

ARTICLE 05 | DISTRICT DEVELOPMENT STANDARDS

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SECTION 01 | GENERAL STANDARDS

SUBSECTION 01.01: OPEN SPACE

The purpose of this Article is to set forth regulations which protect the public from the potential negative effects of industrial and intense commercial development by regulating smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration, open storage, glare and fuel supply in the vicinity of such sites.

- (A) *Purpose.* The City of Rockwall is a rural and recreation-oriented community with open space that ties into a regional framework of open space, trails, and corridors. Open space corridors link all major areas of the City using primarily floodplain and drainage areas. Since open space and recreational amenities are vital to the City's commercial and residential developments, all projects must provide open space in accordance with the City's Comprehensive Plan and the Parks, Recreation, and Open Space Master Plan.
- (B) *Requirements.* All projects in the City must reserve, dedicate and/or develop public and private open spaces consistent with the requirements of the following sections:
 - (a) *Residential.* [Subsection \(C\), Open Space, of Section 03.01, General Residential District Standards](#)
 - (b) *Commercial.* [Subsection \(D\), Open Space Guidelines, of Section 04.01, General Commercial District Standards](#)
 - (c) *Industrial.* [Subsection \(D\), Open Space Guidelines, of Section 05.01, General Industrial District Standards](#)

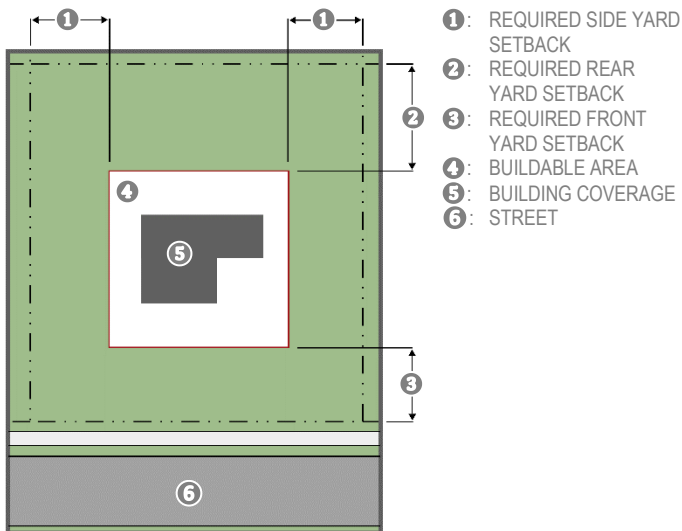
SUBSECTION 01.02: SITE PLANS

All development in the City of Rockwall -- with the exception of single lot single-family and duplex developments -- shall require the approval of a site plan in accordance with the requirements of [Article 11, Development Applications and Review Procedures](#).

SUBSECTION 01.03: LOT CONFIGURATIONS

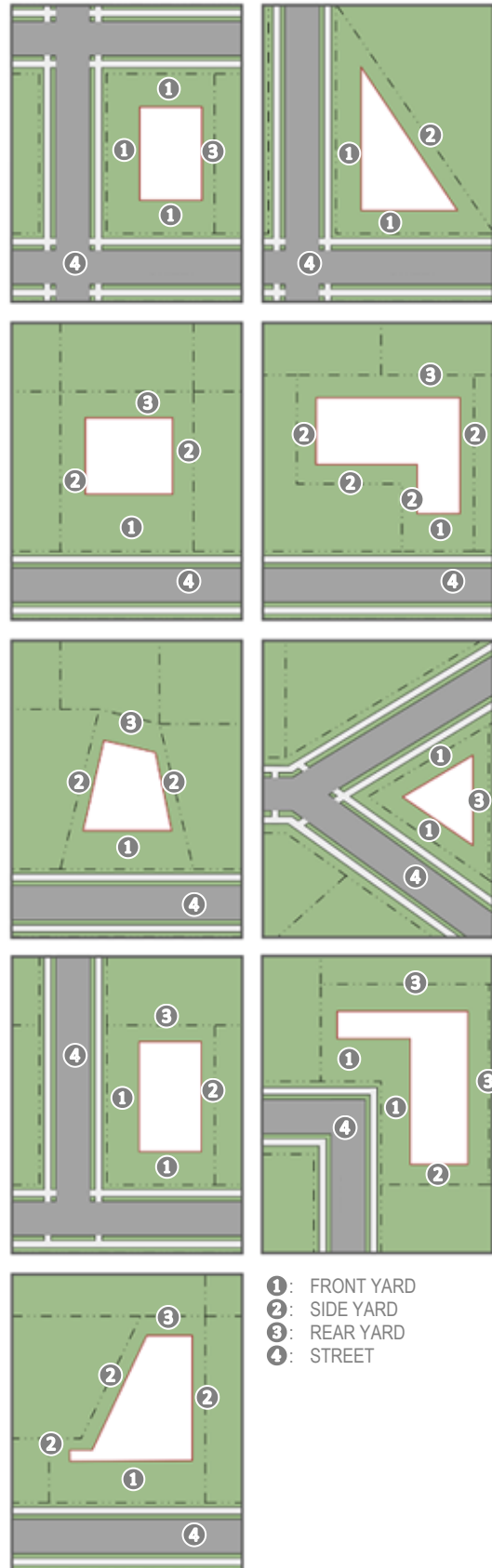
- (A) *Lots with a Single Street Frontage.* Where lots have a single street frontage, the required setbacks should generally adhere to the following diagram:

FIGURE 1: LOT WITH A SINGLE STREET FRONTAGE



- (B) *Lots with Multiple Street Frontages.* Where lots have multiple street frontages on one (1) or more streets, the required setbacks should generally adhere to the following diagram:

FIGURE 2: LOT WITH MULTIPLE STREET FRONTAGE



SUBSECTION 01.04: CALCULATION OF DENSITY

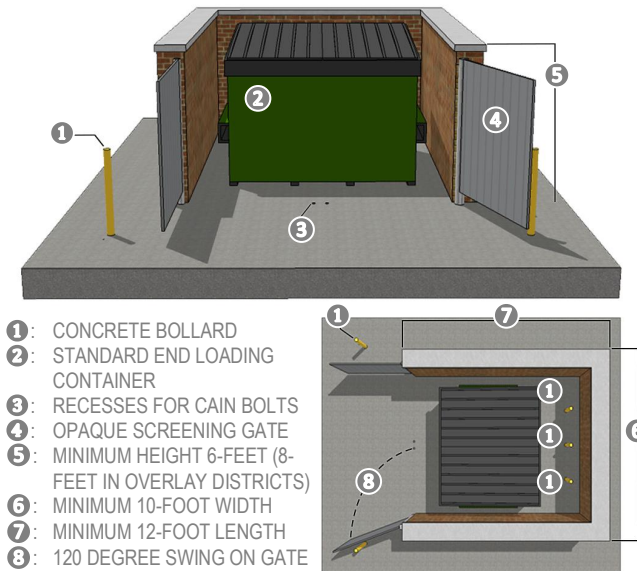
The calculation of the allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism. Despite this calculation requirement, other provisions of this Unified Development Code may limit the actual density allowed on any given property.

SUBSECTION 01.05: SCREENING STANDARDS

All development shall adhere to the following screening standards:

- (A) Loading Docks. Off-street loading docks must be screened from all public streets, any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with [Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards](#).
- (B) Trash/Recycling Enclosures. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. If the primary building does not use masonry materials, a masonry material that is complimentary in color and scale shall be utilized. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services.

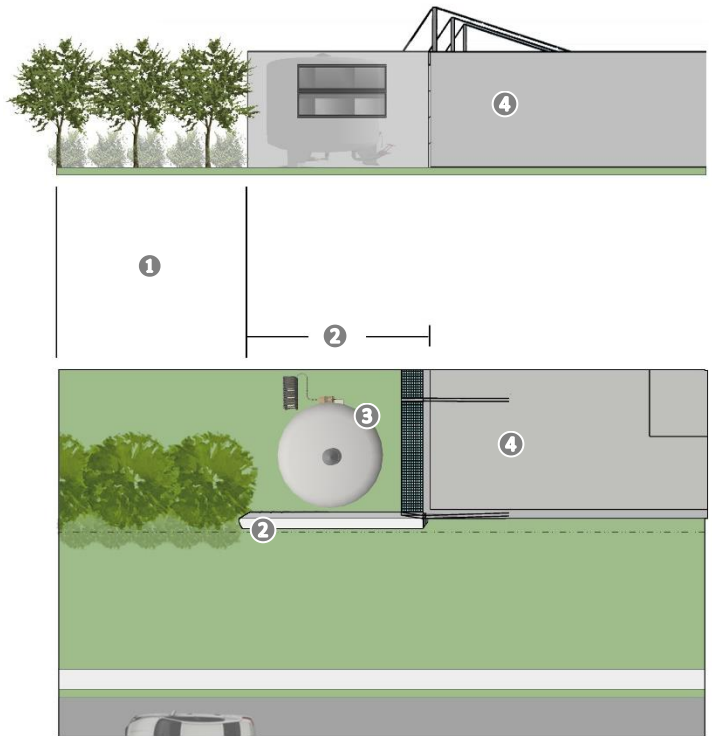
FIGURE 3: STANDARD DUMPSTER ENCLOSURE



- 1: CONCRETE BOLLARD
- 2: STANDARD END LOADING CONTAINER
- 3: RECESSES FOR CAIN BOLTS
- 4: OPAQUE SCREENING GATE
- 5: MINIMUM HEIGHT 6- FEET (8- FEET IN OVERLAY DISTRICTS)
- 6: MINIMUM 10-FOOT WIDTH
- 7: MINIMUM 12-FOOT LENGTH
- 8: 120 DEGREE SWING ON GATE

- (C) Utility Equipment and Air Condition Units. Pad or roof mounted utility equipment and air conditioning units shall be screened from the view from of any adjacent public streets or properties. Roof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design.
- (D) Aboveground Storage Tanks. Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening -- screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.

FIGURE 4: ABOVE GROUND STORAGE TANKS



- 1: SECONDARY SCREENING CANOPY TREES (SPACED 20-FOOT ON CENTER) AND SHRUBS
- 2: SCREENING WALL
- 3: ABOVE GROUND STORAGE TANK
- 4: INDUSTRIAL BUILDING

- (E) Outside Storage. Outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with [Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards](#).



SUBSECTION 01.06: RESIDENTIAL ADJACENCY STANDARDS

(A) Purpose. The general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses. These standards are in addition to the development regulations applicable to the underlying zoning district. When any requirements in this section are in conflict with any other requirements for the underlying zoning district, the more restrictive requirements shall apply.

(B) Definitions.

Residential Adjacency. Any nonresidential building, use, or associated activity that when located in proximity to a residential district may result in detrimental impact to a residential property. Residential adjacency shall include the lot on which the nonresidential building, use, or associated activity is located. In cases where multiple uses are contained on the same lot, residential adjacency shall apply to the area within that lot which encompasses the building, use, or associated activity and all accessory buildings, uses, or areas necessary to support them.

Vehicular Service Bays. Any partially or fully enclosed space used for "major" or "minor" automobile repair, or truck and bus repair, or similar activities.

Individual Service Speakers. Speakers used to conduct business with individual customers outdoors or in a partially enclosed structure, including, but not limited to:

- Drive-through payment windows;
- Drive-through restaurant ordering boards;
- Service station pump islands; and
- Car washes.

Public Address/Paging Systems. Loud speaker or amplified paging systems intended to contact or provide information to person(s) on the exterior of a building such as those commonly used by businesses with large outdoor facilities/operations, including, but not limited to:

- New and used car dealers;
- Building material sales;
- Garden centers; and
- Car washes.

Small Engine Repair Shop. Shop for repair of lawnmowers, chain saws, lawn equipment, and other machines with one-cylinder engines.

Motorcycle. A usually two (2) wheeled self-propelled vehicle having one (1) or two (2) saddles or seats, and which may have a sidecar attached. For purposes of the Unified Development Code (UDC), motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.

Motorcycle Sales and Service. The display, sale and servicing, including repair work of motorcycles.

(C) Applicability.

(1) The residential adjacency standards shall apply when a use is proposed for a nonresidential building or site that is adjacent to a residential district, and both of the following conditions apply:

(a) An existing or proposed building, structure, or device on the lot is within 150 feet of a residential district boundary, except if the activity proposes the use of public address/paging systems, in which case 500 feet shall be the effective distance; and

(b) One or more of the following uses are proposed:

- (1) Planned shopping centers and neighborhood convenience centers.
- (2) Restaurants, including accessory outdoor seating, with drive-in or drive-through facilities.
- (3) Retail outlets where gasoline products are sold as an accessory use.
- (4) Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
- (5) Gasoline service stations.
- (6) Car wash.
- (7) Drive-in businesses.
- (8) New car dealership.
- (9) Nursery, greenhouse, or garden center.
- (10) Minor automotive repair.
- (11) New boat dealership.
- (12) Automotive vehicle sales and service.
- (13) Automotive repair and other repair services, excluding wrecking yards.
- (14) Lumberyards or contractor yards, general warehousing and storage, farm equipment or other heavy equipment sales and service, farm products, warehousing and storage, including mini-warehouses for storage purposes only.
- (15) Small engine repair service.
- (16) Motorcycle sales and service.

(2) Review of proposals for compliance with the residential adjacency standards will be carried out in conjunction with site plan review, depending on whether or not the actual use of the site is known.

(D) Standards.

(1) Noise.

(a) Any use containing individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened and shall meet the standards established in [Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances](#). The Planning and Zoning Commission may



require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.

- (b) Any use containing public address/paging systems shall not be permitted within 500 feet of any residential district unless separated by an MD4 or larger thoroughfare.

(2) Loading Spaces.

- (a) Where adjacent to residential districts, off-street loading areas shall be fully screened from view of the residential district.
- (b) The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses containing loading docks within 150 feet of any residential district.

(3) Vehicular Service Bays.

- (a) All vehicular service bays within 150 feet of a residential district shall face away from adjacent residential districts unless separated by a building or permanent architectural feature of minimum height matching the height of the service bays.
- (b) Walls separating service bays from a residential district shall be of masonry or reinforced concrete with no openings.
- (c) The director may require wing walls, landscape screens, changes in building orientation, and/or other design elements to minimize the impact of service bays within 150 feet of a residential district.
- (d) No use including outdoor vehicular repair, servicing or testing shall be permitted within 150 feet of a residential district.

- (4) Small Engine Repair Shops. Small engine repair shops shall not be permitted within 150 feet of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

- (5) Motorcycle Sales/Service. Motorcycle sales/service facilities shall not be permitted within 150 feet of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

(6) Car Wash and Fuel Dispensing Facilities.

- (a) Car wash and fuel dispensing facilities shall not be permitted within 150 feet of a residential district.
- (b) Where car wash and fuel dispensing facilities are within 300 feet but greater than 150 feet of a residential district, the Planning and Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

(7) Combination Gas Station, Fast Food Restaurant, and/or Convenience Store.

- (a) Combination gas station, fast food restaurant, convenience store shall not be permitted within 150 feet of a residential district.
- (b) Where combination gas station, fast food restaurant, convenience stores are within 300 feet but greater than 150 feet of a residential district, the Planning and Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

(8) Signs.

- (a) No more than one (1) monument sign per street frontage with a maximum height of five (5) feet and a maximum area of 60 square feet shall be allowed.
- (b) A business shall be allowed any number of attached walls, projection or marquee signs so long as the total face area of the building or store front does not exceed ten (10) percent of the front face area of the building or store front as established in approved plans submitted to the City, or 60 square feet, whichever is greater, or exceed six feet in height as per the sign ordinance.

- (E) Review. The following information shall be submitted in order to facilitate the review:

- (1) All information and procedures as required by site plan review in [Article 11, Development Applications and Review Procedures, of the Unified Development Code \(UDC\)](#).
- (2) Location and description of existing and proposed exterior speaker systems to include information about the height, octave and decibel band ranges of each fixture.
- (3) Information indicating the location and orientation of all off-street loading spaces.
- (4) Information indicating the location and orientation of all vehicular service bays.
- (5) Information indicating the location and description of existing and proposed screening between the proposed nonresidential use and the residential district.

SUBSECTION 01.07: PROJECTIONS INTO REQUIRED YARD OR COURT

- (A) Every part of a required yard within a building setback shall be unobstructed and open from its lowest point to the sky, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves; provided, however, that none of the above projections shall extend into a court more than six (6) inches nor into a required yard by more than 30-inches; and provided existing open porches extending into the required yard shall not be enclosed.

An open fire escape may project into a required yard by not more than half the width of the setback, but not more than four (4) feet from the building. Fire escapes, solid floored balconies and enclosed outside stairways may project into a rear yard by a maximum of four (4) feet.



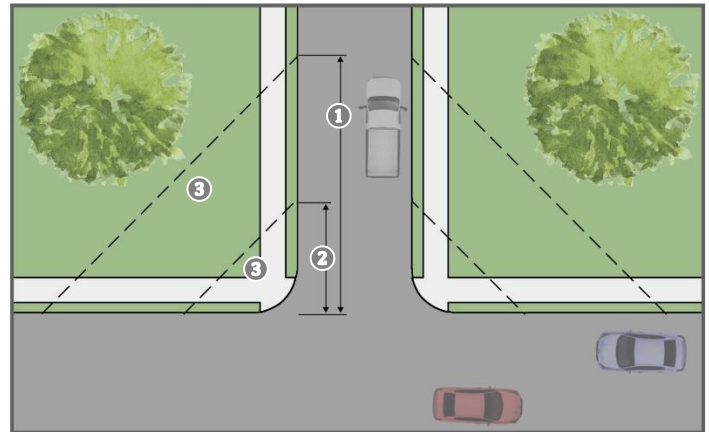
- (B) Where a lot abuts a right-of-way line has been established for the future widening or opening of a street or highway, then the depth or width of a yard shall be measured from such right-of-way line to the required building setback.

SUBSECTION 01.08: PUBLIC RIGHT-OF-WAY VISIBILITY

- (A) Street/Drive Intersection Visibility Obstruction Triangles. A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. This plan shall show no horizontal or vertical restrictions (either existing or future) within the areas defined below.
- (B) Obstruction/Interference Triangles Defined. No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards; however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed 12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:
- (1) Visibility Triangles. Vision at all intersections which intersect at or near right angles shall be clear at elevations between 24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curb lines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.
 - (2) Intersection of Two (2) Public Streets. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.
 - (3) Intersection of a Public Street and an Alley. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.
 - (4) Intersection of Private Drive and Public Street. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.
- (C) Sight Distance Requirements. The City hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections, unless otherwise approved by the City Engineer. If, in the opinion of the City Engineer, a proposed street or drive intersection does not meet these standards, additional engineering information exhibiting how the

standards have been addressed may be required for submission and approval by the City's Engineer.

FIGURE 5: SITE DISTANCE REQUIREMENTS



- ①: 30-FOOT FOR ARTERIALS AND COLLECTORS AND 20-FOOT FOR RESIDENTIAL DISTANCE FROM INTERSECTION FOR STREETS
 ②: 10-FOOT DISTANCE FROM INTERSECTION FOR ALLEYWAYS
 ③: VISIBILITY TRIANGLES

NOTES:

- (1) THE TRIANGLE SHOULD BE MEASURED FROM THE EDGE OF THE STREET, AND PROJECTED AT A 45-DEGREE ANGLE TO THE ADJOINING STREET.
- (2) THE UNOBSTRUCTED VERTICAL FIELD OF VISION SHOULD BE BETWEEN TWO (2) FEET AND NINE (9) FEET IN HEIGHT.

SECTION 02 | AGRICULTURAL DISTRICTS

SUBSECTION 02.01: AGRICULTURAL (AG) DISTRICT

- (A) Purpose. The Agricultural (AG) District is a zoning designation used for land that is reserved for the anticipated future growth of the City. This district is intended to be used for raw land or land with agricultural land uses, and is intended to be held in these conditions as long as practical and reasonable to promote the orderly growth of the community. This zoning designation is suitable for areas where development is premature due to lack of utilities, capacity, or service. The Agricultural (AG) District is also used to protect areas that are unsuitable for development due to physical constraints or safety issues (e.g. topography, floodplain, ecologically sensitive areas, etc.), or to protect green belts, natural areas and/or open space that might otherwise be developed.
- (B) Permitted Uses. All land uses permitted within the Agricultural (AG) District are outlined in [Section 01.01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) Area Requirements. All development within an Agricultural (AG) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SECTION 03 | RESIDENTIAL DISTRICTS

SUBSECTION 03.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards:



(A) Construction Standards.

- (1) Roof Pitch. All residential structures shall be constructed with a minimum 3:12 roof pitch.
- (2) Concrete Foundation. All residential structures shall be permanently attached to an engineered concrete foundation.

(B) Accessory Structures.

- (1) Accessory Structure Standards. All accessory structures shall conform to the related standards listed within Subsection 7.04, Accessory Structure Development Standards.

(C) Open Space. On all new subdivisions, ten (10) lots or greater, that are not infill projects (i.e. projects going into an established area as determined by the Director of Planning and Zoning or his/her designee) the following open space requirements shall be applied:




- (1) Unless otherwise provided by this Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirement at a rate of one-half (1/2) acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open

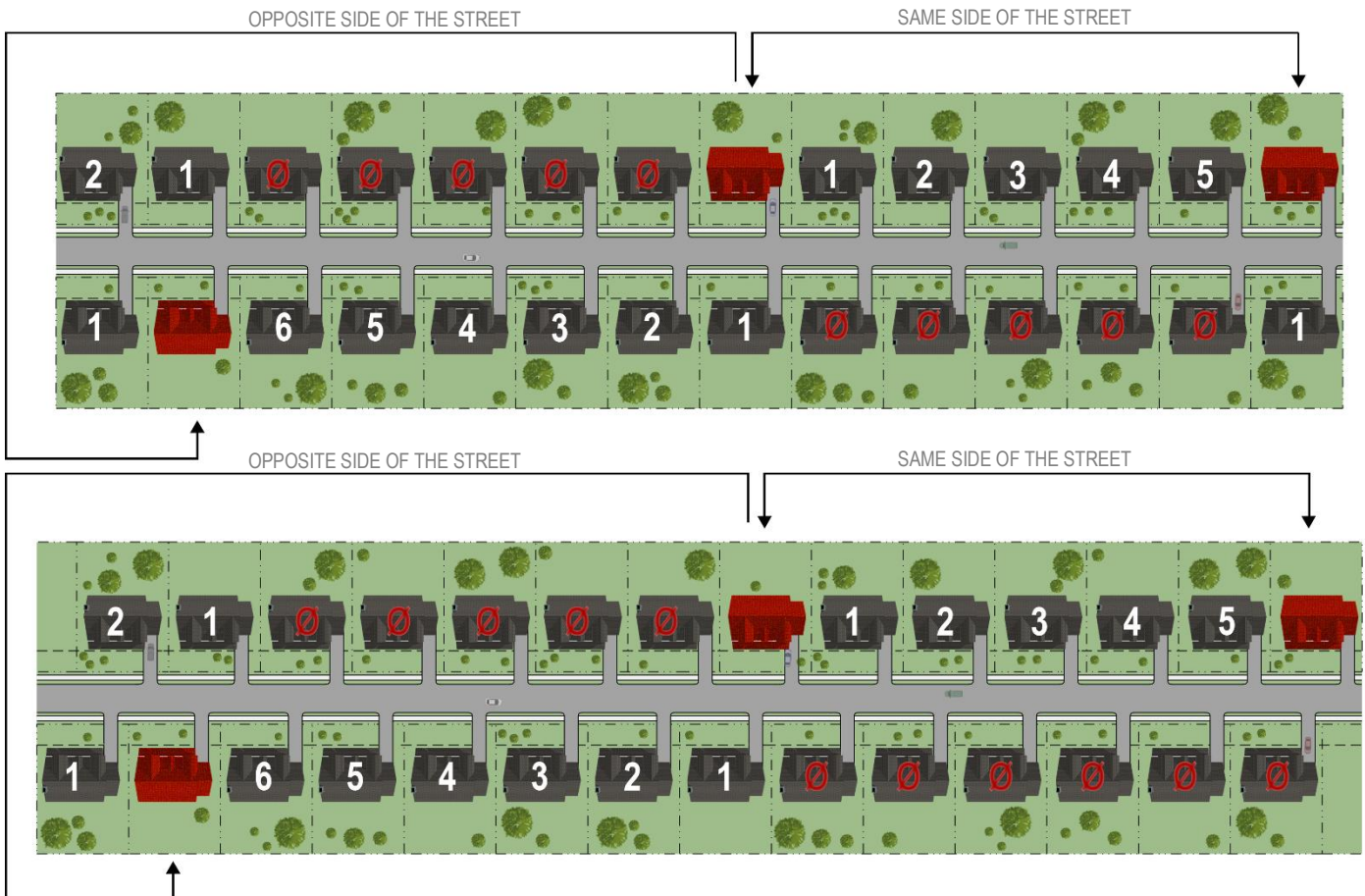
space. Public open space/parkland shall be dedicated to the City, and shall be approved by the Parks and Recreation Board and the City Council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

- (2) To encourage the provision of open space, the minimum lot sizes in a residential subdivision may be reduced by up to 20% in order to preserve additional public and/or private open space, provided that the lots being reduced face onto a single loaded street (i.e. a street with open space and/or a public park on one side of the street and lots on the other side of the street). This requirement shall be approved by the City Council at the time of preliminary plat, final plat, or site plan whichever comes first.

- (D) Anti-Monotony. The front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street (see Figure 6 below). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side-by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

FIGURE 6: ANTI-MONOTONY REQUIREMENTS

 SUBJECT PROPERTY
 INTERVENING PROPERTY
 EXCLUDED PROPERTY





- (a) The number of stories of the home.
 - (b) The garage location/orientation on the home.
 - (c) The roof type and layout of the home.
 - (d) The articulation of the front façade of the home.
- (E) *Fencing*. All residential fencing shall be subject to the requirements stipulated by [Section 08, Fence Standards, of Article 08, Landscape and Fence Standards](#).

SUBSECTION 03.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT

- (A) *Purpose*. The Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements*. All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

- (A) *Purpose*. The Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements*. All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

- (A) *Purpose*. The Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development. While these properties are on the City's periphery, they should still be provided with access to public roadways, water, wastewater, and drainage.

Developers wishing to restrict their subdivision to a lot size greater than four (4) acres shall be required to use restrictive covenants.

- (B) *Permitted Uses*. All land uses permitted within the Single-Family Estate 4.0 (SFE-4.0) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements*. All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.05: SINGLE-FAMILY 1 (SF-1) DISTRICT

- (A) *Purpose*. The Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size or clustered developments that have a gross density of one (1) dwelling unit per acre. Cluster developments should conserve open space, floodplains, tree groupings, natural slopes and wildlife habitats to achieve the desired density. The Single-Family 1 (SF-1) District is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit. These developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area. These developments should provide access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses*. All land uses permitted within the Single-Family 1 (SF-1) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements*. All development within a Single-Family 1 (SF-1) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.06: SINGLE-FAMILY 16 (SF-16) DISTRICT

- (A) *Purpose*. The Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses*. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements*. All development within a Single-Family 16 (SF-16) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

**SUBSECTION 03.07: SINGLE-FAMILY 10 (SF-10) DISTRICT**

- (A) *Purpose.* The Single-Family 10 (SF-10) District is the proper zoning classification for the majority of the City's existing single-family residential development, and is the appropriate zoning classification for single-family developments with medium sized lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses.* All land uses permitted within the Single-Family 10 (SF-10) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements.* All development within a Single-Family 10 (SF-10) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.08: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT

- (A) *Purpose.* The Single-Family 8.4 (SF-8.4) District is the proper zoning classification for areas of undeveloped land remaining in the City deemed appropriate for medium sized, single-family lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, and where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses.* All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements.* All development within a Single-Family 8.4 (SF-8.4) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.09: SINGLE-FAMILY 7 (SF-7) DISTRICT

- (A) *Purpose.* The Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas adjacent to low intensity non-residential land uses, in and around the Old Town Rockwall (OTR) Historic District, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments should provide access to public roadways, water, wastewater, and drainage.
- (B) *Permitted Uses.* All land uses permitted within the Single-Family 7 (SF-7) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).

- (C) *Area Requirements.* All development within a Single-Family 7 (SF-7) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.10: ZERO LOT LINE (ZL-5) DISTRICT

- (A) *Purpose.* The Zero Lot Line (ZL-5) District is the proper zoning classification for medium-density residential developments that are on separate lots (i.e. single-family), and are typically owner occupied. This zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, adjacent to low intensity non-residential land uses, and/or where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, and drainage due to their density.
- (B) *Permitted Uses.* All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements.* All development within a Zero Lot Line (ZL-5) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.11: TWO-FAMILY (2F) DISTRICT

- (A) *Purpose.* The Two-Family (2F) District is the proper zoning classification for medium-density, duplex developments (i.e. two [2] dwelling units per lot). This zoning district accommodates low to medium-density developments and allows public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit. These developments are typically in areas buffered from non-residential land uses, but may be located directly adjacent to low intensity non-residential land uses. These areas are also located where they will serve as a logical transition from higher to lower density residential zoning districts. These developments have increased requirements for public roadways, water, wastewater, drainage, open space and fire protection due to their density.
- (B) *Permitted Uses.* All land uses permitted within the Two-Family (2F) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) *Area Requirements.* All development within a Two-Family (2F) District shall conform to [Subsection 03.01, General Residential District Standards](#), and the related standards listed within [Subsection 07.01, Residential District Development Standards](#).

SUBSECTION 03.12: MULTI-FAMILY 14 (MF-14) DISTRICT

- (A) *Purpose.* The Multi-Family 14 (MF-14) District is the proper zoning classification for higher density developments. This zoning district should be located within 1,200-feet of retail and other services, and should not contain more than 500-units within one (1) mile of another multi-family development. These standards are intended to create a strong market for multi-family units, and provide for the ongoing reinvestment in these types developments while helping to



ensure that inappropriate concentrations of higher density residential developments are not created. The downtown area shall be exempted from the spacing requirements.

The Multi-Family 14 (MF-14) District allows high density developments that are extremely amenitized, and that necessitate additional requirements for public roadways, water, wastewater, drainage, open space and fire protection. These types of developments should not run traffic through single-family neighborhoods, and should be located close to an arterial or collector street that is capable of carrying the additional traffic.

(B) Permitted Uses. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses.](#)

(C) Area Requirements. All development within a Multi-Family 14 (MF-14) District shall conform to [Subsection 4.01, General Commercial District Standards](#), and the related standards listed within [Subsection 7.02, Multi-Family District Development Standards.](#)

SECTION 04 | COMMERCIAL DISTRICTS

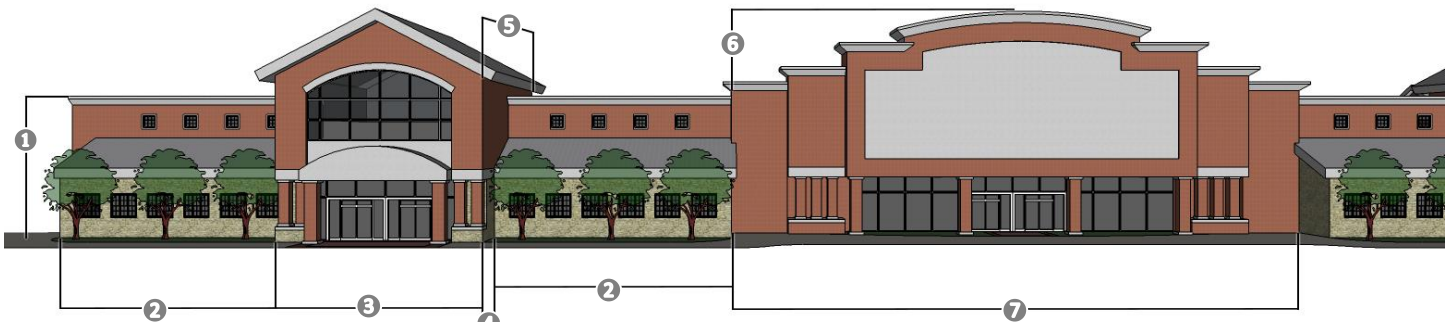
SUBSECTION 04.01: GENERAL COMMERCIAL DISTRICT STANDARDS

All commercial development shall conform to the following standards:

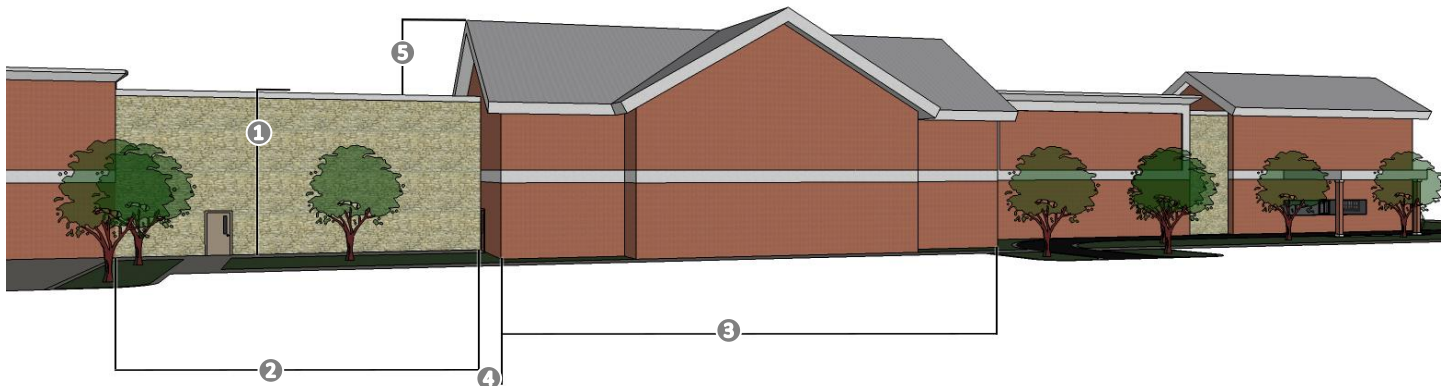
(A) Construction Standards.

(1) Roof Design Standards. All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam

FIGURE 7: COMMERCIAL BUILDING ARTICULATION STANDARDS



- 1: WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2: WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 \geq 2$).
- 3: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. $25\% \times 2 \leq 3$).
- 4: WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. $25\% \times 1 \leq 4$).
- 5: PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. $2 \times 4 \geq 5$).
- 6: PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. $25\% \times 1 \leq 6$).
- 7: PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. $2 \times 3 \geq 7$).



- 1: WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2: WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 \geq 2$).
- 3: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL LENGTH (I.E. $15\% \times 2 \leq 3$).
- 4: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL PROJECTION FOR A SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL HEIGHT (I.E. $15\% \times 1 \leq 4$).
- 5: PROJECTION HEIGHT. THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 15% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. $15\% \times 1 \leq 5$).



construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.

(B) Maximum Building Height.

- (1) Setback Exceptions for Building Height in Commercial Districts. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by [Subsection 07.03, Non-Residential District Development Standards](#); however, the following features may be constructed 12-feet higher than the maximum height requirement if they [1] are not more than 33% of the total roof area, and [2] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:
 - (a) Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
 - (b) Flag Poles.
 - (c) Solar Collectors and/or Similar Equipment, Fixtures, and Devices.

(C) Building Articulation.

- (1) Primary Building Façades. A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the standards for articulation on primary building façades as depicted in [Figure 7](#).
- (2) Secondary Building Façade. A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the standards for articulation on secondary building façades as depicted in [Figure 7](#).

(D) Open Space Guidelines. Commercial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (unless necessary). This should be achieved by making commercial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.

(E) Commercial Buildings 25,000 SF or Greater.

- (1) Applicability. These criteria shall apply to new retail/commercial building construction in all commercial zoning districts. This criterion shall not be applied to the use, re-use, modification or consolidation of existing retail and/or

commercial space developed on or before April 2, 2001, or to the expansion of retail space in existence on or before April 2, 2001, that is being expanded by less than ten (10) percent of the existing floor area.

- (2) Loading Docks. Loading docks shall not be oriented towards a residential zoning district or residentially used property. Where loading areas are located parallel to a residential zoning district or residentially used property, they must be screened by an architecturally integrated masonry screening wall that is a minimum 14-foot in height and that runs the entire length of the loading space. As an alternative, the Planning and Zoning Commission may approve the use of a berm in conjunction with landscape screening standards detailed in [Subsection 5.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#), if it is determined that this screening method will [1] provide a suitable substitute to a masonry wall, and [2] if the screening method will completely screen the proposed loading docks.
- (3) On-Site Circulation Guidelines.
 - (a) On-site circulation standards should try to minimize the conflict between pedestrians and vehicles by placing driveways and service areas in locations that reduce the chance of interrupting on-site vehicle movement.
 - (b) Buildings should be placed in a manner that screens the drive-through lane and creates pedestrian pathways and spaces.
 - (c) In order to maintain on-site circulation, each drive-through lane is to be separate from pump islands and from routes necessary for entering and exiting the property.
- (4) Residential Adjacency Standards. Where the property immediately abuts a residential zoning district or residentially used property -- unless separated by an M4D (major collector, four [4] lane, divided roadway) or larger thoroughfare -- a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area, a minimum of a 50-foot wide landscaped buffer for buildings with a building footprint of 50,000 SF or greater. This shall be in place of the buffer required by [Subsection 5.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). The landscaped buffer must include a combination of berm and evergreen shrubs in addition to the requirements of [Subsection 5.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). Planting may be grouped if approved by the Planning and Zoning Commission.
- (5) Outside Storage. Open storage areas shall be connected to the building and screened with a wall that is constructed of the same building materials as the remainder of the primary structure.
- (6) Adaptive Reuse Standards. For those buildings over 80,000 SF in area, the applicant must demonstrate that the building can be subdivided in a reasonable manner by submitting a plan indicating potential entrances and exits and loading areas for multiple tenants. This plan will need to be submitted at the time of site plan.



- (F) *Exceptions.* The Planning and Zoning Commission may consider exceptions to the General Commercial District Standards pending a recommendation from the Architectural Review Board (ARB), and in accordance with [Section 9.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures.](#)

SUBSECTION 04.02: RESIDENTIAL-OFFICE (RO) DISTRICT

- (A) *Purpose.* The Residential-Office (RO) District is a zoning district intended to recognize the existence of older residential areas of the City, where larger houses have been or can be converted from single-family and multi-family residences to low-intensity office uses in order to extend the economic life of these structures, and to allow the owners to justify the expenditures for repairs and modernization. The intent of this district is to allow for low intensity office development providing professional, medical and other office services and limited retail businesses to residents in adjacent neighborhoods. The Residential-Office (RO) District shall have principle access to major or secondary thoroughfares, and may serve as an area of transition between residential and high-intensity, non-residential uses or busy arterial thoroughfares.
- (B) *Permitted Uses.* All land uses permitted within the Residential-Office (RO) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses.](#)
- (C) *Area Requirements.* All development within a Residential-Office (RO) District shall conform to [Subsection 04.01, General Commercial District Standards,](#) and the related standards listed within [Subsection 07.03, Non-Residential District Development Standards.](#)

SUBSECTION 04.03: NEIGHBORHOOD SERVICES (NS) DISTRICT

- (A) *Purpose.* The Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents. The Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. The average site is from one-half (½) acre to a maximum of two (2) acres. Since these sites are typically small and surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. These convenience centers should be constructed to a residential scale, and be visually and dimensionally compatible to adjacent residential developments. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.
- (B) *Permitted Uses.* All land uses permitted within the Neighborhood Services (NS) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses.](#)
- (C) *Area Requirements.* All development within a Neighborhood Services (NS) District shall conform to [Subsection 04.01, General Commercial District Standards,](#) and the related standards listed

within [Subsection 07.03, Non-Residential District Development Standards.](#)

SUBSECTION 04.04: GENERAL RETAIL (GR) DISTRICT

- (A) *Purpose.* The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.
- (B) *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses.](#)
- (C) *Area Requirements.* All development within a General Retail (GR) District shall conform to [Subsection 04.01, General Commercial District Standards,](#) and the related standards listed within [Subsection 07.03, Non-Residential District Development Standards.](#)

SUBSECTION 04.05: COMMERCIAL (C) DISTRICT

- (A) *Purpose.* The Commercial (C) District is the proper zoning classification for most types of commercial development (e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses. This district mostly excludes land uses that are not compatible with retail shopping (e.g. lumberyards, contractor yards, warehousing, or other land uses with high volumes of truck traffic and low volumes of retail traffic). The noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas. Areas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district. In addition, these areas may require increased water, fire protection, wastewater and drainage capacity. The Commercial (C) District is a general business zone, and is intended to service most commercial land uses, with the exception of land uses that



would fall into the Heavy Commercial (HC) District. Since the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential-Office (RO), Neighborhood Services (NS) and General Retail (GR) Districts.

- (B) Permitted Uses. All land uses permitted within the Commercial (C) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) Area Requirements. All development within a Commercial (C) District shall conform to [Subsection 04.01, General Commercial District Standards](#), and the related standards listed within [Subsection 07.03, Non-Residential District Development Standards](#).
- (D) Special District Requirements.
 - (1) Business Operations and Storage. All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as stipulated in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#). This excludes off-street parking and loading, incidental display of retail items for sale, retail outlets where gasoline products are sold and drive-in businesses.

SUBSECTION 04.06: HEAVY COMMERCIAL (HC) DISTRICT

- (A) Purpose. The Heavy Commercial (HC) District is the proper zoning classification for commercial establishments that may involve uses that would not be suitable in the other commercial zoning districts. Included in this district are commercial uses that involve large volumes of commercial truck traffic, outside operations, outside storage of materials and equipment, excessive noise from heavy service operations, and/or any other possibly adverse operations. The Heavy Commercial (HC) District is commercial in nature, but has some aspects that are similar to industrial land uses. The zoning district allows noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful if directly adjacent to residential areas, and will require adequate buffering and other mitigating factors if such an adjacency exists. Areas should not be zoned to Heavy Commercial (HC) District unless they are located on or close to an arterial that is capable of carrying large volumes of commercial truck traffic. Businesses locating in the Heavy Commercial (HC) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property, and that streets in and adjacent to this district are of a size and strength to accommodate commercial truck traffic.
- (B) Permitted Uses. All land uses permitted within the Heavy Commercial (HC) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) Area Requirements. All development within a Commercial (C) District shall conform to [Subsection 04.01, General Commercial District Standards](#), and the related standards listed within [Subsection 07.03, Non-Residential District Development Standards](#).
- (D) Special District Requirements.
 - (1) Outside Storage.

- (a) All outside storage shall be placed behind the front facade of the main structure. This does not apply to uses that allow incidental display, in which case only the amount of goods necessary for display purposes shall be exempt from this requirement.
- (b) All outside storage shall be screened from streets and public areas in accordance with the requirements of [Subsection 01.05, Screening Standards](#).

SUBSECTION 04.07: DOWNTOWN (DT) DISTRICT

(A) Purpose, Goals and Intent.

- (1) Purpose. The purpose of the Downtown District is to implement the adopted recommendations of the comprehensive plan and Downtown Plan by encouraging new development and redevelopment in the Downtown area.

The goals of this zoning district are:

- (a) To make the downtown area a sustainable “Great Place” within the region that will attract high quality investment and reinvestment over time.
- (b) To capitalize on the existing historic character of the downtown and provide Rockwall with a thriving downtown center.
- (c) To provide development and land use flexibility within the framework of a form-based development zoning district.
- (d) To provide a mix of residential, retail and office uses in a pedestrian-friendly environment.

The intent of this zoning district is:

- (a) To provide a comfortable and attractive environment for pedestrians which include such things as buildings framing public space, street trees, lighting and awnings that will attract pedestrians.
- (b) To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-throughs to parking at mid-block.
- (c) To provide shared and consolidated parking both on-street and in the center of blocks that will benefit the entire district.
- (d) To contribute to the definition and use of public sidewalks, parks and plazas.
- (e) To design and build an infrastructure of buildings to accommodate a range of uses over time without the need to destroy older buildings and rebuild them for each successive use.
- (f) To design streets and buildings which will contribute to creating a safe environment.

(B) Definitions.

- (1) Purpose. For the purposes of this section, the following definitions shall apply.
 - (a) Primary Building Facade. Any facade that faces a public street or open space.



- (b) Downtown District Engineering and Landscape Standards. Any approved city standards which govern such items as street, streetscape, drainage, signage and other public improvements in the Downtown (DT) District.
 - (c) Primary Entry. The main entry to a building on a block face. There must be at least one (1) main building entry for each ground floor use, tenant or lobby on each block face which contains the use or tenant. Any additional building entries may be considered a secondary entry.
 - (d) Feature Buildings. Buildings which are located on axis with a terminating street or open space, or at the intersection of streets. Such buildings shall incorporate architectural features which address height and articulation that emphasize the importance of such a location.
 - (e) Historic Core. See the regulating plan for historic core boundaries which is on file in the City secretary's office.
 - (f) Long-Term Parking. Customer or tenant parking which is intended for the primary use of vehicles parked for a duration of more than two hours and neither priced nor managed to encourage turnover.
 - (g) Reserved Parking. Parking which is assigned or reserved for tenants or visitors of a building or business.
 - (h) Shared Parking. Parking which is shared by tenants, visitors and the public. Hours of availability may be further defined in cooperation with the City.
 - (i) Short-Term Parking. Customer or tenant parking which is intended to serve commercial businesses or residential uses that has a regular turnover of two hours or less.
 - (j) Regulating Plan. The plan approved by the City which applies the Downtown District and which identifies certain subdistricts and the location of required retail at grade, among other items.
 - (k) Stoop. A structure that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.
 - (l) Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. This includes any mezzanine or loft which may comprise only a portion of a full floor plate.
 - (m) Major Waiver to Design Standards. A significant change to both the standards and intent of this zoning district, and involves Planning and Zoning Commission and City Council approval.
 - (n) Minor Waiver to Design Standards. A minor change to the standards, but not the intent, of this zoning district and involves staff approval.
- (C) General District Standards.
- (1) Regulating Plan.

- (a) Authority. A regulating plan is the coding key for application of this district's provisions to properties, and shall be considered part of this zoning district. It may establish such things as:
 - (1) Major street types within the district;
 - (a) Sub-district areas;
 - (b) Required at-grade retail construction;
 - (c) Public open space and plazas; and
 - (d) Regional hike and bike corridors.
- (b) Zoning of Property.
 - (1) Downtown Development Plan Required. An approved downtown development plan which is consistent with this Unified Development Code (UDC) and the regulating plan shall be required prior to issuance of any building permit.
 - (2) Nonconformity. Uses which are legal and conforming at the time of rezoning to the Downtown District shall continue as legal conforming uses under their current standards until those uses are deemed abandoned. For example:
 - (a) They have been replaced with a conforming use;
 - (b) Such building or structure is or hereafter becomes vacant and remains unoccupied or out of use for a continuous period of six months, or the special equipment and furnishings peculiar to the non-conforming use have been removed from the premises and have not been replaced within such six-month period; or
 - (c) The intention of the owner to permanently discontinue the use is apparent.
- (2) Waivers of Design Standards. In order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council. (See subsection VIII.B, *Waivers, below, for applicability, processes and procedures.*)
 - (a) Minor waivers are limited to the following:
 - (1) Depth or height of required retail space.
 - (2) Requirement to line a parking garage with buildings.
 - (3) Requirement for continuous building frontage.
 - (4) Establishment of build-to line.
 - (5) Encroachment into the build-to line.
 - (6) Residential landscape requirement.
 - (7) Increased building height for "feature" buildings.
 - (8) Design of buildings without tri-partite architecture.
 - (9) Required frequency of building entries along a street edge.
 - (10) Window detailing.

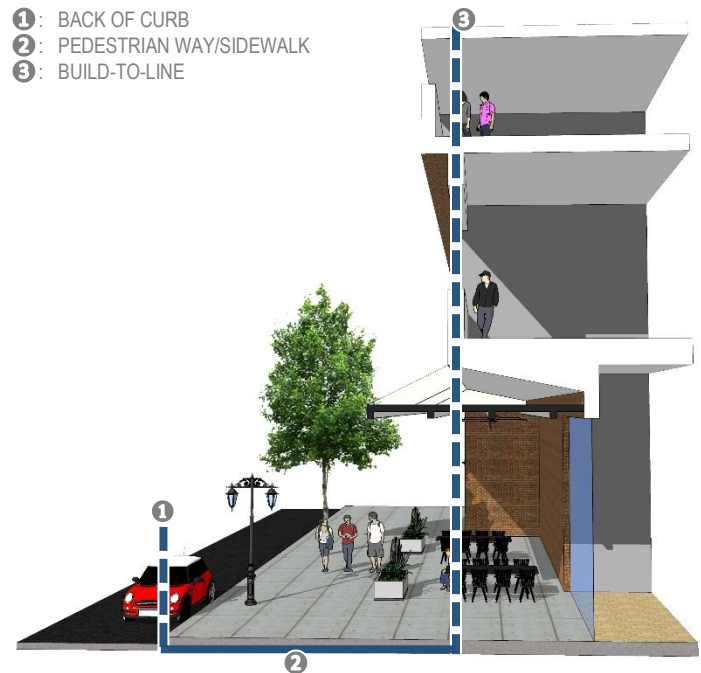


- (11) Exterior building materials.
- (12) Exterior building color.
- (13) Retail at grade design standards.
- (14) Balcony and patio railing.
- (15) Landscape standards.
- (16) Location of bicycle parking.
- (b) Major waivers may include, but are not limited to, the following:
 - (1) Required retail construction.
 - (2) Building height for non-feature buildings.
 - (3) Exceeding the maximum leasable retail area.
 - (4) Required setback of the fourth floor and above.
 - (5) Residential at grade design standards.
 - (6) Parking requirements.
 - (7) Parking garage design standards.
- (3) Function/Land Use.
 - (a) Land Use.
 - (1) Retail, personal service, residential and office uses shall be allowed throughout the district. For a specific list of permitted uses, see [Article 04, Permissible Uses, of the Unified Development Code \(UDC\)](#).
 - (2) Where *Required Retail Construction* is designated on the regulating plan, the ground floor adjacent to the street shall be constructed to retail building standards for a depth of at least 50-feet, however, a smaller depth may be allowed if the retail is serving as a *liner* use which is masking a parking garage by minor waiver.
 - (3) All access drives shall require a minor waiver.
 - (4) Block Face. It is intended that building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. Contributing to that goal, however, is to allow some limited variation and opportunities for outside dining, pocket parks and special building entry features.
 - (a) Block Length. The length of new blocks should not be less than 200-feet, nor more than 600-feet.
 - (b) Block Faces. Block faces shall contain continuous building frontage with the exception of a mid-block access to parking which is no greater than 34-feet in width and 16-feet in height.
 - (c) Continuous Building Frontage will be considered to be met if the primary building facade is located within five feet of the build-to line requirement. However, administrative approval of a minor waiver will permit up to 15% of the building frontage to be up to 15 feet behind the build-to line provided that it results in an attractive outdoor dining area, building entry feature or other amenity which

contributes to the streetscape. A greater increase shall require approval of a major waiver.

- (d) Façades. Façades shall generally be built parallel to the street frontage, except at street intersections, where a corner facade containing a primary building entrance may be curved or angled toward an intersection.
- (e) Build-To-Lines (i.e. Setbacks).
 - (1) Build-to lines shall be measured from the planned street back-of-curb, as established on the approved regulating plan for the district and the standards in the Unified Development Code (UDC) [see *Table 1, 2 & 3 for Downtown District Standards below*], or the City's approved Master Thoroughfare Plan. The entire area between the back-of-curb and the primary building facade shall be dedicated as public right-of-way or have a public easement placed upon it.
 - (2) Awnings may encroach above the public sidewalk without limit, provided they leave a minimum clearance of 7.5-feet above the sidewalk, and are set back a minimum of 18-inches from the back of curb and will not impede street tree growth.

FIGURE 8: EXAMPLE OF A BUILD-TO-LINE



- (5) Streetscape and Landscape.
 - (a) Streetscape standards shall be established by the City for sidewalk paving, street trees, tree grates, lighting fixtures, trash receptacles and benches for both residential and nonresidential ground-level frontages.
 - (b) Non-residential ground floor frontages shall not be required to provide additional landscaping beyond that required in the Downtown District engineering and landscape standards.



- (c) Residential ground floor frontages shall be required to landscape a minimum of five feet between the edge of sidewalk and the primary building facade, excluding access to sidewalks, stairs, stoops, porches and patios. This area may be landscaped with ground cover, low shrubs, ornamental trees and street trees. In addition, street tree wells may also be landscaped. Landscaping for tree wells is limited to ground cover and low shrubs.

TABLE 1: DOWNTOWN DISTRICT STANDARDS FOR BUILDING HEIGHT

BUILDING HEIGHT (1) & (3)	BLOCKS FACING		ALL OTHER BLOCKS
	BLOCKS FACING THE SQUARE	SINGLE-FAMILY ZONING	
MAXIMUM # OF STORIES	4	2 (1)	4
MINIMUM # OF STORIES	2	2	2

TABLE 2: DOWNTOWN DISTRICT STANDARDS FOR BUILD-TO-LINE

BUILD-TO LINE (2)	BLOCKS FACING		ALL OTHER BLOCKS
	BLOCKS FACING THE SQUARE	SINGLE-FAMILY ZONING	
GOLIAD STREET AND ALAMO STREET (4)	20-Feet	20-Feet	18-Feet
RUSK, WASHINGTON AND DENNISON (5)	20-Feet	20-Feet	24-Feet
ALL OTHER ROADS	18-Feet	18-Feet	18-Feet

TABLE 3: DOWNTOWN DISTRICT STANDARDS FOR PEDESTRIAN ACCESS

PEDESTRIAN WALKWAY WIDTH	BLOCKS FACING		ALL OTHER BLOCKS
	BLOCKS FACING THE SQUARE	SINGLE-FAMILY ZONING	
NON-RESIDENTIAL	10-Feet	10-Feet	10-Feet (5)
RESIDENTIAL (6)	6-Feet	6-Feet	6-Feet

NOTES:

- (1): MAXIMUM OF TWO (2) STORIES WHEN THE BUILDING IS WITHIN 200-FEET OF SINGLE-FAMILY ZONED PROPERTY.
- (2): BUILD-TO-LINES ARE MEASURED FROM THE BACK OF CURB OF THE PLANNED STREET AS SET OUT IN THE APPROVED REGULATING PLAN FOR THE DISTRICT. THE SETBACK RANGE IS ESTABLISHED FOR THE BLOCK FACE. [SEE SUBSECTION 04.07(C)(4), BLOCK FACE].
- (3): INCREASED HEIGHT FOR FEATURE BUILDINGS MAY BE APPROVED AS PART OF SITE PLAN APPROVAL BY MINOR WAIVER. ADDITIONAL HEIGHT FOR OTHER BUILDINGS SHALL BE CONSIDERED A MAJOR WAIVER.
- (4): EXCEPT ALONG GOLIAD STREET BETWEEN WASHINGTON STREET AND KAUFMAN STREET, WHERE EXISTING BUILDING LINES WILL BE ENFORCED.
- (5): SIDEWALK TABLES MAY BE ALLOWED BY THE CITY IN RETAIL AREAS.
- (6): EXCEPT RUSK STREET BETWEEN ST. AUGUSTINE STREET AND ALAMO STREET WHERE EXISTING HISTORIC BUILDING LINES WILL BE ENFORCED.

(D) Buildings.

- (1) Intent. It is the intent of this zoning district to create an attractive and active village style district and the size, disposition, function, and design of buildings, play an important role in achieving that goal.
 - (a) Buildings should directly contribute to the attractiveness, safety and function of the street and other public areas.
 - (b) Buildings that accommodate retail at grade should feature the retail activity over the building’s architecture.

- (c) Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.
- (d) It is intended by this zoning district to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.

(2) Building Standards.

(a) Building Form.

- (1) The maximum retail area allowed for a single user shall be 40,000 square feet. Any lease which exceeds this size shall require approval of a major waiver.
- (2) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.

FIGURE 9: EXAMPLE OF TRI-PARTITE ARCHITECTURE



1 : TOP; 2 : MIDDLE; 3 : BASE

- (3) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a feature building. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

(b) Architectural Features.

- (1) Buildings which are greater than three (3) stories in height must be set back at the fourth floor at least eight feet behind the building face of the first three floors along street frontages. Any change to this standard shall be considered a major waiver.

FIGURE 10: 4TH FLOOR SETBACK REQUIREMENT



MINIMUM EIGHT (8)
FOOT SETBACK AT
THE 4TH FLOOR

- (2) Windows shall have at least a four (4) inch reveal and except for retail at grade, shall be vertical in proportion.
 - (3) No glass curtain wall shall be permitted except by approval of major waiver.
 - (4) Each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five feet. Secondary entries may be set back as little as three feet. Functioning entries must be located no greater than 30-feet apart. Corner entries may count as a primary entry for both intersecting street frontages.
 - (5) Architectural elements of the primary building facade may encroach beyond the build-to line by up to five feet provided that pedestrian flow will not be significantly impeded, with a minor waiver. These elements may include stoops, porches, bay windows, eaves, planters and light wells for a below grade floor. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth. This does not apply to the historic core.
- (c) External Facade Materials. The following shall apply to all exterior walls of buildings and parking structures which are clearly visible from a public street, walkway or open space:
- (1) Ground floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100% brick, natural or cast stone on the exterior facade.
 - (2) Overall, a minimum of 85% of exterior walls which face on a street right-of-way, plaza or open space,

excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone. Where such a wall turns a corner, the surface materials shall continue around the corner a minimum of eight feet.

- (3) The remainder may be constructed of noncombustible materials including exterior stucco and class PB exterior insulating and finishing systems (EIFS). Stucco and EIFS shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. On wholly residential structures, cementitious fiberboard may be used for up to ten (10) percent of the facade provided it is above the ground floor.
 - (4) Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval.
 - (5) Windows and glazing shall be a minimum of 30% up to a maximum of 70% of each building elevation. [See Subsection (D)(2)(f), Non-Residential at Grade, below for special requirements for retail at grade].
 - (6) A variation of up to 15% of the standards above, and the material type may be approved by administrative approval of a minor waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.
- (d) Color.
- (1) The dominant color of all buildings (including above grade parking structures shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited.
 - (2) Roof colors shall be a shade of cool gray, warm gray, brown or red.
- (e) Residential at Grade.
- (1) All buildings which are constructed for residential units at grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk. Any change to this standard shall be considered a major waiver.
 - (2) The entry shall be located a minimum of two (2) feet above the sidewalk elevation and include a minimum 24-square-foot stoop. Any change to this standard shall be considered a major waiver.
 - (3) Units must also include windows which provide residents a view of the street and sidewalk area. Any



change to this standard shall be considered a major waiver.

- (4) Lobbies to upper stories may be located at grade level.
- (5) Balcony and patio railings and fences shall be constructed of wrought iron or metal. Wood fences and railings and chain-link fencing are prohibited. Masonry columns may be used on patios provided that they are used as accents.

FIGURE 11: EXAMPLE OF RESIDENTIAL AT GRADE



- ❶: RESIDENTIAL LANDSCAPE/PATIO SETBACK;
- ❷: CLEAR SIDEWALK
- ❸: TREE, LIGHTING AND BIKE RACK ZONE
- ❹: ONE (1) FOOT DISMOUNT STRIP
- ❺: ELEVATED PRIVATE PATIO

(f) Non-Residential at Grade.

- (1) The ground floor entry must be located at the approximate elevation of the adjacent sidewalk.
- (2) Retail uses adjacent to the sidewalk at grade shall:
 - (a) Be constructed to meet fire code separation from any other uses constructed above;
 - (b) Have a minimum clear height of 16-feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;
 - (c) Have a canopy which extends at least six feet over the sidewalk for at least 75% of the frontage on any portion of a building located on the north, east or west side of a street and public sidewalk; and
 - (d) Have clear glass windows for at least 60%, but no greater than 80%, of the ground floor facade.
 - (e) No outdoor storage is permitted. Outdoor retail display or sales shall require a permit from the City.

FIGURE 12: EXAMPLE OF NON-RESIDENTIAL AT GRADE



- ❶: SIDEWALK WITH POSSIBLE OUTDOOR SEATING AND DINING
- ❷: TREE, LIGHTING AND BIKE RACK ZONE
- ❸: ONE (1) FOOT DISMOUNT STRIP

(D) Parking.

(1) Automobile Parking.

(a) Intent. The following is the intent of the City's parking policies and the Downtown Zoning District:

- (1) Support the creation of shared parking in order to enable visitors to park once at a convenient location and to access a variety of commercial enterprises in a pedestrian-friendly environment.
- (2) Manage parking so that it is convenient and efficient, and supports an active and vibrant retail environment.
- (3) Ensure visibility and ease of access to parking.
- (4) Maximize on-street parking.
- (5) Provide flexibility for changes in land uses which have different parking requirements within the district.
- (6) Provide flexibility for the redevelopment of small sites.
- (7) Design parking structures so that they do not dominate the public environment by lining the edge of structures with residential or commercial uses.
- (8) Avoid diffused, inefficient single-purpose reserved parking.
- (9) Avoid adverse parking impacts on residential neighborhoods.

(b) Parking Requirements. Off-street and on-street facilities shall be provided as required in [Article 06, Parking and Loading, of the Unified Development Code \(UDC\)](#).

(1) Parking Reductions.

- (a) Properties in the historic core shall receive a credit for the number of parking spaces which would normally be required for retail use on the



- ground floor of any existing or new structure. To achieve this credit, however, retail or restaurant use must be located on the ground floor.
- (b) In the remainder of the district, on-street parking which is directly in front of the development site may be counted toward the parking requirement for the development.
- (2) Achieving Automobile Parking.
- (a) Parking requirements may be met on-site, curb-side, by lease from the City or its designated authority or by payment of cash-in-lieu of parking to the City or its designated authority.
- (b) Due to the limited land area within the historic core and the need to provide off-site parking, development shall be eligible to receive a reduction in the cost for the payment to the City for the required cash fee or the lease payments. The amount and the terms of the reduction shall be determined by the City manager or his designee by individual agreements.
- (c) The City manager or designee shall annually establish the following:
- (1) The leasing rates for city-provided parking spaces as a result of the need to provide such spaces for new development; and
 - (2) The cost of construction of a parking space in a parking structure for the purposes of establishing cash-in-lieu payments.
- (3) Parking Location. All off-street parking shall be located behind buildings which face on a street or public open space. Any change to this standard shall be considered a major waiver.
- (4) At-Grade Parking. Any at-grade parking lots fronting roadways which may be approved shall be set back not less than ten feet from the right-of-way line of such roadways, and screened from view as outlined in Subsection (F), Landscaping Requirements.
- (5) Parking Garages. Parking garages that have frontage on public streets shall comply with all setback and build-to standards as established in Tables 1, 2 & 3, Downtown District Standards, and Subsection (D)(2)(c), External Facade Materials. However:
- (a) Parking garages which are adjacent to a street shall be set back a minimum of 50-feet and lined with buildings containing any permitted use but parking.
 - (b) All parking garages shall be constructed with flat parking decks for ease in re-use of all or portions of the structure when parking demand wanes, unless otherwise approved by major waiver.
- (c) Off-street below grade parking is permitted to the lot lines, but must be designed to allow for utilities and planting of landscape as defined in Subsection (F), Landscaping Requirements.
- (6) Shared Parking.
- (a) Uses may join in establishing shared parking areas if it can be demonstrated that the parking for two (2) or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the Director of Planning and Zoning.
 - (b) Shared parking shall be clearly designated with signs and markings.
- (2) Bicycle Parking.
- (a) Goals. Bicycle parking is required in order to encourage the use of bicycles by providing safe and convenient places to park bicycles.
 - (b) Required bicycle parking. Bicycle parking shall be provided based on at least one (1) space for each ten automobile parking spaces required as part of the base parking requirements above.
 - (c) Bicycle Parking Standards.
 - (1) Location.
 - (a) Required bicycle parking must be located within 50 feet of an entrance to the building. With approval of a minor waiver, bicycle parking may be located in the public right-of-way.
 - (b) Bicycle parking may be provided within a building, but the location must be easily accessible to bicycles.
 - (2) Covered Spaces. If covered spaces for motor vehicles are provided on-site, then 50% of the bicycle parking shall also be covered, unless otherwise approved by minor waiver.
 - (3) Signs. If the bicycle parking is not visible from the street, then a sign must be posted indicating the location of the bicycle parking facilities.
 - (4) Rack Types and Required Areas. Bicycle racks and the area required for parking and maneuvering must meet the Downtown District engineering and landscape standards or be approved by minor waiver (see below). Bicycle lockers may also be allowed as part of meeting the bicycle parking requirement, but must be approved as to type and location.
 - (d) Standards for Bicycle Rack Types and Dimensions.
 - (1) Rack Type.
 - (a) Bicycle rack types and standards shall be approved by the City.

(b) Parking Space Dimensions.

- (1) Bicycle parking spaces must be at least six feet long and two feet wide, and in covered situations, the overhead clearance must be at least seven feet.
- (2) An aisle for bicycle maneuvering must be provided and maintained beside or between each row of bicycle parking. This aisle must be at least five feet wide.
- (3) Each required bicycle parking space must be accessible without moving another bicycle.
- (4) Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only.

(E) Streetscape, Lighting and Mechanical.(1) Intent.

- (a) It is the intent of this zoning district to provide a level and consistency of lighting that supports pedestrian activity and promotes safety.
- (b) The entire district shall utilize the basic fixtures and furnishings in the public areas as may be approved by the City for this district.
- (c) Mechanical equipment shall not be clearly visible from the street or other public area.

(2) Standards.

- (a) For streetscape and lighting specifications, see the Subsection (H), Downtown District Engineering and Landscape Standards.
- (b) Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (*except fluorescent bulbs that screw into standard socket fixtures*) may be used on the exterior of buildings.
- (c) All lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit.
- (d) Mechanical and electrical equipment, transformers, meters, garbage containers and loading areas shall be located and screened so that they are not visible from the street or other public area.
 - (1) Mechanical equipment shall be screened from view from all public roadways and located to minimize noise intrusion to adjacent properties. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80% opaque), evergreen landscape material, or combination thereof.

(2) All roof-mounted mechanical elements must be screened from view from the public right-of-way and neighboring properties. Screening must be architecturally compatible with the building design.

(3) Loading, service and trash storage areas shall be screened from all public roadways. Refuse containers must be placed on a designed, reinforced concrete pad and approach. The required screening must be composed of the same exterior materials as the buildings on the lot, or through the use of masonry walls, ornamental fence (80% opaque), evergreen landscape material, or combination thereof.

(e) Any bicycle parking in the public right-of-way shall be located within the band created by street trees and pedestrian street lights; however, it must be placed in a manner that avoids conflicts with pedestrian and vehicular paths.

(F) Landscape Requirements. Landscaping within the Downtown District shall comply with the provisions in this subsection, the City's streetscape standards and the standards contained in Article 08, Landscaping and Fence Standards, of this Unified Development Code (UDC). Where conflicts exist between this district and Article 08, Landscaping and Fence Standards, of this Unified Development Code (UDC), the requirements in this district shall be applied.

(1) Street Trees. Street trees shall be large shade tree species having a minimum caliper of four inches, selected in accordance with the City's landscape standards. Street trees shall be planted at least 20-feet on center.

(2) Plant Material. Front yards shall be landscaped adjacent to residential at grade per the diagram in Subsection (D)(2)(e), Residential at Grade, above. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

(3) Paving Material.

(a) Paving material shall be warm toned, natural materials such as brick, stone and concrete. Asphalt may be approved as part of a minor waiver.

(b) Gravel as a paving material is prohibited.

(4) Parking Lot Landscape.

(a) Landscaping of the internal surface parking area shall not be required unless it is planned to serve as long-term parking. In which case, such long-term surface parking areas shall meet the requirements of Subsection (F), Landscaping Requirements. For the purpose of this subsection, long-term parking shall be determined by the Director of Planning and Zoning, and may include parking which has a likelihood of being in place for a period of ten years or more.

(b) Surface parking lots shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges of the parking lot and must be three feet in height, 80% opaque, and may be accomplished through the use of masonry walls,



ornamental metal, evergreen plant materials, or a combination thereof. Planting beds for screen planting shall be a minimum of three feet in width.

- (c) Interior parking lot landscape shall be consistent with [Article 08, Landscape Standards, of the Unified Development Code \(UDC\)](#).
- (d) Parking spaces shall not exceed ten spaces in a row without being interrupted by a landscaped island (nine [9] foot minimum). Islands shall be planted with a minimum of one (1) shade tree for every ten (10) cars.

(G) Administration.

- (1) Intent. It is the intent that a developer or builder who wishes to develop under this zoning district will be processed in an expedited manner with administrative approvals, and may in fact qualify for incentives under other separate city programs. However, if there are substantial major waivers requested, additional approvals shall be required which may delay development progress.
- (2) Waivers of Design Standards.
 - (a) For the purposes of this district, there shall be two types of waivers of design standards: minor and major. Requests for waivers shall not be subject to review or decision by the zoning board of adjustment. A waiver request may only be made in conjunction with an application for a downtown development plan.
 - (b) Minor Waivers are those changes to design standards in the Downtown District identified in Subsection (C)(2), Waivers of Design Standards, may be approved administratively by the Director of Planning and Zoning or his designee in conjunction with a decision on an application for approval of a downtown development plan. All minor waivers must meet the full intent of this zoning district as stated in section I. Appeals to decisions concerning minor waivers may be made to the Planning and Zoning Commission.
 - (c) Major Waivers are major changes to the design standards in the Downtown District. Major waivers may only be approved by the City Council, following a recommendation by the Planning and Zoning Commission, in conjunction with a decision on an application for approval of a downtown development plan. Examples of major waivers are listed in Subsection III.B above; however, the City Council reserves the right to grant a major waiver to any standard not specifically designated as a minor waiver contained in this Article pending the City Council finds that the waiver:
 - (1) Meets the general intent of this district in which the property is located;
 - (2) Will result in an improved project which will be an attractive contribution to the district; and
 - (3) Will not prevent the realization of the intent of this district.

(d) The City may impose conditions on granting any waiver to mitigate negative impacts neighboring properties or public streets or open space.

(3) Downtown Development Plan Approval.

- (a) Prior to obtaining a building permit, a downtown development plan must be approved by the Director of Planning and Zoning or his designee, to certify that it meets the purpose, intent and standards contained in this zoning district.
- (b) Downtown development plans must include the following information:
 - Site Plan
 - Building Elevations and Sections
 - Building Function/Proposed Use
 - Parking Standards Being Met
 - Landscape Plan
 - Any Waivers being Requested
- (c) Applications for downtown development plan approval shall be reviewed within 30-days of being formally accepted by the City. At such time, the approval, approval with conditions or denial shall be forwarded to the applicant. However, applications including a request for a major waiver shall be scheduled for Planning and Zoning Commission and City Council action.
- (d) Denial of a downtown development plan may be appealed to the Planning and Zoning Commission and City Council within 30-days of notification of such denial

(4) Lapse of Approval. If a building permit has not been obtained within two years following approval of the downtown development plan, such plan shall lapse unless the property owner requests an extension prior to the expiration of the two-year period. The request for an extension shall be considered by the planning director, or he may at his discretion refer the decision to the Planning and Zoning Commission and City Council in the same manner as for approval of the downtown development plan. The Director of Planning and Zoning (or the City Council, upon recommendation by the commission) may grant an extension of the time for expiration of the downtown development plan for a period not to exceed one (1) year from the date of initial approval of the application. Every request for an extension shall include a statement of the reasons why the expiration date should be extended. The decision-maker may grant a request for extension upon demonstration that circumstances beyond the control of the applicant have resulted in the applicant's inability to perform the tasks necessary to prevent the downtown development plan from expiring before the lapse date. The commission or the City Council also may terminate the downtown development plan or may attach additional conditions to the extension of the plan.

(5) Platting in the Downtown District. Plats in the Downtown District shall ensure public access easements over sidewalk areas and shared drive access.

(H) Downtown District Engineering and Landscape Standards.

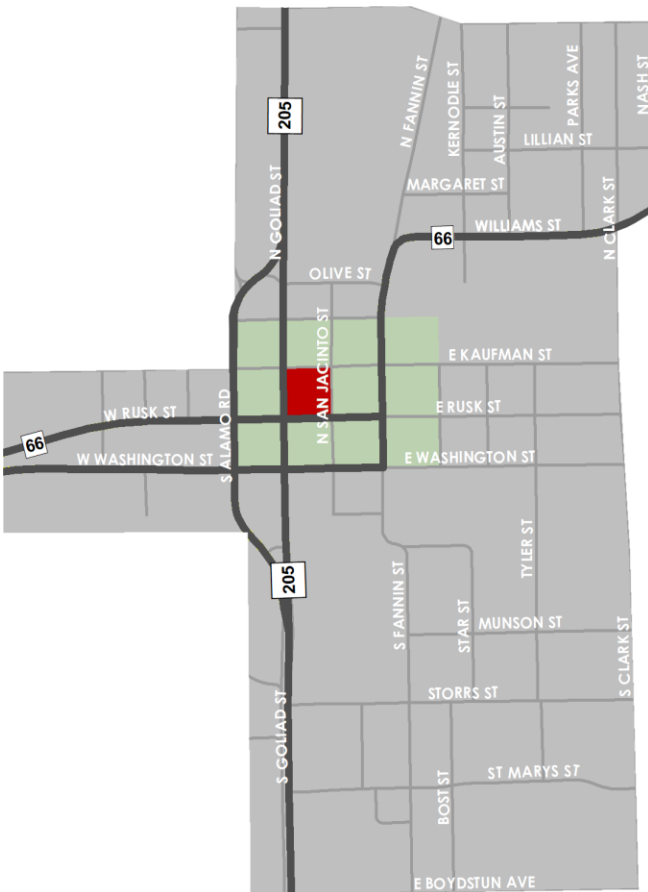


- (1) Downtown Plan. The Downtown District Engineering and Landscape Standards shall be in accordance with the approved Rockwall Downtown Plan.
- (2) Street Trees.
 - (a) Trees which may be planted adjacent to sidewalks, alleys and streets are limited to the trees depicted in the tables contained in [Appendix C, Landscaping Guidelines and Requirements, of this Unified Development Code \(UDC\)](#).
 - (b) Shade trees shall be used for all formal street tree planting unless prohibited by the Texas Department of Transportation, in which case smaller ornamental trees may be used.
 - (c) Each street shall be planted with a focus on one (1) species to reinforce street character
- (3) Street Furniture.
 - (a) The Downtown District shall utilize the following *street furniture* in accordance with *Map 1: Downtown District*:
- (l) Streetscape Elements. All streetscape elements described here within, are not intended to be the final product specification. The electrical engineer, architect, landscape architect or other professional designer should verify the product color, material and

style number, prior to placing the final streetscape element order with manufacturer and supplier. Lighting fixture and traffic signal electrical voltage supply, circuiting, photometrics and final fixture location needs to be specified by a registered electrical engineer, with all fixture footings checked by a registered structural engineer, prior to installation.

- (1) Downtown Square and Downtown Core Streets.
 - (a) Light Standard: A1. All commercial streets in the *Downtown Core*.
 - (1) Catalog Number. AAL/2-PRMN H3 or H5/150 to 175-watt MH lamp (voltage)/2-TRA5U arms/DB6 base with 4" round 15' ht. pole/PN A50596-1
 - (2) Description. Architectural Area Lighting (AAL); Promenade Series, Fixture: 2-PRMS Double Pedestrian Light Standard with a H3 or H5 horizontal lamp reflector, 150-watt to 175-watt metal halide lamp, medium base socket for use with E17 lamps; (voltage); CHM glass chimney, with brass holder, and DBZ dark bronze color. Arm: # 2-TRA5U period arm, one-piece cast aluminum, and DBZ dark bronze color. Pole, base and pole cap: DB6 4R16-125, 4" OD round straight aluminum, 15' tall (special) with a DB6 base, 36" ht. x 15" base diameter; P/N A50596-1, Small cast final at pole top, DBZ dark bronze color.

MAP 1: DOWNTOWN (DT) DISTRICT



GREEN: DOWNTOWN CORE; GRAY: PERIMETER ZONE; RED: DOWNTOWN SQUARE; DARK GREY LINE: MAJOR THOROUGHFARES.



- (b) Light Standard: A2. Limited to the *Downtown Square* and *San Jacinto Street* pedestrian ways.
 - (1) Description. Same as A1 above except with the optional BPS fixture struts are finished in a brass colored powder coating.
- (c) Traffic Signal: D1. All commercial streets of the *Downtown Core*, if needed.
 - (1) Description. Valmont traffic structures. Pole/base/pole sphere final: Tapered, round standard galvanized steel pole, with an aluminum ball final on the pole top (Ball Top FCA-BL Series # FCA/BL/A/ (Estimate a 10" diameter ball, verify final size with top diameter range at top of pole/DB, dark bronze); pole base has an ornamental cast nut cover, color of complete traffic structure is a galvanized + powder coated finish, color = dark bronze to match Historic District street sign blades. Arm: Tapered, round standard arm, with an



aluminum ball final on the end of the arm (ball top FCA-BL Series # FCA/BL/A(estimate a 5" diameter ball, verify final size with top diameter range at the end of the arm after arm length is specified)/DBZ, dark bronze color. Signals: TXDOT standard signal, black color with black silhouettes, mount tightly to signal arm with black connections, so as to eliminate any visible gaps between silhouette and arm. Street Sign: Sign blade to match Historic District colors, font and sign format.

(d) Traffic Signal with Light Standard: D2. All commercial streets of the *Downtown Core*, if needed.

(1) Description. Same as D1 traffic signal, except pole is typical "standard combination structure" with AAL (B2 type) light; arm is a (modified) WMA 12 "shepherd's crook" contemporary arm modified to accept the Valmont pole, DBZ, dark bronze color.

(e) Light Standard Banner Brackets. At selected streets.

(1) Description. Architectural area lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4" O.D. pole and adjustable to desired position. Banner size should not exceed five (5) SF - maximum 70 mph wind. Verify banner bracket locations and mounting height; DBZ, dark bronze color, polyester powder finish.

(f) Benches. All commercial streets in the *Downtown Core*.

(1) Catalog Number. Du Mor Bench # 140 - 60 and # 140-80

(2) Description. Du Mor Site Furnishings. Bench 140 – in six (6) feet and eight (8) feet lengths, All welded seat assembly, Seating Surface: 1/4" x 1 1/2" HR steel bar 2-3/8" O.D. Sch 40 steel pipe, cast iron supports, bracing 1 1/16" O.D. steel pipe, stainless steel fasteners, dark bronze color polyester powder finish.

(g) Trash Receptacles. All commercial streets in the *Downtown Core*.

(1) Catalog Number. Du Mor Receptacle 84-22DM

(2) Description. Du Mor Site Furnishings. Trash receptacle 84-22, 22-gallon all steel receptacle, 150 lbs., top edge: 5/8 " diameter steel bar; vertical straps: 1/4; " x 3" steel bar with a 22-gallon plastic liner, cover; spun 14-gauge steel with vinyl coated cable; and a dome top, dark bronze color in a polyester powder finish.



(h) Street Sign Blades.

(1) Description. Match Historic District street sign blades (dark bronze color with white lettering).

(i) Street Sign Brackets. At non-signalized intersections. Street signs can be mounted to light standard poles.

(1) Description. Architectural area lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. (Verify bracket size with sign blade used as well as sign mounting height).

(j) Street Regulatory Sign and Poles.

(1) Description. Paint the backs of all sign blades and all poles, dark bronze color to match the Historic District street sign blades.

(k) Bollards. Limited to the *Downtown Square*.

(1) Catalog Number. Sternberg Vintage Lighting, ornamental bollard #4501

(2) Description. Sternberg Vintage Lighting. Ornamental steel bollard #4501, 5¼" diameter straight tubing (no fluting), 30" high, 8" dia. base, no internal light, DBZ, dark bronze color to match the Historic District street sign blades.



(2) Downtown Perimeter Zone Streets.

(a) Light Standard: B1. All neighborhood residential streets.

(1) Description. Same as A1 above except as a single headed fixture.

(b) Light Standard: B2. Limited to north and south sections of Goliad Street inside the *Downtown Zone* and at the intersections of Clark Street, Washington Street and Denison Streets inside the *Downtown Zone*.

(1) Catalog Number. AAL/PRM2 (H2, H3, H4, H5)/250 watt MH horizontal lamp (Voltage)/ARM: (modified)



SLA 4 arm to accept the 5" dia. post/tendon/5" O.D. smooth round aluminum pole/DB 10 base/P/N A50575 large cast finial.

- (2) Description. Architectural area lighting (AAL). Promenade Series, fixture: PRM2 (H2, H3, H4 and H5), 250-watt metal halide horizontal lamp, (voltage), DBZ dark bronze color, arm: (modified) SLA 4 arm (shepherd's crook) to accept the 5" dia. post/tendon, DBZ, dark bronze color, polyester power finish. Pole, base and pole cap: 5" O.D. diameter, smooth round aluminum pole, with a DB 10 ornamental base that is 48" high with an 18" base diameter, large cast finial #P/N A50575 20" high x 5½" O.D. that fits on top of pole, DBZ dark bronze color, polyester powder finish.

- (c) Light Standard: C. Current standards. All thoroughfares (i.e. SH-66, Goliad Street, Washington Street, and Denison Street) inside the Downtown Perimeter Zone (existing and new routed thoroughfares).

- (1) Description. Existing Shoe Box style light standard.



- (d) Light Standard Banner Brackets. At selected streets.

- (1) Catalog Number. AAL—Banner arm 2-BBD4-18
- (2) Description. Architectural area lighting (AAL). Breakaway banner arm 2-BBD4-18, clamps onto a 4" O.D. pole and adjustable to desired position. Banner size should not exceed 5 SF - Maximum 70 mph wind. Verify banner bracket locations and mounting height. DBZ dark bronze color.

- (e) Street Sign Blades.

- (1) Description. Match Historic District street sign blades (dark bronze color with white lettering).

- (f) Street Sign Brackets. At non-signalized intersections. Street signs can be mounted to light standard poles.

- (1) Description. Architectural area lighting (AAL). (Special) Each bracket is bolted to pole, dark bronze color to match fixture in polyester powder finish. Verify bracket size with sign blade used as well as sign mounting height.

- (g) Street Regulatory Signs and Poles.

- (1) Description. Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

- (3) Major Thoroughfares and Parkways.

- (a) Light Standard: C. Current standards.

- (1) Description. Existing "shoe box" style light standard painted dark bronze.



- (b) Street Signs.

- (1) Description. Paint the backs of all sign blades and all poles, dark bronze to match the Historic District street sign blades.

SECTION 05 | INDUSTRIAL DISTRICTS

SUBSECTION 05.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

All industrial development shall conform to the following standards:

- (A) Construction Standards.

- (1) Materials and Masonry Composition. Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials -- excluding doors and windows -- as defined below.

- (a) Primary Materials. Primary Materials shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited). Specific requirements for Primary Materials are as follows:

- (1) Stone. A minimum of 20% stone (i.e. natural or synthetic/cultured) is required on all building façades.

- (2) Cementitious Materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade. The use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.

- (b) Accent Brick and Stone. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size,



and/or texture to the planes of the primary brick or stone materials used on each building elevation.

(c) Secondary Materials. Secondary Materials are any material that is not deemed to be a Primary Material as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (i.e. EIFS products) cast stone, or other materials identified by the Director of Planning and Zoning or his/her designee.

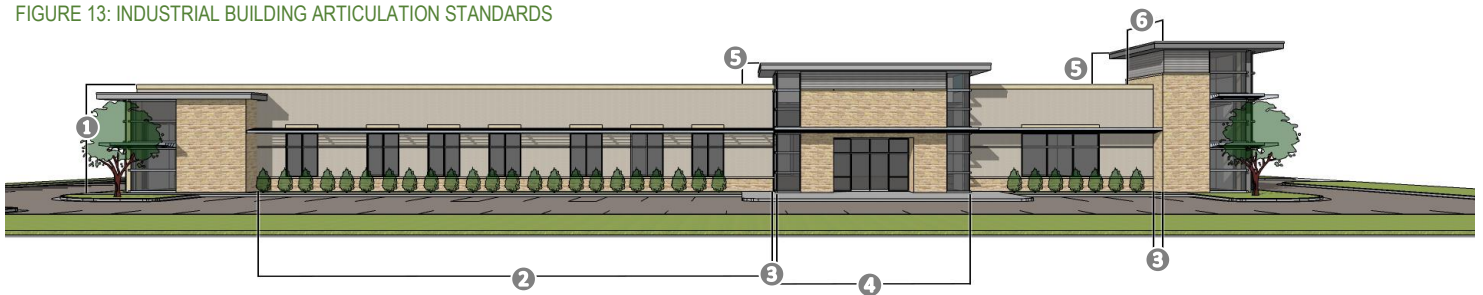
(2) Roof Design Standards. All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and

parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.

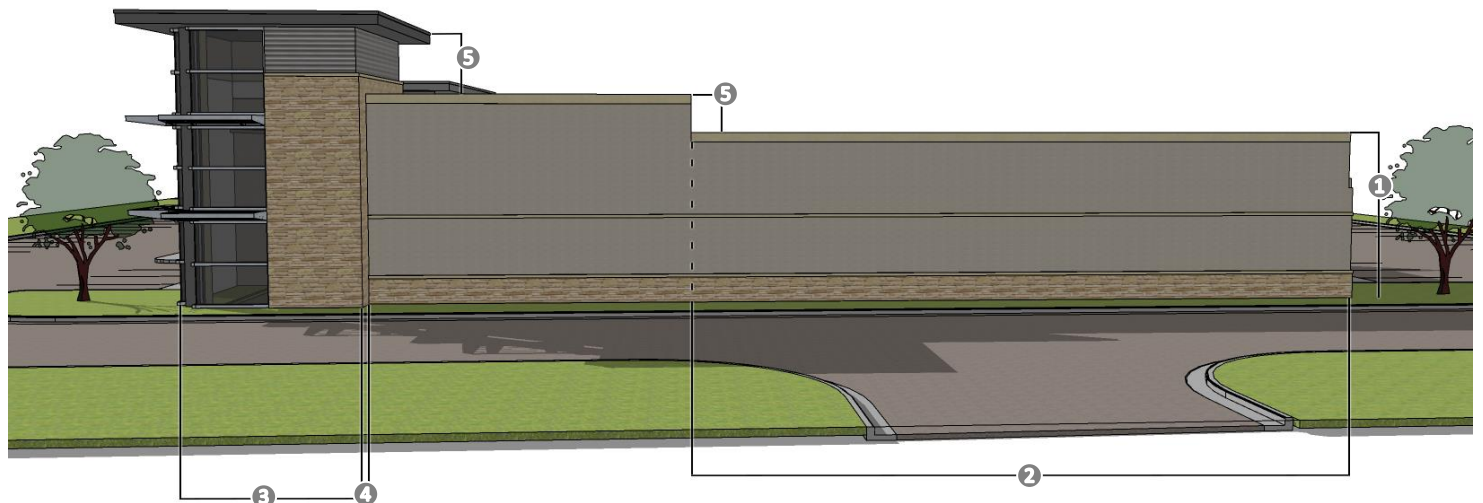
(B) Maximum Building Height.

(1) Setback Exceptions for Building Height in Industrial Districts. All structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03, Non-Residential District Development Standards; however, the following features may be constructed 12-feet higher than the maximum height requirement if they [1] are not more than 33% of the total roof area, and [2] are setback from the edge of the roof a minimum of two (2) feet for every one (1) foot that the feature extends above the surface of the roof:

FIGURE 13: INDUSTRIAL BUILDING ARTICULATION STANDARDS



- 1: WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2: WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED FOUR (4) TIMES THE WALL HEIGHT (I.E. $4 \times 1 \geq 2$).
- 3: WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR AN ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. $25\% \times 1 \leq 3$).
- 4: ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF AN ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 33% OF THE WALL HEIGHT (I.E. $33\% \times 2 \leq 4$).
- 5: PROJECTION HEIGHT. THE ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. $25\% \times 1 \leq 5$).
- 6: ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. $2 \times 4 \geq 6$).



- 1: WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
- 2: WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. $3 \times 1 \geq 2$).
- 3: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL LENGTH (I.E. $15\% \times 2 \leq 3$).
- 4: SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL PROJECTION FOR A SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 15% OF THE WALL HEIGHT (I.E. $15\% \times 1 \leq 4$).
- 5: PROJECTION HEIGHT. THE SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 15% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. $15\% \times 1 \leq 5$).



- (a) Chimneys, Church Spires, Elevator Shafts, and similar appendages not intended as places of occupancy and/or storage.
 - (b) Flag Poles.
 - (c) Solar Collectors and/or Similar Equipment, Fixtures, and Devices.
- (C) Building Articulation.
- (1) Primary Building Façades. A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the standards for articulation on primary building façades as depicted in [Figure 8](#).
 - (2) Secondary Building Façade. A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residentially zoned district or residentially used property. All industrial buildings shall meet the standards for articulation on secondary building façades as depicted in [Figure 8](#).
- (D) Open Space Guidelines. Industrial land uses should be designed to be integrated with adjacent land uses, as opposed to separating land uses using physical barriers or screening walls (unless necessary). This should be achieved by making industrial developments pedestrian-oriented and easily accessible to adjacent developments through the use of natural buffers, open space and trails. This involves creating trails that connect commercial and residential developments, using landscape buffers that incorporate berms and landscaping to separate residential and non-residential land uses, and utilizing building design to create compatibility with surrounding land uses.
- (E) Exceptions. The Planning and Zoning Commission may consider exceptions to the General Industrial District Standards pending a recommendation from the Architectural Review Board (ARB), and in accordance with [Section 09.01, Exceptions to the General Standards, Article 11, Development Applications and Review Procedures](#).

SUBSECTION 05.02: LIGHT INDUSTRIAL (LI) DISTRICT

- (A) Purpose. The Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building, and any activities conducted outside should be screened and buffered to ensure no external effects (e.g. *excessive noise or odor*) extend beyond the property lines. The locations for these types of industrial land uses are typically a minimum of two (2) acres

and average of five (5) to ten (10) acres. These types of development also incorporate open space and significant amounts of land dedicated to landscaping.

Since this zoning district accommodates limited industrial activities that require substantial screening and buffering requirements, the Light Industrial (LI) District is a suitable zoning designation for high visibility locations (e.g. *IH-30 and SH-276*) or within a reasonable distance of residential areas as long as they are separated by an appropriate amount of open space. Residential uses should be discouraged from locating directly adjacent to or near the Light Industrial (LI) District to protect these types of businesses from excessive complaints about performance standards. Areas should not be zoned to Light Industrial (LI) District unless they are located on or close to an arterial capable of carrying commercial truck traffic. In industrial parks, internal streets should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Light Industrial (LI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.

- (B) Permitted Uses. All land uses permitted within the Light Industrial (LI) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).
- (C) Area Requirements. All development within a Light Industrial (LI) District shall conform to [Subsection 05.01, General Industrial District Standards](#), and the related standards listed within [Subsection 7.03, Non-Residential District Development Standards](#).
- (D) Special District Requirements.
 - (1) Manufacturing Operations and Storage. All business and manufacturing operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).

SUBSECTION 05.03: HEAVY INDUSTRIAL (HI) DISTRICT

- (A) Purpose. The City of Rockwall recognizes that some industrial uses cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts to adjacent land uses due to noise, odor, pollution, and truck traffic. The Heavy Industrial (HI) District is intended to provide adequate space and site diversification for these types of developments. The development standards in the Heavy Industrial (HI) District are minimal, and allow both large and small industrial uses either on separate small lots or as part of a larger industrial park. Some screening is required, but because of the potential for hazardous or possibly adverse uses, this district should not be located close to residential areas of any type. Areas should not be zoned Heavy Industrial (HI) District unless they are located on or close to an arterial roadway capable of carrying commercial truck traffic. Internal streets in the Heavy Industrial (HI) District should be of a size and strength to accommodate commercial truck traffic. Businesses locating in the Heavy Industrial (HI) District should work with the City to ensure that water, wastewater, and drainage capacity is adequate before locating on a particular property.
- (B) Permitted Uses. All land uses permitted within the Heavy Industrial (HI) District are outlined in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).



- (C) Area Requirements. All development within a Heavy Industrial (HI) District shall conform to [Subsection 05.01, General Industrial District Standards](#), and the related standards listed within [Subsection 7.03, Non-Residential District Development Standards](#).

SECTION 06 | OVERLAY DISTRICTS

SUBSECTION 06.01: OVERLAY DISTRICTS

Overlay districts are applied to land that has a traditional zoning district designation already applied to it. It establishes additional uses and standards, which may be either more or less restrictive than the underlying zoning district. The overlay district governs in all cases where it sets out a particular use or standard that conflicts with other sections of this Unified Development Code (UDC). In cases where the overlay district does not specifically address a standard or requirement, the underlying zoning district will govern.

SUBSECTION 06.02: GENERAL OVERLAY DISTRICT STANDARDS

- (A) Applicability. The General Overlay District Standards shall be applied to the following overlay districts:

- IH-30 Overlay (IH-30 OV) District
- SH-205 Overlay (SH-205 OV) District
- Scenic Overlay (SOV) District
- SH-66 Overlay (SH-66 OV) District
- SH-205 By-Pass Overlay (SH-205 BY OV) District
- North SH-205 Overlay (N. SH-205 OV) District
- East SH-66 Overlay (E. SH-66 OV) District
- FM-549 Overlay (FM-549 OV) District
- SH-276 Overlay (SH-276 OV) District

All other overlay district standards are detailed in Sections 6.03 – 6.15.

- (B) Special Use Standards. Development within the Scenic Overlay (SOV) District and the SH-66 Overlay (SH-66 OV) District shall comply with the [Land Use Schedule](#) contained in [Article 04, Permissible Uses, of this Unified Development Code \(UDC\)](#); however, the following land uses may be considered on a case-by-case basis through a Specific Use Permit:

- (1) Retail Store with Gasoline Sales (*Any Number of Dispensers or Vehicles*)
- (2) Car Wash (*Any Type*)
- (3) Structures Over 36-Feet in Height

- (C) Architectural Standards.

- (1) Materials and Masonry Composition. Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials -- excluding doors and windows -- as defined below.

- (a) Primary Materials. Primary Materials shall include stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be

prohibited). Specific requirements for Primary Materials are as follows:

- (1) Stone. A minimum of 20% natural or quarried stone is required on all building façades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination, both the Architectural Review Board (ARB) and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.

- (2) Cementitious Materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.

- (3) Accent Brick and Stone. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation.

- (a) Secondary Materials. Secondary Materials are any material that is not deemed to be a Primary Material as defined above. This includes materials like aluminum composite materials, metal panels, acrylic products (i.e. EIFS products) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee.

- (2) Roof Design Standards. All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane-type roofs that are visible from adjacent public right-of-way shall be prohibited.

- (3) Mechanical Equipment Screening. All buildings shall be designed so that no HVAC, satellite dishes, appurtenances and/or any other mechanical equipment visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.

- (a) Screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of [1] a roof system described in the Roof



Design Standards above, or [2] an architectural feature that is integral to the building's design and ensures that such rooftop mechanical equipment is not visible from any direction. Fencing or the enclosing of individual mechanical units shall not be permitted.

- (b) All rooftop mechanical equipment or architectural features shall be shown on the required building elevations and submitted along with the site plan for review by City Staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission.
- (4) Required Architectural Elements. All buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements, buildings over 50,000 SF shall include a minimum of six (6) architectural elements, and buildings over 100,000 SF shall include a minimum of seven (7) architectural elements. The accepted architectural elements for all buildings are as follows:
- Canopies, Awnings, or Porticos
 - Recesses/Projections
 - Arcades
 - Peaked Roof Forms
 - Arches
 - Outdoor Patios
 - Display Windows
 - Architectural Details (e.g. Tile Work and Moldings) Integrated into the Building's Facade
 - Articulated Ground Floor Levels or Bases
 - Articulated Cornice Line
 - Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
 - Offsets, Reveals or Projecting Rib Expressing Architectural or Structural Bays
 - Varied Roof Heights

NOTE: Other architectural features maybe approved by the Director of Planning and Zoning or his/her designee.

- (5) Four (4) Sided Architecture. All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building.
- (6) Windows. The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20%.
- (7) Office Parks, Shopping Centers and Mixed-Use Centers. All buildings within a common retail, commercial or office development shall incorporate complementary architectural styles, materials, and colors. Staff may require a conceptual façade plan and/or sample boards for these types of developments to ensure consistency and compatibility for all buildings within a proposed development. Conceptual façade plans will be used only to ensure compliance to the minimum standards.

- (8) Corporate Identity. A company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of [Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures](#).

(D) Site Design Guidelines and Standards.

- (1) Building Setbacks. The building setbacks adjacent to the Primary Roadway (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*) shall be as follows:
- (a) Scenic Overlay (SOV) District: 15-feet
 - (b) SH-66 Overlay (SH-66 OV) District: 15-feet
 - (c) IH-30 Overlay (IH-30 OV) District: 25-feet
 - (d) SH-205 Overlay (SH-205 OV) District: 25-feet
 - (e) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
 - (f) SH-205 By-Pass Overlay (SH-205 BY OV) District:
 - Residential Land Uses: See [Section 06.10, SH-205 By-Pass Overlay \(SH-205 BY OV\) District](#)
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet
 - (g) East SH-66 Overlay (E. SH-66 OV) District:
 - Residential Land Uses: 25-feet
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet
 - (h) FM-549 Overlay (FM-549 OV) District:
 - Residential Land Uses: 25-feet
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet
 - (i) SH-276 Overlay (SH-276 OV) District:
 - Residential Land Uses: 25-feet
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet

All other building setback regulations shall be the same as set forth in the underlying zoning district.

- (2) Parking Restrictions. No more than one (1) full row of parking (*i.e. two rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the Primary Roadway (*i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276*).
- (3) Access/Ingress/Egress. In an effort to minimize potential vehicular and pedestrian conflicts, special attention must be given to the location of median breaks along major thoroughfares, the number and location of driveways providing ingress/egress, the design of driveways providing ingress/egress in relation to the parking areas and sight/visibility distances. Taking this into consideration it is important to review all site plans for the following guidelines:
- (a) Driveways should be spaced a minimum of 100-feet from the intersection of any major thoroughfare.
 - (b) The ingress/egress driveways shall have a minimum radius of 30-feet;



- (c) Driveways should maintain an appropriate visibility triangle at ingress/egress driveways.
 - (d) Main entrances should generally be located at median breaks that provide left turn access into the site.
 - (e) Main entrances should connect to a straightaway aisle that does not dead end or require an immediate turn to approach the main building.
 - (f) Aisles intersecting with entrance drives should be spaced at a minimum of 20-feet from the property line to provide for smooth turning movements.
- (4) Cross Access. Cross Access Easements may be required by the Planning and Zoning Commission at the time of site plan approval to ensure access to future median breaks and to reduce the number of curb cuts needed along roadways.
- (5) Shared Parking. In all office parks, shopping centers and mixed-use centers cross access and shared parking agreements may be required by the City Council along with final plat approval.
- (6) Loading and Service Areas. All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the Primary Roadway (i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.
- (7) Trash/Recycling Receptacles and Dumpster Enclosures. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.
- (8) Play Structures. Play structures shall not be placed between the primary building façade and a public right-of-way.
- (9) Plan Review. In addition to the other processes and factors established by this Unified Development Code (UDC), all concept plans, development plans and site plans for property situated within an established overlay district shall be reviewed for the following:
- (a) The conformance of the proposed site plan to the site design guidelines and standards.

- (b) The conformance of the proposed landscape plan to the intent of the landscaping and screening requirements.
- (c) The conformance of the building elevations to the intent of the architectural standards.
- (d) The provision of sufficient cross access and circulation on the site plan.
- (e) The provision of sufficient visibility triangles to avoid congestion at ingress/egress driveways.

(E) Landscape Standards.

(1) Landscape Buffers. The minimum landscape buffer adjacent to Primary Roadways (i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276) [outside of and beyond any required right-of-way dedication] shall be as follows:

- (a) Scenic Overlay (SOV) District: 20-feet
- (b) SH-66 Overlay (SH-66 OV) District: 20-feet
- (c) IH-30 Overlay (IH-30 OV) District: 20-feet
- (d) SH-205 Overlay (SH-205 OV) District: 20-feet
- (e) North SH-205 Overlay (N. SH-205 OV) District: 20-feet
- (f) SH-205 By-Pass Overlay (SH-205 BY OV) District:
 - Residential Land Uses: 50-feet
 - Retail/Commercial Land Uses: 25-feet
 - Industrial/Office/Technology Land Uses: 50-feet
- (g) East SH-66 Overlay (E. SH-66 OV) District:
 - Residential Land Uses: 25-feet
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet
- (h) FM-549 Overlay (FM-549 OV) District:
 - Residential Land Uses: 25-feet
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet
- (i) SH-276 Overlay (SH-276 OV) District:
 - Residential Land Uses: 25-feet
 - Retail/Commercial Land Uses: 15-feet
 - Industrial/Office/Technology Land Uses: 50-feet

All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. In the E. SH-66 Overlay (E SH-66 OV), FM-549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH-205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the Primary Roadway.

(2) Plant Material Sizes and Selection. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in [Appendix C, Landscaping Guidelines and Requirements, of this Unified Development Code \(UDC\)](#) and shall be subject to the following sizes:



- (a) Canopy Trees shall be a minimum of four (4) caliper inches at DBH.
 - (b) Accent Trees shall be a minimum of four (4) feet in total height.
 - (c) Deciduous Shrubs shall be a minimum of five (5) gallons in size.
 - (d) Evergreen Shrubs shall be a minimum of five (5) gallons in size.
- (3) Erosion Control/Retaining Walls. Any slope embankments or retaining walls within the public right-of-way or within the required landscape buffer must be terraced every four (4) feet in height (maximum) with a minimum of a two (2) foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material, which matches the masonry materials used on the primary structure. The planting area must incorporate shrubs, ground cover and grasses.
- (F) Signs. All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Municipal Code of Ordinances; however, approval of any variance to the sign standards for property situated within an established overlay district shall require approval by the City Council by a supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval.
- (G) Lighting Standards. No light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district with the exception of the IH-30 Overlay (IH-30 OV) District, which shall be limited to a maximum height of 30-feet.
- (H) Utility Placement. All overhead utilities within any overlay district shall be placed underground.
- (I) Residential Standards. No screening walls shall be erected adjacent to the Primary Roadway (i.e. IH-30, SH-205, FM-740, SH-66, FM-549, John King Boulevard and SH-276) in conjunction with any residential development. In addition, eyebrow drives with clusters of lots (i.e. 5 – 12 homes) shall be utilized along the Primary Roadway for residential developments. In lieu of eyebrow drives, a 50-foot landscape buffer may be utilized as an alternative. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer. For residential developments within the SH-205 By-Pass Overlay (SH-205 BY OV) District, see Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District.

SUBSECTION 06.03: HISTORIC OVERLAY (HO) DISTRICT

- (A) Purpose. The protection, enhancement and perpetuation of districts and landmarks of historical and cultural importance and significance are necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that within the City numerous areas, sites and structures represent the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage, and therefore this overlay district is intended to:

- (1) Protect and enhance the district and landmarks which represent distinctive elements of the City's historic, architectural and cultural heritage;
 - (2) Foster civic pride in the accomplishments of the past;
 - (3) Protect and enhance the City's attractiveness to visitors and the support and stimulus to the economy thereby provided;
 - (4) Ensure the harmonious, orderly and efficient growth and development of the City;
 - (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City;
 - (6) Stabilize and improve values of such properties;
 - (7) Promote education of significance and importance of historical preservation including the exploration of tax incentives (federal, state or local) that may apply to individual property owners or properties within the historic district as a whole; and provide guidance to property owners restoring and/or rehabilitating historic significant in an effort to maintain the historical integrity of the area.
- (B) Terms and Definitions. The following terms and definitions are used in the historic district ordinance and the historic guidelines.
- (1) Applicable Property or Applicable Structure. The term used for properties that meet the following criteria, and are subject to the provisions of Unified Development Code:
 - (a) Either be a designated historical landmark or be wholly or partially located within a designated historic district, and
 - (b) Either be a contributing structure or property as defined in this section or be located within 200-feet of a contributing structure or property.
 - (2) Board. The Rockwall Historic Preservation Advisory Board (HPAB).
 - (3) Certificate of Appropriateness (COA). A document approved by the board certifying that the proposed actions meet the intent of the ordinance and guidelines, or that a waiver has been granted.
 - (4) Contributing Structure or Property. A building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because:
 - (a) It was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or
 - (b) It independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) Historic Overlay District implemented by the City community development department through the spring and summer of 2000. This survey may be amended from time to time.



- (5) District. A designated area within the preservation district or elsewhere in the City subject to the requirements and standards of the historic district ordinance. An identifying name will precede the word “district”.
- (6) Guidelines. The adopted historic district design guidelines as stated in [Appendix D, Historic Preservation Guidelines, of the Unified Development Code \(UDC\)](#).
- (7) Landmark Property. A property or structure(s), not contiguous to or part of an existing historic district that is deemed worthy of preserving.
- (8) Non-Contributing Structure or Property. A building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because
 - (a) It was not present during the period of significance, or
 - (b) Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
 - (c) It does not independently meet the National Register criteria.
- (9) Preservation District. The area designated as having structures which may be suitable for inclusion in a historic district or districts.

(C) Historic Preservation Officer. The Historic Preservation Officer (HPO) shall administer this section and advise the Historic Preservation Advisory Board on matters submitted to it.

(D) Designation Criteria. The board may recommend to the commission and the City Council that certain properties be “landmark districts” and that specific areas be designated as “historic districts” as provided for in this Unified Development Code (UDC). Any such designation must comply with all limitations expressed Subsections (E)(5) and (E)(6) below. Such a property or district shall bear the word “landmark” or “historic” in their zoning designation.

Properties that are listed as a Recorded Texas Historic Landmark (RTHL), State Archeological Landmark (SAL) or listed on the National Register of Historic Places (NR) shall be designated as recognized local landmarks.

(E) Designation Procedures.

- (1) The City Council may designate by zoning ordinance certain areas as landmark or historic districts, providing they meet the criteria in Subsections (E)(5) and (E)(6). When so designated, the area shall bear the word “historic” or “landmark” in their zoning designation.
- (2) The following steps shall be followed at every level in the recommendation and approval process:
 - (a) Public hearings shall be held and notices of same shall be posted, advertised, and notices sent in the manner prescribed under [Subsection \(G\)\(6\), Public Hearing](#), and other procedures specifically provided in the City’s Unified Development Code.

- (b) Property owners and other interested parties may present testimony or documentary evidence that will become part of a record regarding the historic, architectural, or cultural importance of the proposed district. The record also may contain staff reports, public comments, or other evidence offered outside of the hearing and entered into the record.
- (3) The board shall make its recommendation to the Planning and Zoning Commission within a reasonable time period, allowing for deliberations and strict adherence to timeframes required for public hearings. The Planning and Zoning Commission shall schedule a public hearing to be held within 45-days of receiving the board’s recommendation.
- (4) Upon designation of an area as a landmark or historic district, the designation should be recorded in the tax records of the City, and the City official zoning maps. All zoning maps should indicate the designated districts by an appropriate mark.
- (5) A historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worth of preserving. A landmark district may be designated if the property meets one of the following:
 - (a) Possesses significance in history, architecture, archeology, and/or culture;
 - (b) Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
 - (c) Is associated with the lives of persons significant in the City’s past;
 - (d) Embodies the distinctive characteristics of a type, period, and/or method of construction;
 - (e) Represents the work of a master designer, builder, and/or craftsman; or
 - (f) Represents an established and familiar visual historical feature of the City.
- (6) The board may recommend a historic district to the City Council to be designated if it:
 - (a) Contains a significant number of properties which meet one or more of the criteria for designation of a landmark as outlined in Subsection (E)(5) above, or
 - (b) Constitutes a distinct historical section of the City.
- (7) The boundaries of each designated historic district shall be specified in written detail and shall be filed in the City secretary’s office for public inspection.

(F) Certificate of Appropriateness (COA) for Alteration or New Construction.

- (1) Applicability of Ordinance.
 - (a) Included Properties. The provisions of this ordinance shall apply only to those properties, hereinafter referred to as “applicable properties”, which meet the following criteria:
 - (1) Either be a designated historical landmark or be wholly or partially located within a designated historic district, and



(2) Either be a contributing property as defined in subsection B or be located within 200-feet of a contributing property.

(b) Excluded Properties. Properties owned by a religious institution or used for religious purposes shall not be considered eligible for designation as a contributing property (and shall not be affected by adjacent contributing properties) unless they derive primary significance from either architectural distinction or historical importance

(2) COA Does Not Replace Other Codes. The Certificate of Appropriateness (COA) is in addition to and does not replace any other city permits or codes that must be followed.

(3) Examples. These are examples of situations that require a Certificate of Appropriateness (COA) for work performed on an applicable property. Additional information is located in the design guidelines contained in [Appendix D, Historic Preservation Guidelines, of the Unified Development Code \(UDC\)](#).

- (a) Construction of a new building.
- (b) Demolition or removal of an existing structure.
- (c) Alterations to the façade, including additions and removals that will be visible from a public street.
- (d) New improvements that would substantially obstruct the view of the main or front elevation as seen from a public street.
- (e) Painting of a masonry surface not previously painted. For other painting, see design guidelines, residential properties.

Any addition or deletion of landscape materials or landscape design elements need not receive a Certificate of Appropriateness (COA) from the City Council. It is recommended, however, that all proposed landscaping used in the district be extracted from the “recommended plant list” as provided in the landscape ordinance of the City. City staff shall maintain a list of plant material that is appropriate for all designated historic areas.

Any person wishing to paint a structure within a historic district may do so without receiving a Certificate of Appropriateness (COA) from the board. City staff and/or the board shall provide review and comment as requested by the property owner about color selection and design. Such review and comment, however, shall not be binding.

The board may recommend guidelines to enable the Historic Preservation Officer (HPO) to issue a Certificate of Appropriateness (COA) for exterior restorations and renovations requiring a building permit.

(G) Application Procedure.

(1) Application Form. Prior to the commencement of any work requiring a COA the owner shall file with the Historic Preservation Officer (HPO) an application for such a certificate. The application shall contain:

- (a) Name, address, telephone number of applicant(s), detailed description of proposed work.
- (b) Location of the proposed work (street address) and photographs of the property and adjacent properties. (Historical photographs also may be helpful.)
- (c) Elevation drawings of the proposed changes, if available, and preferably in color.
- (d) Samples of materials to be used, if requested by the board.
- (e) If applicable, a scale drawing of any signs showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign’s location on the property.
- (f) Site plan in accordance with the Unified Development Code, if applicable.
- (g) Any other information which the board may deem necessary in order to visualize the proposed work, and any additional material the applicant wishes to submit.

(2) Building Permit. A COA issued by the board is required before a building permit will be issued for any work.

(3) Time Frame for Actions. The board shall deny, approve, or approve the COA with modifications within 60 days from receipt of the completed application and supporting documentation. The board shall hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views.

Should the board not act within the 60-day period, the COA shall be automatically referred to the City Council for their approval or denial, following a public hearing.

(4) Written Decisions. All decisions of the board shall be in writing. An approved Certificate of Appropriateness (COA) shall be sent to the applicant and a copy filed with the City secretary’s office for public inspection. The board’s decision shall state the reasons for denying or modifying any application.

(5) Standards for Approval. The Historic Preservation Advisory Board must approve the application for a Certificate of Appropriateness (COA) if it determines that:

- (a) For contributing structures, the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria; or
- (b) For non-contributing structures, the proposed work is compatible with the historic district.

(6) Public Hearing. A public hearing before the board is required as defined in subsection E.6 before a decision can be made on a zoning recommendation forwarded to the Planning and Zoning Commission.

(a) The board shall hold a public hearing on all actions considered and appeals made to it. Said public hearing



shall be held, when necessary, on the third Thursday of the month. In cases where this “regularly scheduled” meeting date is not appropriate (*e.g., in cases as set forth under section I, emergency procedure*) an alternative meeting date will be set.

- (b) Written notice of the public hearing shall be sent to the applicant, all persons who are owners of real property lying within 200 feet of the subject property and to all other persons deemed by the board to be affected.
- (c) Written notice shall be given not less than ten days before the date set for the public hearing to all such owners of record as the ownership appears on the current on-line tax roll. The notice may be served by deposition of the same, properly addressed and postage paid, in the U.S. Post Office.

(H) Actions After Board Decision.

- (1) Appeal Process. If the Certificate of Appropriateness (COA) is denied, the applicant may appeal to the City Council by filing a written notice with the Historic Preservation Officer (HPO) within ten business days after the decision of the board. In considering an appeal, the sole issue before the City Council shall be whether the board erred in its decision. The City Council shall consider the same standards and evidence that was considered in making the decision. Appeal to the City Council constitutes the final administrative remedy.

If the Certificate of Appropriateness (COA) is approved, any property owner within the subject historic district aggrieved by any decision of the board may appeal to the City Council. Said appeals may be made by filing a written notice with the Historic Preservation Officer (HPO) within ten business days after the decision of board.

- (2) Reapplication. If an appeal is denied by both the board and the City Council, no further applications may be considered for the subject matter of the denied Certificate of Appropriateness (COA) for one (1) year from the date of the final decision unless:

- (a) The Certificate of Appropriateness (COA) has been denied without prejudice; or
- (b) The board waives the time limitation because it that there are changes or circumstances sufficient to warrant a new hearing. A simple majority vote by the board is required to grant the request for the waiver of the time limitation.

- (3) Suspension of Work. After the work authorized by the Certificate of Appropriateness (COA) is commenced, the applicant must make continuous progress towards completion of the work, and shall not suspend or abandon the work for a period of more than 180 days. The Historic Preservation Officer (HPO) and/or building official may, in writing, authorize a suspension of work for a period greater than 180 days upon written request by the applicant showing circumstances beyond his control.

- (I) Emergency Procedure. If any applicable structure is damaged and the building official determines that it is a public safety hazard or will suffer additional damage without immediate repair, the building

official may allow the property owner to temporarily protect the structure whether or not the materials used conform to the guidelines. However, in such a case, the property owner must then apply for a Certificate of Appropriateness (COA) for the restoration, rebuilding, remodeling, demolition or removal of the structure within ten days of the occurrence that caused the damage. The temporary protection authorized under this subsection must not permanently alter the architectural features of the structure.

(J) Demolition.

- (1) Requires a Certificate of Appropriateness (COA). A Certificate of Appropriateness (COA) is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings. An application for demolition of a contributing structure on the grounds of hardship may be filed. The applicant must establish the following elements to prove hardship:

- (a) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
- (b) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
- (c) Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and/or
- (d) The structure or property is in such condition as to be irreparably damaged and as such poses a nuisance to the surrounding area and is a “threat” to the health, safety and general welfare of the community.

- (2) Demolition Delay. The Historic Preservation Officer (HPO) upon receipt of an application for a demolition permit of a subject property designation as a historic landmark or located within a designated historic district shall forward on the application for demolition to the Historic Preservation Advisory Board (HPAB) for consideration at their next regularly scheduled meeting.

- (a) The issuing of a demolition permit shall be delayed for minimum of 60-days from the date of approval of an application by the Historic Preservation Advisory Board (HPAB).
- (b) During this 60-day delay, the Historic Preservation Officer (HPO) shall work with the Historic Preservation Advisory Board to notify all potentially interested parties of the pending demolition in order to allow such parties to take whatever steps they deem appropriate to accomplish the preservation of the subject property.
- (c) If it is determined by the Director of Planning and Zoning in consultation with the Historic Preservation Officer (HPO) that a property poses an immediate threat to the public health and safety, this determination shall be reported to the City manager who may instruct the building official to issue a demolition permit without delay.

- (3) Expiration. A Certificate of Appropriateness (COA) for the demolition or removal expires if the work authorized by the certificate for demolition or removal is not commenced within



180 days from that date of the issuance of the certificate for demolition.

- (K) Enforcement. All work performed pursuant to a Certificate of Appropriateness (COA) issued under this Unified Development Code (UDC) shall conform to all requirements included therein. It shall be the duty of the building inspection department to periodically inspect any such work to assure compliance. In the event work is found that is not being performed in accordance with the Certificate of Appropriateness (COA), the building inspection department may suspend the Certificate of Appropriateness (COA), issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. A Certificate of Appropriateness (COA) may be reinstated, any stop work order lifted, and work may resume upon assurance that compliance will henceforth exist.
- (L) Ordinary Maintenance. Nothing in this section shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district that does not involve a change in design or material. In-kind replacement or repair is included in this definition of ordinary maintenance.
- (M) Preservation Incentives. To promote the goal of stabilizing and improving values of properties within the district, and encourage the rehabilitation and stabilization of structures, the City Council by resolution may offer tax incentives.
- (N) Minimum Maintenance Standards. No owner or person with an interest in real property designated as a landmark or a property located within a district shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the HPAB, create a detrimental effect upon the historic character of the landmark or district.
- (1) Serious disrepair and significant deterioration examples. Examples of serious disrepair or significant deterioration include:
- (a) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
 - (b) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling
 - (c) Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.
 - (d) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
 - (e) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
 - (f) Rotting, holes, and other forms of material decay.
 - (g) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes

delamination, instability, loss of shape and form, or crumbling.

- (h) Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the contributing structure.
 - (i) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.
- (O) Procedure to Mitigate Demolition by Neglect. Demolition by neglect refers to the gradual deterioration of a property when routine or minimum maintenance is not performed. The HPO and the development services department staff shall work together in an effort to reduce demolition by neglect involving landmarks or properties located within districts within the City. A demolition by neglect citation as determined by the HPAB may be issued against the owner of the property for failure to comply with the minimum maintenance standards by permitting the subject property to exhibit serious disrepair or significant deterioration as outlined in section N herein.
- (1) Due to the time-consuming nature of pursuing enforcement under this section, no more than one (1) property will be under consideration during each of the following quarters (January-March, April-June, July-September, and October- December).
 - (2) While the HPO will act as the point of contact, the development services department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and development services department staff, the City manager may be consulted as a mitigating party.
 - (3) Citation Procedures. The procedure for citing a property for Demolition by Neglect shall be as follows:
 - (a) Initial identification is made by visual inspection of the area by the HPO or an HPAB member or by referral from someone in the area. All referrals shall be made in writing and shall be submitted to the HPO.
 - (b) Once the initial identification is made, followed by a preliminary determination by the HPO, the property owner shall be notified by US mail of the defects of the building and informed of various incentive programs that may be available for repair. The owner is given 30 days in which to respond to the preliminary determination by submitting a stabilization proposal to HPO. The stabilization proposal will be presented to the HPAB at the next available meeting. If the HPAB approves the proposal, a Certificate of Appropriateness (COA), if necessary, may be issued administratively by the HPO. The approval will detail the specific work which is necessary to correct the demolition by neglect conditions, as well as a time period to begin and complete the work. The HPO shall update the HPAB on the status of the property every 30 days once work begins on the property.
 - (c) If the property owner receives the letter regarding the preliminary determination, but fails to respond, a second notice shall be sent in the same manner as described above.

- (d) If the property owner fails to receive and/or respond to the letter regarding the preliminary determination after two attempts, the matter returns to the HPAB for a citation hearing. The HPO shall send a third notice via certified mail informing the owner of the hearing, the property is posted with a notice of the violation in accordance with the provisions of this Article, and a public hearing on the citation is scheduled.
- (e) At the public hearing the owner is invited to address the HPAB's concerns and to show cause why a citation should not be issued. The HPAB may act to approve any proposed work, defer the matter to give the owner more time either to correct the deficiencies or make a proposal for stabilization, or issue a citation to the owner of the property for failure to correct the demolition by neglect conditions.
- (f) If the owner is cited for the condition of demolition by neglect of the property, he is given 14 days to submit a stabilization proposal to the HPO, and at the discretion of the HPAB, up to one (1) year to correct the defects. The HPO shall update the HPAB on the status of the property every 30 days once work begins on the property.
- (g) If the owner does respond with a stabilization proposal, the matter is turned over to the City Attorney in which case the citation will be taken forward to the municipal court where the City Attorney shall request the court allow the property owner the time prescribed by the HPAB to correct the defects as described in section F.

SUBSECTION 06.04: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

- (A) *Purpose.* The North Goliad Corridor Overlay District is a specialized zoning district overlay along North Goliad Street beginning north of the Downtown District and terminating at Live Oak Street. This Corridor has been identified as one of the important entry points into the City of Rockwall. The district has been established to protect scenic and historic qualities through the use of additional development criteria. The district establishes design standards to guide the new construction and rehabilitation of buildings, streetscapes and architectural styles consistent with the existing historic residential homes and businesses located along the corridor.
- (B) *Application and Boundaries.* The boundaries of the North Goliad Corridor Overlay District are as established in the official zoning map of the City of Rockwall. The boundary generally extends from Olive Street north to Live Oak and being more particularly described herein as Exhibit "A" [Ord. No. 07-30, Exhibit A which is on file in the City secretary's office]. use or change of use within the North Goliad Corridor Overlay District.

All property developed within the Overlay District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the Overlay District. The most restrictive requirement applicable to the property shall apply.

- (C) *Architectural Standards.* Most of the historic architecture of the district does not follow one specific style, but is influenced by many.

The development along the corridor is an eclectic mix of buildings, but there is a similar vocabulary in the building design and construction materials. The development for the residential and commercial buildings shall generally fit within one or more of the following architectural styles.

FIGURE 14: BUNGALOW



- (1) *Bungalow.* The bungalow style is a unique house type that borrows from other cultures, but is a truly American design. Developed on the west coast, the bungalow reduces the distinction between inside and outside space, reflecting open practical living. It is generally a low, small house that used natural materials and relief on simplified design. The roof structure is most often broad gables, often with a separate lower gable covering the porch, although hipped roof structures are also common. There is little ornamentation, and what is found is of simplified design. The first bungalow development period was from 1895 to 1915.

FIGURE 15: COTTAGE



- (2) *Cottage.* A cottage is basically a small frame single-family home that does not use any particular architectural style or ornamentation pattern. Roof styles vary, but most often use gable, hip or a combination of the two. This is a style that often borrows elements from classic styles, but does not incorporate other elements that make the style unique.



FIGURE 16: CRAFTSMAN



- (3) *Craftsman*. An extension of the early bungalow, the craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang. Roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Porches are either full or partial-width, with a roof often supported by tapered square columns. The most distinctive features of this are the junctions where the roof joins the wall, where the most ornamentation occurs. This was the dominant style for smaller homes from 1905 to early 1920s. The popularity of the style faded quickly, however, and few were built after 1930.

FIGURE 17: FOLK VICTORIAN



- (4) *Folk Victorian*. The folk Victorian style uses a simple, folk type house style that is often one (1) story and has a roof that is gabled or hipped (pyramidal). It lacks the intricate, irregular roof structure of the Queen Anne style, but includes ornamentation common to Victorian-style detailing, especially spindle work. Facades are generally symmetrical.

FIGURE 18: QUEEN ANNE



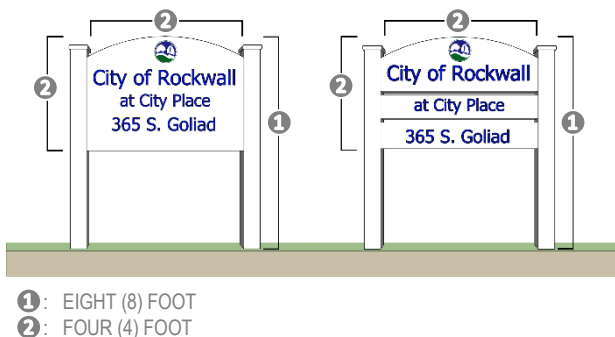
- (5) *Queen Anne*. The Queen Anne architectural style was common from about 1880 to 1910. Identifying features include a steeply pitched, irregular shaped roof, often with a dominant front-facing gable, patterned shingles, cutaway bay windows, and other features to avoid a smooth walled appearance. The decorative detailing is usually of two types:
- Spindle work includes turned posts and may also include decorative gables and ornamentation under the wall overhangs.
 - Free classic detailing uses classical columns, instead of delicate turned posts, and other ornamentation is less “lacy” and delicate than that found in spindle work. This style became common after 1890.
- (D) *Building Design*. The height of new buildings shall not exceed this Unified Development Code standards: generally, one (1) and two (2) stories are allowed (36 feet maximum). New building additions and alterations should be compatible with the adjoining area and not exceed height, lot coverage and floor area ratio requirements as specified in this Unified Development Code.
- The use of consistent architectural styles from the years 1870 to 1940 is strongly encouraged rather than additions or alterations from more recent or different design styles (see architectural styles in subsection C of this section for examples).
 - New construction should include elements such as cladding, roofing material, roof structure and ornamentation common to the district.
 - The existing pattern of building facades generally respecting pedestrian or human scale design should be incorporated into new development projects. Roof types generally associated with residential buildings such as gable, hip or gambrel are also



appropriate for structure within the North Goliad Corridor Overlay District.

- All decorative fixtures, including awnings, signs and lighting, shall be integrated with other design elements of the structures.
 - Building elevations shall be submitted as part of the development application for review by the Historic Preservation Advisory Board who shall make its recommendations to Planning and Zoning Commission. Perspectives, accurate sections or a model of the project may be required to depict the height, mass and scale of the proposed project with respect to its setting and adjacent development.
- (E) Parking Area Restrictions. Any surface parking shall be provided in well-screened parking lots at the rear or behind the main facade of the building. All parking structures shall adhere to the standards of this Unified Development Code and any additional requirements of the underlying zoning district.
- (F) Cross Access. Cross access easements may be required by the planning commission and/or City Council at the time of site plan approval or platting to ensure access between adjoining properties and to reduce the number of needed curb cuts.
- (G) Accessory Buildings. New accessory or outbuildings, including garages and enclosures for service areas, trash or recycle containers, or storage structures should be compatible with materials, textures, colors and architectural styles of the principle buildings.
- (H) Landscaping Standards. Existing trees should be retained where possible. Street trees and other sidewalk area landscaping shall be incorporated if pedestrian circulation will not be obstructed. Front yards should be landscaped compatible with the majority of neighboring properties. All sites shall, as a minimum, meet the requirements of [Article 08, Landscape Standards](#).
- (I) Signs. All signs shall comply with [Chapter 32, Signs, of the Municipal Code of Ordinances](#) and the underlying zoning district that applies to the North Goliad Corridor Overlay District and to the following additional standards. Signs shall be freestanding with two support standards. The maximum size shall be 16 square feet and shall not impede pedestrian or motor vehicle traffic. Monument signs are not allowed. All lighted signs shall be indirectly light no direct or internally light sign shall be allowed. All lighting elements such as wires, junction boxes, transformers, switches and panel boxes shall be concealed from view.

FIGURE 19: SIGNAGE REQUIREMENTS



- (J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in [Subsection \(I\), Streetscape Elements, of Section 04.07, Downtown \(DT\) District, of the Unified Development Code \(UDC\)](#).
- (K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

- (A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- (B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.
- (C) Area Requirements.
- (1) Minimum lot area: 5,000 square feet.
 - (2) Maximum number of single-family detached dwellings units per lot: One.
 - (3) Minimum square footage per dwelling unit: 900 square feet.
 - (4) Minimum lot frontage on a public street: 50 feet.
 - (5) Minimum lot depth: 100 feet.
 - (6) Minimum depth of front yard setback: 20 feet.
 - (7) Minimum depth of rear yard setback: 10 feet.
 - (8) Minimum width of side yard setback:
 - (a) Internal lot: 6 feet.
 - (b) Abutting street: 15 feet.
 - (c) Abutting an arterial: 20 feet.
 - (9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
 - (10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
 - (11) Maximum building coverage as a percentage of lot area: 40%.
 - (12) Maximum building height: 32 feet.



(13) Minimum number of paved off-street parking spaces required for:

- (a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
- (b) All other uses: see [Article 06, Parking and Loading, of the Unified Development Code \(UDC\)](#).

(D) Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and

commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

- (B) Application and Boundaries. The SH-205 Overlay (SH-205 OV) District includes the entirety of all properties which adjoin or are located within 200-feet of the future right-of-way of SH-205. The SH-205 Overlay (SH-205 OV) District spans north to south along SH-205 from the intersection point of SH-205 and FM 740, south to the southern city limits (approximately 2,800-feet south of FM-1139). The standards and regulations set forth in the SH-205 Overlay (SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the SH-205 Overlay (SH-205 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

SUBSECTION 06.08: SCENIC OVERLAY (SRO) DISTRICT

- (A) Purpose. The Scenic Overlay (SOV) District is a specialized overlay district along FM-740 which has been identified in the Comprehensive Plan as a scenic thoroughfare. The identified scenic aspects of FM-740 include views of the lake, existing natural topography, and existing natural landscaping. The district has been established to protect scenic or historic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).
- (B) Application and Boundaries. The Scenic Overlay (SOV) District shall apply to all property located within the established boundary along FM-740 (as set forth in Ordinance No. 87-64). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless and until an application for zoning, platting, or site planning is re-submitted on the property. All property developed within the Scenic Overlay (SOV) District must



meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the Scenic Overlay (SOV) District. The most restrictive requirement applicable to the property shall apply.

- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the Scenic Overlay (SOV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards.](#)

SUBSECTION 06.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

- (A) Purpose. The SH-66 Overlay (SH-66 OV) District is a specialized overlay district along SH-66 and Washington Street between Lake Ray Hubbard and SH-205, which has been identified as one of the important entry points into the City of Rockwall. The identified important scenic aspects of this corridor include views of the lake, existing natural topography, and existing natural landscaping adjacent to residential neighborhoods. The district has been established to protect scenic or historic qualities through the use of additional development criteria, and by requiring uses compatible with both existing uses and with the visual environment. The development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and quality of development. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along major thoroughfares; however, these uses may be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB).
- (B) Application and Boundaries. The SH-66 Overlay (SH-66 OV) District shall apply to all property located within the established boundary along SH-66 and Washington Street, between Lake Ray Hubbard and SH-205 (as set forth in Ordinance No. 01-18). Property that has been zoned, platted and site planned at the time of adoption of the ordinance, from which this section is derived, shall be exempted from the provisions of this section unless an application for zoning, platting, or site planning is resubmitted on the property. All property developed within the SH-66 Overlay (SH-66 OV) District must meet both the terms and requirements of the underlying zoning classification applicable to the property and the provisions set forth in the SH-66 Overlay (SH-66 OV) District. The most restrictive requirement applicable to the property shall apply.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the SH-66 Overlay (SH-66 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards.](#)

SUBSECTION 06.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

- (A) Purpose. The intent of the SH-205 By-Pass Overlay (SH-205 BY OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and

aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family uses only. All other residential uses shall be excluded from these standards except as otherwise stated.

- (B) Application and Boundaries. The SH-205 By-Pass Overlay (SH-205 BY OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current and future right-of-way of John King Boulevard. The SH-205 By-Pass Overlay (SH-205 BY OV) District extends along the current and future right-of-way of John King Boulevard to the existing city limits. The standards and regulations set forth in the SH-205 By-Pass Overlay (SH-205 BY OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the SH-205 By-Pass Overlay (SH-205 BY OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards.](#)
- (D) Special District Requirements.
- (1) Residential Frontage Requirements. To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:
 - (a) Increased Landscape Buffer. A minimum of a 100-foot landscape buffer maybe substituted for the required landscape buffer as depicted in Design Alternative #1.
 - (b) Increased Rear Yard Building Setback. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer as depicted in Design Alternative #2.
 - (c) Incorporation of a Slip Street. A slip street -- meeting the Engineering Department's requirements for right-of-way design -- may be incorporated adjacent to and running parallel with the required landscape buffer. Homes are permitted to front or side to the slip street. Examples of this design alternative are depicted in Design Alternative #3 and Design Alternative #4.
 - (d) Incorporation of an Eyebrow. An eyebrow street meeting the -- Engineering Department's requirements for right-of-way design -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback. An example of this design alternative is depicted Design Alternative #5.
 - (2) Design Alternatives.



FIGURE 20: DESIGN ALTERNATIVE #1; INCREASED BUFFER

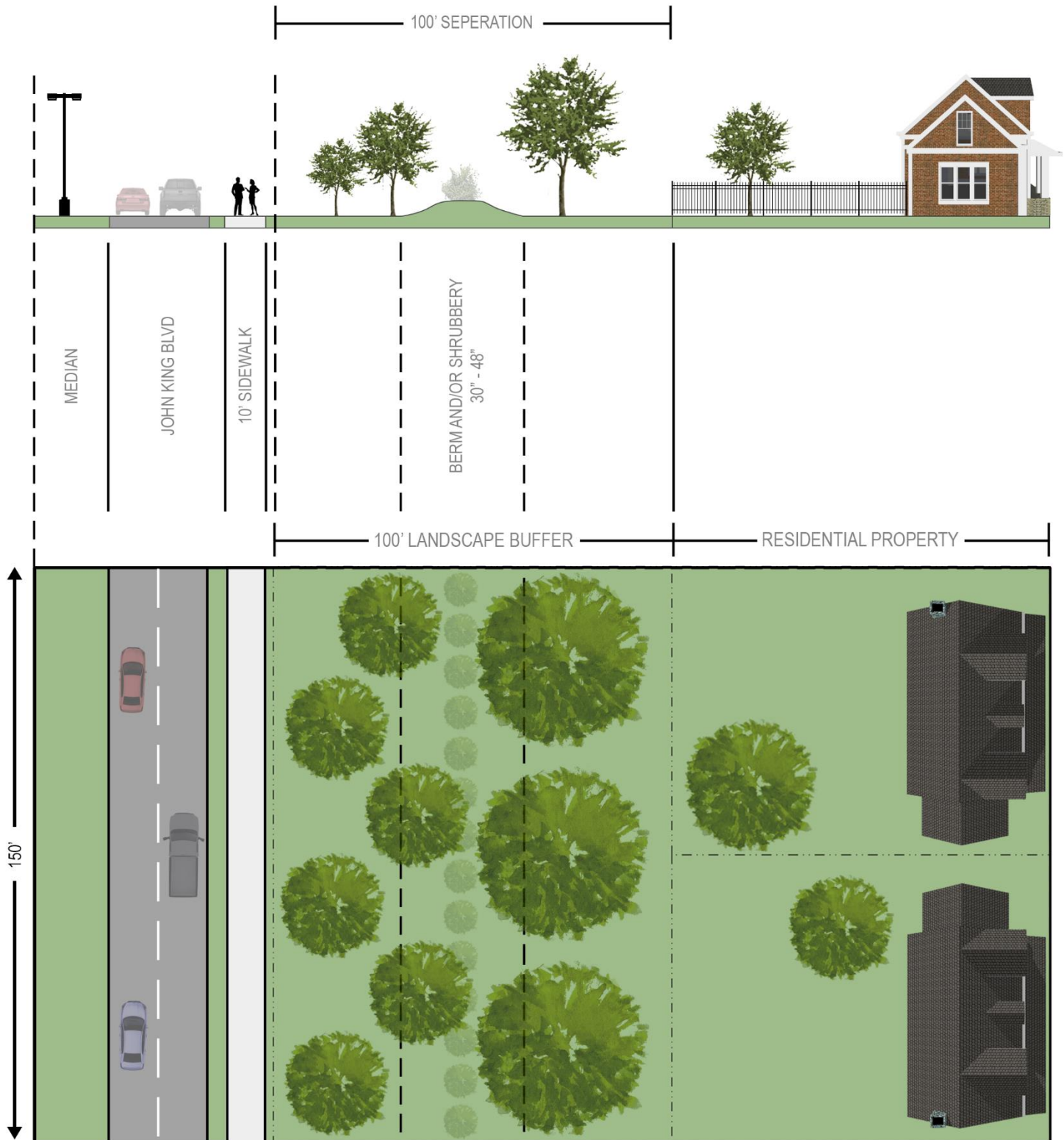




FIGURE 21: DESIGN ALTERNATIVE #2; INCREASED BUFFER

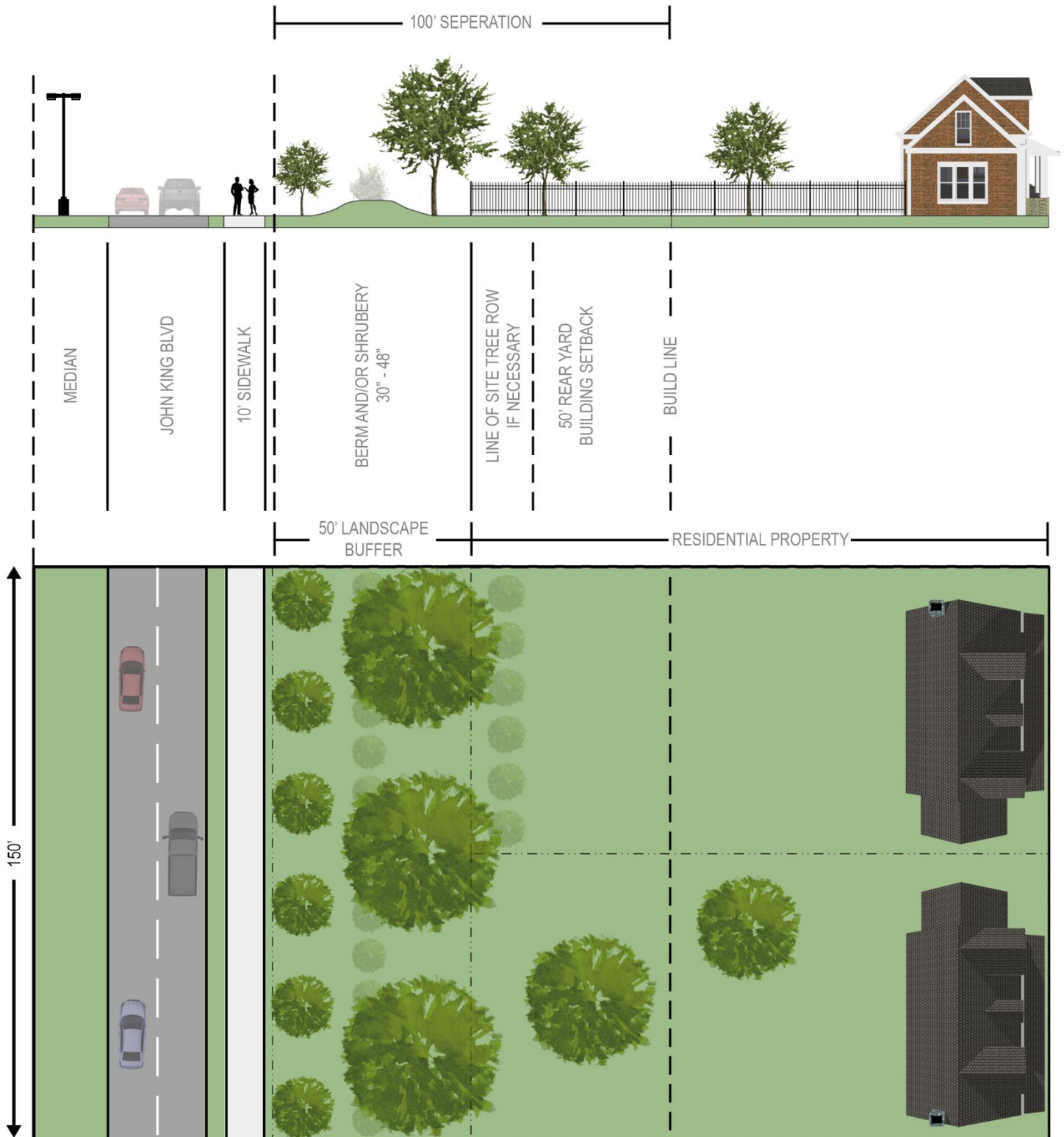




FIGURE 22: DESIGN ALTERNATIVE #3; SLIP STREET

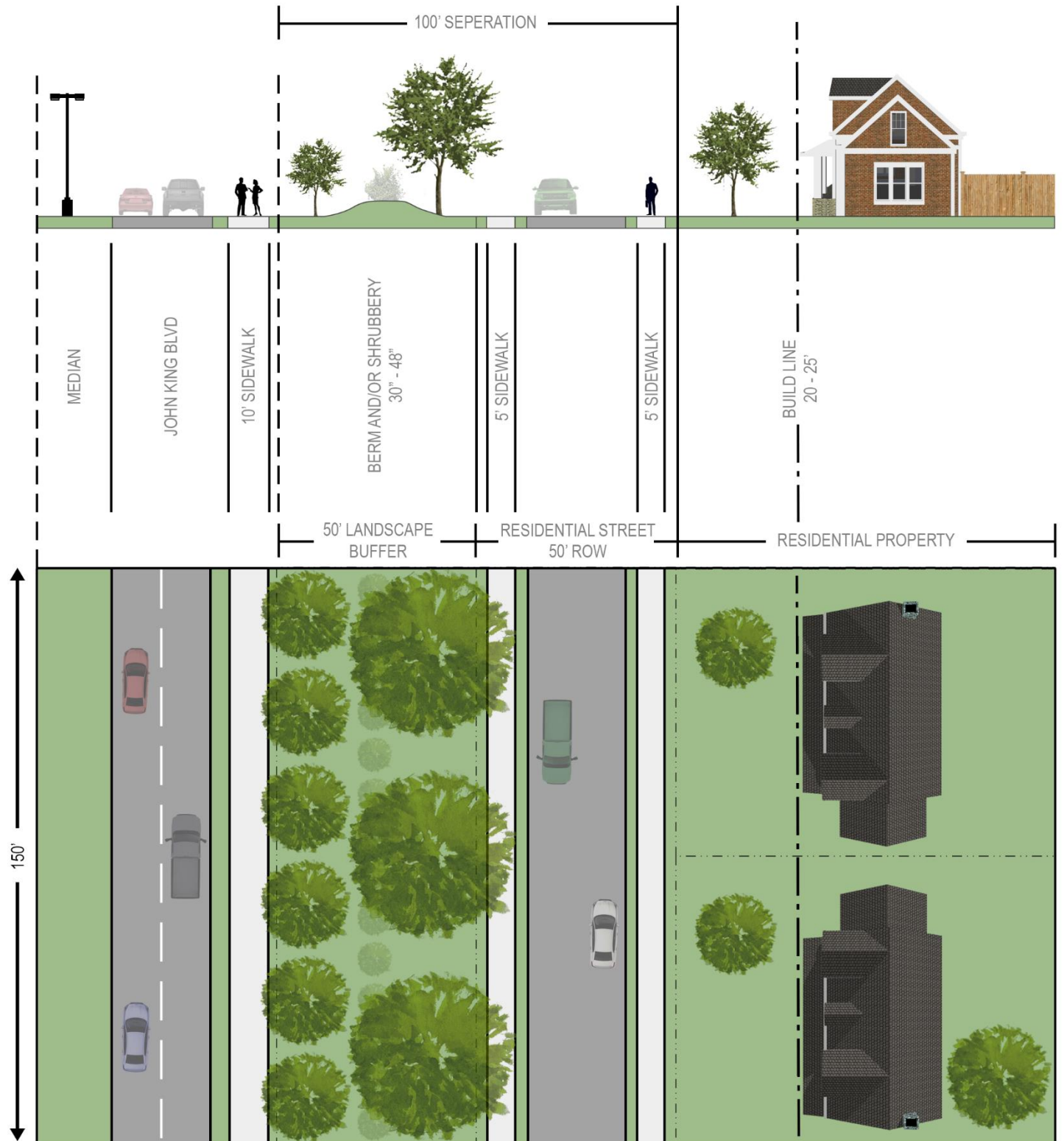




FIGURE 23: DESIGN ALTERNATIVE #4; SLIP STREET

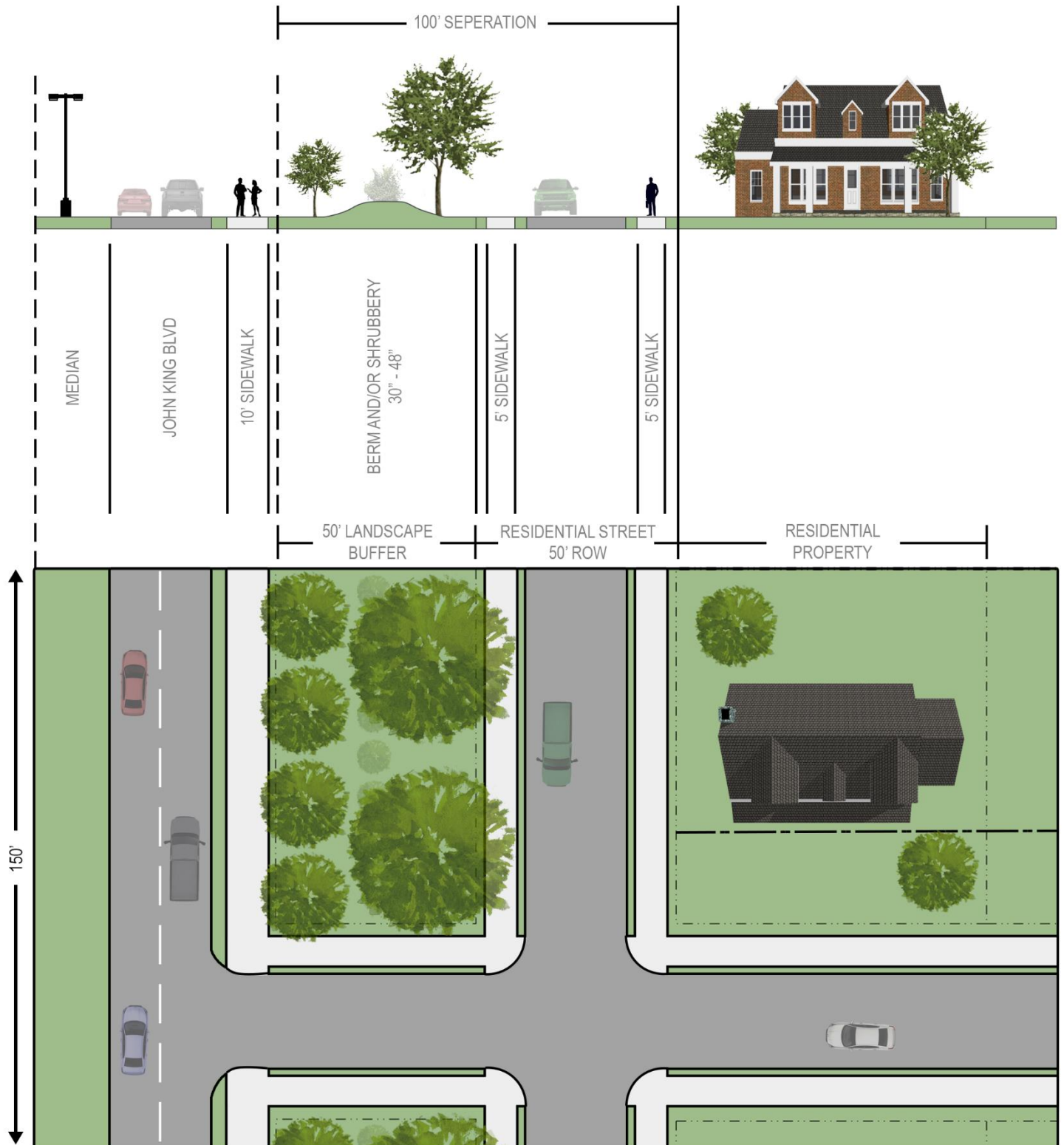
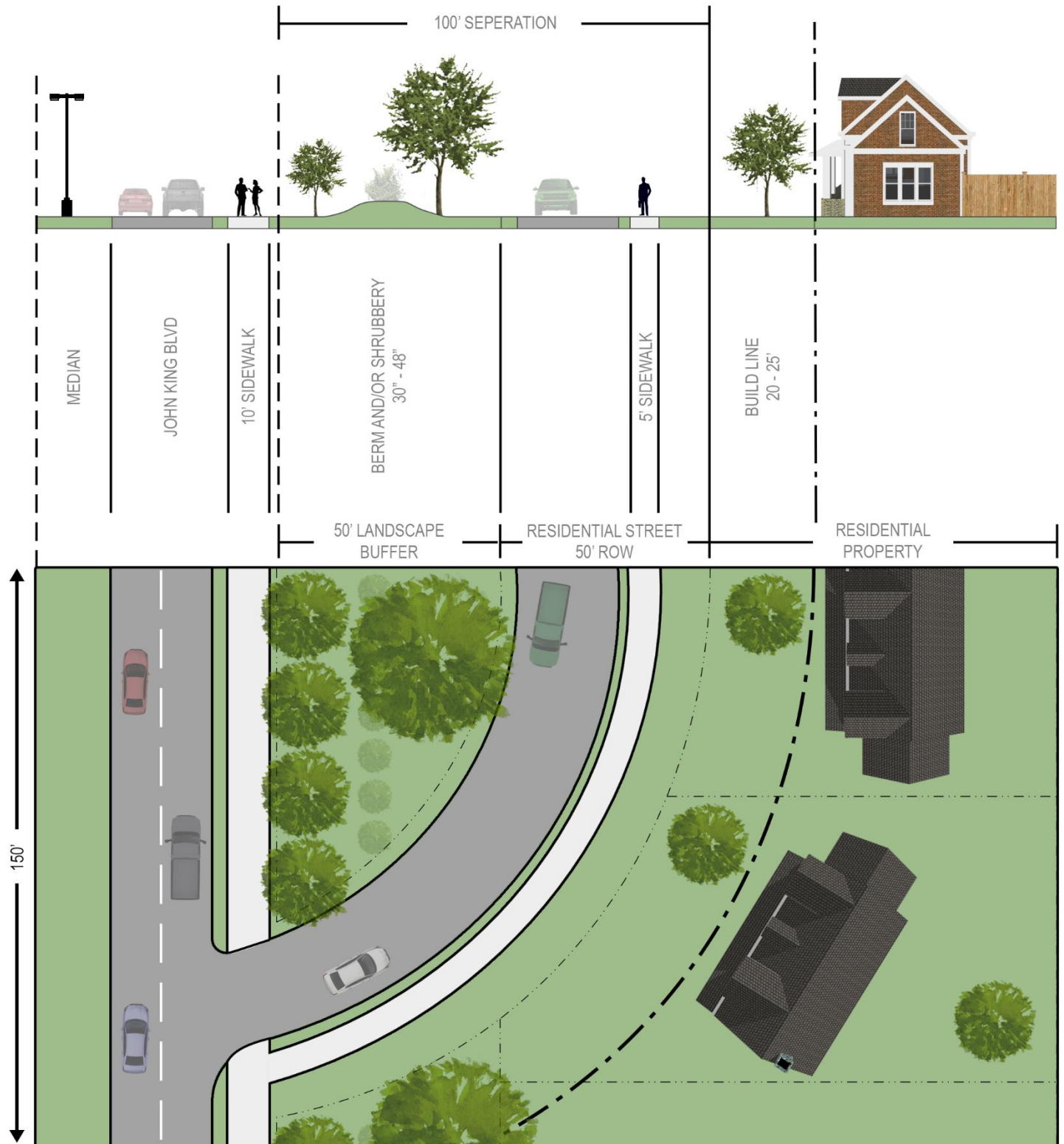


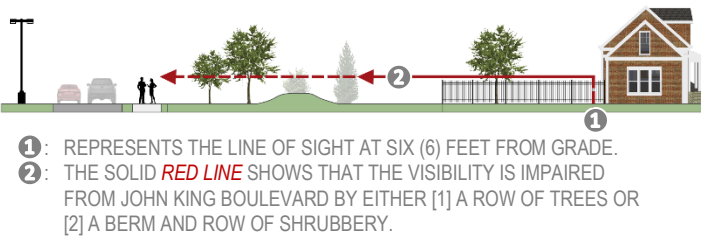


FIGURE 24: DESIGN ALTERNATIVE #5; EYEBROW STREET



- (3) Line of Sight Requirements. Homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (*due to topography, height, etc.*) the developer shall be responsible for incorporating additional landscaping to provide sufficient screening in the required landscape buffer. This will be reviewed by the Planning and Zoning Commission at the time of site plan.

FIGURE 25: LINE-OF-SITE REQUIREMENTS



SUBSECTION 06.11: NORTH SH-205 OVERLAY (N. SH-205 OV) DISTRICT

- (A) Purpose. The intent of the North SH-205 Overlay (N. SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The North SH-205 Overlay (N. SH-205 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of N. SH-205. The North SH-205 Overlay (N. SH-205 OV) District spans north to south along SH-205 from the northern city limits (approximately 4,200-feet north of FM-552), south to the intersection point of SH-205 and Health Street. The standards and regulations set forth in the North SH-205 Overlay (N. SH-205 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the North SH-205 Overlay (N. SH-205 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards.](#)

SUBSECTION 06.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

- (A) Purpose. The intent of the East SH-66 Overlay (E. SH-66 OV) District is to provide for consistent development of office, retail and

commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

- (B) Application and Boundaries. The East SH-66 Overlay (E. SH-66 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of E. SH-66. The East SH-66 Overlay (E. SH-66 OV) District extends from FM-1141 to the east approximately 2,700-feet, and on property that lies within 500-feet of the south right-of-way line of SH-66 beginning at a point approximately 2,700-feet east of FM-1141 and then continuing east to FM-549. The standards and regulations set forth in the East SH-66 Overlay (E. SH-66 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the East SH-66 Overlay (E. SH-66 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards.](#)

SUBSECTION 06.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

- (A) Purpose. The intent of the FM-549 Overlay (FM-549 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The FM-549 Overlay (FM-549 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of FM-549. The FM-549 Overlay (FM-549 OV) District extends from SH-276 to a point approximately 800-feet north of IH-30 and on property that lies within 500-feet of the west right-of-way line of FM-549 from a point approximately 800-feet north of IH-30 to SH-66. The standards and regulations set forth in the FM-549 Overlay (FM-549 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the FM-549 Overlay (FM-549 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards.](#)



SUBSECTION 06.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

- (A) Purpose. The intent of the SH-276 Overlay (SH-276 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The SH-276 Overlay (SH-276 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the current or future right-of-way of SH-276. The SH-276 Overlay (SH-276 OV) District extends from SH-205 east to the eastern city limits, as may be extended with future annexation(s). The standards and regulations set forth in the SH-276 Overlay (SH-276 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the SH-276 Overlay (SH-276 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

SUBSECTION 06.15: AIRPORT OVERLAY (AP OV) DISTRICT

Note: This document was prepared using FAA guidelines as of March 17, 2020 and using AC150/5300-14D.

- (A) Purpose. The purpose of this district is to provide both airspace protection and land use compatibility with airport operations at the Ralph M. Hall/Rockwall Municipal Airport. This district, through establishment of airport zones and corresponding regulations, provides for independent review of development proposals in order to promote the public interest in safety, health and general welfare of the City of Rockwall. Therefore, the City of Rockwall deems it necessary to regulate uses of land located within or near the traffic patterns of the airport through regulation of height of structures and objects of natural growth, and through the regulation of land uses within the Airport Overlay (AP OV) District, and other FAA regulated areas associated with the airport (*i.e. areas relating to RSA/ROFA/ROFZ which extend off the airport property*).
- (B) District Boundaries. This *Airport Overlay (AP OV) District* is hereby established as the land area owned by the City of Rockwall and held as Ralph M. Hall/Rockwall Municipal Airport, the Airport Runway Protection Zone (RPZs), and a buffer area extending 500-feet from all property lines of the Ralph M. Hall/Rockwall Municipal Airport (see [Figure 29: Airport Overlay District Boundaries](#)).
- (C) Definitions. Unless otherwise stated in this section, the following words shall have the definitions prescribed to them below:
- (1) Administrative Agency. The appropriate person or office of the municipality that is responsible for the administration and

enforcement of the regulations prescribed in this section of the Unified Development Code (UDC).

- (2) Airport. The current and future boundaries of the Ralph Hall Municipal Airport located within the City of Rockwall, Texas.
- (3) Airport Hazard. A structure or object of natural growth that obstructs the air space required for the taking off, landing, and flight of aircraft or that interferes with visual, radar, radio, or other systems for tracking, acquiring data relating to, monitoring, or controlling aircraft.
- (4) Airport Hazard Area. An area of land or water on which an airport hazard could exist.
- (5) Applicant. The person or persons making a request to the administrative agency.
- (6) Centerline. The runway centerline identifies the center of the runway and provides alignment guidance during takeoff and landings. The centerline consists of a line of uniformly spaced stripes and gaps.
- (7) Non-Conforming Land Use or Non-Conforming Use. Any land use of which is inconsistent with the provisions of these regulations and which is existing as of the effective date of the Airport Overlay (AP OV) District.
- (8) Person. An individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.
- (9) Runway. A defined area on the airport prepared for the landing and taking off of aircraft along its length. The current length of the Rockwall Municipal Airport is 3,373-feet by 45-feet and the zoned dimensions are 3,373-feet by 60-feet.
- (10) Runway Safety Area (RSA). The surface surrounding the runway prepared or suitable for reducing the risk of damage to airplanes in the event of an undershoot, overshoot, or excursion from the runway.
- (11) Structure. An object constructed or installed by one (1) or more persons and includes but is not limited to a building, tower, smokestack, and overhead transmission line.
- (D) Airport Zones. In order to implement the intent of this ordinance, the Airport Overlay (AP OV) District hereby includes the following three (3) exhibits that depict the zones within the controlled area and shown on the official zoning map as depicted in [Figure 29: Airport Overlay District Boundaries](#):
- Airport Overlay (AP OV) District Boundaries (see [Figure 29: Airport Overlay District Boundaries](#))
 - Development Zones within the Airport Overlay (AP OV) District (see [Figure 30: Development Zones within the Airport Overlay \(AP OV\) District](#))
 - Airport Airspace Zones Boundaries (see [Figure 31: Airspace Zone Boundaries](#))
- (E) Permitted Uses. All uses otherwise permitted by existing zoning ordinances within the boundaries of the AP OV District are permitted within the district, except where there is a conflict between the AP OV District and the existing zoning ordinances. Where the



provisions of the AP OV District are more restrictive, the provisions of the AP OV District shall govern.

(F) **Controlled Area.** The area within which airport land use compatibility controls may be instituted, as defined by *Section 241, Municipal and County Zoning Authority Around Airports*, of the V.T.C.A., *Texas Local Government Code*, shall be defined as the controlled area. The controlled area is located outside the Airport boundaries and within an area measured no farther than one and one-half (1½) statute miles from the centerline of the Ralph M. Hall/Rockwall Municipal Airport runway and lies no farther than five (5) statute miles from each end of the paved surface of the runway.

(G) **Airspace Zones.** Airspace Zones consist of all of the land area lying beneath the surfaces referenced in Section H, *Height Limitations*, below and in Title 14, Part 77.19. The following Airspace Zones are hereby established and set forth (see *Figures 26: Airspace Zones [right]* & *Figure 31: Airspace Zone Boundaries [below]*; reference Title 14, Part 77, FAR):

(1) **Primary Surface.** The Primary Surface is a surface that is longitudinally centered on the runway. It extends 200-feet beyond the end of each runway and 250-feet on either side of the centerline of the runway for a total width of 500-feet (i.e. a 250-foot side buffer of the runway centerline).

(2) **Approach Zone.** The Approach Zone is a fan shaped zone that is established at both ends of the runway for the purpose of landings and take-offs. The Approach Zone commences at the end of the Primary Surface (i.e. 200-feet beyond the end of the runway) and has a beginning width of 500-feet. It then extends uniformly along the continuation of the centerline of the runway to a width of 3,500-feet at a distance of 10,000-feet from the point of commencement, and a slope of 34:1 or one (1) foot in height for each 34-feet in horizontal distance [this is the land area that exists underneath the Approach Surface].

(3) **Transitional Zones.** The Transitional Zones are symmetrically located on either side of runway, and have variable widths. The Transitional Zones extend outward and upward commencing from the edge of the Primary Surface (i.e. 250-feet on either side of the centerline of the runway), and Approach Surfaces. The Transitional Zones extend upward and outward at slope of 7:1 or one (1) foot vertically for each seven (7) feet horizontally to the point where they intersect the surface of the Horizontal Zone. The Transitional Zones are established adjacent to the Approach Zones and extend their entire length. The Transitional Zones flare symmetrically with either side of the runway Approach Zone from the base of said zones and slope upward and outward at the rate of 7:1 or one (1) foot vertically for each seven (7) feet horizontally to the points where they intersect the surface of the Horizontal Zone and the Conical Zone [this is the land area that exists underneath the Transitional Surface].

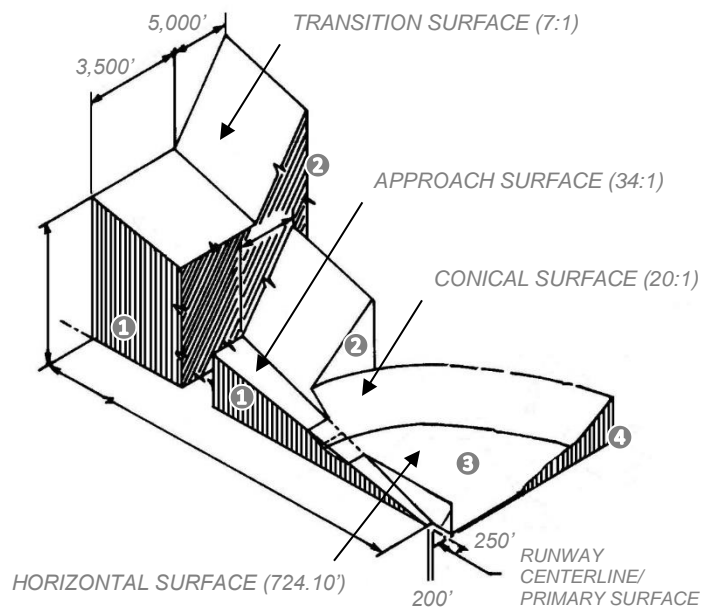
(4) **Horizontal Zone.** The Horizontal Zone consists of the land area within the perimeter of which is constructed by swinging arcs of 10,000-feet from the center of each Primary Surface, 200-feet beyond the centerline of each runway and connecting the adjacent arcs by lines of tangent to those arcs. The Horizontal Zone does not include the Approach Zone and/or the

Transition Zone [this is the land area that exists underneath the Horizontal Surface].

(5) **Conical Zone.** The Conical Zone consists of the land area that commences at the periphery of the Horizontal Zone and extends outward for a distance of 4,000-feet, at a 20:1 slope or one (1) foot in height for each 20-feet of horizontal distance. The Conical Zone does not include the Approach Zone and/or the Transition Zone [this is the land area that exists underneath the Conical Surface].

FIGURE 26: AIRSPACE ZONES

①: APPROACH ZONE; ②: TRANSITION ZONE; ③: HORIZONTAL ZONE; ④: CONICAL ZONE



(H) **Height Limitations.** Except as otherwise provided in this ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained in any zone created above to a height in excess of the limits established herein for each of the imaginary surfaces created by the airspace zones (Title 14 CFR, Section 77.19, *Civil Airport Imaginary Surfaces*), which are defined as follows:

(1) **Approach Surface.** The Approach Surface is the surface that is created by the Approach Zone, and is required to prevent existing or proposed objects, objects of natural growth or terrain from extending into the area required for an aircraft's navigable airspace. The Approach Surface is the same starting width as the Primary Surface (i.e. 500-feet), and has a slope of 34:1 or one (1) foot in height for each 34-feet in horizontal distance commencing at the Primary Surface and extending to a point 10,000-feet from the point of beginning and widening to a width of 3,500-feet.

(2) **Transitional Surface.** The Transitional Surface is the surface that is created by the Transitional Zone, and is required to prevent existing or proposed objects, objects of natural growth or terrain from extending in the area required for an aircraft's navigable airspace. The Transitional Surface is the surface that extends outward and upward, at right angles to the runway centerline (at any point 250-feet normal to and at the elevation



of the centerline) and extended runway centerline (i.e. 200-feet beyond the end of the runway), from the sides of the Primary Surface and the Approach Surfaces to a point of 150-feet above the airport elevation (i.e. 724.10-feet) [the airport elevation is 574.10-feet above mean sea level]. The Transitional Surface has a slope of 7:1 or one (1) foot in height for each seven (7) feet in horizontal distance.

- (3) Horizontal Surface. The Horizontal Surface is the surface that is created by the Horizontal Zone, and is required to prevent existing or proposed objects, objects of natural growth or terrain from extending into the area required for an aircraft's navigable airspace. The Horizontal Surface is the horizontal plane created by swinging arcs with a 10,000-foot radius centered on the extended runway centerline where it crosses the Primary Surface, and is situated 150-feet above the established airport elevation (i.e. 724-feet) [the airport elevation is 574-feet above mean sea level], which coincides with the extent of the Horizontal Zone.
- (4) Conical Surface. The Conical Surface is the surface that is created by the Conical Zone, and is required to prevent existing or proposed objects, objects of natural growth or terrain from extending into the area required for an aircraft's navigable airspace. The Conical Surface extends upward and outward from the outer limits or the periphery of the Horizontal Surface at a slope of 20:1 or one (1) foot in height for each 20-feet of horizontal distance for a horizontal distance of 4,000-feet. The Conical Surface extends to a height of 350-feet above the airport's elevation (i.e. 924-feet) [the airport elevation is 574-feet above mean sea level].

[Where an area is covered by more than one (1) height limitation, the more restrictive limitation shall prevail. Nothing in this ordinance shall be construed as prohibiting the growth, construction or maintenance of any tree or structure to a height up to 45-feet above the surface of the land, except in the Approach Zones.]

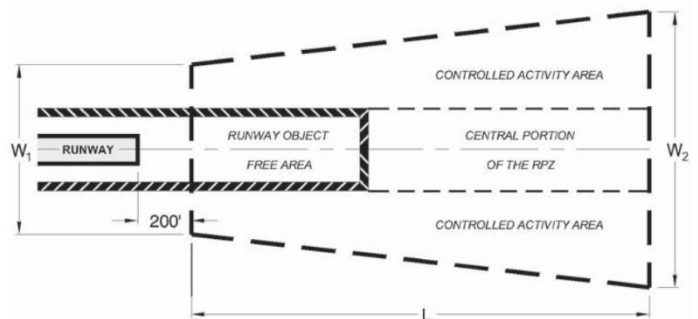
- (I) Airport Hazard Area. The Airport Hazard Area is an area of land or water on which an airport hazard could exist. An airport hazard is defined as a structure or object of natural growth that obstructs the airspace required for the taking off, landing, and flight of aircraft or that interferes with visual, radar, radio, or other systems for tracking, acquiring data relating to, monitoring, or controlling aircraft. For the purposes of this ordinance, the Airport Hazard Area is defined as the entirety of all the imaginary surfaces stated in Section H, Height Limitations, of this ordinance (see [Figure 31: Airspace Zone Boundaries](#)).
- (J) Land Use Compatibility.
 - (1) Intent. The Airport Overlay (AP OV) District is intended to overlay any other zoning district's regulations comprising or pertaining to areas to which it is applicable, to prevent undue negative interaction between aviation activities associated with the airport and the surrounding community. It is intended to protect the lives and property of the users of the airport and of the occupants of the land in its general vicinity by restricting places of public assembly within this Airport Overlay (AP OV) District. The overlay is intended to preserve the utility of the airport and the public investment therein.

(2) Development Zones. The Development Zones are hereby established within the Airport Overlay (AP OV) District. These zones are depicted in [Figure 30: Development Zones within the Airport Overlay \(AP OV\) District](#) of this ordinance. The Development Zones are defined and described as follows:

- (a) Airport Runway Protection Zones (RPZs). The Airport Runway Protection Zones are hereby established as the trapezoidal areas centered about the extended runway centerline. The RPZ dimensions for a particular runway end are a function of the type of aircraft and approach/departure visibility minimum associated with the runway end. The RPZs for the Ralph M. Hall/Rockwall Municipal Airport commence 200-feet from the edge of pavement at the end of each runway, beginning with a base of 500-feet (i.e. inner width or 'W₁'), extending 1,000-feet along the runway centerline (i.e. length or 'L'), and terminating at the outboard corners of a 700-foot line segment (i.e. outer width or 'W₂') [see [Figure 27: Airport Runway Protection Zone \(RPZ\)](#)], creating a 13.770-acre trapezoidal area, which is intended to service Aircraft Approach/Departure Categories 'A' & 'B' (i.e. small single and multi-engine planes). Contained within the two (2) trapezoidal areas that make up the RPZs are the Controlled Activity Area and a portion of the ROFA (Object Free Area). These areas are defined as follows:

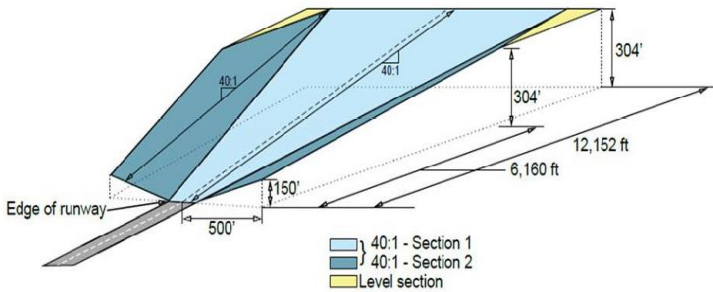
- (1) The Runway Object Free Area (ROFA). The Runway Object Free Area (ROFA) is centered on the runway centerline. The ROFA clearing standard requires clearing the ROFA of above ground objects protruding above the runway safety area edge elevation. Except where precluded by other clearing standards, it is acceptable to place objects that need to be located in the ROFA for air navigation or aircraft ground maneuvering purposes to protrude above the nearest point of the runway safety area, and to taxi and hold aircraft in the ROFA. To the extent practicable, objects in the ROFA should meet the same frangibility requirements as the runway safety area. Objects non-essential for air navigation or aircraft ground maneuvering purposes are not permitted to be placed in the ROFA. This includes parked airplanes and agricultural operations.

FIGURE 27: AIRPORT RUNWAY PROTECTION ZONE (RPZ)



- (2) The Controlled Activity Area. The *Controlled Activity Area* is the portion of the *RPZ* beyond the boundaries of the *ROFA*.
- (b) Municipal Airport Zone. The *Municipal Airport Zone* is hereby established as the real property boundaries of the Ralph M. Hall/Rockwall Municipal Airport. This zone contains the majority of all airport related land uses and structures.
- (c) Airport Influence Zone. The *Airport Influence Zone* contains all areas within the 500-foot buffer excluding the *Municipal Airport Zone* and the *RPZ*.
- (d) Height Restriction Zone. The *Height Restriction Zone* extends to the edge of the *Conical Zone* and is subject only to the requirements stipulated in Section H, *Height Limitations*, of this ordinance (see [Figure 29: Airport Overlay District Boundaries](#)).
- (e) Departure Surface. The *Departure Surface* starts at the end of the runway end elevation and matches the width of the usable runway. From the edge of the usable runway, the surface rises upward to 150-feet above the runway end elevation at a point 500-feet on either side of the runway centerline. The new surface rises upward along the extended centerline at a slope of 40:1 or one (1) foot in height for each 40-feet in horizontal distance until reaching 304-feet above the runway end elevation (i.e. 6,160-feet across at its outer width at the runway end elevation). Upon reaching the 304-foot marker, the surface levels out until the end of the departure surface at 12,152-feet. The area splays outward at a rate of 15-degrees relative to the extended runway centerline (see [Figure 28: Departure Surface](#)).

FIGURE 28: DEPARTURE SURFACE



(3) Land Use Restrictions.

- (a) Runway Object Free Area (ROFA) and Controlled Activity Area. No uses are permitted within the *Runway Object Free Area (ROFA)* or the *Controlled Activity Area* unless deemed essential to air navigation or aircraft ground maneuvering purposes by the Federal Aviation Administration (FAA) with the following exceptions:
 - (1) Permitted Uses. See the current *FAA Standard*.
 - (2) Specific Use Permit (SUP).

- (a) Roadways, Automobile Parking Areas, and Railroads that Adhere to the Height Restrictions
- (b) Municipal Airport Zone.
 - (1) Permitted Uses.
 - (a) Aircraft Runways, Taxiways, Taxi Lanes, Ramps, Parking Areas and Fuel Storage Facilities
 - (b) Aircraft Operational Facilities (including but not limited to Instrument Landing Systems, Visual Navigational Aids, and Related Equipment; Communication Facilities; Weather Service Offices and Equipment)
 - (c) Hangars (includes all buildings which may be used for the Storage or Maintenance of Aircraft, Airport Snow Removal, Sweeping and Other Maintenance Equipment, and/or Other Aviation-Related or Ancillary Activities)
 - (d) Terminal Buildings (which may contain Offices or Airline Companies, and Other Businesses and Concessionaires)
 - (e) Offices and Facilities for Airport Management, Air Charter, Air Taxi, Crop Spraying, Aircraft Sales or Rentals, and Air Cargo Processing Facilities
 - (f) Agriculture (other than Forestry or Livestock), Tourism Information Centers and Museums
 - (g) Flight Schools, Flying Clubs, and Other Schools or Training Facilities (relating to Aviation or Air-Related Transportation)
 - (h) Offices and Facilities for the Operation and Maintenance of Air Rescue, Emergency and Firefighting Services
 - (i) Aircraft Maintenance, Manufacturing, and Testing Facilities
 - (j) Offices and Facilities of Federal, State and Local Government Entities that Incorporate an Aeronautical Land Use (Unless the Property has been Designated for Non-Aeronautical Land Uses)
 - (2) Prohibited Uses.
 - (a) No uses other than those uses explicitly permitted above.
 - (c) Airport Influence Zone. All uses permitted within the underlying zoning depicted on the official zoning map of the City of Rockwall, with the following additional uses and exceptions:
 - (1) Specific Use Permits (SUP).
 - (a) Residential Airpark or Aviation Homes
 - (b) Driving Test Track

(2) Prohibited Uses.

- (a) Residential Uses (e.g. Single Family, Multi Family, etc.)
- (b) Educational Centers (including all types of Primary and Secondary Schools, Pre-Schools, and Child Care Facilities)
- (c) Hospitals, Medical Inpatient Treatment Facilities, Nursing Homes and/or Convalescent Home Facilities
- (d) Places of Worship
- (e) Places of Public Assembly (Not Previously Listed)
- (f) Fuel Handling and Storage Facilities (Does Not Include Gas Station)

(d) Height Restriction Zone. Properties within the Height Restriction Zone, outside of the Airport Overlay (AP OV District), are subject to the use requirements stipulated by the underlying zoning depicted on the official zoning map of the City of Rockwall (see [Figure 29: Airport Overlay District Boundaries](#)).

(4) Additional Use Restrictions.

- (a) Notwithstanding any other provision of this ordinance, no use may be made of land within any zone established by this ordinance in such a manner as to (1) create electrical interference with radio communication between the Airport and aircraft, (2) make it difficult for flyers to distinguish between airport lights and others, (3) result in glare in the eyes of flyers using the Airport, (4) impair visibility in the vicinity of the Airport or otherwise endanger the landing, taking-off, or maneuvering of aircraft.

(5) Legal Non-Conforming Land Uses.

- (a) Regulations Not Retroactive. The regulations prescribed by this ordinance shall not be construed to require the removal, lowering, changes and/or alteration of any structure (e.g. building) or object of natural growth (e.g. tree) not conforming to the regulations as of the effective date of this ordinance, or otherwise interfere with the continuance of any legal non-conforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure or property, for which the construction or alteration of said structure or property was commenced prior to the effective date of this ordinance.
- (b) Hazard Marking and Lighting. Notwithstanding the preceding provision of this section, the owner of any non-conforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the City Manager or his designee to indicate to the operators of aircraft in the vicinity of the Airport, the presence of such airport hazards. Markers and lighting necessary for existing non-conforming structures or trees shall be operated and maintained at the expense of the

property owner. Markers and lighting necessary for future non-conforming structures or trees, approved per the requirements of this ordinance, shall be installed, operated, and maintained at the expense of the property owner.

(K) Development Standards.(1) Architectural Standards.

- (a) All buildings within the Municipal Airport Zone shall be designed by a licensed, professional architect and all drawings submitted for approval and/or permits shall bear the architect's seal of the State of Texas.
- (b) All buildings intended for airport related use such as hangars, maintenance facilities, offices and facilities for airport management, terminal buildings and other similar types of uses with exterior walls visible from a public right-of-way shall consist of 90% masonry materials, excluding doors and windows as defined in Article 13, Definitions, of the Unified Development Code (UDC) [i.e. "Masonry"]. Building exterior walls not visible from the public rights-of-way may be earth-tone colored, pre-finished aluminum, steel or masonry. Materials that are unfinished are prohibited.

[All other buildings not related to airport uses within the Airport Overlay (AP OV) District shall conform to building materials requirements as stipulated within the Unified Development Code (UDC).]

In addition, all buildings intended for airport related uses shall adhere to the following standards:

- (1) A Material Sample Board indicating all exterior materials and colors must be submitted to the Planning and Zoning Commission, upon a recommendation by the Architecture Review Board (ARB), for approval prior to the commencement of construction. All sides of the exterior building shall be architecturally integrated and similar in nature with respect to the design and aesthetic.
- (2) All roofs shall be metal. If galvanized metal is being proposed, it shall be limited to a roofing material only.
- (3) Building glazing or reflectors shall not be incorporated into a building if it will cause a glare or reflection that could interfere with airport operations or ground circulation.
- (4) All windows or large glass elements shall be oriented and/or treated to avoid reflections that could cause a distraction to air traffic that is landing or taking off.
- (5) All new construction shall be of a high quality and utilize materials and finishes that will maintain their appearance with relatively low maintenance.
- (6) All steel used for roofing or siding shall be a minimum of 28-gauge steel, with a factory finish in a color that has been approved by the Planning and Zoning Commission, and which has been warranted by the



manufacturer for a minimum of 20 years with regards to the durability and color fastness.

- (7) All floors must be constructed of a minimum of four (4) inches thick concrete and reinforced with steel to a standard approved by the Engineering and Building Inspections Departments.
- (8) All hangars facing a taxiway (*i.e. a path connecting runways with ramps, hangars, terminals, etc.*) shall have a hangar door that has a minimum opening of 55-feet in width by 16-feet in height (*i.e. 55' [w] x 16' [h]*). Buildings facing a taxilane (*i.e. a path connecting the taxiways to aircraft parking positions*) shall have a hangar door that has a minimum opening of 41-feet, 6-inches in width by 12-feet in height (*i.e. 41'-6" [w] x 12' [h]*). Approved swing out, overhead or sliding doors may also be used. All pedestrian doors must be of a pre-finished metal construction positioned in metal doorjamb. No wood doorjamb will be permitted on exterior doors.
- (9) Mechanical equipment shall be screened so as not to be visible from the public and private rights-of-way. All screens, whether situated on the ground or on the building, shall be constructed to be aesthetically integrated into the design of the building. The rooftops of all buildings shall be free of any mechanical equipment unless completely screened from all points of view along all public rights-of-way by an architectural parapet. All screening materials shall be compatible with the material used on the building.

(2) Landscaping.

(a) The requirements contained within Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), whichever would be applicable to the subject property independent of the AP OV District, shall apply to a property located within the overlay (*i.e. the landscaping percentage of the underlying zoning district would apply*); however, landscaping plans in the AP OV District should be designed with the consideration of aircraft movement and should not be designed using trees and/or plants that have the propensity to attract hazardous wildlife. In cases where aircraft requirements would conflict with certain landscaping elements, the Planning and Zoning Commission may approve requirements that deviate from those stipulated by the Unified Development Code (UDC) if, in its opinion, such alternate requirements provide for a safer and more efficient use of the property. In addition, the Planning and Zoning Commission may request that a qualified Airport Wildlife Biologist review landscaping plans in sensitive areas and provide recommendations for planting placement and alternatives.

(3) Variances. The City Council may, upon request from the applicant, grant a variance to the any of the provisions contained within Section K.6, *Architectural Standards*, and Section K.7, *Landscaping*, of this ordinance where unique or

extraordinary conditions exist or where strict adherence to the provisions of this ordinance would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter (¾) majority vote of the City Council members present with a minimum of four (4) affirmative votes.

(L) Administrative Procedures and Permits.

(1) Notice of Proposed Construction or Alteration (*i.e. FAA Form 7460-1*). Any tree or structure (*new or alteration of an existing structure*) proposed within the AP OV District or 20,000-feet of the runway shall require an applicant to file a *Notice of Proposed Construction or Alteration* form (*i.e. FAA Form 7460-1*) with the Federal Aviation Administration (FAA) to determine if the tree or structure creates a hazard to air navigation or will result in an inefficient use of airspace.

(2) Future Use. Except as specifically provided herein, no change shall be made in the use of land and no structure or tree shall be erected, altered, planted or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.

(a) In the area lying within the limits of the *Horizontal Zone* and *Conical Zone*, no permit -- *except as required by Section (L)(1) above* -- shall be required for any tree or structure less than 75-feet of vertical height above the ground as measured at grade, except when because of terrain, land contour or topographic features such tree or structure would extend above the height limits prescribed for such zone.

(b) In the areas lying within the limits of the *Approach Zones* but at the horizontal distance of not less than 4,000-feet from each end of the runways, no permit -- *except as required by Section (L)(1) above* -- shall be required for any tree or structure less than 75-feet of vertical height above the ground as measured at grade, except when because of terrain, land contour or topographic features such tree or structure would extend above the height limit prescribed for the *Approach Zone*.

(c) In the areas lying within the limits of the *Transitional Zones* ending at the perimeter of the *Horizontal Zone*, no permit -- *except as required by Section (L)(1) above* -- shall be required for any tree or structure less than 75-feet of vertical height above the ground as measured at grade, except when such tree or structure because of terrain, land-contour or topographic features would extend above the height limit prescribed for such *Transitional Zones*.

(3) Exceptions/Variances/Non-Conforming Uses. Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, alteration or growth of any structure or tree in excess of any of the height



limits established by this Ordinance except as set forth in Section H, *Height Limitations*.

- (a) *Existing Uses*. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a non-conforming use, structure, or tree to be made or become higher, or become a greater hazard to air navigation, than it was on the effective date of this Ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.
- (b) *Non-Conforming Uses Abandoned or Destroyed*. Whenever the Board of Adjustment (BOA) determines that a non-conforming structure or use has been abandoned for a period of six (6) months, or more than eighty (80%) percent of a non-conforming structure or tree has been torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.
- (c) *Variances*. Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use of their property, not in accordance with the regulations prescribed in this ordinance, may apply to the Board of Adjustment (BOA) for a variance from such regulations. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulation would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but will do substantial justice to be in accordance with the spirit and intent of this Ordinance.
- (d) *Hazard Marking and Lighting*. Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the owners at their own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard.

(M) *Enforcement*. It shall be the duty of the City Manager or his designee to administer and enforce the regulations prescribed herein. Application of permits shall be made to the City Manager or his designee upon a form published for that purpose. Applications required by this ordinance to be submitted to the City Manager or his designee shall be promptly considered and granted or denied. Applications for variances shall be made to the Board of Adjustment (BOA) by first filing said application for variance with the City Manager or his designee who shall forthwith transmit said application to the Board of Adjustment for determination.

(N) *Appeals*. Requests for appeals to administrative decisions by the City Manager or his designee concerning the enforcement of this ordinance shall be directed to the Board of Adjustment (BOA) in compliance with [Section 04, Board of Adjustments, of Article 02, Authority and Administrative Procedures, of the Unified Development Code \(UDC\)](#).

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FIGURE 29: AIRPORT OVERLAY (AP OV) DISTRICT BOUNDARIES

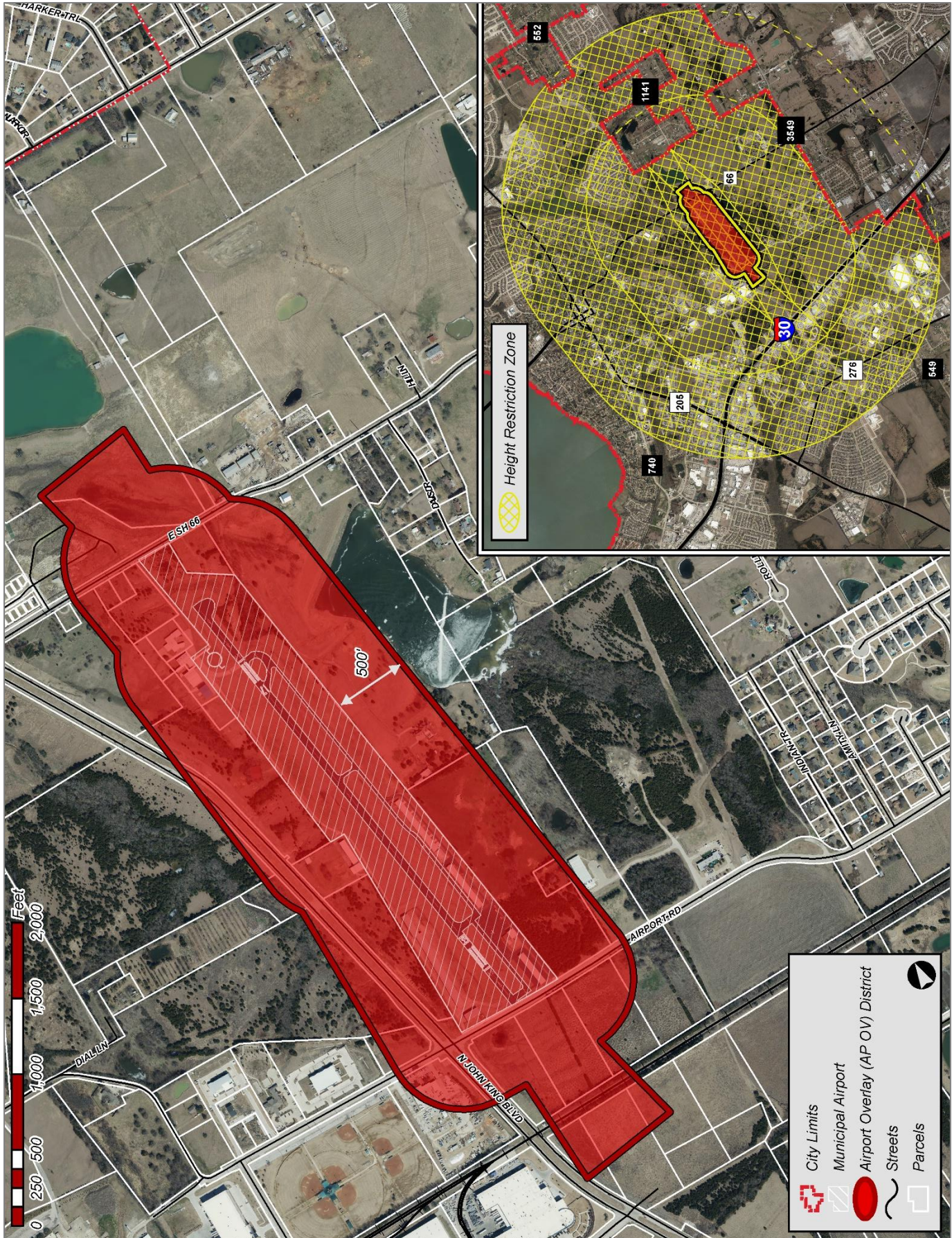




FIGURE 30: DEVELOPMENT ZONES WITHIN THE AIRPORT OVERLAY (AP OV) DISTRICT

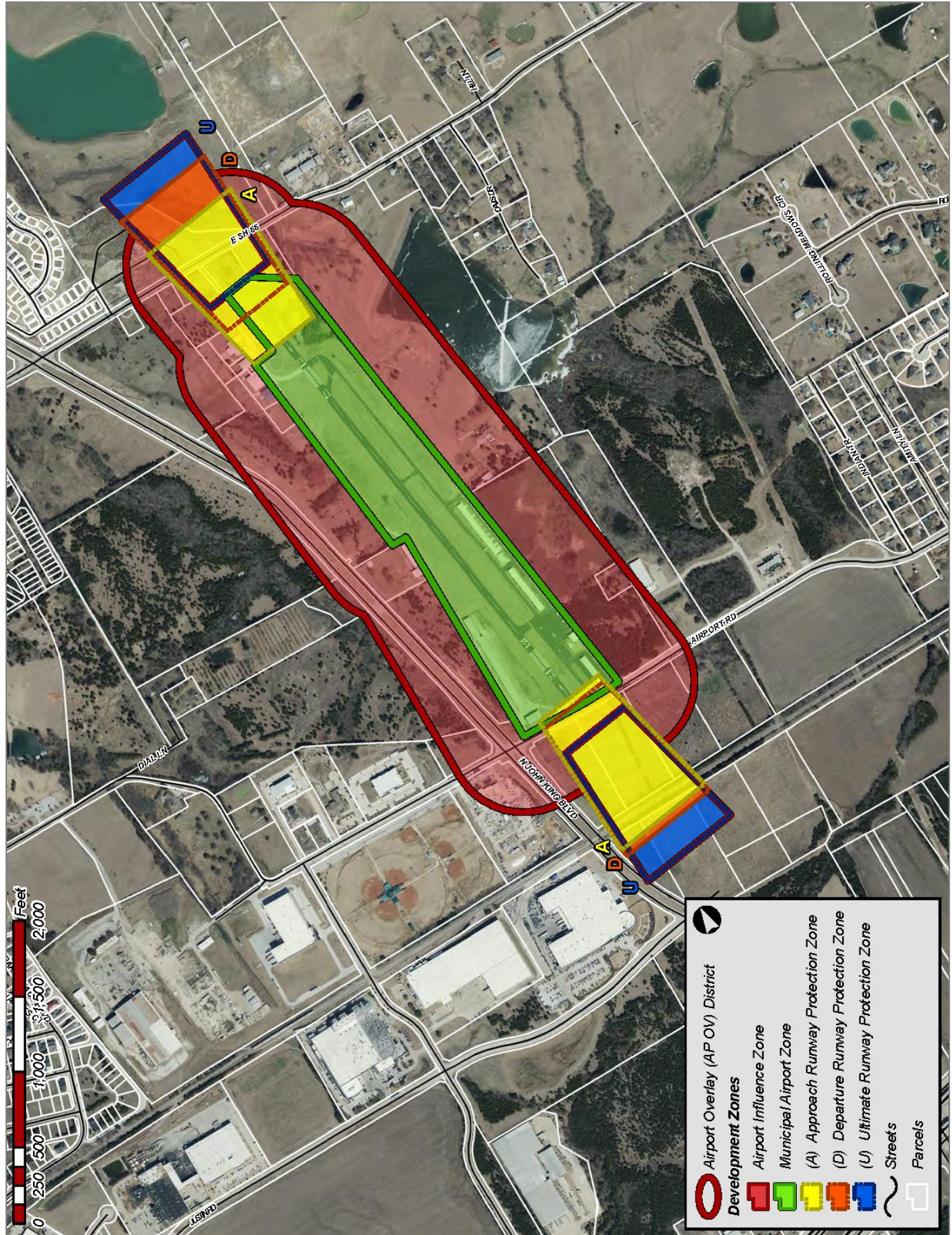




FIGURE 31: AIRSPACE ZONE BOUNDARIES

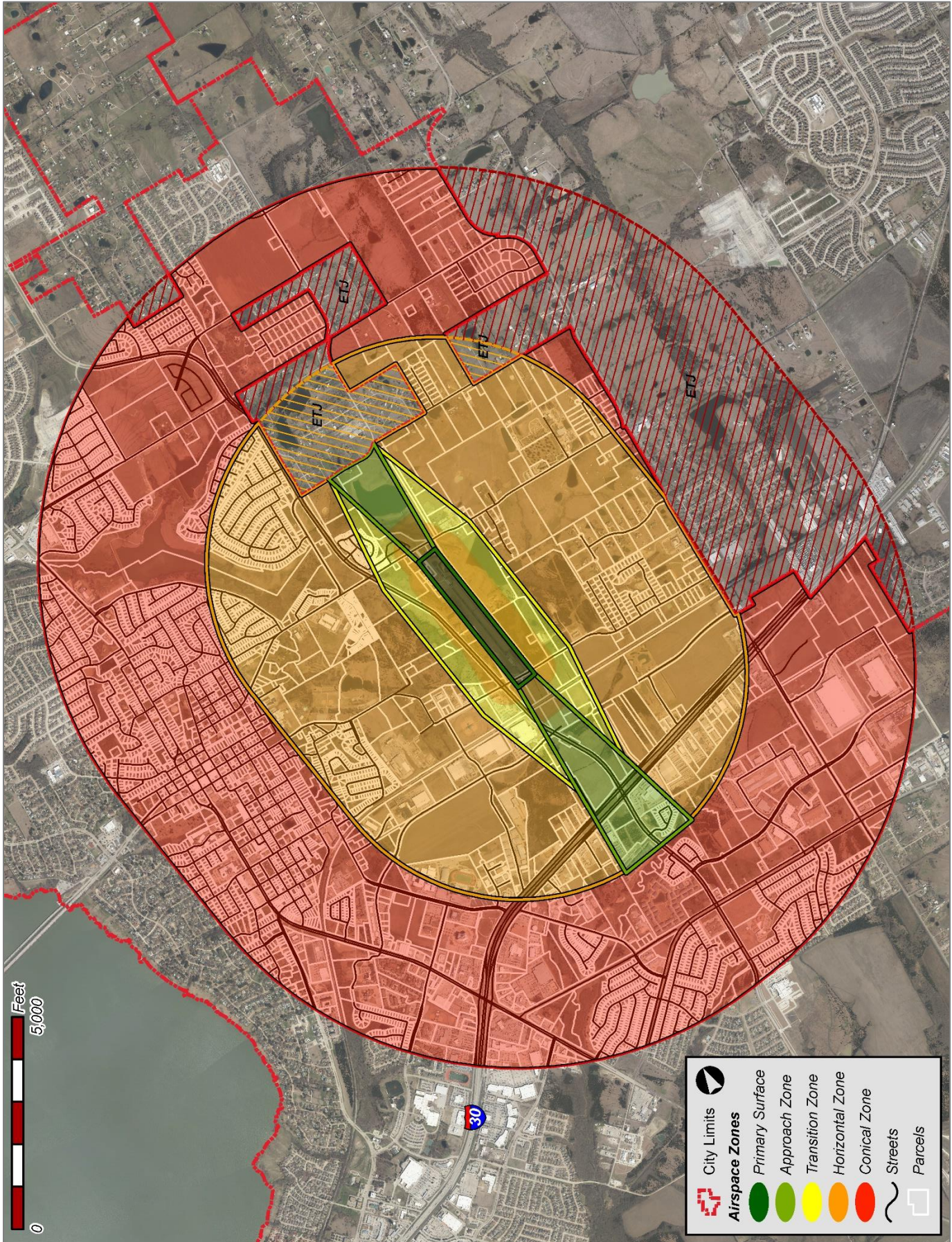
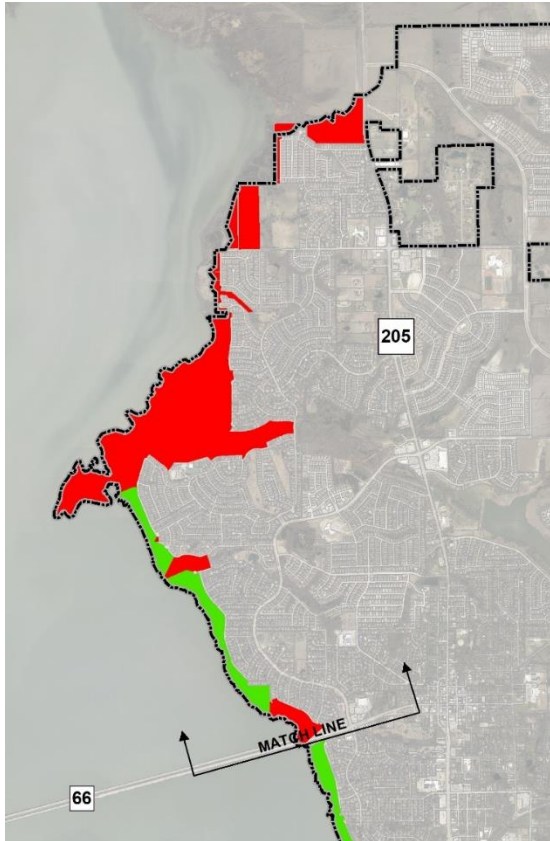




FIGURE 32: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT MAP

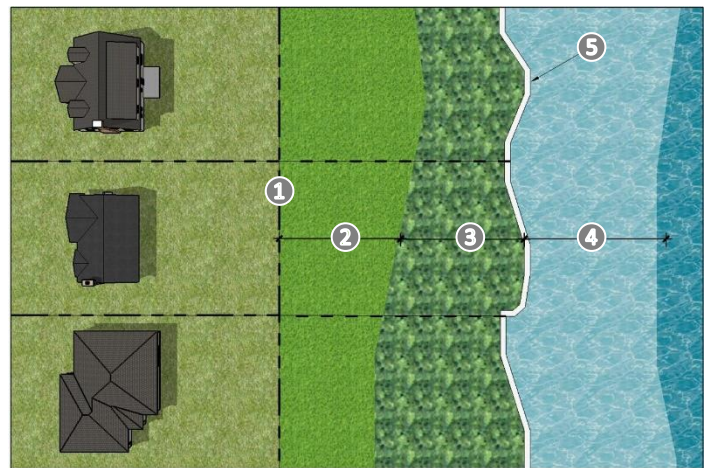


RED: NON-LEASEABLE PROPERTY
GREEN: LEASABLE PROPERTY

SUBSECTION 06.16: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

- (A) **Purpose.** The purpose of the *Lake Ray Hubbard Takeline Overlay (TL OV) District* is to permit the development of property along the shoreline of Lake Ray Hubbard under certain regulatory conditions governing permitted uses and development standards, setting forth the procedures for the development of said property, and establishing an appeal process for the development standards of the district. This zoning district has its basis in and is intended serve as an implementation tool for the Lake Ray Hubbard Master Plan (adopted by the City of Dallas), the Lake Ray Hubbard Interlocal Agreement as approved by those municipalities comprising the *Lake Cities Coalition* (i.e. Garland, Rockwall, and Rowlett) and the City of Dallas, and the OURHometown Vision 2040 Comprehensive Plan. The adoption of this zoning district is intended to provide a means for the protection of water quality
- (B) **Boundaries.** The Lake Ray Hubbard Takeline (TL OV) District includes all property that is located between the City of Dallas Takeline as shown on the boundary map for Lake Ray Hubbard (i.e. File 612D-1 on file in the City of Dallas Records Vault and depicted below in Figure 26, *Lake Ray Hubbard Takeline [TL OV] District Map*) and the meandering of the contour line 435.5-foot sea level elevation. In addition, *Figure 27: Elevation Contours*, shows the elevation zones used to delineate where certain land uses are permitted.

FIGURE 33: ELEVATION CONTOUR ZONES



①: REAR PROPERTY LINE/TAKE LINE; ②: 438.0 ELEVATION ZONE; ③: 435.5 ELEVATION ZONE; ④: 425.5 ELEVATION ZONE; ⑤: SEAWALL;

- (C) **Applicability.**
 - (1) **Applicable Lots.** The standards set forth within Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, shall apply only to those lots within the takeline that are zoned and used for detached, single-family residential land uses, and that either have a minimum lot width of 45-feet when measured at the front building line or a minimum width of 35-feet at the front building line when located on a curved street or cul-de-sac that are eligible to lease. The properties eligible to lease the takeline area are depicted in *Figure 26: Lake Ray Hubbard Takeline Overlay (TL OV) District Map* above.



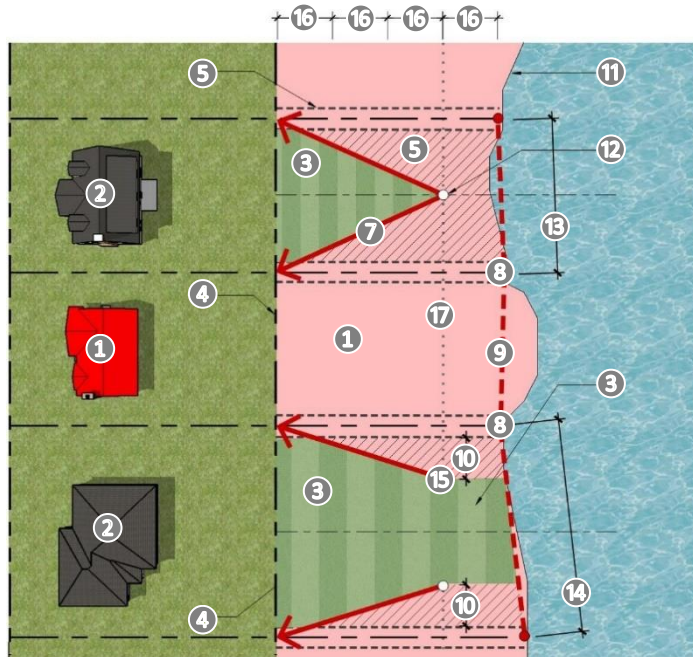
- (2) Exceptions for Lots Not Meeting the Applicability Standards. The City Council shall have the authority to consider special exceptions to the eligibility standards set forth within this section that apply to those lots within the Lake Ray Hubbard Takeline Overlay (TL OV) District that are zoned and used for detached, attached, or zero-lot-line single-family residential land uses and meet the minimum lot width requirements as prescribed in [Subsection 06.15\(C\)\(1\)](#) above.
- (D) Definitions. The terms used in this section shall be as defined in this Unified Development Code (UDC), the Lake Ray Hubbard Interlocal Agreement, and the sublease agreements prepared by the City of Rockwall. For specific land use definitions refer to [Subsection \(J\), Specifications for Permitted Land Uses](#). In addition, the following terms shall be defined as follows:
- (1) Catwalk. The narrow walkway of a dock providing people access to moored watercraft.
 - (2) Centerline. An established line that is equidistant from the surface or sides of something (e.g. *parcel boundaries*).
 - (3) Cleat. A metal fitting with two (2) projecting pieces used to wrap a rope around to secure a watercraft in position.
 - (4) Dredging. The process of deepening a waterway for the safe and efficient movement of watercraft by the removal of dirt either by digging or by suction.
 - (5) Habitable Structure. A structure fit for human habitation usually containing amenities (e.g. *fireplace, furniture, plumbing, bathing facilities, and cooking facilities*). Structures allowed by this section shall not be habitable structures and may not contain such amenities.
 - (6) Lake. Refers to Lake Ray Hubbard.
 - (7) Lake Area. The City of Dallas property, known as Lake Ray Hubbard, that is normally submerged by the lake at a normal lake pool elevation (i.e. *property at or below an elevation of 435.5-foot mean sea level*).
 - (8) Leased Area. Means the take area that is within the corporate limits of the City of Rockwall, or where the takeline is directly adjacent to the corporate limits of the City of Rockwall.
 - (9) Lift. A temporary means of elevating a watercraft out of the water by use of a hoist.
 - (10) Locker Box. A secured chest fixed onto a dock used for storage of watercraft equipment.
 - (11) Moor. Securing a watercraft to a fixed object such as a fixed cleat on a seawall while the watercraft is still in the water.
 - (12) Mooring. A place where a watercraft can be tied up and secured while in the water (e.g. *a slip*) for not more than 156-consecutive hours.
 - (13) Power Source Station. Used as a power supply for lighting a dock just below watercraft level.
 - (14) Shoreline. Refers to the line along the shore of the lake, established by the normal lake pool elevations (i.e. *435.5-foot mean sea level*).
- (15) Slip. A watercraft's berth between two (2) piers or between finger piers.
 - (16) Take or Takeline Area. Refers to the land owned by Dallas between the takeline and the normal lake pool elevations (i.e. *435.5-foot mean sea level*).
 - (17) Treated Wood. Wood treated by the impregnation or application of chemical solutions or chemical mixtures for the purpose of retarding or preventing deterioration or destruction cause by insects, fungi, bacteria, or other wood destroying organisms.
 - (18) View Clear Zone. The area within the view preservation angle where no new structures or plantings shall exceed six (6) feet above the existing grade to maintain neighboring views.
 - (19) View Corridor. A sight passage recognized as holding an intangible asset for a property owner and for a community due to the unique visual qualities of distant terrain, woodlands, wetlands, grasslands, skylines, and manmade lakes expressed through a view preservation angle from either a generally recognized center point or various center points along a road corridor or public view area ([see Figure 28: Visual Measurements for View Corridors of Subsection \(E\)](#)).
 - (20) View Preservation Angle. The angle determined as the line extending from the center point -- or 30-foot point depending on lot size -- along the quarter distance line of the leased area extending back toward the opposite corner where the takeline area crosses the lease area's side yard ([see Figure 28: Visual Measurements for View Corridors](#)).
 - (21) Watercraft (or Boat). A craft for water transport. Examples of watercrafts are as follows:
 - (a) Motorized Boat. A boat propelled by an internal combustion engine.
 - (b) Sail Boat. A boat with a mast and sail propelled by the wind.
- (E) Visual Measurements for View Corridors.
- (1) View Corridors. View clear zones are established to protect a property owner's views of the lake and to maintain the aesthetic value of the lake's shoreline. The view clear zones for the takeline areas are established by the shoreline frontage of the takeline lease area. This measurement is determined by projecting the lease areas side yards to the normal pool elevation (i.e. *435.5-foot mean sea level*), and connecting these two (2) points in a straight line ([see Figure 28: Visual Measurements for View Corridors](#)). Based on this linear measurement, the view clear zones are determined by the following:
 - (a) Lots That Have Less Than 100-Feet of Shoreline Frontage. The view corridor for lots that have less than 100-feet of shoreline frontage is defined by the view preservation angle determined as the quarter distance (i.e. 25%) center point from the shoreline frontage line along the centerline of the leasing property owner's side yard with the angle running from the quarter distance center point to the opposite corners where the takeline



area crosses the lease area's side yard. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with [Subsection \(F\)\(2\)\(d\)](#).

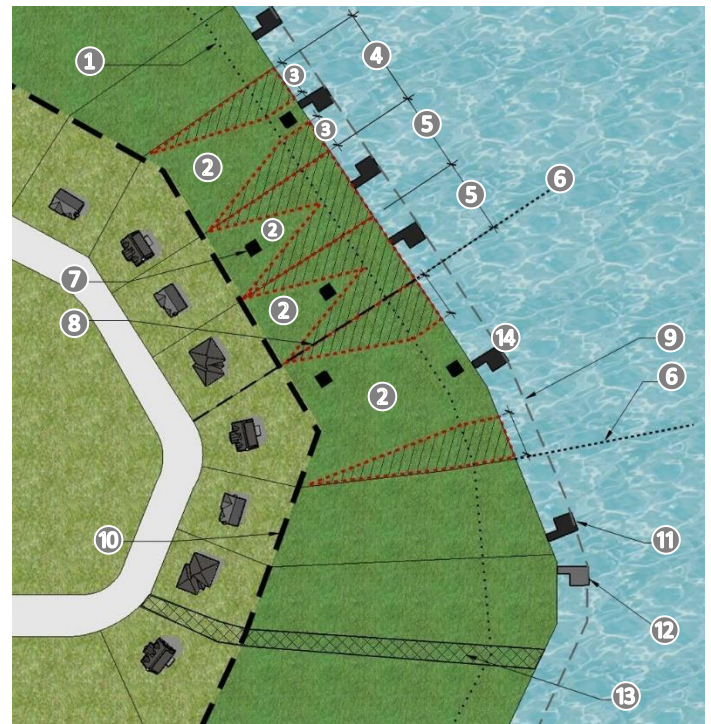
- (b) Lots That Have More 100-Feet or More Shoreline Frontage. The view corridor for lots that have 100-feet or more shoreline frontage are defined by the view preservation angle determined as the quarter distance (i.e. 25%) line projected from the shoreline frontage line extending from the leasing property owner's side yard 30-foot along the quarter distance line and running from this point to the opposite corners where the takeline area crosses the lease area's side yard, and in a straight line from the 30-foot point on the quarter distance line to the shoreline frontage line. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with [Subsection \(F\)\(2\)\(d\)](#).

FIGURE 34: VISUAL MEASUREMENTS FOR VIEW CORRIDORS



1: SUBJECT PROPERTY'S AND ITS VIEW CORRIDOR (PINK AREA); 2: NEIGHBORING PROPERTY; 3: NEIGHBORING PROPERTY'S BUILDABLE AREA (GREEN LINED AREA); 4: REAR PROPERTY LINE/TAKELINE; 5: VIEW CLEAR ZONE (LINED AREA); 6: LEASE AREA SIDE YARD SETBACK; 7: VIEW PRESERVATION ANGLE; 8: THE INTERSECTION OF THE 435.5 ELEVATION LINE AND THE LEASE AREA'S SIDE YARD; 9: SHORELINE FRONTAGE LINE (ESTABLISHED BY CONNECTING THE TWO [2] 3 POINTS IN A STRAIGHT LINE); 10: 30-FOOT; 11: SHORELINE; 12: CENTER POINT AT THE QUARTER DISTANCE LINE; 13: A LOT WITH A SHORELINE FRONTAGE LESS THAN 100-FEET; 14: A LOT WITH A SHORELINE FRONTAGE 100-FEET OR MORE; 15: 30-FOOT POINT ON THE QUARTER DISTANCE LINE; 16: 25% OF THE TAKELINE AREA; 17: QUARTER DISTANCE LINE.

FIGURE 35 EXAMPLES OF VISUAL MEASUREMENTS FOR VIEW CORRIDORS AND STRUCTURE PLACEMENT



1: QUARTER DISTANCE LINE; 2: BUILDABLE AREA; 3: 30-FOET; 4: A LOT WITH A SHORELINE FRONTAGE LINE 100-FOET OR MORE; 5: A LOT WITH A SHORELINE FRONTAGE LINE LESS THAN 100-FOET; 6: LEASE AREA'S PROJECTED SIDE YARD; 7: STRUCTURE BUILT IN THE 438.0 ELEVATION ZONE; 8: LEASE AREA'S SIDE YARD; 9: 40-FOOT BUILDING LINE; 10: REAR PROPERTY LINE/TAKELINE ; 11: EXISTING BOATHOUSE; 12: BOATHOUSE LOCATION APPROVED ADMINISTRATIVELY BECAUSE OF DRAINAGE EASEMENT AND CLUSTERED WITH AN EXISTING BOATHOUSE; 13: DRAINAGE EASEMENT; 14: BOATHOUSE AND STRUCTURE IN THE 435.5 ELEVATION ZONE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE.

(F) General Requirements. The following general requirements shall apply for all property in the takeline area.

- (1) Number of Permitted Structures. The following is the maximum number of structures that shall be permitted in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in [Subsection \(J\), Specifications for Permitted Land Uses](#) that exceeds six [6] feet in height*):
 - (a) 438.0 Elevation Zone: Two (2) structures shall be permitted in the 438.0 Elevation Zone.
 - (b) 435.5 Elevation Zone. One (1) structure shall be permitted in the 435.5 Elevation Zone.
- (2) General Location of Permitted Structures. The following requirements relate to where structures should be generally located in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in [Subsection \(J\), Specifications for Permitted Land Uses](#) that exceeds six [6] feet in height*):
 - (a) 438.0 Elevation Zone: Structures in the 438.0 Elevation Zone should be located outside of the view clear zones unless specifically permitted to be in the view clear zone



by [Subsection \(J\), Specifications for Permitted Land Uses](#).

(b) 435.5 Elevation Zone: Structures in the 435.5 Elevation Zone should be generally centered in the lease area -- equal distance from both leased side yard boundary lines -- behind the primary structure on the leasing property and outside of the view clear zones unless specifically permitted to be in the view clear zone by [Subsection \(J\), Specifications for Permitted Land Uses](#).

(c) 425.5 Elevation Zone: Structures located in the 425.5 Elevation Zone should be generally centered along the shoreline -- equal distance from both the leased side yard boundary lines -- behind the primary structure of the leasing property.

(d) Administrative Exception for the 435.5 & 425.5 Elevation Zone. In cases where it is [1] not feasible to construct a structure in the center of the lease area or along the shoreline, [2] will increase the view corridor or benefit the surrounding properties by not centering a structure in the lease area, or [3] where centering the structure will create an undue hardship to the property owner leasing the lease area, the Director of Planning and Zoning or his/her designee may approve an administrative exception to allow an alternate location that is not generally centered in the lease area as long as the location for the proposed structure is outside of the view clear zone. In approving these requests, the Director of Planning and Zoning or his/her designee shall consider the impact of the proposed structure on the adjacent property owners.

(3) Building Materials. The permitted building materials shall be as stipulated in [Subsection \(J\), Specifications for Permitted Land Uses](#), and as permitted by the City Council through a Specific Use Permit (SUP); however, the use of canvas, cloth, or like materials shall be prohibited within the takeline area. In addition, loose ground materials (e.g. sand, fill, pea gravel) that could be used for trails, paths, play areas, active sports activities, or as exposed landscape bedding material are prohibited.

(4) Trees. In order to plant or remove a tree in the takeline area, a Treescape Plan showing the exact location, size (i.e. trunk diameter and height), and common name of the tree to be planted or removed will be required to be submitted to the Parks and Recreation Department. A permit to plant or remove a tree may be approved administratively by the Director of Parks and Recreation or his/her designee, or forwarded to the Parks and Recreation Board for approval. In reviewing a request to plant or remove a tree, the following criteria shall apply:

(a) Planting Trees. Trees are permitted to be planted within the 438.0 Elevation Zone pending they are [1] not a variety specifically listed in the prohibited tree list contained in [Section 03, Tree Planting Guidelines and Requirements, of Appendix C, Landscaping Guidelines and Requirements](#), and [2] they are not located within the view clear zone outlined [Subsection \(E\), Visual](#)

Measurements. The Director of Parks and Recreation or his/her designee may grant an exception to allow a tree to be planted in the view clear zone where it is determined that the tree will not decrease the visibility of the lake or shoreline for the adjacent properties. In making this determination, the Director of Parks and Recreation shall consider the size of the proposed tree at maturity.

(b) Removing Trees. Trees are permitted to be removed only if they are determined to be damaged or diseased, or if they create a hazardous or dangerous condition that could endanger the public health, safety or welfare of the general public.

(5) Temporary Structures on Lease Property in the Takeline Area. Temporary structures (e.g. portable residential barbecue grills and ranges, trampolines, etc.) are permitted to be brought out into the takeline area providing that they are not allowed to remain in any part of the takeline area for more than 72 consecutive hours unless completely enclosed within a fenced area constructed in accordance with [Subsection 06.15\(J\)\(6\)](#). For temporary structures on unleased property in the takeline area see [Article III, Offenses Regarding the Use of the Lake Ray Hubbard Takeline, of Chapter 22, Miscellaneous Offenses of the Municipal Code of Ordinances](#).

(G) Residential Sublease Agreement. A Residential Sublease Agreement is an agreement between a property owner and the City of Rockwall that grants the property owner certain rights to the exclusive use of the takeline area. A Residential Sublease Agreement shall be required to build certain structures within the takeline area. It shall be a violation of the zoning code to build or maintain a structure in the takeline area without a valid Residential Sublease Agreement. An owner in violation of this section shall be subject to the requirements of [Section 01, Penalties, of Article 12, Enforcement, of the Unified Development Code \(UDC\)](#). The following shall be the costs associated with a Residential Sublease Agreement:

Lease	Fees
New Lease (i.e. New Never Leased by Current Owner) ²	\$200.00
Annual Renewal of a Lease	\$100.00
Change of Ownership of a Valid Lease	\$50.00
Reinstatement of an Expired Lease (i.e. Same Property Owner) ³	\$500.00

NOTES:

¹: To be subject to these new fees, a lease entered into after January 1, 2021 will be required (i.e. the effective date of the amendment adopting these fees).

²: A lease is considered to be new under the following circumstances: [1] the property has never had a valid lease agreement, or [2] the property had a valid lease under different ownership but that lease agreement expired prior to the current owner taking possession of the property.

³: A lease is considered to be a reinstatement when it lapses or expires under the current ownership, and then the same owner requests a new lease.

(H) Permitted Uses. All of the uses permitted within the Lake Ray Hubbard Takeline Overlay (TL OV) District shall adhere to all other applicable codes and permitting requirements of the City of



Rockwall. For a list of permitted land uses see [Subsection \(J\), Specifications for Permitted Land Uses](#), or [Subsection 07.05, Lake Ray Hubbard Takeline Overlay \(TL OV\) District Development Standards](#).

(I) *Specific Use Permits (SUPs)*. A Specific Use Permit (SUP) may be requested for: [1] any use that is not listed in [Subsection \(J\), Specifications for Permitted Land Uses](#) or [2] any structure that does not adhere to the requirements stipulated for that use or structure as required by [Subsection \(J\), Specifications for Permitted Land Uses](#); however, a request for a Specific Use Permit (SUP) cannot be requested if a dimensional, material, size, or location standard stipulated in [Subsection \(J\), Specifications for Permitted Land Uses](#), or [Subsection \(F\), General Requirements](#), is expressly prohibited. In addition, no requests can be made that violate the view corridor requirements stipulated in [Subsection \(E\), Visual Measurements](#). A Specific Use Permit (SUP) may be requested for water related land uses that are not specifically addressed in [Subsection \(J\), Specifications for Permitted Land Uses](#), (e.g. jet ski lift) pending the applicant provides a letter of consent from the City of Dallas prior to making the application. In considering a Specific Use Permit (SUP) request, the City Council shall consider how the proposed request [1] impacts adjacent properties, and [2] adheres to the intent of the Lake Ray Hubbard Takeline Overlay (TL OV) District.

(J) *Specifications for Permitted Land Uses*. See [Subsection 07.05, Lake Ray Hubbard Takeline Overlay \(TL OV\) District Development Standards](#), for a summary of the development standards for each of the following conditional uses.

(1) *Barbecue Pit*.

(a) *Definition*. A *barbecue pit* is a permanent fireplace structure over which meat, poultry and other foods are roasted (for *Fire Pit* see [Subsection 06.15\(J\)\(9\)](#)).

(b) *Prerequisites*. A *barbecue pit* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *barbecue pit* shall be allowed in the following zones:

- (1) [438.0](#): Permitted.
- (2) [435.5](#): Not Permitted.
- (3) [425.5](#): Not Permitted.

(d) *Conditional Use Standards*. A *barbecue pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (i.e. natural gas or propane).

(e) *Construction Standards*.

- (1) *Building Materials*. A *barbecue pit* must be constructed utilizing a combination of natural stone, brick, concrete, and/or iron grating.
- (2) *Height*. A *barbecue pit* shall not exceed a maximum of six (6) feet in height.
- (3) *Size*. A *barbecue pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *barbecue pit* should not

exceed a maximum size of eight (8) feet in length by three (3) feet in width.

(f) *Setback Requirements*. A *barbecue pit* must adhere to the following setbacks:

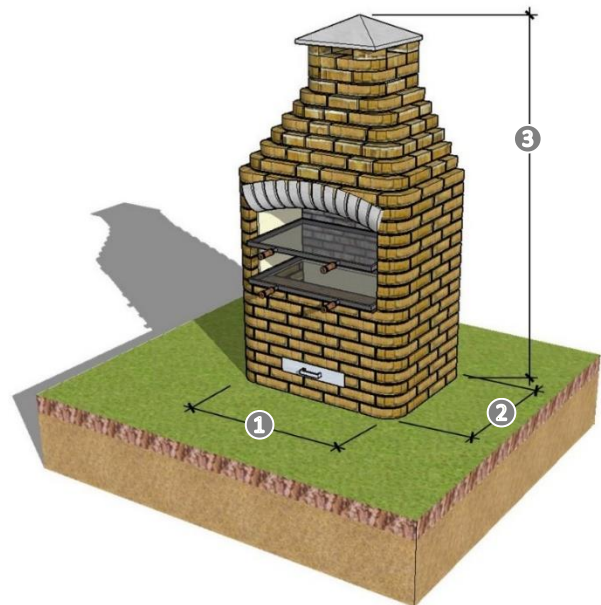
- (1) *Takeline Setback*: 0-Feet
- (2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *barbecue pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *barbecue pit* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



①: A MINIMUM AND MAXIMUM OF THREE (3) FEET IN LENGTH; ②: A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET IN WIDTH; ③: A MAXIMUM OF SIX (6) FEET;

(2) *Boathouse*.

(a) *Definition*. A *boathouse* is a roofed structure affixed to the end of an adjoining *fixed pier*, with a main waterside opening, containing an operating boatlift, and which is built to house and protect a watercraft and boat related equipment.

(b) *Prerequisites*. A *boathouse* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a *seawall* along the entire length of the shoreline within the leased area, and has constructed a *fixed pier*.

(c) *Conditional Use Standards*. *Boathouses* are used for storing boats that have a fuel efficiency rating greater than 95%; however, *boathouses* may also be used to store sailboats. *Boathouses* will not be used for storing any



other type of items except boats and boat-related equipment. In addition, *Boathouses* shall not be used as a habitable dwelling structure, or shelter for domestic or wild animals. All *boathouses* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *boathouse* shall not be designed to prevent public access to an area of water. Accessories placed on the flat surface of a *boathouse* or catwalk must be placed in an orderly manner that allows for the safe movement of people.

(d) Elevation Zone. A *boathouse* shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

(e) Construction Standards.

- (1) Building Materials. All *boathouse* constructed below the 437.0-foot mean sea level contour shall use only pilings and materials approved by the City of Rockwall and the City of Dallas. *Boathouses* shall be constructed utilizing composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with high-tech plastic materials) -- products equivalent to Trex brand are preferred -- for decking, galvanized metal/iron/steel or aluminum (with a minimum color rating of AAMA 2604) for the support posts, all aforementioned materials and cedar or iron wood for the roof beams, and standing seam metal for the roof with a pre-finished color. Support posts may be wrapped in composite material. Water repellent sealants shall not be used to treat any cedar or ironwood used for roof beams. All fasteners binding materials together must be made out of stainless steel.
- (2) Height. A *boathouse* shall be a minimum of 16-feet and a maximum of 21-feet in height as measured from the top of the fixed pier's catwalk to the vertex of the *boathouse's* cupola; however, in no case should a *boathouse* exceed one (1) story in height.
- (3) Size. The footprint of the exterior sides of a *boathouse* will measure a minimum of eight (8) feet in width by 30-feet in length and a maximum of 12-feet in width and 30-feet in length. *Boathouses* shall not extend more that 40-linear feet into the water as measured from the normal pool elevation of the shoreline (i.e. 435.5).
- (4) Roof. A *boathouse* will have a hip roof with either: [1] one (1) cupola with a hip roof centered at the top of the main hip roof, or [2] two (2) cupolas each with hip roofs at either end of the top of the main hip roof. Cupolas will be designed to allow updraft air and winds to vent outward, and shall measure three (3) feet by four (4) feet. All *boathouse* roofs shall be built

with a minimum of a 2:1 roof pitch and will not have an overhang greater than 18-inches. *Boathouses* shall not incorporate a deck or platform.

(5) Lighting. Interior lighting for a *boathouse* will be directed downward from the ceiling of the structure and at the stored watercraft. Exterior lighting for a *boathouse* will be directed downwards toward the fixed pier with light fixtures incorporated either into the roof's overhang or the structure's columns. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.

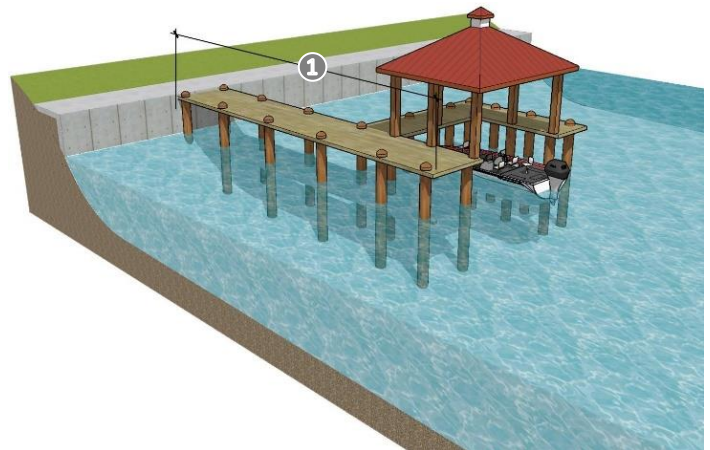
(6) Additional Construction Standards.

- (a) Deck Ladder. A deck ladder is permitted to be constructed inside a *boathouse*.
- (b) Storage Unit. A *boathouse* can incorporate one (1) storage unit measuring 72-inches in length by 20-inches in depth by 20-inches in height. Storage units shall be placed on the outer dockside, and shall only be used for storing boat-related equipment. The storage of fossil fuels and/or hazardous materials is prohibited.
- (c) Boat or Watercraft Lift(s). A *boathouse* must incorporate either one (1) regular boat lift or two (2) personal watercraft boat lifts. All boat or watercraft lifts must be able to hoist a watercraft above the 438.0-foot mean sea level contour, and be maintained in good operating condition. All watercrafts must be stored under the roof of the *boathouse*.
- (d) Pilings. The approved pilings used to support a *boathouse* must be built up to at least 17-inches above the normal pool elevation of 435.5-foot mean sea level. Vertical rub rails are required on all concrete piers and pilings.
- (e) Catwalks. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-foot mean sea level.
- (f) Safety Reflectors. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

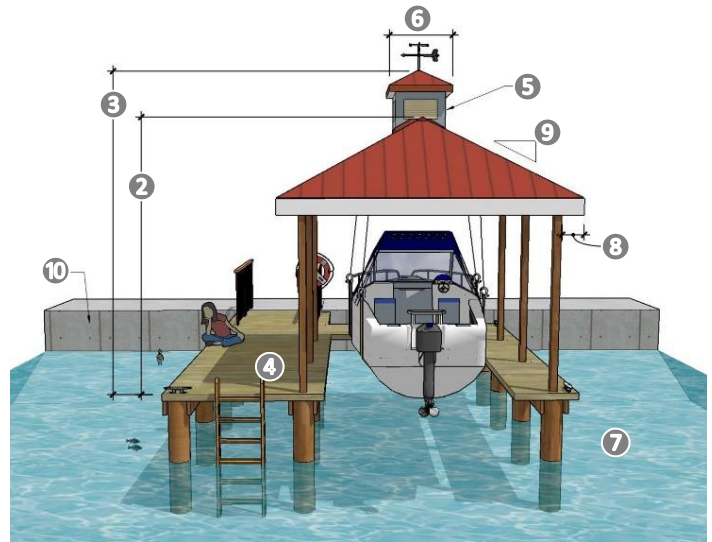


- (7) Location. All boathouses are required to be located in the water of the Lake. View corridor restrictions do not apply to boathouses; however, a boathouse should generally be located in line with the primary structure on the leasing property (i.e. generally centered on the lot). Boathouses shall not be designed to prevent or restrict public access to any portion of water within the Lake.
- (f) Setback Requirements. A boathouse must adhere to the following setbacks:
 - (1) Takeline Setback: 0-feet
 - (2) Leased Side Yard Setback: 10-feet
 - (3) Maximum Distance from Seawall: 40-feet
- (g) Additional Requirements.
 - (1) Dredging. Dredging of the lake area is allowed for the berthing of a motorized boat into a boathouse provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-foot mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.
 - (2) Compliance with Applicable Codes. A boathouse must comply with all other applicable City of Rockwall codes.
 - (3) Address. All boathouses shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the Lake to be recognizable for waterside public safety and emergency personnel.
 - (4) Easement Protection. No boathouse shall encroach into an existing or identified future easement, right-of-way, access road, or path.
- (h) Visual Representation.

Continued on Next Page ...



1 : 40-FOOT MAXIMUM



1 : 40-FOOT MAXIMUM; 2 : 13-FOOT MINIMUM TO 18-FOOT MAXIMUM; 3 : 16-FOOT MINIMUM TO 21-FOOT MAXIMUM; 4 : CATWALK (UNDERSTRUCTURE TO BE ABOVE THE 437.0-FOOT ELEVATION); 5 : CUPOLA; 6 : THREE (3) FEET BY FOUR (4) FEET; 7 : 435.5-FOOT NORMAL POOL ELEVATION; 8 : 1.5-FOOT MAXIMUM OVERHANG; 9 : 2:1 ROOF PITCH (HIP ROOF ONLY); 10 : SEAWALL

(3) Covered Patio.

- (a) Definition. A covered patio is a standalone structure that provides shade and/or rain coverage for a patio or deck. Covered patios have a solid roof.
- (b) Prerequisites. A covered patio may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a seawall along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A covered patio shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a Seawall has been constructed).
 - (3) 425.5: Not Permitted.



(d) Conditional Use Standards. A covered patio shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.

(e) Construction Standards.

(1) Building Materials. A covered patio must be constructed utilizing cedar, redwood, ironwood, composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material), or metal. The roof of the structure should generally match the color of the roof on the primary structure, and be constructed using clay tiles, standing seam metal, slate shingles, concrete shingles, or ceramic shingles. Canvas, cloth, or mesh attachments to the structure shall be prohibited.

(2) Height. A covered patio shall not exceed a maximum height of 15-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the mid-point of the pitched roof.

(3) Size. A covered patio shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.

(4) Roof. A covered patio will have a hip or gable roof with either: [1] one (1) cupola with a hip roof centered at the top of the main hip roof, or [2] a clerestory built into the center of the main hip roof. Cupolas and clerestories will be designed to allow updraft air and winds to vent outward, and shall be proportional to the main roof. All covered patios should be built with a minimum of a 4:1 roof pitch. The roof shall not have an overhang greater than 18-inches.

(5) Location. A covered patio located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Covered patios shall not be placed in the view clear zone of a neighbor's view corridor.

(f) Setback Requirements. A covered patio must adhere to the following setbacks:

- (1) Takeline Setback: 6-Feet (from the Concrete Cap of the Seawall)
- (2) Leased Side Yard Setback: 20-Feet

(g) Additional Requirements.

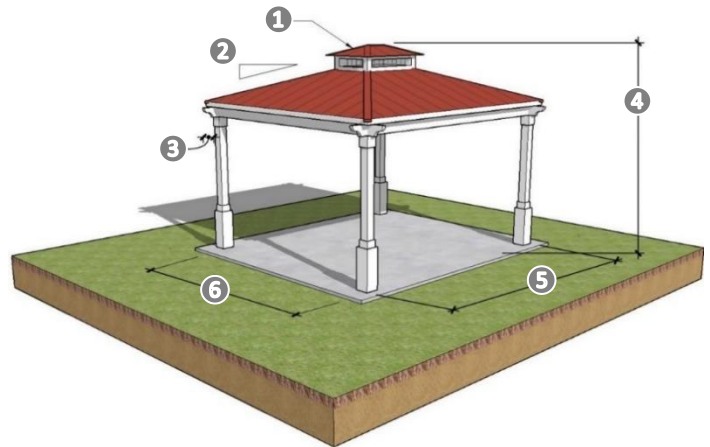
(1) Earth Work. Earth work required for the construction of a covered patio must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) Compliance with Applicable Codes. A covered patio must comply with all other applicable City of Rockwall codes.

(3) Emergency Response. The covered patio shall not be located in an area where it would block public safety personnel and their vehicles from accessing

or responding to emergencies or clearing the shoreline.

(h) Visual Representation.



1: CUPOLA OR CLERESTORY; 2: 4:1 MINIMUM ROOF PITCH; 3: 18-INCHES MAXIMUM OVERHANG; 4: 15-FEET MAXIMUM HEIGHT; 5: 20-FEET MAXIMUM; 6: 12-FEET MAXIMUM;

(4) Deck.

(a) Definition. A deck is a roofless structure anchored to the ground that consists of planks running in a horizontal pattern and creating a flat surface area.

(b) Prerequisites. A deck may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a seawall along the entire length of the shoreline within the leased area.

(c) Elevation Zone. A deck shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (if a Seawall has been constructed).
- (3) 425.5: Not Permitted (see Dock Deck in [Subsection 06.15\(J\)\(5\)](#)).

(d) Conditional Use Standards. A deck shall not incorporate walls or other none transparent structures to function as handrails or counter space.

(e) Construction Standards.

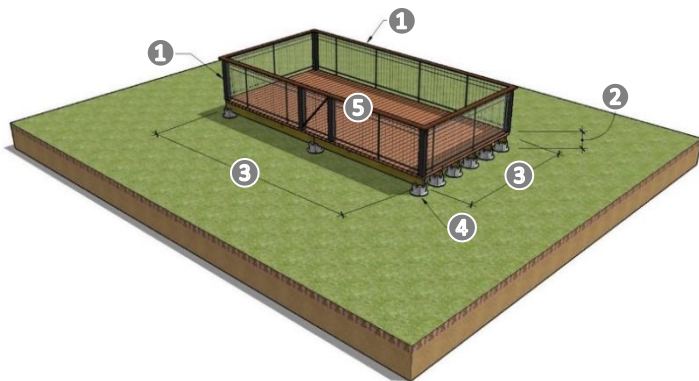
(1) Building Materials. A deck must be constructed of composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material). Handrails incorporated into a deck in the 438.0 Elevation Zone shall be made of wrought iron or decorative metal. Handrails are not permitted in the 435.5 Elevation Zone.

(2) Height. A deck shall not exceed a maximum height of 24-inches above grade.

(3) Size. A deck shall not exceed a maximum area of 1,000 SF.



- (4) Location. A deck located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Decks shall not be placed in the view clear zone of a neighbor's view corridor.
- (5) Foundation. A deck shall be anchored into the ground using concrete posts and footings as a foundation appropriate for the load and size of the proposed deck.
- (f) Setback Requirements. A deck must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a deck must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A deck must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The deck shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.



1: WROUGHT IRON OR DECORATIVE METAL; 2: MAXIMUM OF 24-INCHES OR TWO (2) FEET ABOVE GRADE; 3: (L) X (W) SHALL NOT BE GREATER THAN 1,000 SF; 4: CONCRETE POSTS AND FOOTINGS FOR FOUNDATION; 5: COMPOSITE DECKING MATERIALS.

(5) Dock Deck.

- (a) Definition. A dock deck is a flat floor surface area built over the water adjoining the end of a fixed pier.
- (b) Prerequisites. A dock deck may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a seawall along the entire length of the shoreline within the leased area, and has constructed fixed pier.
- (c) Elevation Zone. A dock deck shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.
- (d) Conditional Use Standards. Items that can be securely attached to the edge of a dock deck include the following: [1] a personal watercraft swing lift, [2] benches, [3] dock deck lighting that is either embedded in or on a pole, [4] locker box, and/or [5] power source station. A table may also be placed on the edge or in the center of a dock deck. A watercraft is only allowed to moor at any portion of a dock deck for no more than 156-consecutive hours during any given week. All dock decks shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a dock deck shall not be designed to prevent public access to an area of water. Dock decks shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the Lake. Accessories placed on the flat surface of a dock deck or catwalk must be placed in an orderly manner that allows for the safe movement of people.
- (e) Construction Standards.
 - (1) Building Materials. The catwalk and/or dock deck and any benches built on these structures shall utilize only composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material). Any railings built on a dock deck shall be constructed of composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material) or steel tubing railings. Dock decks above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. Dock decks constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all dock decks shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall not be used.
 - (2) Height. No pole structures incorporated into a dock deck shall be higher than eight (8) feet above the flat floor surface with no more than four (4) pole structures allowed.
 - (3) Size. The footprint of the exterior sides of a dock deck adjoining a fixed pier shall be a minimum of eight (8) feet by ten (10) feet (i.e. 80 SF) and a maximum of 12-feet by 30-feet (i.e. 360 SF). Dock



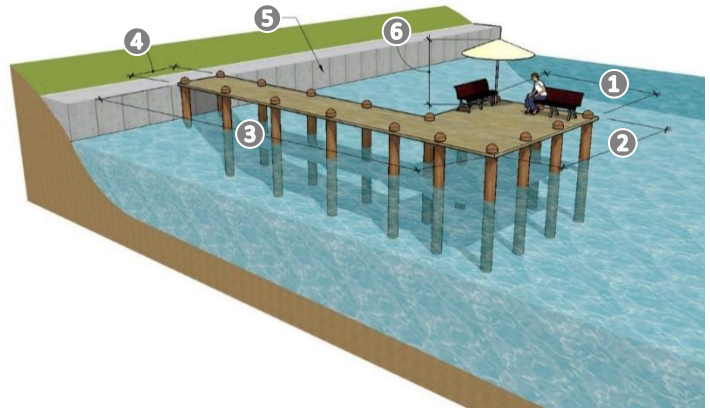
decks shall not extend more than 40-linear feet into the water as measured from the normal pool elevation of the shoreline (i.e. 435.5).

- (4) Lighting. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of a dock deck at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a maximum height of eight (8) feet can be placed along the periphery of a dock deck.
- (5) Additional Construction Standards.
 - (a) Pilings. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-foot mean sea level. Vertical rub rails are required on all concrete piers and pilings.
 - (b) Catwalks. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-foot mean sea level.
 - (c) Safety Reflectors. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.
- (6) Location. View corridor restrictions do not apply to dock decks. Dock decks shall not be allowed on land.
- (f) Setback Requirements. A dock deck must adhere to the following setbacks:
 - (1) Takeline Setback: 0-feet
 - (2) Leased Side Yard Setback: 10-feet
 - (3) Maximum Distance from Seawall: 40-feet
- (g) Additional Requirements.
 - (1) Dredging. Dredging of the lake area is allowed for the berthing of a motorized boat into a dock deck provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-foot mean sea level and a width area

allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

- (2) Compliance with Applicable Codes. A dock deck must comply with all other applicable City of Rockwall codes.
- (3) Address. All dock decks shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the Lake to be recognizable for waterside public safety and emergency personnel.
- (4) Easement Protection. No dock deck shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) Visual Representation.



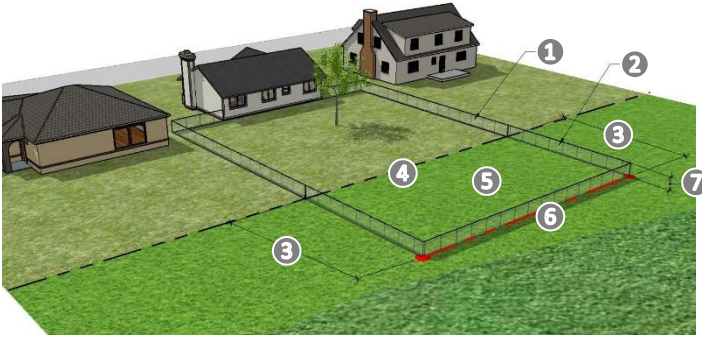
1: MINIMUM OF TEN (10) FEET AND A MAXIMUM OF 30- FEET; 2: MINIMUM OF EIGHT (8) FEET AND A MAXIMUM OF 12- FEET; 3: 40- FOOT MAXIMUM; 4: SIX (6) FOOT MAXIMUM; 5: SEAWALL; 6: EIGHT (8) FOOT MAXIMUM;

(6) Fence.

- (a) Definition. A fence is a barrier, railing, or other upright structure, enclosing a specific area to mark a boundary or control access.
- (b) Prerequisites. A fence may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall.
- (c) Elevation Zone. A fence shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A fence shall only be allowed to enclose an area beginning at the Takeline corners (i.e. the rear property line corners of the property leasing the



take area), extending 45-feet along the lease line, and connecting the two (2) points in a straight line (see example below).



1: EXISTING RESIDENTIAL FENCE ON THE LEASING PROPERTY; 2: WROUGHT IRON OR BLACK TUBULAR STEEL FENCE; 3: MAXIMUM OF 45- FEET ALONG THE LEASE LINE OF THE TAKELINE; 4: REAR PROPERTY LINE/BEGINNING OF THE TAKELINE; 5: 438.0 ELEVATION ZONE; 6: THE STRAIGHT-LINE CONNECTION BETWEEN THE TWO (2), 45-FOOT POINTS; 7: MAXIMUM OF 48-INCHES OR FOUR (4) FEET.

(e) Construction Standards.

- (1) Building Materials. A fence shall *only* be constructed of wrought iron or black tubular steel.
- (2) Height. A fence shall not exceed a maximum height of 48-inches from grade.
- (3) Location. A fence shall not be placed in the view clear zone of a neighbor's view corridor.

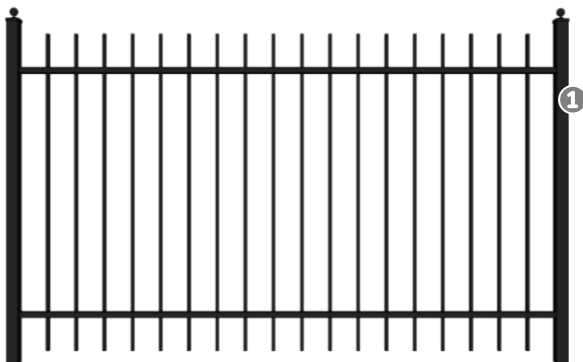
(f) Setback Requirements. A fence must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a fence must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A fence must comply with all other applicable City of Rockwall codes.

(h) Visual Representation.



1: FOUR (4) FOOT WROUGHT IRON FENCE

(7) Flagpole.

(a) Definition. A flagpole is an upright pole or staff, constructed at a 90-degree angle to the finished grade, which is used to raise a flag.

(b) Prerequisites. A flagpole may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. A flagpole shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (*if a Seawall has been constructed*).
- (3) 425.5: Not Permitted.

(d) Conditional Use Standards. A maximum of two (2) flagpoles, with one (1) flag on each pole shall be permitted within a lease area. The United States of America and State of Texas flags measuring a maximum of six (6) feet by four (4) feet will be the only flags permitted to be flown along the takeline. Lighting in association with a flagpole shall be prohibited.

(e) Construction Standards.

- (1) Building Materials. A flagpole shall *only* be constructed of either stainless steel or aluminum.
- (2) Height. A flagpole shall not exceed a maximum height of 20-feet from grade.
- (3) Size. At the ground base a flagpole shall measure a minimum size of five (5) inches and a maximum size of eight (8) inches.
- (4) Location. A flagpole located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Flagpoles shall not be placed in the view clear zone of a neighbor's view corridor.

(f) Setback Requirements. A flagpole must adhere to the following setbacks:

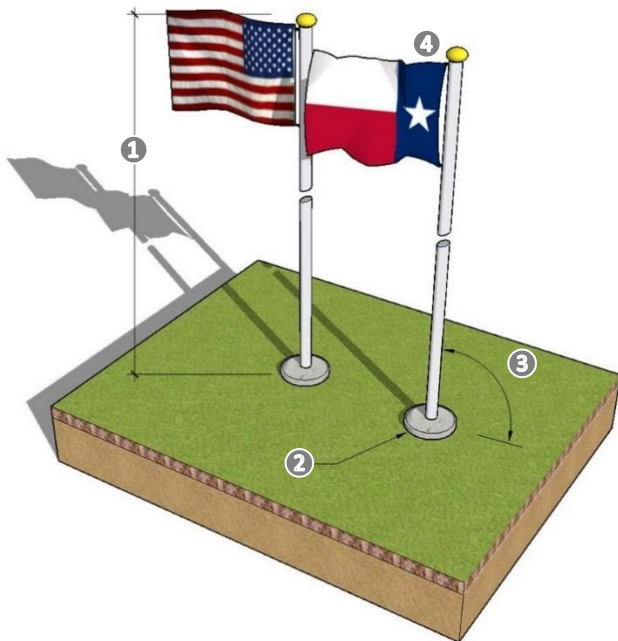
- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 6-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a flagpole must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A flagpole must comply with all other applicable City of Rockwall codes.
- (3) Emergency Response. The flagpole shall not be located in an area where it would block public safety

personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) Visual Representation.



① : MAXIMUM OF 20-FEET FROM GRADE; ② : AT THE BASE THE FLAGPOLE CAN BE A MINIMUM OF FIVE (5) INCHES AND A MAXIMUM OF EIGHT (8) INCHES; ③ : MAINTAINED TO BE 90-DEGREES FROM GRADE; ④ : FLAGPOLES ARE PERMITTED ONE (1) FLAG A MAXIMUM OF FOUR (4) FEET BY SIX (6) FEET;

(8) Fixed Pier.

- (a) Definition. A *fixed pier* is a structure with a catwalk that extends from the shoreline out into the body of water with the structure being used to moor and land watercraft.
- (b) Prerequisites. A *fixed pier* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, and has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A *fixed pier* shall be allowed in the following zones:
 - (1) 438.0: Not Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Permitted.
- (d) Conditional Use Standards. Each eligible property adjacent to the takeline will be permitted one (1) fixed pier with an adjoining dock deck and/or boathouse. *Fixed piers* can be designed to be in an 'I', 'T', 'L' or 'U' shape (see [Subsection 06.15\(J\)\(8\)\(h\)](#)). Items that can be securely attached to the edge of a *dock deck* include the following: [1] a personal watercraft swing lift, [2] benches, [3] cleats, [4] dock lighting, [5] locker box, and/or [6] power source station. A watercraft is only allowed to moor at any portion of a *fixed pier* for no more than 156-consecutive hours during any given week. All *fixed pier* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers

placed to a depth decided by a structural engineer; however, a *fixed pier* shall not be designed to prevent public access to an area of water. *Fixed piers* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a catwalk of a *fixed pier* must be placed in an orderly manner that allows for the safe movement of people.

(e) Construction Standards.

- (1) Building Materials. The catwalk and any benches built on these structures shall utilize only composite materials (e.g. *wood composite* or *synthetic wood* where natural timber fibers are mixed with a high-tech plastic material). Any railings built on a *fixed pier* shall be constructed of composite materials (e.g. *wood composite* or *synthetic wood* where natural timber fibers are mixed with a high-tech plastic material) or steel tubing railings. *Fixed piers* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Fixed piers* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *fixed piers* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall not be used.
- (2) Height. No pole structures incorporated into a *fixed pier* shall be higher than eight (8) feet above the flat floor surface with no more than two (2) pole structures allowed.
- (3) Size. The catwalk of a *fixed pier* will be a maximum of six (6) feet in width, as measured at a 90-degree angle to the main *fixed pier's* length, and will not enclose any portion of the water to allow the free movement of water underneath. *Fixed piers* shall not extend more than 40-linear feet into the water as measured from the normal pool elevation of the shoreline (i.e. 435.5).
- (4) Lighting. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of the catwalk of a *fixed pier* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a



maximum height of eight (8) feet can be placed at the end of a fixed pier.

(5) Additional Construction Standards.

- (a) Pilings. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-foot mean sea level. Vertical rub rails are required on all concrete piers and pilings.
- (b) Catwalks. The catwalk of a fixed pier will be allowed within nine (9) feet of the normal pool elevation of 435.5-foot mean sea level. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-foot mean sea level.
- (c) Safety Reflectors. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside end of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

(6) Location. View corridor restrictions do not apply to fixed piers.

(f) Setback Requirements. A fixed pier must adhere to the following setbacks:

- (1) Takeline Setback: 0-feet
- (2) Leased Side Yard Setback: 10-feet
- (3) Maximum Distance from Seawall: 40-feet

(g) Additional Requirements.

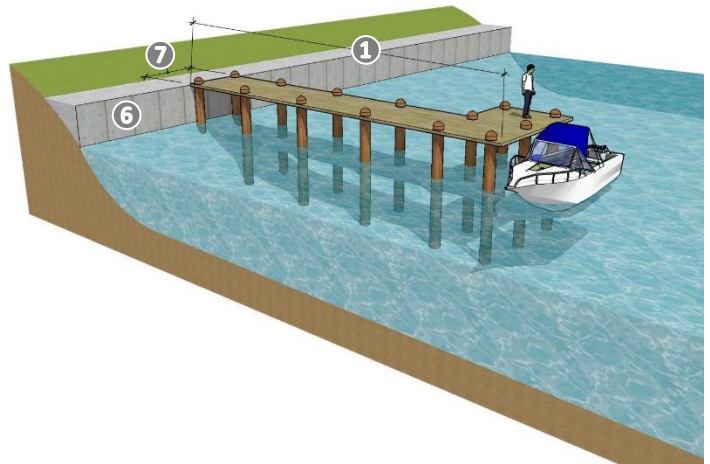
- (1) Dredging. Dredging of the lake area is allowed for the berthing of a motorized boat into a fixed pier provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-foot mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

(2) Compliance with Applicable Codes. A fixed pier must comply with all other applicable City of Rockwall codes.

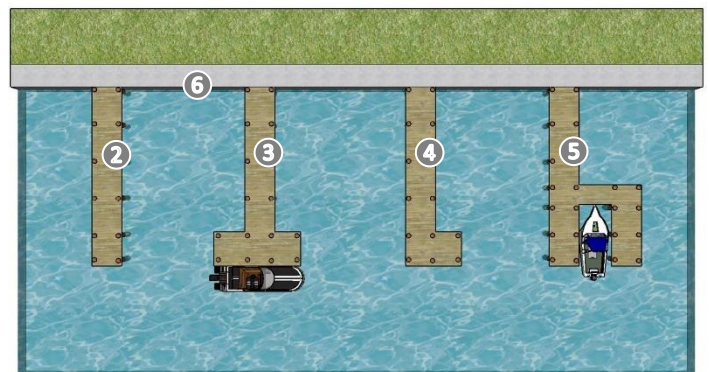
(3) Address. All fixed pier shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the Lake to be recognizable for waterside public safety and emergency personnel.

(4) Easement Protection. No fixed pier shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) Visual Representation.



1 : 40-FOOT MAXIMUM; 2 : PIER IN AN 'I' SHAPE; 3 : PIER IN 'T' SHAPE; 4 : PIER IN A 'L' SHAPE; 5 : PIER IN A 'U' SHAPE; 6 : SEAWALL; 7 : SIX (6) FOOT MAXIMUM



(9) Fire Pit.

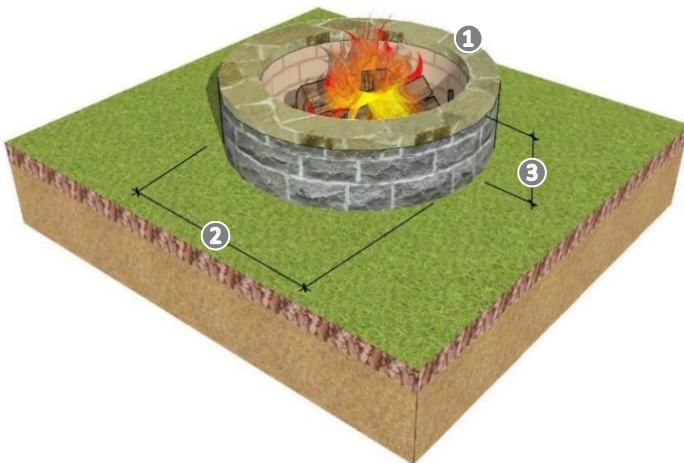
(a) Definition. A fire pit is a permanent fireplace that is dug into the ground or is in a freestanding structure in which a contained fire is made.

(b) Prerequisites. A fire pit may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall.

(c) Elevation Zone. A fire pit shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (if a Seawall has been constructed).
- (3) 425.5: Not Permitted.

- (d) Conditional Use Standards. A fire pit can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (i.e. natural gas or propane).
- (e) Construction Standards.
- (1) Building Materials. The surround (i.e. the area used to contain the fire) for a fire pit must be constructed utilizing a combination of natural stone, brick, and/or concrete.
 - (2) Height. A fire pit shall not exceed a maximum of 36-inches in height.
 - (3) Size. A fire pit shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a fire pit should not exceed a maximum size of five (5) feet in length by five (5) feet in width.
- (f) Setback Requirements. A fire pit must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 6-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a fire pit must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A fire pit must comply with all other applicable City of Rockwall codes.
- (h) Visual Representation.



① : NATURAL STONE, BRICK, AND/OR CONCRETE; ② : MINIMUM SIZE OF THREE (3) FEET BY THREE (3) FEET AND A MAXIMUM SIZE OF FIVE (5) FEET BY FIVE (5) FEET; ③ : MAXIMUM HIEGHT OF 36-INCHES OR THREE (3) FEET.

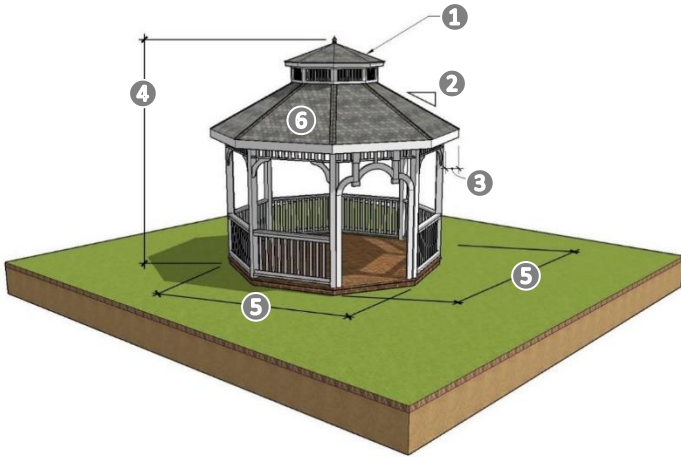
(10) Gazebo.

- (a) Definition. A gazebo is a permanent stand-alone structure with a roof and trellis structure open on all sides with places for sitting.

- (b) Prerequisites. A gazebo may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a seawall along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A gazebo shall be allowed in the following zones:
- (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a Seawall has been constructed).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A gazebo shall not be used as a habitable dwelling structure, storage facility, deck, or shelter for domestic or wild animals.
- (e) Construction Standards.
- (1) Building Materials. A gazebo built in the 438.0 Elevation Zone must be constructed utilizing cedar, redwood, ironwood, composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material), or metal. The side trellis of the gazebo may be built using wood; however, canvas, cloth, or mesh attachments to the structure shall be prohibited. A gazebo built in the 435.5 Elevation Zone shall only be built out of composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material), or metal. A gazebo will be constructed using steel reinforced concrete piers.
 - (2) Height. A gazebo shall not exceed a maximum height of 15-feet without a clerestory and 18-feet with a clerestory/cupola. The height of the gazebo shall be measured from grade to the vertex of the gazebo's main roof or clerestory/cupola roof. In either case a gazebo shall not be larger than one (1) story or incorporate a balcony.
 - (3) Size. A gazebo shall not exceed a maximum size of 12-feet by 12-feet or 144 SF.
 - (4) Roof. The roof of the gazebo shall be a hipped roof, gable roof, or hip and/or gable roof with or without a clerestory/cupola, and have a slope of 2:1. The roof shall not have an overhang greater than 18-inches. In addition, the roof of the gazebo can match the roof of the primary structure on the leasing property; otherwise, the roof shall be built out of a prefinished standing seam galvanized metal roof. If a clerestory/cupola is incorporated it shall be centered at the top of the main hip roof.
 - (5) Location. A gazebo located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Gazebos shall not be placed in the view clear zone of a neighbor's view corridor.



- (f) Setback Requirements. A gazebo must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a gazebo must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A gazebo must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The gazebo shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.



1: CUPOLA OR CLERESTORY; 2: 2:1 MINIMUM ROOF PITCH; 3: 1.5-FOOT MAXIMUM OVERHANG; 4: 18-FEET MAXIMUM HEIGHT WITH A CUPOLA OR CLERESTORY AND 15-FEET WITHOUT A CUPOLA OR CLERESTORY; 5: 12-FEET MAXIMUM; 6: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(11) Landing and Stairs.

- (a) Definition. A *landing* is the area of a floor near the top or bottom step of a stair. A *stair* is a set of steps leading from one floor of an area to another.
- (b) Prerequisites. A *landing and stairs* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 or 425.5 Elevation Zones -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A *landing and stairs* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (if a Seawall has been constructed).
 - (3) 425.5: Permitted (if a Seawall has been constructed).

NOTE: A *landing and stairs* located in the 425.5 Elevation Zone is permitted beside the lake but not upon or over the lake.

- (d) Conditional Use Standards. A *landing and stairs* shall be allowed to be constructed in conjunction with a retaining wall if the retaining wall exceeds three (3) feet in height measured from the adjacent grade to the top of the wall.
- (e) Construction Standards.
 - (1) Building Materials. A *landing and stairs* shall be constructed of wrought iron or black tubular steel, natural stone, brick, and/or concrete.
 - (2) Height. A *landing and stairs* shall not exceed the height of the adjacent retaining wall.
 - (3) Size. A *landing and stairs* shall be limited to eight (8) feet by eight (8) feet measured at the top of the adjacent retaining wall and the staircase shall be parallel to the retaining wall with a maximum width of a six (6) foot projection from the wall.
 - (4) Location. A *landing and stairs* shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A *landing and stairs* must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 5-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a *landing and stairs* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *landing and stairs* must comply with all other applicable City of Rockwall codes.
- (h) Visual Representation.

PERSPECTIVE VIEW.





TOP VIEW.



①: MINIMUM OF EIGHT (8) FOOT BY EIGHT (8) FOOT LANDING; ②: VARIABLE LENGTH STAIRCASE; ③: WROUGHT IRON OR BLACK TUBULAR STEEL; ④: NATURAL STONE, BRICK, OR CONCRETE MATCHING THE RETAINING WALL; ⑤: VARIABLE HEIGHT BUT A MINIMUM OF THREE (3) FEET; ⑥: MAXIMUM OF SIX (6) FEET.

(12) Landscaping and Retaining Walls.

- (a) Definition. *Landscaping* is the minor modification or altering of the surrounding takeline area terrain and shoreline with trees, shrubs, ground cover, and native stone or interlocking retaining walls.
- (b) Prerequisites. *Landscaping and retaining walls* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. *Landscaping and retaining walls* shall be allowed in the following zones:
- (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.

NOTE: Remedial *landscaping* in the 425.5 Zone is permitted when the intent is to maintain the integrity of the shoreline. This will require the approval of the Director of Parks and Recreation.

- (d) Conditional Use Standards. *Landscaping and retaining walls* shall compliment and be integrated into the existing woodlands, wetlands, and general aesthetic of the takeline area. *Landscaping* shall not consist of hedge or shrub rows, or any plantings that may restrict views or lead to the siltation and/or erosion of the shoreline. The use of pesticides, herbicides, fungicides, or preservatives is *strictly prohibited*. All landscaping must comply with the requirements of [Article 08, Landscaping and Fence Standards, of the Unified Development Code \(UDC\)](#). For information regarding planting or removing trees see [Subsection \(F\)\(4\)](#) above.
- (e) Construction Standards.
- (1) Building Materials. *Retaining walls* shall be finished in native stone and will only be allowed in the 438.0 Elevation Zone and the 435.5 Elevation Zone. The use of mulch is prohibited in all zones with the exception of the 438.0 Elevation Zone. The use of

railroad ties, treated wood, pea gravel -- *with the exception of using it as a base* --, and brick shall be prohibited.

- (2) Height. *Retaining walls* as part of landscaping will be limited to less than three (3) feet.
 - (3) Location. *Landscaping and retaining walls* shall not hinder the view clear zone of an adjacent neighbor's view corridor. *Landscaping* shall not exceed six (6) feet in height in the view clear zone.
- (f) Setback Requirements. *Retaining walls* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 6-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of *landscaping and retaining walls* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. *Landscaping and retaining walls* must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. *Landscaping and retaining walls* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(13) Municipal Utilities.

- (a) Definition. *Municipal utilities* represent all local utilities that consist of cable lines, pipelines, and wiring already existing and planned running through the take area used by both the local community and the region's communities to facilitate the distribution and collection of communications, water, electricity, natural gas, and waste byproducts.
- (b) Elevation Zone. *Municipal utilities* shall be allowed in the following zones:
- (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Permitted.
- (c) Conditional Use Standards. All *municipal utilities'* infrastructure is permitted within the take area. *Municipal utilities* shall be placed underground.
- (d) Setback Requirements. *Municipal utilities* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 0-Feet
- (e) Additional Requirements.
- (1) Compliance with Applicable Codes. *Municipal utilities* must comply with all other applicable City of Rockwall codes.

(14) Outdoor Lighting.

- (a) Definition. *Outdoor lighting* is a structure or system of structures, fixtures, and/or devices used to provide artificial nighttime lighting over a defined broad area, on buildings and monuments, on docks for safety, and to emphasize landscaping but not directed to the detriment of the traveling public or surrounding residents in the light's path.
- (b) Prerequisites. *Outdoor lighting* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. *Outdoor lighting* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Not Permitted.

NOTE: Catwalk lighting in the *425.5 Elevation Zone* is the only permitted *outdoor lighting* allowed below the *438.0 Elevation Zone*.

- (d) Conditional Use Standards. Systems and structures associated with *outdoor lighting* include artificial landscape lighting, dock lighting, monument lighting, and flood lights. Cobra and florescent light fixtures are *not* allowed on poled structures. All lights are to have shields which deflect light downward. The operation of search or spot lighting shall be prohibited.
- (e) Photometric Plan. A photometric plan describing compliance with the provisions of [Article 07, Performance Standards, of the Unified Development Code \(UDC\)](#) shall be submitted to the Director of Planning and Zoning or his/her designee prior to the issuance of a building permit for *outdoor lighting*. This plan shall be prepared by an appropriate lighting professional (e.g. *lighting engineer, architect, or other qualified lighting designer*). Upon installation of the lighting, the lighting professional shall provide a letter certifying that the lighting is installed in accordance with the approved photometric plan. The Director of Planning and Zoning, or his/her designee, shall have the authority to interpret and determine compliance with the photometric plan and the Unified Development Code (UDC). The Planning and Zoning Commission may grant an exception to the provisions of the Unified Development Code (UDC) when strict compliance with the requirements of this section will result in substantial financial hardship or inequity, so long as such exception is without harm to the public. Decisions of the Planning and Zoning Commission may be appealed to the City Council in accordance with the procedures outline in [Section 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code \(UDC\)](#).

(f) Construction Standards.

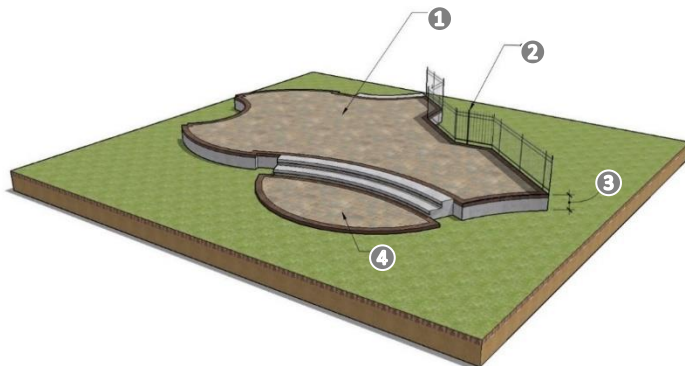
- (1) Building Materials. *Outdoor lighting* poles must be constructed of aluminum or steel. Wood and/or concrete poles are prohibited.
 - (2) Height. The height of *outdoor lighting* shall range from light fixtures embedded into a catwalk periphery to a 12-foot maximum for post structures on land for broader illumination. Poled outdoor light fixtures within the *438.0 Elevation Zone* should be no taller than one-third (1/3) the distance to a neighboring property and should not exceed 12-feet.
 - (3) Location. *Outdoor lighting* fixtures shall not be placed in the view clear zone of a neighbor's view corridor; however, view corridor restrictions do not apply for *outdoor lighting* associated with boathouses, dock decks, or fixed piers except as described for each use due to brightness and glare to surrounding neighbors and the traveling public.
- (g) Setback Requirements. *Outdoor lighting* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (h) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of *outdoor lighting* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. *Outdoor lighting* must comply with all other applicable City of Rockwall codes.
 - (3) Municipal or Government Installed Lighting. *Outdoor lighting* installed by and/or for a governmental agency for a public benefit that is used for activities for the public benefit (e.g. *rights-of-way, ball fields, airports, and/or parks*) shall be exempted from the requirements of this section; however, parking lot lighting for these activities shall meet the requirements of the Unified Development Code (UDC).

(15) Patio.

- (a) Definition. A *patio* is a paved, tiled, or rocked outdoor area that is generally used for dining or recreation.
- (b) Prerequisites. A *patio* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A *patio* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.



- (d) Conditional Use Standards. A patio shall not incorporate walls or other none transparent structures to function as handrails or counter space.
- (e) Construction Standards.
- (1) Building Materials. A patio must be constructed with natural stone. Handrails incorporated into a patio in the 438.0 Elevation Zone shall be made of wrought iron or decorative metal. Handrails are not permitted in the 435.5 Elevation Zone.
 - (2) Height. A patio shall not exceed a maximum height of 12-inches above grade.
 - (3) Size. A patio shall not exceed a maximum area of 1,000 SF.
 - (4) Location. Patios shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A patio must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a patio must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A patio must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The patio shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.



①: NATURAL STONE; ②: WROUGHT IRON OR BLACK TUBULAR STEEL; ③: MAXIMUM OF 12-INCHES OR ONE (1) FOOT; ④: PATIO AREA SHALL NOT BE GREATER THAN 1,000 SF

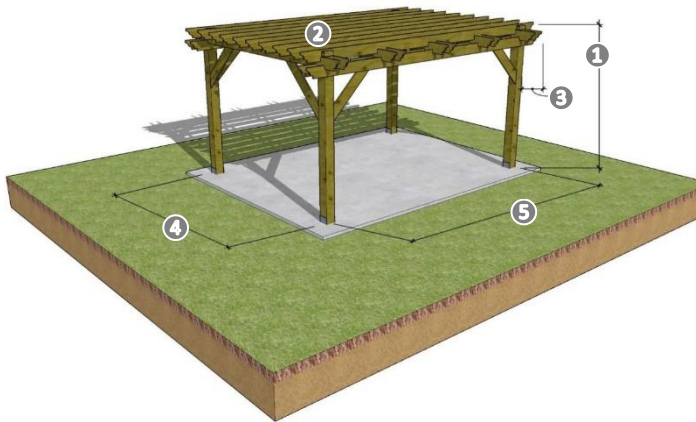
(16) Pergola.

- (a) Definition. A pergola is a stand along structure consisting of parallel columns supporting an open roof of girders and cross rafters.

- (b) Prerequisites. A pergola may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a seawall along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. A pergola shall be allowed in the following zones:
- (1) 438.0: Permitted.
 - (2) 435.5: Permitted (*if a Seawall has been constructed*).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A pergola shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.
- (e) Construction Standards.
- (1) Building Materials. A pergola constructed within the 438.0 Elevation Zone must be constructed utilizing cedar, redwood, ironwood, composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material), or metal. A pergola constructed within the 435.5 Elevation Zone must be constructed using composite materials (e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material) or metal. Canvas, cloth, or mesh attachments to the structure shall be prohibited.
 - (2) Height. A pergola shall not exceed a maximum height of 12-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the highest point of the structure.
 - (3) Size. A pergola shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.
 - (4) Roof. The roof of the pergola shall not have an overhang greater than 18-inches.
 - (5) Location. A pergola located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Pergolas shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A pergola must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of a pergola must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.



- (2) Compliance with Applicable Codes. A pergola must comply with all other applicable City of Rockwall codes.
- (3) Emergency Response. The pergola shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.

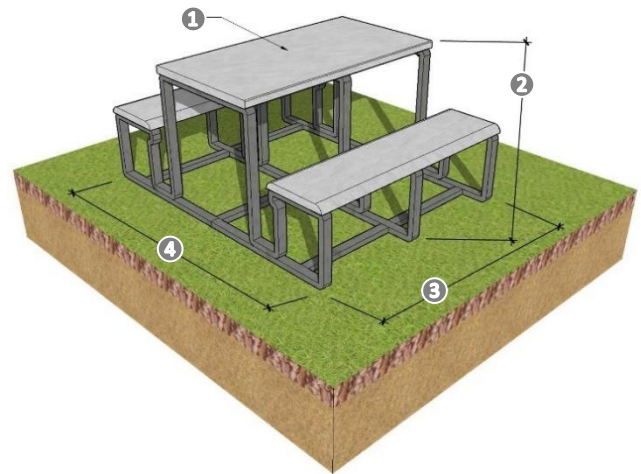


❶: 12-FOOT MAXIMUM HEIGHT; ❷: OPEN ROOF OF GIRDERS OR RAFTERS; ❸: 1.5-FOOT MAXIMUM OVERHANG; ❹: 12-FOOT MAXIMUM; ❺: 20-FOOT MAXIMUM; ❻: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(17) Picnic Table.

- (a) Definition. A picnic table is a permanent outdoor structure used for outdoor dining.
- (b) Prerequisites. A picnic table may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall.
- (c) Elevation Zone. A picnic table shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A picnic table must be a minimum of 12-feet from a barbecue pit or fire pit, and shall be open to the air (i.e. no roof covering) unless combined with a covered patio or pergola. A picnic table shall be built on level terrain.
- (e) Construction Standards.
 - (1) Building Materials. The surface area of the picnic table shall be constructed out of concrete, brick, or native stone. Picnic tables constructed with wood shall be prohibited.
 - (2) Height. A picnic table shall not exceed a maximum of 36-inches in height.
 - (3) Size. A picnic table shall not exceed a maximum size of ten (10) feet in length by eight (8) feet in width.

- (4) Location. A picnic table located within the 435.5 Elevation Zone shall generally be located in line with the primary structure on the leasing property. Picnic tables shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A picnic table must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 6-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a picnic table must comply with the erosion control standards set forth in the Interlocal Lease Agreement.
 - (2) Compliance with Applicable Codes. A picnic table must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The picnic table shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.



❶: SURFACE OF THE PICNIC TABLE SHALL BE CONCRETE, BRICK, OR NATIVE STONE; ❷: NOT TO EXCEED 36-INCHES OR THREE (3) FEET; ❸: EIGHT (8) FOOT MAXIMUM; ❹: TEN (10) FOOT MAXIMUM.

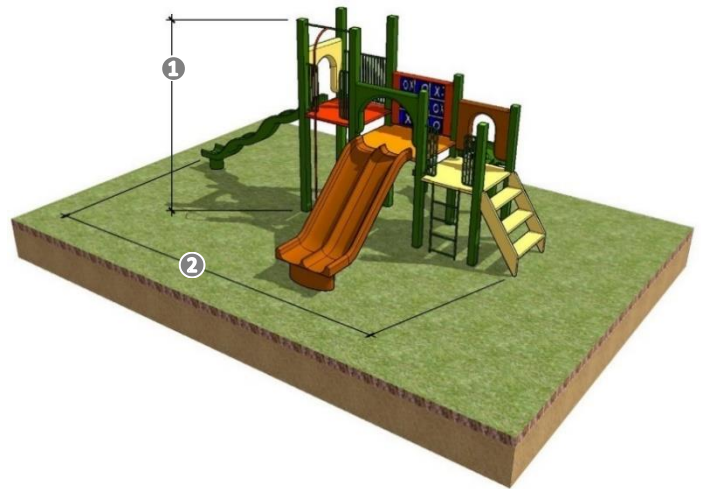
(18) Private Play Structure.

- (a) Definition. A private play structure is a permanent outdoor structure used by children for play, which is installed by the private property owner.
- (b) Prerequisites. A private play structure may only be constructed on a property that has a valid Residential Sublease Agreement from the City of Rockwall.
- (c) Elevation Zone. A private play structure shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Not Permitted.



- (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. A private play structure can consist of arched ladders, vertical ladders, horizontal ladders, clatter bridge, timber structures, slides, fort and slide playset, climbers, play walls, play climbers, play pods, moon houses, jungle gyms, see-saws, merry-go-rounds, domes, rocket riders, tire swings, buoy balls, monkey bars, drums, chin-up bars, trampoline and rock walls; however, sandboxes and/or sand play areas shall not be permitted.
- (e) Construction Standards.
 - (1) Building Materials. A private play structure shall be built out of aluminum, galvanized steel, rubber, and/or water-resistant wood; however, railroad ties and treated lumber are prohibited. The exterior color of a private play structure should blend and incorporate the same hues and tones of the surrounding landscaping.
 - (2) Height. A private play structure shall not exceed a maximum of eight (8) feet in height.
 - (3) Size. All private play structures will be situated in a collected area that is a maximum of 1,000 SF in area.
 - (4) Location. Private play structures shall not be placed in the view clear zone of a neighbor's view corridor.
- (f) Setback Requirements. A private play structures must adhere to the following setbacks:
 - (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 20-Feet
- (g) Additional Requirements.
 - (1) Earth Work. Earth work required for the construction of a private play structures must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A private play structure must comply with all other applicable City of Rockwall codes.
 - (3) Emergency Response. The private play structure shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.
- (h) Visual Representation.

Continued on Next Page ...



1: MAXIMUM OF EIGHT (8) FEET IN HEIGHT; 2: TOTAL SQUARE FOOTAGE SHALL NOT EXCEED A MAXIMUM OF 1,000 SF; 3: EXTERIOR COLOR SHOULD BLEND WITH THE SURROUNDING LANDSCAPING.

(19) Private Utilities.

- (a) Definition. Private utilities are a system of underground cable line, pipelines, and wiring installed by the leasing property owner to maintain and operate improvements in the take area.
- (b) Prerequisites. Private utilities may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. Private utilities shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. Private utilities are required to be buried in accordance with Chapter 38, *Subdivisions*, of the City of Rockwall's Municipal Code of Ordinances. No overhead private utility lines are permitted in the lease area. Private utilities containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds shall not be permitted within the lease area. No part of any *On-Site Sanitary Sewer System* (OSSF) or any other private wastewater system or appurtenances shall be permitted within the lease area.
- (e) Construction Standards.
 - (1) Building Materials. Private utilities shall only be constructed out of materials permitted by the City's Engineering Department.
 - (2) Location. Private utilities within 20-feet of the normal pool elevation shoreline (*i.e.* 435.5) shall be built to handle load factors associated with emergency and service vehicles. Private utilities containing electricity and communication lines built into structures over the water shall not be allowed below the 436.5-foot mean sea level elevation.



(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

(a) Definition. Private walkways can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. *Private walkways* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (*if a Seawall has been constructed*).
- (3) 425.5: Not Permitted.

(d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).

(e) Construction Standards.

- (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, ~~concrete~~ and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, or asphalt, ~~or concrete~~.
- (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
- (3) Size. *Private walkways* shall be no greater than 48-inches in width.
- (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

(a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) Elevation Zone. A *seawall* shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

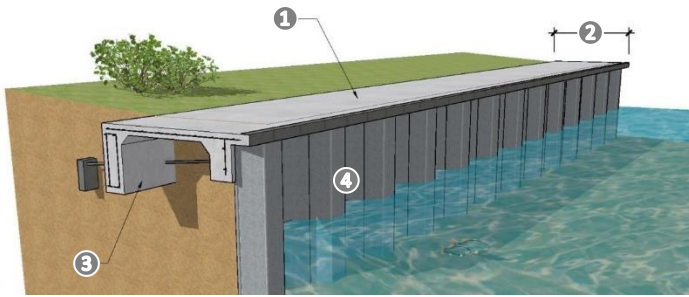
NOTE: Seawalls are only permitted along the shoreline.

(d) Construction Standards.

- (1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.

(e) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a seawalls must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A seawall must comply with all other applicable City of Rockwall codes.

(f) Visual Representation.

1: CONCRETE WALKWAY; 2: SIX (6) FOOT MINIMUM; 3: 24-INCH BY TEN (10) INCH BEAM WITH #3 REBAR ON 18-INCH CENTERS; 4: RETAINING WALL.

(22) Sprinkler/Irrigation System.

- (a) Definition. A *sprinkler/irrigation system* is an underground irrigation network used to water and maintain trees, shrubs, grounds, and the foundations of improvements.
- (b) Prerequisites. A *sprinkler/irrigation system* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A *sprinkler/irrigation system* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted.
 - (3) 425.5: Not Permitted.

Note: The prohibition of sprinkler/irrigation systems in the 425.5 Elevation Zone does not include the pumps or lines necessary to pump raw water, when a property owner has been granted permission to do so from the City of Dallas.

- (d) Conditional Use Standards. A *sprinkler/irrigation system* must be connected to the leasing property owner's existing water supply source with approved backflow prevention devices.
- (e) Construction Standards.
 - (1) Building Materials. A *sprinkler/irrigation system* shall only be constructed utilizing *Schedule 40 PVC* pipe.
 - (2) Height. The heads of a *sprinkler/irrigation system* used for shrubs shall extend no higher than three (3) feet from the average base of the surrounding terrain within a three (3) foot radius of the head.
 - (3) Location. A *sprinkler/irrigation system* shall be allowed up to one (1) foot of the normal pool elevation shoreline (i.e. 435.5) provided no part of

the system could potentially result in lake siltation erosion.

- (f) Setback Requirements. A *sprinkler/irrigation system* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of a *sprinkler/irrigation system* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *sprinkler/irrigation system* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any part of a *sprinkler/irrigation system* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

SUBSECTION 06.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

See [Subsection 09.02, Variances to the General Overlay Districts Standards, of Article 11, Development Applications and Review Procedures.](#)

SECTION 07 | DISTRICT DEVELOPMENT STANDARDS

See next page.



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	0.1 ¹¹
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) ²	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) ³	25	25	25	6	8	6	6	6	0 10 ⁴	0 ⁵ 6 ⁶	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE [ARTICLE 06. PARKING AND LOADING](#).
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.



SUBSECTION 07.02: MULTI-FAMILY DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS →		MULTI-FAMILY 14 (MF-14) DISTRICT ¹
DEVELOPMENT STANDARDS ↓		
ABBREVIATION		MF-14
DWELLING UNITS/ACRE		14.0 ²
MINIMUM LOT REQUIREMENTS	SITE AREA (SQUARE FEET)	10,000
	LOT AREA (SQUARE FEET)	2,000 (PER UNIT)
	WIDTH (FEET) ³	60
	DEPTH (FEET)	100
MINIMUM SETBACKS	FRONT (FEET)	25
	REAR (FEET) W/ RESIDENTIAL ADJACENCY (FEET) ^{3 & 8}	ONE STORY = 25 TWO STORIES = 50 THREE STORIES = 75
	REAR (FEET)	10
	SIDE W/ RESIDENTIAL ADJACENCY (FEET) ^{4 & 8}	ONE STORY = 25 TWO STORIES = 50 THREE STORIES = 75
	SIDE (FEET)	ONE STORY = 10 TWO OR MORE STORIES = 15
BETWEEN BUILDINGS (FEET)		MAIN TO ACCESSORY = 10 TWO MAIN BUILDINGS W/ DOORS OR WINDOWS IN FACING WALLS = 20 TWO MAIN BUILDINGS W/O DOORS OR WINDOWS IN FACING WALLS = 15
BUILDING HEIGHT (FEET)		36
MAXIMUM LOT COVERAGE (%)		45 ⁵
MINIMUM LANDSCAPING (%) ⁷		30% OF TOTAL LOT AREA W/ 30% OF TOTAL REQUIRED IN THE FRONT AND ALONGSIDE BUILDINGS W/ STREET FRONTAGE ⁶
REQUIRED PARKING SPACES		SEE ARTICLE 06, PARKING AND LOADING

ADDITION REQUIREMENTS:

- ¹: DUPLEXES SHALL MEET THE REQUIREMENTS OF THE TWO-FAMILY (2F) DISTRICT, WITH ONLY ONE (1) DUPLEX PER LOT.
- ²: DENSITY IS CALCULATED BY GROSS ACRE.
- ³: UNENCLOSED CARPORTS MAY BE BUILT WITHIN FIVE (5) FEET OF ANY PROPERTY LINE THAT ABUTS AN ALLEY, BUT NO CLOSER THAN 20-FEET FROM ANY STREET INTERSECTION.
- ⁴: SIDE ON STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- ⁵: EACH DEVELOPMENT CONTAINING OVER 100 DWELLING UNITS SHALL PROVIDE 300 SF OF OPEN SPACE PER TWO (2) AND THREE (3) BEDROOM UNITS, WITH AT LEAST ONE (1) OPEN AREA WITH THE MINIMUM DIMENSIONS OF 200-FEET BY 150-FEET. SWIMMING POOLS, TENNIS COURTS AND OTHER RECREATIONAL FACILITIES CAN BE COUNTED TOWARD THE OVERALL OPEN SPACE REQUIREMENT, BUT NOT TOWARD THE REQUIRED 200-FEET BY 150-FEET AREA.
- ⁶: ANY PARKING LOT WITH MORE THAN TWO (2) ROWS OF PARKING SPACES SHALL HAVE A MINIMUM OF TWO (2) PERCENT OF THE INTERIOR OF THE PARKING LOT LANDSCAPED. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE LANDSCAPING REQUIREMENT.
- ⁷: ALL REQUIRED LANDSCAPED AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN IRRIGATION SYSTEM INSTALLED MEETING ALL APPLICABLE CITY CODES.
- ⁸: LOTS WITH MORE THAN FIVE (5) DWELLING UNITS THAT ARE CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT, MUST BE SEPARATED BY A BUFFER AS ESTABLISHED IN [ARTICLE 08, LANDSCAPE AND FENCE STANDARDS](#).



SUBSECTION 07.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

*: FOR DEVELOPMENT IN THE DOWNTOWN (DT) DISTRICT SEE THE STANDARDS IN [SECTION 04.08, DOWNTOWN \(DT\) DISTRICT](#).

ZONING DISTRICTS →
DEVELOPMENT STANDARDS ↓

		RESIDENTIAL-OFFICE (RO) DISTRICT	NEIGHBORHOOD SERVICES (NS) DISTRICT	GENERAL RETAIL (GR) DISTRICT	COMMERCIAL (C) DISTRICT	HEAVY COMMERCIAL (HC) DISTRICT	LIGHT INDUSTRIAL (LI) DISTRICT	HEAVY INDUSTRIAL (HI) DISTRICT
ABBREVIATION		RO	NS	GR	C	HC	LI	HI
MAXIMUM BUILDING SIZE (SF)		N/A	5,000 ¹	25,000 ²	N/A	N/A	N/A	N/A
MINIMUM LOT REQUIREMENTS	AREA (SF)	6,000 ³	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	WIDTH (FEET)	60	60	60 200	60 200	100 200	100 200	200
	DEPTH (FEET)	100	100	100 200	100 200	125 200	125 200	350
MINIMUM SETBACKS	FRONT (FEET)	25 ^{4,12}	15 ⁵	15 ^{4,5}	15 ^{4,5}	25 ⁴	25 ⁴	50+1/2H>36 ⁷ 50 ⁴
	REAR (FEET)	30	20 W/O FRW & ALLEY	10 W/O FRW & ALLEY	10 W/O FRW & ALLEY	20 W/O FRW & ALLEY	10 W/O FRW ⁷	20 + 1/2H>36 W/O FRW ⁷
			0 W/ FRW & ALLEY	0 W/ FRW & ALLEY	0 W/ FRW & ALLEY	1/2H>36 W/ FRW & ALLEY	1/2H>36 W/ FRW & ALLEY ⁷	8 + 1/2H>36 W/ FRW & ALLEY ⁷
	REAR ADJACENT RESIDENTIAL (FEET) ⁶	N/A	20	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	50 + 1/2H>36 ⁷
	SIDE (FEET)	10	5 W/O FRW	10 W/O FRW	10 W/O FRW	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷
0 W/ FRW			0 W/ FRW	0 W/ FRW	1/2H>36 W/ FRW ⁷	1/2H>36 W/ FRW ⁷	8 + 1/2H>36 W/ FRW ⁷	
SIDE ADJACENT RESIDENTIAL (FEET) ⁶	20	20	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	50	
BETWEEN BUILDINGS (FEET)		15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 + 1/2H>36 W/O FRW ⁷ 1/2H>36 W/ FRW ⁷	15 + 1/2H>36 W/O FRW ⁷ 1/2H>36 W/ FRW ⁷	25 + 1/2H>36 W/O FRW ⁷ 16 + 1/2H>136 W/ FRW ⁷
BUILDING HEIGHT [H] (FEET)		36	36	36 ⁸	60 ⁹	60 ⁹	60 ¹³	60 ¹³
MAXIMUM LOT COVERAGE (%)		40	40	40	60	60	60	85
FLOOR AREA RATIO (FAR)		0.33	N/A	2:1	4:1	4:1	2:1	4:1
MAXIMUM IMPERVIOUS PARKING (%)		75-80 ¹¹	80-85	85-90	85-90	90-95	90-95	90-95
MAXIMUM NUMBER OF ENTRANCES AND/OR EXITS	ARTERIAL STREETS	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰
	COLLECTOR STREETS	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰
	LOCAL STREETS	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰
MINIMUM LANDSCAPING (%)		SEE ARTICLE 08, LANDSCAPE AND FENCE STANDARDS						

KEY: BLUE: WHEN ADJACENT TO INTERSTATE 30; H: BUILDING HEIGHT; 1/2H>36: ONE-HALF THE BUILDING HEIGHT OVER 36-FEET; FRW: FIRE RETARDANT WALL W/O FRW: WITHOUT FIRE RETARDANT WALL

ADDITIONAL REQUIREMENTS:

- 1: A MAXIMUM BUILDING SIZE OF 5,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 2: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 3: MAXIMUM LOT AREA IS 43,560 SF.
- 4: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 5: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 6: LOTS WITH NON-RESIDENTIAL USES THAT HAVE A SIDE OR REAR YARD CONTIGUOUS OR SEPARATED ONLY BY AN ALLEY, EASEMENT, OR STREET, FROM ANY RESIDENTIAL DISTRICT MUST BE SEPARATED FROM SUCH RESIDENTIAL DISTRICT BY A BUFFER AS DEFINED IN [ARTICLE 08, LANDSCAPE AND FENCE STANDARDS](#), OR AS APPROVED BY THE PLANNING AND ZONING COMMISSION.
- 7: NOT TO EXCEED 50-FEET.
- 8: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 9: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 10: (OR) AS APPROVED BY PLANNING AND ZONING COMMISSION.
- 11: A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT -- NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER -- SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.
- 12: PARKING SHALL NOT BE PERMITTED IN THE REQUIRED SETBACK.
- 13: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.



SUBSECTION 07.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

ZONING DISTRICTS OR ACCESSORY STRUCTURE TYPE →		ACCESSORY BUILDINGS ^{1, 3, 5, 8 & 12}						ACCESSORY STRUCTURES ^{1, 3, 5 & 8}			
		SINGLE FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	ALL OTHER SINGLE-FAMILY ZONING DISTRICTS (I.E. SF-7, SF-8.4, SF-10, SF-16 & SF-1)	TWO FAMILY (2F) DISTRICT AND ZERO LOT LINE (ZL-5) DISTRICT	PORTABLE ACCESSORY BUILDING 0 SF – 120 SF	DETACHED GARAGE ⁹	CARPORTS ⁷	ATTACHED AND DETACHED COVERED PORCHES	PERGOLAS
DEVELOPMENT STANDARDS ↓											
NUMBER OF ACCESSORY STRUCTURES OR NUMBER OF SPECIFIC ACCESSORY STRUCTURE PERMITTED		2 ²	2 ²	2 ²	2 ⁶	1	1	1	1	1	N/A ¹¹
MAXIMUM SF OF ACCESSORY STRUCTURE		1,000 ²	1,000 ²	1,250 ²	144 ⁶	100	120	625	500	500 ¹⁰	500 ¹⁰
MINIMUM SETBACKS	REAR (FEET)	10	10	10	3	3	3	10	10	3 ¹⁰	3 ¹⁰
	REAR W/ ALLEYWAY (FEET)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁴	20	3 ¹⁰	3 ¹⁰
	SIDE (FEET)	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	SEE ZONING DISTRICT	3	3	SEE ZONING DISTRICT	SEE ZONING DISTRICT ¹⁰	SEE ZONING DISTRICT ¹⁰	3 ¹⁰
BETWEEN BUILDINGS (FEET)		10	10	10	6	6	6	10	10	6	6
BUILDING HEIGHT (FEET) ⁸		15	15	15	15	10	10	15	15	15	12

ADDITIONAL REQUIREMENTS:

- ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES SHALL BE ACCESSORY TO A RESIDENTIAL USE AND LOCATED ON THE SAME LOT. UNLESS STIPULATED ABOVE, ONLY TWO (2) ACCESSORY STRUCTURES ARE PERMITTED PER SINGLE-FAMILY LOT; EXCLUDING CARPORTS/COVERED PORCHES/PERGOLAS THAT ARE INTEGRATED INTO THE MAIN ACCESSORY STRUCTURE AND WHICH ARE INCLUDED IN THE SQUARE FOOTAGE OF THE OVERALL STRUCTURE.
- IF MORE THAN ONE (1) ACCESSORY BUILDING IS PROPOSED OR IF AN ACCESSORY BUILDING, 625 SF OR LESS, IS EXISTING THEN THE MAXIMUM ACCESSORY BUILDING THAT CAN BE CONSTRUCTED IS 400 SF. IF THERE IS AN EXISTING ACCESSORY BUILDING GREATER THAN 625 SF NO ADDITIONAL ACCESSORY BUILDINGS OR STRUCTURES ARE PERMITTED.
- ACCESSORY BUILDINGS AND STRUCTURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY STRUCTURE, AND BE SITUATED BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
- IF THE ACCESSORY BUILDING DOES NOT HAVE GARAGE DOORS FACING THE ALLEYWAY THE SETBACK IS THE SAME AS THE BASE ZONING DISTRICT.
- ACCESSORY BUILDINGS AND STRUCTURES (EXCLUDING PORTABLE BUILDINGS) NOT MEETING THE SIZE OR HEIGHT REQUIREMENTS STIPULATED BY THIS SECTION SHALL REQUIRE A SPECIFIC USE PERMIT (SUP). IN REVIEWING A SPECIFIC USE PERMIT (SUP), THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL SHALL CONSIDER: [1] IF THE STRUCTURE WAS CONSTRUCTED WITHOUT A PERMIT OR UNDER FALSE PRETENSES, [2] THE SIZE OF THE PROPOSED ACCESSORY STRUCTURE COMPARED TO THE SIZE OF OTHER ACCESSORY STRUCTURES IN THE AREA/NEIGHBORHOOD/SUBDIVISION, AND [3] THE SIZE, ARCHITECTURE AND BUILDING MATERIALS PROPOSED FOR THE STRUCTURE COMPARED TO THOSE OF THE PRIMARY STRUCTURE.
- EACH PROPERTY SHALL BE PERMITTED ONE (1) DETACHED GARAGE UP TO 625 SF AND ONE (1) ACCESSORY BUILDING UP TO 144 SF OR TWO (2) ACCESSORY BUILDINGS UP TO 144 SF EACH. IF A PROPERTY HAS AN EXISTING ACCESSORY BUILDING GREATER THAN 144 SF, NO ADDITIONAL ACCESSORY BUILDINGS OR DETACHED GARAGES SHALL BE PERMITTED.
- IN RESIDENTIAL DISTRICTS, CARPORTS MUST BE OPEN ON AT LEAST TWO (2) SIDES, ARCHITECTURALLY INTEGRATED INTO THE PRIMARY STRUCTURE, AND BE LOCATED 20-FEET BEHIND THE CORNER OF THE FRONT FAÇADE AND MEET THE GARAGE SETBACK ADJACENT TO AN ALLEY. PORTE-COCHERES ARE NOT CONSIDERED CARPORTS, AND ARE ALLOWED, IF THEY ARE ATTACHED AND INTEGRAL WITH THE DESIGN OF THE HOUSE.
- TWO (2) STORY ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PROHIBITED.
- SHALL INCLUDE A MINIMUM OF ONE (1) GARAGE BAY DOOR LARGE ENOUGH TO PULL AND PARK A STANDARD SIZE MOTOR VEHICLE (I.E. A VEHICLE THAT IS A MINIMUM OF NINE [9] FEET BY 18- FEET) INSIDE THE STRUCTURE. IN ADDITION, A DETACHED GARAGE MUST BE ACCESSIBLE FROM THE FRONT, REAR OR SIDE YARD BY A STANDARD WIDTH, CONCRETE DRIVEWAY THAT HAS MINIMUM LENGTH OF 20- FEET OF DRIVEWAY PAVEMENT. DETACHED GARAGES ACCESSIBLE FROM THE FRONT SHALL BE A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
- COVERED PORCHES AND PERGOLAS THAT ARE ATTACHED OR CONTIGOUS WITH THE PRIMARY STRUCTURE SHALL BE EXEMPTED FROM THE SIZE RESTRICTIONS BUT SHALL BE REQUIRED TO MEET THE SAME SETBACKS AS THE PRIMARY STRUCTURE.
- PERGOLAS ARE NOT SUBJECT TO THE NUMBER OF ACCESSORY STRUCTURE REQUIREMENTS, BUT DO COUNT AGAINST THE RESIDENTIAL LOT COVERAGE REQUIREMENTS FOR THE ZONING DISTRICT.
- PORTABLE ACCESSORY BUILDINGS ARE DEFINED AS AN ACCESSORY BUILDING THAT DOES NOT HAVE A PERMANENT FOUNDATION. ALL ACCESSORY BUILDINGS THAT ARE NOT PORTABLE ACCESSORY BUILDINGS REQUIRE A PERMANENT CONCRETE FOUNDATION.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SEAWALL, S: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, <u>C</u> , AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROEPRTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
^{7:} SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
^{8:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.
^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: August 30, 2022

SUBJECT: Z2022-050; *Amendment to Article 05, District Development Standards, of the Unified Development Code (UDC) for Takeline Private Walkways*

In accordance with Subsection 02.01(C), *Authority to Order Changes to the Unified Development Code (UDC)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning has initiated a text amendment. The purpose of the text amendment is to make minor changes to the material requirements for *Private Walkways* stipulated in Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC. Specifically, the current ordinance prohibits the use of concrete for *Private Walkways* in the Lake Ray Hubbard Takeline; however, the City currently requires a concrete seawall and concrete cap in the 425.50 Elevation Zone. *Private Walkways* are permitted in the 435.50 and 438.00 Elevations Zones, but are only permitted to be constructed of "...native stone, brick and/or rectangular pavers ...". The purpose behind this prohibition was tied to the existing utilities that traverse the takeline, and the possibility of damage occurring to a *Private Walkway* when servicing the lines; however, the updated *Residential Sublease Agreement* that was prepared and sent out in 2020 includes a section that indemnifies the City of Rockwall of any damage created in an existing easement, stating:

... the City of Rockwall will make a reasonable effort to repair any damage resulting from the City of Rockwall accessing the Take Area for utility maintenance and/or public safety vehicles, and will restore the damaged property as nearly as possible to its condition prior to the damage created by the City of Rockwall accessing the Takeline Area however, if the damage is located within a dedicated easement the requirements of the easement shall govern and no additional obligations are assumed by the City of Rockwall or the City of Dallas as a result of the execution of this Sublease.

Based on this language -- and the fact that concrete is already a permitted material in the 425.50 Elevation Zone -- the prohibition of concrete *Private Walkways* does not appear to be warranted. Staff should note that this issue was originally brought to the Director of Planning and Zoning's attention by several property owners in the takeline looking to construct concrete *Private Walkways*, and that after discussions with these residents the Director choose to bring forward this text amendment. With this being said, the approval of a text amendment to the UDC is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff has placed a redlined copy of the proposed changes along with a draft ordinance in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- in accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: October 25, 2022
Planning and Zoning Commission Public Hearing: November 15, 2022
City Council Public Hearing/First Reading: November 21, 2022
City Council Second Reading: December 5, 2022

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on October 25, 2022.



(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

(a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. *Private walkways* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (*if a Seawall has been constructed*).
- (3) 425.5: Not Permitted.

(d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).

(e) Construction Standards.

- (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, **concrete** and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, **or asphalt, or concrete.**
- (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
- (3) Size. *Private walkways* shall be no greater than 48-inches in width.
- (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

(a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

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- (1) 438.0: Not Permitted.
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- (3) 425.5: Permitted.

NOTE: Seawalls are only permitted along the shoreline.

(d) Construction Standards.

- (1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROEPRTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

- ^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
- ^{7:} SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
- ^{8:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- ^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- ^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- ^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.
- ^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- ^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- ^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
- ^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- ^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- ^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
- ^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

DRAFT
ORDINANCE
10.25.2022

Exhibit 'A'
*Article 05, District Development Standards, of the
Unified Development Code (UDC)*

See Next Page ...



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			438.0	435.5	425.5						
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COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
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FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROPERTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
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^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15- FEET WITHOUT A CLERESTORY OR CUPOLA OR 18- FEET WITH A CLERESTORY OR CUPOLA.
^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: November 15, 2022

SUBJECT: Z2022-050; *Amendment to Article 05, District Development Standards, of the Unified Development Code (UDC) for Takeline Private Walkways*

In accordance with Subsection 02.01(C), *Authority to Order Changes to the Unified Development Code (UDC)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning has initiated a text amendment. The purpose of the text amendment is to make minor changes to the material requirements for *Private Walkways* stipulated in Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC. Specifically, the current ordinance prohibits the use of concrete for *Private Walkways* in the Lake Ray Hubbard Takeline; however, the City currently requires a concrete seawall and concrete cap in the *425.50 Elevation Zone*. *Private Walkways* are permitted in the *435.50* and *438.00 Elevations Zones*, but are only permitted to be constructed of "...native stone, brick and/or rectangular pavers ...". The purpose behind this prohibition was tied to the existing utilities that traverse the takeline, and the possibility of damage occurring to a *Private Walkway* when servicing the lines; however, the updated *Residential Sublease Agreement* that was prepared and sent out in 2020 includes a section that indemnifies the City of Rockwall of any damage created in an existing easement, stating:

... the City of Rockwall will make a reasonable effort to repair any damage resulting from the City of Rockwall accessing the Take Area for utility maintenance and/or public safety vehicles, and will restore the damaged property as nearly as possible to its condition prior to the damage created by the City of Rockwall accessing the Takeline Area however, if the damage is located within a dedicated easement the requirements of the easement shall govern and no additional obligations are assumed by the City of Rockwall or the City of Dallas as a result of the execution of this Sublease.

Based on this language -- *and the fact that concrete is already a permitted material in the 425.50 Elevation Zone* -- the prohibition of concrete *Private Walkways* does not appear to be warranted. Staff should note that this issue was originally brought to the Director of Planning and Zoning's attention by several property owners in the takeline looking to construct concrete *Private Walkways*, and that after discussions with these residents the Director choose to bring forward this text amendment. With this being said, the approval of a text amendment to the UDC is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff has placed a redlined copy of the proposed changes along with a draft ordinance in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Commission Work Session: October 25, 2022~~
Planning and Zoning Commission Public Hearing: November 15, 2022
City Council Public Hearing/First Reading: November 21, 2022
City Council Second Reading: December 5, 2022

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on November 15, 2022.



(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

(a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. *Private walkways* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (*if a Seawall has been constructed*).
- (3) 425.5: Not Permitted.

(d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).

(e) Construction Standards.

- (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, **concrete** and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, **or asphalt, or concrete.**
- (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
- (3) Size. *Private walkways* shall be no greater than 48-inches in width.
- (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

(a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) Elevation Zone. A *seawall* shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

NOTE: Seawalls are only permitted along the shoreline.

(d) Construction Standards.

- (1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROEPRTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

- ^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
- ^{7:} SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
- ^{8:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- ^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- ^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- ^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.
- ^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- ^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- ^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
- ^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- ^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- ^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
- ^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

DRAFT
ORDINANCE
17.15.2022

Exhibit 'A'
*Article 05, District Development Standards, of the
Unified Development Code (UDC)*

See Next Page ...



(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

(a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- when constructing in the 435.5 Elevation Zone -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. *Private walkways* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (if a *Seawall* has been constructed).
- (3) 425.5: Not Permitted.

(d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).

(e) Construction Standards.

- (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, concrete and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, or asphalt, or concrete.
- (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
- (3) Size. *Private walkways* shall be no greater than 48-inches in width.
- (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

(1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.

(3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

(a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) Elevation Zone. A *seawall* shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

NOTE: Seawalls are *only* permitted along the shoreline.

(d) Construction Standards.

(1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROPERTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

- ^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
- ^{7:} SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
- ^{8:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- ^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- ^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- ^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15- FEET WITHOUT A CLERESTORY OR CUPOLA OR 18- FEET WITH A CLERESTORY OR CUPOLA.
- ^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- ^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- ^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
- ^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- ^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- ^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
- ^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 21, 2022
SUBJECT: Z2022-050; *Amendment to Article 05, District Development Standards, of the Unified Development Code (UDC) for Takeline Private Walkways*

In accordance with Subsection 02.01(C), *Authority to Order Changes to the Unified Development Code (UDC)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning has initiated a text amendment. The purpose of the text amendment is to make minor changes to the material requirements for *Private Walkways* stipulated in Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC. Specifically, the current ordinance prohibits the use of concrete for *Private Walkways* in the Lake Ray Hubbard Takeline; however, the City currently requires a concrete seawall and concrete cap in the *425.50 Elevation Zone*. *Private Walkways* are permitted in the *435.50* and *438.00 Elevations Zones*, but are only permitted to be constructed of "...native stone, brick and/or rectangular pavers ...". The purpose behind this prohibition was tied to the existing utilities that traverse the takeline, and the possibility of damage occurring to a *Private Walkway* when servicing the lines; however, the updated *Residential Sublease Agreement* that was prepared and sent out in 2020 includes a section that indemnifies the City of Rockwall of any damage created in an existing easement, stating:

... the City of Rockwall will make a reasonable effort to repair any damage resulting from the City of Rockwall accessing the Take Area for utility maintenance and/or public safety vehicles, and will restore the damaged property as nearly as possible to its condition prior to the damage created by the City of Rockwall accessing the Takeline Area however, if the damage is located within a dedicated easement the requirements of the easement shall govern and no additional obligations are assumed by the City of Rockwall or the City of Dallas as a result of the execution of this Sublease.

Based on this language -- *and the fact that concrete is already a permitted material in the 425.50 Elevation Zone* -- the prohibition of concrete *Private Walkways* does not appear to be warranted. Staff should note that this issue was originally brought to the Director of Planning and Zoning's attention by several property owners in the takeline looking to construct concrete *Private Walkways*, and that after discussions with these residents the Director choose to bring forward this text amendment. With this being said, the approval of a text amendment to the UDC is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On November 15, 2022, the Planning and Zoning Commission reviewed the case and approved a motion to recommend approval by a vote of 5-0, with Commissioners Llewellyn and Conway absent.

Staff has placed a redlined copy of the proposed changes along with a draft ordinance in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on November 21, 2022.



(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

- (a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.
- (b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
- (c) Elevation Zone. *Private walkways* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (*if a Seawall has been constructed*).
 - (3) 425.5: Not Permitted.
- (d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs in Subsection 06.15(J)(11)*).
- (e) Construction Standards.
 - (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, **concrete** and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, **or asphalt, or concrete.**
 - (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
 - (3) Size. *Private walkways* shall be no greater than 48-inches in width.
 - (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

- (a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.
- (b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
- (c) Elevation Zone. A *seawall* shall be allowed in the following zones:
 - (1) 438.0: Not Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Permitted.

NOTE: Seawalls are only permitted along the shoreline.

(d) Construction Standards.

- (1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROPERTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

- ^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
- ^{7:} SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
- ^{8:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- ^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- ^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- ^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.
- ^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- ^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- ^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
- ^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- ^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- ^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
- ^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 05, DISTRICT DEVELOPMENT STANDARDS, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2022

2nd Reading: December 5, 2022

DRAFT
ORDINANCE
17.27.2022

Exhibit 'A'
*Article 05, District Development Standards, of the
Unified Development Code (UDC)*

See Next Page ...



(f) Setback Requirements. *Private utilities* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 0-Feet

(g) Additional Requirements.

- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
- (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
- (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) Private Walkways.

(a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) Elevation Zone. *Private walkways* shall be allowed in the following zones:

- (1) 438.0: Permitted.
- (2) 435.5: Permitted (*if a Seawall has been constructed*).
- (3) 425.5: Not Permitted.

(d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).

(e) Construction Standards.

- (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, **concrete** and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, **or asphalt, or concrete**.
- (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
- (3) Size. *Private walkways* shall be no greater than 48-inches in width.
- (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) Setback Requirements. *Private walkways* must adhere to the following setbacks:

- (1) Takeline Setback: 0-Feet
- (2) Leased Side Yard Setback: 10-Feet

(g) Additional Requirements.

(1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.

(3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) Seawall.

(a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) Elevation Zone. A *seawall* shall be allowed in the following zones:

- (1) 438.0: Not Permitted.
- (2) 435.5: Not Permitted.
- (3) 425.5: Permitted.

NOTE: Seawalls are *only* permitted along the shoreline.

(d) Construction Standards.

(1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE SEE SUBSECTION 06.15(J)	PRE-REQUISITES L: SEAWALL, FP: FIXED PIER	ELEVATION ZONES			MINIMUM SIZE (FEET OR SQUARE FEET)	MAXIMUM SIZE (FEET, INCHES, OR SQUARE FEET)	MINIMUM HEIGHT (FEET OR INCHES)	MAXIMUM HEIGHT (FEET)	SIDE YARD SETBACK (FEET)	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ^{1:} FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ^{2:} BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ^{3:} REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ^{4:} SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ^{5:} THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROPERTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

- ^{6:} REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
- ^{7:} SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
- ^{8:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- ^{9:} A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- ^{10:} EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- ^{11:} REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15- FEET WITHOUT A CLERESTORY OR CUPOLA OR 18- FEET WITH A CLERESTORY OR CUPOLA.
- ^{12:} REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- ^{13:} RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- ^{14:} HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
- ^{15:} ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- ^{16:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- ^{17:} A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
- ^{18:} HANDRAILS ARE PROBITED IN THE 435.5 ELEVATION ZONE.

CITY OF ROCKWALL

ORDINANCE NO. 22-62

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

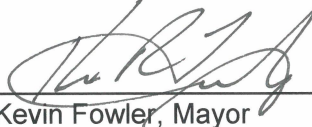
SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF DECEMBER, 2022.


Kevin Fowler, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: November 21, 2022

2nd Reading: December 5, 2022



- (f) Setback Requirements. *Private utilities* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 0-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *private utility* must comply with all other applicable City of Rockwall codes.
 - (3) Damage to the System. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.
- (20) Private Walkways.
- (a) Definition. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.
 - (b) Prerequisites. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.
 - (c) Elevation Zone. *Private walkways* shall be allowed in the following zones:
 - (1) 438.0: Permitted.
 - (2) 435.5: Permitted (*if a Seawall has been constructed*).
 - (3) 425.5: Not Permitted.
 - (d) Conditional Use Standards. *Private walkways* with steps are permitted (see *Landing and Stairs* in [Subsection 06.15\(J\)\(11\)](#)).
 - (e) Construction Standards.
 - (1) Building Materials. *Private walkways* shall be constructed using native stone, brick, **concrete** and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, **or asphalt, or concrete.**
 - (2) Height. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.
 - (3) Size. *Private walkways* shall be no greater than 48-inches in width.
 - (4) Location. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is

- responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.
- (f) Setback Requirements. *Private walkways* must adhere to the following setbacks:
- (1) Takeline Setback: 0-Feet
 - (2) Leased Side Yard Setback: 10-Feet
- (g) Additional Requirements.
- (1) Earth Work. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.
 - (2) Compliance with Applicable Codes. A *private walkway* must comply with all other applicable City of Rockwall codes.
 - (3) Damage to the System. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.
- (21) Seawall.
- (a) Definition. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.
 - (b) Prerequisites. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.
 - (c) Elevation Zone. A *seawall* shall be allowed in the following zones:
 - (1) 438.0: Not Permitted.
 - (2) 435.5: Not Permitted.
 - (3) 425.5: Permitted.

NOTE: Seawalls are only permitted along the shoreline.
 - (d) Construction Standards.
 - (1) Concrete Cap. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.



SUBSECTION 07.05: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT DEVELOPMENT STANDARDS

LAND USE ¹	CONDITIONAL USE REFERENCE <small>SEE SUBSECTION 06.15(J)</small>	PRE-REQUISITES <small>L: SEAWALL, FP: FIXED PIER</small>	ELEVATION ZONES			MINIMUM SIZE <small>(FEET OR SQUARE FEET)</small>	MAXIMUM SIZE <small>(FEET, INCHES, OR SQUARE FEET)</small>	MINIMUM HEIGHT <small>(FEET OR INCHES)</small>	MAXIMUM HEIGHT <small>(FEET)</small>	SIDE YARD SETBACK <small>(FEET)</small>	BUILDING MATERIALS
			438.0	435.5	425.5						
BARBECUE PIT	(1)	L	P	X	X	3' x 3'	8' x 3'	0'	6'	6'	NS, B, C, AND IR
BOAT HOUSE ^{2, 4, 5, & 15}	(2)	L, S, & FP	X	X	P	8' x 30'	12' x 30'	16'	21'	10'	CM FOR CATWALK AND DECKING; GM, IR, S, OR A FOR THE SUPPORTS ³ ; CM, GM, IR, S, A, CW, IW, OR RW FOR ROOF BEAMS; AND SSM FOR THE ROOF
COVERED PATIO ^{5 & 15}	(3)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	15' ^{6 & 7}	20'	CW, IW, & RW IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE; SSM FOR THE ROOF
DECK ^{5 & 18}	(4)	L & S ¹⁶	P	P	X	0'	1,000 SF	2' OR 24"	1'	20'	CM FOR THE DECKING, C FOOTINGS FOR FOUNDATION, AND WR FOR FENCING/RAILING
DOCK DECK ^{2 & 5}	(5)	L, S, & FP	X	X	P	8' x 10'	12' x 30'	0'	8' ⁸	10'	CM
FENCE	(6)	L	P	X	X	0'	45'	4'	4'	0'	WR
FLAGPOLE ^{5 & 9}	(7)	L & S ¹⁶	P	P	X	5" BASE	8" BASE	0'	20'	6'	SS OR A
FIXED PIER ^{2 & 5}	(8)	L & S	X	X	P	0'	6' x 40'	0'	8' ¹⁰	10'	CM FOR CATWALK AND DECKING; CM OR S FOR RAILINGS
FIRE PIT	(9)	L & S ¹⁶	P	X	X	3' x 3'	5' x 5'	0'	3'	6'	NS, B, AND C
GAZEBO ^{5 & 15}	(10)	L & S ¹⁶	P	P	X	0'	12' x 12'	0'	15'/18' ^{7 & 11}	20'	CW, RW, IW, CM, OR M IN THE 438.0 ELEVATION ZONE; AND CM OR M IN THE 435.5 ELEVATION ZONE
LANDING AND STAIRS	(11)	L & S ¹⁷	P	P	P	0'	8' x 8' x 6'	3'	SAME AS RETAINING WALL	5'	NS, B, AND C FOR THE STAIRS; WR OR BLACK S FOR THE RAILINGS AND/OR FENCE
PATIO ^{5 & 18}	(15)	L	P	P	X	0'	1,000 SF	0'	1'	20'	NS FOR THE DECK AREA AND WR FOR RAILINGS
PERGOLA ⁵	(16)	L & S ¹⁶	P	P	X	0'	12' x 20'	0'	12' ⁷	20'	CW, RW, IW, OR CM IN THE 438.0 ELEVATION ZONE; CM OR M IN THE 435.5 ELEVATION ZONE
PICNIC TABLE	(17)	L	P	P	X	0'	8' x 10'	0'	3' OR 36"	6'	NS, B, AND C
PRIVATE PLAY STRUCTURE	(18)	L	P	X	X	0 SF	1,000 SF	0'	8'	20'	A, GM, R, CW, RW, AND IW
PRIVATE WALKWAYS	(20)	L & S ¹⁶	P	P	X	0'	48" WIDE	0'	FLUSH WITH GRADE	10'	NS, B, C, AND RECTANGULAR PAVERS
LANDSCAPING AND RETAINING WALLS ^{12 & 13}	(12)	L	P	P	X	NOTES: ¹ : FOR ALL LAND USES CHECK SECTION 06.15, LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT FOR ADDITIONAL REQUIREMENTS AND RESTRICTIONS. ² : BOATHOUSES, FIXED PIERS, DOCK DECKS, OR ANY COMBINATION OF THESE STRUCTURES MAY NOT EXTEND MORE THAN 40-FEET INTO THE WATER FROM THE 435.5 ELEVATION CONTOUR. ³ : REQUIRES A HIP ROOF, A MINIMUM OF 2:1 ROOF PITCH, WITH ONE (1) CUPOLA (3' x 4') IN THE MIDDLE OF THE ROOF OR TWO (2) CUPOLAS (3' x 4') AT EACH END OF THE ROOF. ⁴ : SUPPORT POSTS MAY BE WRAPPED IN A COMPOSITE MATERIAL. ⁵ : THE STRUCTURE SHALL BE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE ON THE LEASING PROPERTY IF LOCATED IN THE 435.5 OR 425.5 ELEVATION ZONES (IF PERMITTED IN THE ZONE).					
MUNICIPAL UTILITIES	(13)	NONE	P	P	P						
OUTDOOR LIGHTING	(14)	L	P	X	X						
PRIVATE UTILITIES	(19)	L	P	P	X						
SEAWALL	(21)	L	X	X	P						
SPRINKLER/ IRRIGATION SYSTEM ¹⁴	(22)	L	P	P	X						

- ⁶: REQUIRES A HIP OR GABLE ROOF WITH A CUPOLA OR CLERESTORY AND A MINIMUM ROOF PITCH OF 4:1.
- ⁷: SHALL NOT EXCEED ONE (1) STORY OR BE USED AS A ROOF TOP DECK.
- ⁸: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN FOUR (4) POLE STRUCTURES ALLOWED.
- ⁹: A MAXIMUM OF TWO (2) FLAG POLES ARE PERMITTED AND ONLY THE UNITED STATES OF AMERICA AND TEXAS FLAGS ARE TO BE FLOWN.
- ¹⁰: EIGHT (8) FEET ABOVE THE SURFACE AREA OF THE FLAT FLOOR SURFACE WITH NO MORE THAN TWO (2) POLE STRUCTURES ALLOWED.
- ¹¹: REQUIRES A HIP OR GABEL ROOF OR A HIP AND/OR GABEL ROOF, WITH A MINIMUM ROOF PITCH OF 2:1, AND THAT IS A MAXIMUM OF 15-FEET WITHOUT A CLERESTORY OR CUPOLA OR 18-FEET WITH A CLERESTORY OR CUPOLA.
- ¹²: REMEDIAL LANDSCAPING ALLOWED IN THE 425.5 ELEVATION ZONE WITH THE INTENT TO MAINTAIN THE INTEGRITY OF THE SHORELINE.
- ¹³: RETAINING WALLS THAT ARE A PART OF LANDSCAPING ARE LIMITED TO LESS THAN THREE (3) FEET IN HEIGHT.
- ¹⁴: HEADS SHOULD EXTEND NO HIGHER THAN THREE (3) FEET FROM THE AVREAGE BASE OF THE SURROUNDING TERRIAN WITHIN A THREE (3) FOOT RADIUS.
- ¹⁵: ROOF OVERHANGS SHALL NOT EXCEED 18-INCHES.
- ¹⁶: A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 ELEVATION ZONE.
- ¹⁷: A SEAWALL IS ONLY REQUIRED FOR CONSTRUCTION IN THE 435.5 OR 425.5 ELEVATION ZONES.
- ¹⁸: HANDRAILS ARE PROIBITED IN THE 435.5 ELEVATION ZONE.