



#### Municipal Boundary

Municipal Boundary

#### Kerrville 1-Mile ETJ

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#### Current Tax Parcels

Tax Parcel 2021



#### Current Zoning District

Current Zoning District

- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- IM Industrial and Manufacturing
- DAC Downtown Arts and Culture
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AD Airport
- AG Agriculture
- DC Downtown Core

three feet (3.0') from an adjacent finished floor level, chimney, or similar architectural features may extend three feet (3.0') into the required setback.

**(7) Location of Accessory Buildings or Structures Beyond Setback:**

a. No structure in excess of thirty inches (30") in height may exist between the front wall of any building and the front property line, except that ornamental fencing up to six feet (6.0') in height is permitted. Ornamental fencing does not include chain link fencing, which is prohibited. No element of the fence may create a visibility obstruction or otherwise interfere with pedestrian or vehicular circulation.

b. Satellite dishes may extend into the required side or rear setback to within three feet (3.0') of the property line, but may not extend into the required front setback or be located between the front wall of the building and the front property line, or in any side yard adjacent to a street.

c. An accessory building or structure, including, but not limited to, a detached carport or garage, with a floor area not exceeding 1,000 square feet and not exceeding fifteen feet (15.0') in height, may extend into the required side or rear setback, but in no case shall be located closer than five feet (5.0') from any property line.

d. The total square footage of all accessory buildings or structures on a lot shall not exceed 50% of the rear yard area, defined as the space bounded by the side property lines, the rear wall of the main building, and the rear property line.

**Sec. 60-51. Nonresidential Zoning Districts.**

(a) **Neighborhood Commercial District (C-1):** Property located in a(n) C-1 district shall be developed in accordance with this Zoning Code, including the following regulations:

- (1) **Purpose:** Land zoned as a C-1 district allows the offering of goods and services of a limited, low-intensity nature to both individuals and businesses. These activities, which include shopping for daily needs and professional services, are typically: (a) provided in an office setting; (b) sought on a frequent or recurring basis; and, (c) tend to be located in small buildings, with one or only a few businesses, and on small lots. C-1 zoning should be located along or at the intersection(s) of arterials and collector streets to provide access to customers



and to accommodate the traffic associated with these uses. If properly designed, development and uses in the C-1 district can buffer residential areas from higher-volume roadways or more intense nonresidential uses.

(2) **Uses:** Neighborhood-oriented retail, business and personal service, banks and financial institutions, and office uses such as barber and beauty shops, grocery stores, restaurants, and clothing stores in buildings of a limited size, certain public and institutional uses, and activities allowed subject to the approval of a Conditional Use Permit. Refer to **Table 1, Land Use Table** for a specific list of uses allowed in the C-1 district.

(3) **Building and Area Regulations:** No building shall be constructed in the C-1 district except in conformance with the following requirements.

“Residential Zoning District” as referenced in the regulations below shall have the following meaning and shall apply whether the residential property is developed or vacant:

- a. RE, R-1, R-1A, or R-2 zoning;
- b. RM zoning if developed for other than manufactured housing; or
- c. Land zoned MU or PD for single-family, patio home, townhome, or duplex uses.

CHARACTERISTIC	REQUIREMENT
Minimum Lot Width	N/A
Maximum Building Size	<ul style="list-style-type: none"> <li>• Individual building: 5,000 square feet</li> <li>• Total for all buildings on the lot: 10,000 square feet</li> </ul>
Minimum Front Setback	15 feet
For illustrations of side and rear setback requirements and building height adjacent to residential, see <b>Appendix, Figure 8</b>	
Minimum Side Setback	<ul style="list-style-type: none"> <li>• Interior lot: N/A</li> <li>• Corner lot, street side: 15 feet</li> <li>• Adjacent to a residential zoning district as defined in subsection (a)(3) above: 25 feet</li> </ul>
Minimum Rear Setback	<ul style="list-style-type: none"> <li>• 10 feet</li> </ul>

	<ul style="list-style-type: none"> <li>• Adjacent to a residential zoning district as defined in subsection (a)(3) above: 25 feet</li> <li>• For a double frontage lot, same as front setback</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>• Two stories up to a maximum of 35 feet. No windows serving second story building area within 50 feet of the property line on any building wall facing a residential zoning district, as defined in subsection (a)(3) above to prevent views from nonresidential to residential property</li> </ul>
<b>Minimum Parking</b>	Varies by use; see Article XII

N/A = Not Applicable (no specific requirement applies)

(4) **Location of Structures Beyond Setback:** No structure in excess of thirty inches (30") in height may exist between the front wall of any building and the front property line, except that ornamental fencing up to six feet (6.0') in height is permitted. Ornamental fencing does not include chain link fencing, which is prohibited. No element of the fence may create a visibility obstruction or otherwise interfere with pedestrian or vehicular circulation.

(5) **Outdoor Storage:**

a. The outdoor storage of goods, wares, and merchandise is prohibited except as specifically authorized herein.

b. No materials, supplies, inventory, or equipment may be kept or stored:

1. Within any required front, side, or rear setback, or between the front building wall and the front property line, or between the side building wall and the street on a corner lot, unless:

A. Placed in an area that does not extend more than ten feet (10.0') from the building face on which the main customer entrance is located; and

B. The items being stored do not exceed four feet (4.0') in total height as stored or displayed, except as authorized in subsection c below.

Attachment A

2. Within any required parking spaces, fire lanes, circulation aisles, or customer pick-up lanes;
  3. Within any area that creates a visibility obstruction or otherwise interferes with pedestrian or vehicular circulation; and
  4. On any roof structure.
- c. The above prohibition shall not be construed to prohibit the following:
1. A maximum of three merchandise dispensing units per establishment when such merchandise dispensing units are operated in connection with the operation of a convenience store; or
  2. The placement of newspaper racks.
- d. No shipping container as defined herein shall be located on any property zoned C-1 for the purpose of providing outdoor storage.

**(6) Screening Adjacent to Residential Zoning:**

- a. The owner or developer of property zoned C-1 shall construct and maintain a screening wall or fence along the border of the property when:
1. Adjacent to property located in a residential zoning district as described in subsection (a)(3) above and not separated by a public street; or
  2. The building or storage area on the property is newly built, constructed, or expanded.
- b. The required screening wall or fence shall be constructed as follows:
1. The wall or fence shall be at least six feet (6.0'), and no more than eight feet (8.0') in height and constructed of one, or a combination, of the following materials:
    - A. Solid masonry materials similar in color and design to the main building, or a solid fence constructed of weather-resistant wood fencing materials; or



B. Chain link or ornamental fencing behind an irrigated landscape screen constructed of materials chosen from the *Preferred Plant List*, spaced to create a solid screen a minimum of six feet (6.0') in height within one year of installation, said screen to be maintained by the property owner in a healthy, growing condition.

2. The height of the wall or fence shall be measured from the highest established grade along the common property line.
  3. Landscaping may be used in combination with any of the above screening and fencing techniques.
  4. In no case shall chain link fencing with metal slats be an acceptable method of screening, with or without a landscape screen.
  5. A required screening wall or fence shall test plumb and square at all times unless otherwise dictated by the building code.
7. **Alternate Screening Permitted:** An applicant may make application to the Planning and Zoning Commission to use alternate screening methods which may include use of existing natural terrain and/or landscaping or installation of new landscaping and terrain features. The Commission may approve, disapprove, or approve with modifications, the proposal presented by the applicant. In the event of disapproval, the applicant may appeal to City Council by requesting such appeal in writing not later than 5 days following the date of the action of the Commission.
- (b) **Light Commercial District (C-2):** Property located in a(n) C-2 district shall be developed in accordance with this Zoning Code, including the following regulations:
- (1) **Purpose:** The C-2 district accommodates a wider array of retail, office, and service uses than property zoned C-2, and will therefore attract customers from across the community and in the area outside the City. Lots on property zoned C-2 may be somewhat larger than those in the C-1 district and buildings may be up to 100,000 square feet in size. This zoning category should be applied along major collectors or arterials to provide convenient access to patrons and to accommodate higher traffic volumes.