Facility</i>																CC	P	P						CC	P

TABLE 5-1: PERMITTED USES & BASE ZONING DISTRICTS																									
PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18 of this ordinance	R-A	RMA	R-E	RE-1	R-1	RN-1	R-2	R-3	R-D	R-4	CL Overlay	RMO-1	RMO-2	RMO-3	MHC	B-1 *	B-2 **	B-2R *	B-3 **	RC	RR	O *	I	MU-1	MU-2
	<i>Rooming or Boarding House</i>				L	L	L	L				L	L	L		L			L						

SECTION 04. RESIDENTIAL LOT TYPES AND STANDARDS

TABLE 5-2: RESIDENTIAL LOT AND DIMENSION STANDARDS

- a. On any street where the City has formally adopted a specific setback or specific front building line map for a block face, that specific line established on that map shall control. If no setback has been established by a previous plat, then the current ordinance in place will apply. In a Grid system, staggered front setbacks are required under Section 3.07.003. In a Grid or Curvilinear system, encroachments into the front setbacks are permitted under Section 3.07.003.

PASSED AND APPROVED on this the first reading the 11th day of February, 2014.

PASSED, APPROVED AND ADOPTED on this the second reading the 25th day of February, 2014.

APPROVED:

s/s Michael D. Schultz
Mayor

ATTEST:

s/s Lori A. Carroll
City Secretary

APPROVED AS TO FORM:

s/s Kirsten B. Cohoon
City Attorney