



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

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

DATE: October 09, 2018

SUBJECT: *Z2018-042; Amendment to Various Articles of the UDC*

On September 4, 2018, the City Council directed staff to initiate a text amendment that would address issues relating to the variance, waiver and exception approval process. Specifically, the City Council cited issues with the amount of variances, waivers and exceptions relating to articulation, roof design, materials, and other technical requirements -- *typically associated with development in an overlay district* -- and the approval process for these variances. In addition, the City Council expressed a desire to address the number of Specific Use Permits (SUP's) being approved for accessory buildings. Taking all of this into consideration, the Planning and Zoning Department has prepared a text amendment that incorporates three (3) strategies that the City Council could enact to [1] change the approval process for variances relating to technical requirements, [2] clarify the requirements for development (*e.g. overlay district requirements, accessory building standards, etc.*), and [3] reduce the rhetoric contained within the code by simplifying language, removing antiquated sections of the code, and removing duplicated requirements. A comprehensive list of all changes being proposed with this text amendment is as following:

- 1) Changing the approval process for variances, waivers and exceptions associated with technical requirements will reduce the caseload going to the City Council. Since the Planning and Zoning Commission is the body responsible for technical approvals (*i.e. approving site plans*), the City Council could choose to grant the Planning and Zoning Commission the ability to approve variances, waivers and exceptions to technical requirements for items like materials, articulation, roof design, architectural features, and etcetera. Under this scenario, the only time the City Council would see variances, exceptions and waivers would be if the Planning and Zoning Commission denies a request, and an applicant chooses to appeal the decision to the City Council. An example of the language proposed in the attached text amendment that would achieve this objective is as follows:

SECTION 6.16, VARIANCES TO THE OVERLAY DISTRICT STANDARDS

Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require 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.

And,

SECTION 4.1, GENERAL COMMERCIAL DISTRICT STANDARDS

2. *Exceptions. Exceptions to the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission council upon submission and approval of material samples and elevation drawings of the subject structure. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements).*
- 2) The majority of the text in Article V, *District Development Standards*, of the UDC is the overlay district requirements, which are essentially the same development standards repeated for each individual overlay district. The length of this section can make it difficult for developers and citizens to find the exact requirements for a particular project. As a result, staff has drafted a single set of requirements for the majority of the City's Overlay Districts and removed the duplicated requirements in each overlay district section. This does not change the requirements for any of the Overlay Districts, but does consolidate them in an easier format that will assist staff, developers and citizens in finding and interpreting various sections of the code.
- 3) Currently, the Neighborhood Preservation Overlay (NPO) District, Mixed Use Overlay (MU OV) District and Research Technology (RT) District are antiquated or unused overlay and zoning districts. These sections of the code have been removed to make the section shorter and more succinct.
- 4) The density and dimensional standards for each zoning district have been consolidated into charts, which convey the same information as the sections but in an easier more concise format. This has been done successfully in many other cities surveyed by staff with the objective of shortening zoning ordinances and making codes clearer.
- 5) The accessory structure requirements are stated in both Article IV and Article V of the UDC. Some of these standards are contradictory or are duplicated in both sections. Staff has consolidated and reconciled these standards into a chart in Article V of the UDC to make them easier for citizens to understand, and removed all duplicated standards. In addition, staff has removed the Specific Use Permit (SUP) requirement, which means that accessory buildings will no longer be in the purview of the City Council. If approved the ordinance would allow accessory buildings not meeting the minimum masonry requirements to request a masonry exception through the Planning and Zoning Commission; however, any request exceeding the maximum size or height would be required to apply to the Board of Adjustments (BOA) for approval. This is the same process that someone not meeting the minimum housing requirements would be required to go through. The reason staff has put this approval into the purview of the Board of Adjustments (BOA) is to retain the public hearing process -- *which is currently required by the Specific Use Permit (SUP) process* --, and to continue to allow neighborhood participation in requests that do not meet the zoning requirements.
- 6) The articulation requirements contained in Article V of the UDC were re-written and new illustrations were added to better convey the intent of these standards. As previously stated, the code was also changed to allow the Planning and Zoning Commission the ability to approve an exception pending a recommendation from the Architectural Review Board (ARB).
- 7) Finally, staff removed inconsistencies and clarified certain sections of the code to make them more concise.

With all this being said, staff feels that an additional two (2) weeks will be necessary to ensure that the text amendment is complete, and that all sections of the code have been changed to accommodate the City Council's direction. Due to the size of the text amendment being proposed, staff has included the work done to date to allow the Planning and Zoning Commission time to review the proposed changes. The adjusted schedule for this text amendment is as follows:

~~Planning and Zoning Commission [Work Session]: September 25, 2018~~

Planning and Zoning Commission [2nd Work Session; Public Hearing]: October 9, 2018

Planning and Zoning Commission [Public Hearing]: October 30, 2018

City Council [Public Hearing/1st Reading of the Ordinance]: November 5, 2018

City Council [2nd Reading of the Ordinance]: November 19, 2018

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. This being an advertised public hearing, staff suggests that the Planning and Zoning Commission hold the public hearing and continue the public hearing to the October 30, 2018 meeting. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on September 25, 2018.

ARTICLE II, AUTHORITY AND ADMINISTRATIVE PROCEDURES

SECTION 7: PLANNING AND ZONING COMMISSION AUTHORITY

SUBSECTION 7.1: APPROVAL AUTHORITY

The planning and zoning commission shall make decisions, or make recommendations to the city council, on the following matters:

- A. Decisions on site plans, building elevations, lighting plans, landscape plans and tree preservation plans as may be required.
- B. Recommendations to city council on plats as required by the subdivision ordinance, chapter 38 of part II, Code of Ordinances.
- C. Recommendations to city council on replats, when such public hearing is required by the provisions of V.T.C.A., Local Government Code Chapter 212.
- D. Recommendations to city council regarding text amendments to this Unified Development Code.
- E. Recommendations to city council regarding zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
- F. ~~Recommendations to city council~~ Decisions regarding variances and special exceptions to this Unified Development Code.
- G. Recommendations to city council regarding amendments to the comprehensive plan.
- H. Recommendations to city council regarding amendments to the master thoroughfare plan.
- I. Recommendations to city council regarding amendments to a master open space plan.

SECTION 8: CITY COUNCIL AUTHORITY

SUBSECTION 8.1: AUTHORITY

The city council shall hold a meeting, conduct a public hearing—if required by this Unified Development Code—and make determinations on the following matters:

- A. Text amendments to this Unified Development Code.
- B. Zoning changes and map amendments, including reclassification of the zoning designations on land, specific use permits, and planned developments.
- C. Appeals related to the Planning and Zoning Commission's decision on ~~Special special~~ exceptions, variances, or waivers related to site plans for development.
- D. Amendments to the comprehensive plan.
- E. Amendments to the master thoroughfare plan.
- F. Amendments to the master open space plan.
- G. Variances, special exceptions and appeals as set out in this Unified Development Code.

ARTICLE III, ZONING DISTRICTS AND MAPS, UDC

Additions: **Highlighted**

Deletions: **Highlighted, Strikeout**

Staff Notes: **Highlighted, Red Text**

Links/References: Blue, Underlined

SECTION 2: ESTABLISHED ZONING DISTRICTS

SUBSECTION 2.01: ZONING DISTRICTS

The City of Rockwall is hereby divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared a part of this [Unified Development Code]. The zones, or districts, hereby established are and shall be known and cited as:

RESIDENTIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
<u>2.01</u>	Agricultural (AG) District	AG
<u>3.02</u>	Single Family Estate 1.5 (SFE-1.5) District	SFE-1.5
<u>3.03</u>	Single Family Estate 2.0 (SFE-2.0) District	SFE-2.0
<u>3.04</u>	Single Family Estate 4.0 (SFE-4.0) District	SFE-4.0
<u>3.05</u>	Single Family 1 (SF-1) District	SF-1
<u>3.06</u>	Single Family 16 (SF-16) District	SF-16
<u>3.07</u>	Single Family 10 (SF-10) District	SF-10
<u>3.08</u>	Single Family 8.4 (SF-8.4) District	SF-8.4
<u>3.09</u>	Single Family 7 (SF-7) District	SF-7
<u>3.10</u>	Zero Lot Line (ZL-5) District	ZL-5
<u>3.11</u>	Two-Family (2F) District	2F
<u>3.12</u>	Multi-Family 14 (MF-14) District	MF-14

COMMERCIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
<u>4.02</u>	Residential-Office (RO) District	RO
<u>4.03</u>	Neighborhood Services (NS) District	NS
<u>4.04</u>	General Retail (GR) District	GR
<u>4.05</u>	Commercial (C) District	C
<u>4.06</u>	Heavy Commercial (HC) District	HC
<u>4.07</u>	Downtown (DT) District	DT

INDUSTRIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
<u>5.02</u>	Light Industrial (LI) District	LI
<u>5.03</u>	Heavy Industrial (HI) District	HI

OVERLAY & SPECIAL ZONING DISTRICTS

SECTION	DISTRICT REFERENCE	ABBREVIATION
<u>10.01</u>	Planned Development (PD) District	PD
<u>6.03</u>	Historic Overlay (HOV) District	HOV
<u>6.04</u>	North Goliad Street Overlay (NG OV) District	NG OV
<u>6.05</u>	Southside Residential Overlay (SRO) District	SRO
<u>6.06</u>	IH-30 Overlay (IH OV) District	IH-30 OV
<u>6.07</u>	SH-205 Overlay (SH-205 OV) District	SH-205 OV
<u>6.08</u>	Scenic Overlay (SOV) District	SOV
<u>6.09</u>	SH-66 Overlay (SH-66 OV) District	SH-66 OV
<u>6.10</u>	SH-205 By-Pass Overlay (SH-205 BY-OV) District	SH-205 BY-OV
<u>6.11</u>	North SH-205 Overlay (N. SH-205 OV) District	N. SH-205 OV

6.12	East SH-66 Overlay (E. SH-66 OV) District	SH-66 OV
6.13	FM-549 Overlay (FM-549 OV) District	FM-549 OV
6.14	SH-276 Overlay (SH-276 OV) District	SH-276 OV
6.15	Lake Ray Hubbard Takeline Overlay (TL OV) District	TL OV

<i>Abbreviated Designation</i>	<i>Zoning District Name</i>
AG	Agricultural District
SF-E/x	Single-Family Estate Residential (where "x" is the minimum lot size in acres)
SF-1	Single-Family One District (with maximum density of one unit per gross acre)
SF-x	Single-Family Residential District (where "x" is the minimum lot size in square feet)
ZL-5	Zero Lot Line Single-Family Residential District
2F	Two-Family (or Duplex) Residential District
MF-14	Multi-Family Residential District
R-O	Residential Office District
NS	Neighborhood Service District
GR	General Retail District
C	Commercial District
DT	Downtown District
HC	Heavy Commercial District
RT	Research Technology District
LI	Light Industrial District
HI	Heavy Industrial District

<i>Abbreviated Designation</i>	<i>Special Districts</i>
PD	Planned Development District

HO	Historic Overlay District
NGC-OV	North Goliad Corridor Overlay District
NPO	Neighborhood Preservation Overlay District
SRO	Southside Residential Neighborhood
MUO	Mixed Use Overlay District
IH-30-OV	IH-30 Overlay District
SH 205-OV	SH 205 Overlay District
SOV	Scenic Overlay District
SH 66-OV	SH 66 Overlay District
205-BY-OV	205 By-Pass Corridor Overlay District
N-SH 205-OV	North SH 205 Corridor Overlay District
E-SH 66-OV	East SH 66 Corridor Overlay District
FM 549-OV	FM 549 Corridor Overlay District
SH 276-OV	SH 276 Corridor Overlay District
TL-OV	Lake Ray Hubbard Takeline Overlay District

Sale on Site

P=Permitted; A=Accessory Use; S=SUP; "+"=Permitted with conditions.

Residential										Permitted Uses	Mixed Use		Commercial			Industrial			
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Residential and Lodging	DT	R-O	N-S	GR	C	HC	RT	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory building +		P	P	P	P	P	P	P	P
S	S					S				Bed and breakfast operation +	S	P	S						
										Caretakers quarters/domestic or security unit	P			P	P	P	P	P	P
P									P	Convent or monastery		P		P	P				
								P	P	Duplex +									
A	A	A	A	A	A	A	A	A	A	Garage	A	A	A	A	A	A	A	A	A
A	A	A	A	A	S	S	S	S	P	Guest quarters/secondary living unit +									
P	P	P	P	P	P	P	P	P	P	Home occupation +	P	P							
										Hotel	S			S	S			S	
										Hotel, full service	S			S	S			S	
										Hotel, residence	S			S	S			S	
										Motel	S			S	S			S	
									P	Multifamily									
	P	P		P	P	P	P	P		Portable building +									
									P	Residential care facility		S	S	S	S				
S										Single-family on less than the minimum size lot +									
							P	P	P	Single-family, attached +									
P	P	P	P	P	P	P	P	P	P	Single-family, detached +		P							
							P	P	P	Single-family, zero lot line +		P							
A	A	A	A	A	A	A	A	A	A	Swimming pool, private	A	A							
A	S	S	S	S	S	S	S	S	S	Tennis court private		S							
									P	Townhouse	P	P							
									S	Urban residential +	P								

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Residential										Permitted Uses	Mixed Use		Commercial			Industrial			
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Institutional and Community Service	DT	R-O	N-S	GR	C	HC	RT	LI	HI
									P	Assisted living facility +	S	S	S	S	S		S	S	
										Blood plasma donor center				P	P	P		P	P
S										Cemetery/mausoleum +			P	P	P	P		P	P
S	S	S	S	S	S	S	S	S	P	Church/house of worship +	S		P	P	P	P		P	P
										College, university, or seminary	P				S	P	P	P	P

									S	Convalescent care facility/nursing home +	S	P	P	P	P	P	S	S	
									P	Congregate care facility/elderly housing +	S	S	S	S	S		S	S	
										Crematorium (stand-alone)								S	P
S	S	S	S	S	S	S	S	S	S	Day care (7 or more children) +	S	S	P	P	P	P	A	S	S
										Emergency ambulance services, ground				P	P	P		P	P
P	P	P	P	P	P	P	P	P	P	Group or community home +		P	P	P					
										Government facility	S			P	P	P	P	P	P
										Halfway house +		S							
									S	Hospice			P	P	P	P	S	S	S
										Hospital				P	P	P	P	P	S
										Library, art gallery or museum (public)	P	P	P	P	P	P	P	P	P
										Mortuary or funeral chapel (stand-alone)				P	P	P	S	P	
										Post office, local service	P		P	P	P	P	P	P	P
										Post office, regional						P	S	P	P
										Prison/custodial institution						P	S	P	P
S	S	S	S	S	S	S	S	S	S	Public or private school, primary +	S		P	P	P	P		P	
S	S	S	S	S	S	S	S	S	S	Public or private school, secondary +	S		P	P	P	P		P	
S	S	S	S	S	S	S	S	S	S	Public or private school temporary education building +			S	S	S	S			
										Rescue mission or shelter for the homeless						S		P	P
										Social service provider, except rescue mission or homeless shelter				S		P		P	P

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Residential										Permitted Uses	Mixed Use		Commercial			Industrial				
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Office and Professional	DT	R-O	N-S	GR	C	HC	RT	LI	HI	
										Financial institution with drive-through +				S	P	P	P	P	P	P
										Financial institution without drive-through	P			P	P	P	P	P	P	P
										Office, general	P	P		P	P	P	P	P	P	P
										Office building, less than 5,000 s.f.	P	P		P	P	P	P	P	P	P
										Office building, 5,000 s.f. or more	P	S		S	P	P	P	P	P	P

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Residential										Permitted Uses	Mixed Use		Commercial			Industrial						
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14		DT	R-O	N-S	GR	C	HC	RT	LI	HI			
										Recreation, Entertainment and Amusement												
										Carnival, circus, or amusement ride, temporary +	S			S	P	P	P	S	P	P		
										Commercial amusement/recreation (inside) +	S				S	P	P			P	P	
										Commercial amusement/recreation (outside)					S	S	P			S	P	
S	S	S	S	S	S	S	S	S	S	Community or recreation club, public or private (accessory)	S			S	P	P	P	P	P	P		
S	S	S	S	S	S	S	S	S	S	Country club, private				S	S	S	P	S	P	P		
										Golf driving range				S	S	S	P	S	P	P		
P	P	P	P	P	P	P	P	P	P	Fundraising events by nonprofit, indoor or outdoor, temporary +	P	P		P	P	P	P	P	P	P		
										Gun club, skeet or target range (indoor)					S	P	P			P	P	
S										Gun club, skeet or target range (outdoor)											S	
									A	Health club	P			S	P	P	P	P	P	P		
										Private club, lodge or fraternal organization	P			S	P	P	P			P	S	
										Private sports arena, stadium or track						S	P				P	P
P	P	P	P	P	P	P	P	P	P	Public park or playground	P			P	P	P	P	P	P	P	P	
										Uses as defined in chapter 12, article XI of Code of Ordinances +											S	S
S	S	S	S	S	S	S	S	S	S	Tennis courts (not accessory to a public or private club)				S	S	S	P				P	P
										Theater	P				S	P	P				P	P

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Residential										Permitted Uses	Mixed Use		Commercial			Industrial					
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14		DT	R-O	N-S	GR	C	HC	RT	LI	HI		
										Retail and Personal Service											
										Antique/collectible store	S			S	P	P	P				
										Astrologer, hypnotist, or psychic art and science	S	P		P	P	P	P				
										Banquet facility	S				P	P	P				
										Beverage service facility, portable +	S	S			S	S	S			S	P
										Business school	P				P	P	P	P	P		
										Catering service	A			S	P	P	P	S	P		
										Christmas tree sales lot and similar uses, temporary +	S			S	P	P	P	S	P	P	

										Copy center	P		P	P	P	P	P	P	P	P
										Display, incidental +	P		P	P	P	P				P
										Food Trucks/Trailers +	P	S	S	P	P	P	P	P	P	P
										Garden supply/plant nursery			S	P	P	P				P
										General personal service	P		P	P	P	P				S
										General retail store	P	S	P	P	P	P				S S
										Hair salon, manicurist	P	S	P	P	P	P				S
										Laundry, dropoff/pickup	P		P	P	P	P				P P
										Laundry, self-service	P		P	P	P	P				P P
										Massage therapist	P	P	P	P	P	P				
										Museum or art gallery (private)	P	P	S	P	P				P	P
										Night club, discoteque, or dance hall	S			S	P	P				S S
										Pawn shop					S	S				P P
										Pet shop			P	P	P	P				
										Private club +	P		S	P	P	P	S			P P
P	P	P	P	P	P	P	P	P	P	Real estate sales office, on-site, temporary +	P		P	P	P	P	P	P	P	P
										Rental store, w/o outside storage and display				S	P	P				P P
										Restaurant, less than 2,000 sq. ft., w/drive-through or drive-in +			S	S	S	S				S S
										Restaurant, less than 2,000 sq. ft., w/o drive-through or drive-in	P	S	P	P	P	P	P	P	P	P
										Restaurant, 2,000 sq. ft. or more, w/drive-through or drive-in +			S	S	P	P				P P
										Restaurant, 2,000 sq. ft. or more, w/o drive-through or drive-in	P		S	P	P	P	S			P P
										Restaurant with accessory private club or brew pub +	P		P	P	P	P	S			P P
										Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles			S	P	P	P				P P
										Retail store with more than 2 dispensers				S	P	P				P P
										Secondhand dealer	S			P	P	P				P P
										Studio—art, photography or music	P	P	P	P	P	P				P
										Tailor, clothing or apparel shop	P		P	P	P	P				
										Tattoo, body piercing						P				
										Taxidermist shop						P				P
S										Winery +	S			S	S					P P

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											Metal plating, electro plating								S	P
S	S	S	S	S	S	S	S	S	S	S	Mining and extraction (sand, gravel oil and other) +			S	S	S	S	S	S	S
											Monument works, stone and metal						S			P
											Printing and publishing						P		P	P
											Salvage or reclamation of products (indoors)						S		P	P
											Salvage or reclamation of products (outdoor)								S	P
											Sheet metal shop						P		P	P
											Tool, dye, gauge and machine shop								P	
											Welding repair						P		P	P

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Residential										Permitted Uses	Mixed Use		Commercial			Industrial				
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14		DT	R-O	N-S	GR	C	HC	RT	LI	HI	
										Wholesale, Distribution and Storage										
										Cold storage plant						P			P	P
										Heavy construction trade yard						S			P	P
S										Landfill, sanitary										
										Mini-warehouse +					S	P			P	P
										Outside storage and/or outside display +						P			P	P
										Recycling collection center						S			P	P
										Warehouse/distribution center						P	S		P	P
										Wholesale showroom facility					S	P			P	P

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Residential										Permitted Uses	Mixed Use		Commercial			Industrial				
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14		DT	R-O	N-S	GR	C	HC	RT	LI	HI	
										Utilities, Communications and Transportation										
										Airport, heliport or landing field						S			S	S
P	S	S	S	S	S	S	S	S	P	Antenna, accessory +		P	P	P	P	P	P	P	P	P
										Antenna, commercial +	S	S		S	S	S	S	S	P	
A	A	A	A	A	A	A	A	A	A	Antenna, amateur radio +	A	A	A	P	P	P	P	P	P	P
A	A	A	A	A	A	A	A	A	A	Antenna, dish +	A	A	A	P	P	P	P	P	P	P
S										Antenna, commercial, freestanding +				S	S	S	S	S	P	P
										Antenna, commercial, mounted +	S			S	S	S	P		P	P
										Bus charter service and service facility						P			P	P

										Helipad				S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Utilities (non-municipally owned or controlled), including sanitary landfill, water treatment, and supply, and wastewater treatment	S	S	S	S	S	S	S	S	S
P	P	P	P	P	P	P	P	P	P	Municipally owned or controlled facilities, utilities and uses	P	P	P	P	P	P	P	P	P
										Private streets		S	S	S	S	S	S	S	S
										Radio broadcasting	S			P	P	P	P	P	P
S	S	S	S	S	S	S	S	S	S	Railroad yard or shop		S	S	S	S	S	S	S	S
										Recording studio	S			S	P	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Satellite dish +	P	P	P	P	P	P	P	P	P
P	P	P	P	P	P	P	P	P	P	Solar Energy Collector Panels and Systems +	P	P	P	P	P	P	P	P	P
										Transit passenger facility	S	S	S	S	S	S	S	S	S
										Trucking company						P		P	P
										TV broadcasting and other communication service	S			S	S	P	S	P	P
S	S	S	S	S	S	S	S	S	S	Utilities holding a franchise from City of Rockwall	S	S	S	S	S	P	S	P	P
S	S	S	S	S	S	S	S	S	S	Utility installation, other than listed	S	S	S	S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Utility/transmission lines	S	S	S	S	S	S	S	S	S
S	S	S	S	S	S	S	S	S	S	Wireless communication tower	S	S	S	S	S	S	S	S	S

SECTION 2.01.02: RESIDENTIAL AND LODGING USE CONDITIONS

Accessory Building (Accessory to Residential Use). See [Section 7.04, Accessory Structure Development Standards](#).

1. The accessory building shall be accessory to a residential use and located on the same lot.
2. In all residential districts, one detached garage shall be allowed provided that it does not exceed 900 square feet in area or 15 feet in height, provided that it is located on the same lot as the residential use and that the exterior cladding contains the same materials, excluding glass, as found on the main structure and is generally in the same proportion.
3. In SF-E: a. No more than two accessory buildings shall be allowed which are up to 625 square feet (each) in area and 15 feet or less in height; or b. In SF-E/1.5, a single building which is up to 1,250 square feet in area and 15 feet or less in height, provided the exterior cladding contains the same materials, excluding glass, as is found on the main structure and generally in the same proportion. In SF-E/2.0 the single accessory building may be up to 1,500 square feet, and in SF-E/4.0, up to 2,000 square feet in area.
4. In SF-7, SF-8.4, SF-10, SF-16, and SF-1, no more than two accessory buildings shall be allowed which are up to 225 square feet (each) in area and 15 feet or less in height, provided the exterior cladding contains only materials found on the main structure. (Greenhouses are exempt from the materials requirement.)

(Ord. No. 07-18, 6-4-2007)

5. In 2F, no more than two accessory buildings shall be allowed which is up to 100 square feet (each) in area and ten feet or less in height, provided the exterior cladding contains only materials found on the main structure. (Greenhouses are exempt from the materials requirement.)
6. Accessory buildings not meeting these standards shall require approval of an SUP.

Bed and Breakfast Operation.

1. Permitted in the Historic Overlay District by right, and in SF-7 by specific use permit, and must be located on an owner-occupied single-family lot.
2. One parking space per bedroom to be rented shall be provided above the single-family parking requirement
3. No outside advertising shall be allowed on the lot unless located in a nonresidential zoning district or permitted by an SUP.
4. A permanent wired smoke alarm system meeting all city codes shall be installed.
5. The premises shall pass a fire code inspection before opening and on an annual basis thereafter.
6. All applicable hotel/motel taxes shall be paid.
7. The maximum length of stay is limited to 14 consecutive days in any 30-day period.
8. Any bed and breakfast specific use permit (SUP) shall be reviewed after an initial six-month period and annually thereafter unless otherwise stipulated in the permit.

Carport (Residential). See [Section 7.04, Accessory Structure Development Standards.](#)

- ~~1. In residential districts, carports must be open on at least two sides and be located at least 20 feet behind the corner of the front facade and meet the garage setback adjacent to an alley. It must also meet the minimum required side yard setbacks for a detached garage.~~

~~(Ord. No. 06-11, 4-17-2006)~~

- ~~2. Carports which are visible from a public street must be constructed of materials matching those of the primary residential structure.~~
- ~~3. Carports not meeting these standards must obtain an SUP.~~
- ~~4. Porte-cocheres are not considered carports, and are allowed, provided that they are attached and integral with the design of the house.~~

ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, UDC

Additions: **Highlighted**

Deletions: ~~Highlighted, Strikeout~~

Staff Notes: **Highlighted, Red Text**

Links/References: Blue, Underlined

Section 1, General, omitted from this ordinance change but retained in its entirety.

SECTION 2: AGRICULTURAL DISTRICTS

SUBSECTION 2.01: **AGRICULTURE** AGRICULTURAL (AG) DISTRICT

- A. *Purpose.* The Agricultural **(AG)** District is a reserved area in which the future growth of the city might occur. It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined. The zone is also to be used:
1. To protect those areas that are unsuitable for development because, of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.
 2. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.
- B. *Permitted Uses.* All land uses permitted within the Agricultural (AG) District are outlined in Section 1, Land Use Schedule, of Article IV, Permissible Uses. ~~In general, farming and ranching-related activities and accessory uses, including the owner's single family dwelling on more than ten acres, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~
- C. *Area Requirements.* All development within an Agricultural (AG) District shall conform to Section 3.01, General Residential District Standards, and the related standards listed within Section 7.01, Residential Districts Development Standards.
1. ~~Minimum lot area: 43,560 square feet (one acre).~~
 2. ~~Minimum lot frontage on a public street: 100 feet.~~
 3. ~~Minimum square footage per dwelling unit: 1,600 square feet.~~
 4. ~~Minimum lot depth: 200 feet.~~
 5. ~~Minimum depth of front setback: 40 feet.~~
 6. ~~Minimum depth of rear setback: ten feet.~~
 7. ~~Minimum width of side setback. a. Internal lot: six feet.~~
 8. ~~Minimum distance between buildings on the same lot or parcel of land: 12 feet.~~
 9. ~~Minimum length of driveway pavement from the public right-of-way on a side or rear yard: 20 feet.~~
 10. ~~Maximum building coverage as a percentage of lot area: N/A.~~
 11. ~~Maximum height of structures: 36 feet.~~
 12. ~~Minimum number of off-street parking spaces required for:~~
 - a. ~~One single dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~
 - b. ~~All other uses: see article VI, Parking and Loading.~~

~~(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 1, 9-6-2016)~~

SECTION 3: RESIDENTIAL DISTRICTS

SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

A. ~~Exterior Wall Construction Materials.~~

1. ~~Materials and Masonry Composition.~~ All buildings with a building footprint of 120 square feet or greater that are over ten (10) feet in height shall consist of a minimum of 80% *Primary Materials* and/or a maximum of 20% *Secondary Materials* -- *excluding doors and windows* -- as defined below.

a. ~~Primary Materials.~~ *Primary Materials* shall include stone, brick, and cementaceous materials. Specific requirements for *Primary Materials* are as follows:

1. ~~Cementaceous Materials.~~ The use of cementaceous materials (e.g. *stucco, cementaceous lap siding, or similar materials approved by the Director of Planning or his/her designee*) shall be limited to 60% of the building's exterior façade.

b. ~~Secondary Materials.~~ *Secondary Materials* are any material that is not deemed to be a *Primary Material* as defined above.

~~1. Exterior Wall Materials.~~ All buildings of 120 square feet or more and over ten feet tall shall have exterior walls constructed of masonry construction. Exterior walls for all buildings of 120 square feet or more and over ten feet tall, shall be constructed of at least 80 percent standard masonry construction, excluding windows and doors, unless the wall is on a porch, patio, courtyard, or breezeway, in which event, the wall may be of non-masonry construction. Hardy Plank or similar cementaceous material may be used for up to 50 percent of the masonry requirement. Buildings with less than 80 percent shall require approval of the planning and zoning commission.

~~(Ord. No. 06-14, 4-17-2006)~~

~~2. Buildings less than 120 square feet and under ten feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.~~

~~(Ord. No. 06-14, 4-17-2006)~~

~~2. 3. Exceptions.~~ Exceptions to these material requirements, including exceptions for buildings for farm animals, may be permitted on a case-by-case basis by the Planning and Zoning Commission council upon submission and approval of material samples and elevation drawings of the subject structure, and material samples. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

~~3. Barns used for agricultural or farm animal purposes on sites of ten acres or more are excluded from this masonry requirement.~~

~~B. Residential Garages. See article VI.4, Residential Parking for residential parking and garage standards.~~

~~B. Accessory Structures.~~

1. ~~Accessory Structure Standards.~~ All accessory structures shall conform to the related standards listed within [Section 7.04, Accessory Structure Development Standards](#).

~~C. Residential Portable and Accessory Building Setbacks.~~

1. ~~Portable buildings zero to 120 square feet and up to ten feet in height:~~

a. ~~Rear setback: three feet.~~

- b. Side setback: three feet.
- c. Separation from other structures: three feet.

2. Accessory buildings 121 to 225 square feet and up to 15 feet in height:

- a. Rear setback: three feet.
- b. Side setback: required zoning district setback.
- c. Separation from other structures: six feet.

3. Detached garages 226 to 900 square feet and up to 15 feet in height:

a. Rear setback:

With alley:

20 feet with garage doors facing alley;

Three feet without garage doors facing alley;

Without alley: ten feet.

- b. Side setback: required zoning district setback.
- c. Separation from other structures: ten feet.

4. Accessory buildings not meeting these standards shall require approval of an SUP.

SUBSECTION 3.02: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT SINGLE-FAMILY ESTATE (SF-E/1.5, 2.0, 4.0) DISTRICT

A. Purpose.

- 1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use in a rural setting.
- 2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
- 3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.
- 4. Developers wishing to restrict their subdivision to lot sizes in excess of what this [Unified Development Code] requires shall use restrictive covenants.

B. Permitted Uses. All land uses permitted within the Single-Family Estate 1.5 (SFE-1.5) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, large lot single-family uses shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. Development standards. Area Requirements. All development within a Single-Family Estate 1.5 (SFE-1.5) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards](#).

1. Minimum lot area:

SF-E/1.5 — 65,340 square feet (1.5 acres)

SF-E/2.0 — 87,120 square feet (2.0 acres)

SF-E/4.0 — 174,240 square feet (4.0 acres)

2. Maximum number of single-family detached dwellings units per lot: One.

3. Minimum square footage per dwelling unit:

SF-E/1.5 — 2,000 square feet

SF-E/2.0 — 2,200 square feet
SF-E/4.0 — 2,500 square feet

4. Minimum lot yard frontage on a public street:

SF-E/1.5 — 150 feet
SF-E/2.0 — 150 feet
SF-E/4.0 — 200 feet

5. Minimum lot depth: 250 feet.
6. Minimum depth of front setback: 50 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:
(Ord. No. 06-14, 4-17-2006)

a. Internal lot: 25 feet.

9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 35 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

- a. One single-family dwelling unit: two spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
b. All other uses: see article VI, Parking and Loading.

SUBSECTION 3.03: SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT

A. Purpose.

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use in a rural setting.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this [Unified Development Code] requires shall use restrictive covenants.

B. *Permitted Uses.* All land uses permitted within the Single-Family Estate 2.0 (SFE-2.0) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses.](#)

C. *Area Requirements.* All development within a Single-Family Estate 2.0 (SFE-2.0) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards.](#)

SUBSECTION 3.04: SINGLE FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT

A. Purpose.

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use in a rural setting.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

4. Developers wishing to restrict their subdivision to lot sizes in excess of what this [Unified Development Code] requires shall 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 1, Land Use Schedule, of Article IV, Permissible Uses.](#)
 - C. *Area Requirements.* All development within a Single-Family Estate 4.0 (SFE-4.0) District shall conform to the related standards listed within [Section 7.01, Residential Districts Development Standards.](#)

SUBSECTION 3.05 ~~3.03~~: SINGLE-FAMILY 1 (SF-1) DISTRICT ~~Single-Family One (SF-1) District~~

A. *Purpose.*

1. This district is considered the proper zoning classification for large lot developments for single-family dwelling use, as well as clustered development with an emphasis on conservation of open space, tree groupings, natural slopes and wildlife habitat. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

- B. *Permitted Uses.* All land uses permitted within the Single-Family 1 (SF-1) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses.](#) ~~In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.~~

- C. *Area Requirements. Development standards.* All development within a Single-Family 1 (SF-1) District shall conform to [Section 3.01, General Residential District Standards,](#) and the related standards listed within [Section 7.01, Residential Districts Development Standards.](#)

1. Minimum lot area: 8,400 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 2,500 square feet.
4. Minimum lot frontage on a public street: 70 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback: a. Internal lot: six 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 and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
 - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses: see article VI, Parking and Loading.

D. *Other minimum development standards. Special District Requirements.*

1. Density standards for residential use. The (SF-1) District shall allow a density of only one unit per gross acre with a minimum requirement of 20 percent open space.

E. *Open space standards.*

1. *Public and Private Open Space.* Unless otherwise provided by this [Unified Development Code], a minimum of 20 percent of the gross land area within the entire Single-Family One (SF-1) District over five acres shall be devoted to open space, except where floodplain exists in the proposed development in which case the dedicated floodplain shall count for up to 50 percent of the 20 percent open space requirement and shall be consistent with the open space requirements of the city's parks and open space plan. Open space requirements for SF-1 Districts may be satisfied by public open space, or by a combination of public and private open space. Public open space shall be dedicated to the city, and shall be approved by the parks board and city council during the platting process. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering.

F. Anti-monotony standards.

2. *Exterior Materials.* Exterior wall materials must comply with section 3.1, *General Residential District Standards*, of article V of this [Unified Development] Code. Additionally, masonry chimneys shall be required on all homes.
3. *Anti-Monotony Standards.* Front elevations shall not repeat along any block face without at least four intervening homes of differing appearance on the same side of the street and two intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two intervening homes of differing appearance. Identical brick blends may not occur on adjacent (side-by-side) properties. Homes may differ in appearance in any two of the following ways:
 - a. Number of stories.
 - b. Garage location.
 - c. Roof type and layout.
 - d. Articulation of the front facade.

G. Fencing standards.

4. *Fencing.*
 - a. Solid fencing shall be cedar standard fencing material (minimum one-half inch thickness or more). Spruce fencing will not be allowed. All cedar pickets shall be placed on the "public side" facing a street or an alley. All posts and framing shall be placed on the "private side" of the fence. Other types of solid fencing (such as vinyl) may be considered on a case-by-case basis by the planning and zoning commission at the time of final platting.
 - b. Tubular steel or wrought-iron type fencing shall also be allowed.
 - c. Tubular steel or wrought-iron type fencing shall be required on all lots located adjacent to perimeter roadways, open spaces, greenbelts and parks.
 - d. Split rail fencing shall be allowed on lots containing 20,000 square feet or more.
 - e. Fencing on corner lots constructed adjacent to the street shall provide masonry columns at 45 feet off-center spacing that begins at the rear property line corner and terminates at least 15 feet behind the front yard building setback line. A maximum six-foot-high, solid board-on-board "panel" cedar fencing or wrought iron-type fencing shall be allowed between the masonry columns along the side and/or rear yard adjacent to a street.
 - a. On corner lots which have rear lot lines adjacent to alleys or other rear lot lines, fences may be constructed along the side yard adjacent to the street, subject to a minimum five feet setback from the right-of-way. The property owner shall maintain that portion of the property outside of the fence.
 - b. On corner lots which have rear lot lines adjacent to a side lot line of an adjoining lot(s), only tubular steel or wrought iron-type fences not exceeding 42 inches in height may be constructed beyond the building line. Fences constructed on or behind the building line shall comply with the materials requirement in section G.5 above.
 - f. All common areas and perimeter fencing shall be maintained by a homeowners association as specified in the city's subdivision regulations. Perimeter fencing shall be constructed of six-foot-tall tubular steel or wrought iron type fencing with masonry columns and entry features. The

planning and zoning commission may consider alternative perimeter screening such as earthen berms with landscaping at the time of platting.

(Ord. No. 07-18, 6-4-2007)

SUBSECTION 3.06 3.04: SINGLE-FAMILY 16 (SF-16) DISTRICT ~~Single-Family Residential (SF-16) District~~

A. Purpose.

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. Permitted Uses. All land uses permitted within the Single-Family 16 (SF-16) District are outlined in Section 1, Land Use Schedule, of Article IV, Permissible Uses. In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV [of this Unified Development Code], Permissible Uses.

C. Area Requirements. Development standards. All development within a Single-Family 16 (SF-16) District shall conform to Section 3.01, General Residential District Standards, and the related standards listed within Section 7.01, Residential Districts Development Standards.

1. Minimum lot area: 16,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 2,400 square feet.
4. Minimum lot frontage on a public street: 90 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 25 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:
 - a. Internal lot: eight 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 and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
 - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses: see article VI [of this Unified Development Code], Parking and Loading.

(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 2, 9-6-2016)

SUBSECTION 3.07 3.05: SINGLE-FAMILY 10 (SF-10) DISTRICT ~~Single-Family Residential (SF-10) District~~

A. Purpose.

1. This district comprises a major portion of the existing single-family dwelling development of the city. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* All land uses permitted within the Single-Family 10 (SF-10) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV [of this Unified Development Code], [Permissible Uses](#).

C. *Area Requirements.* Development standards: All development within a Single-Family 10 (SF-10) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards](#).

1. Minimum lot area: 10,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 2,200 square feet.
4. Minimum lot frontage on a public street: 80 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

a. Internal lot: six 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 and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:

a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.

b. For all other uses: see article VI [of this Unified Development Code], [Parking and Loading](#).

(Ord. No. 06-14, 4-17-2006; Ord. No. 16-47, § 3, 9-6-2016)

SUBSECTION 3.08 3.06: SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT Single-Family Residential (SF-8.4) District

A. *Purpose.*

1. This district is considered to be the proper zoning classification for areas of the undeveloped land remaining in the city appropriate for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* All land uses permitted within the Single-Family 8.4 (SF-8.4) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, single-family dwellings

together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

- C. *Area Requirements. Development standards.* All development within a Single-Family 8.4 (SF-8.4) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards](#).

1. Minimum lot area: 8,400 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 1,500 square feet.
4. Minimum lot frontage on a public street: 70 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

- a. Internal lot: six 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 and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
 - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses: see article VI, Parking and Loading.

SUBSECTION 3.09 ~~3.07~~: SINGLE-FAMILY 7 (SF-7) DISTRICT *Single-Family Residential (SF-7) District*

A. *Purpose.*

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

- B. *Permitted Uses.* All land uses permitted within the Single-Family 7 (SF-7) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

- C. *Area Requirements. Development standards.* All development within a Single-Family 4 (SF-8.4) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards](#).

1. Minimum lot area: 7,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.

3. Minimum square footage per dwelling unit: 1,100 square feet.
4. Minimum lot frontage on a public street: 60 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Internal lot: six 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 and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 32 feet.
13. Minimum number of paved off-street parking spaces required for:

- a. One single family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
- b. For all other uses: see article VI, Parking and Loading.

SUBSECTION 3.10 3.08: ZERO LOT LINE (ZL-5) DISTRICT Zero Lot Line Residential (ZL-5) District

A. Purpose.

1. The Zero Lot Line Residential District is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied.
2. Zero lot line development is a medium density use. The increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space should be met or provided for before zoning to this district.
3. Zero lot line developments must be properly buffered from nonresidential uses, and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

B. Permitted Uses. All land uses permitted within the Zero Lot Line (ZL-5) District are outlined in [Section 1. Land Use Schedule of Article IV, Permissible Uses](#). In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. Area Requirements. Development standards. All development within a Zero Lot Line (ZL-5) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards](#).

1. Minimum lot area: 5,000 square feet.
2. Maximum number of single-family dwellings units per lot: one.
3. Minimum square footage per dwelling unit: 1,000 square feet.
4. Minimum lot frontage on a public street: 50 feet.
5. Minimum lot depth: 90 feet.
6. Minimum front yard setback: 20 feet.
7. Minimum rear yard setback: ten feet.
8. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Zero lot line side: zero feet.

b. Maintenance easement side: ten feet.

9. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district: five 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).

10. Minimum distance between buildings on the same lot or parcel of ground: ten feet.

11. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.

12. Maximum building coverage as a percentage of lot area: 50 percent.

13. Maximum building height: 30 feet.

14. Minimum number of paved off-street parking spaces:

a. One single-family dwelling unit: two spaces plus a two-car garage.

b. For all other uses: see article VI, Parking and Loading.

SUBSECTION 3.11 3.09: TWO-FAMILY (2F) DISTRICT Duplex (Two-Family) Residential (2F) District

A. Purpose.

1. The Duplex Residential District is established to provide adequate space and site diversification for medium-density, duplex type residential development with two dwelling units per lot, and at almost twice the density of a typical single-family development, and to adjust the development standards accordingly.
2. Duplex type development is a low to medium density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before development to such use.
3. Duplex developments are not necessarily a buffer between single-family and commercial uses, and should be properly buffered from nonresidential uses, and protected from high volumes of nonresidential traffic, or from pollution and/or environmental hazards.

B. *Permitted Uses.* All land uses permitted within the Two-Family (2F) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, single-family and duplex dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements. Development standards.* All development within a Two-Family (2F) District shall conform to [Section 3.01, General Residential District Standards](#), and the related standards listed within [Section 7.01, Residential Districts Development Standards](#).

1. Minimum lot area: 7,000 square feet.

2. Maximum number of single-family attached dwellings units per lot: two.

3. Minimum square footage per dwelling unit: 800 square feet.

4. Minimum lot frontage on a public street: 60 feet.

5. Minimum lot depth: 100 feet.

6. Minimum depth of front yard setback: 20 feet.

7. Minimum depth of rear yard setback: ten feet.

8. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

a. Abutting structures separated by fire retardant walls: zero feet.

b. Internal lot: six feet*.

*Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.

9. Minimum distance between buildings on the same lot or parcel of ground: ten feet.
10. Minimum length of driveway pavement from public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 32 feet.
13. Minimum number of paved off-street parking spaces:
 - a. Each residential dwelling unit: two off-street spaces plus one garage parking space for each dwelling unit.
 - b. For all other uses: see article VI, Parking and Loading.

SUBSECTION 3.12 3.10: MULTI-FAMILY 14 (MF-14) DISTRICT Multi-Family Residential (MF-14) District

A. Purpose.

1. The Multi-Family 14 (MF-14) Residential District is established to provide adequate space and site diversification for medium density areas.
2. Multi-family districts should be located within 1,200 feet of retail and other services; and no more than 500 units should be located within one mile of each other. These standards will help support a strong market for the units, and consequently on-going reinvestment, while helping to make sure that inappropriate concentrations of multi-family units are not created. The downtown area is exempted from the spacing standard.
3. This zone allows medium density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open spaces are met. MF-14 uses should not run traffic through single-family neighborhoods, and should be located close to arterial or collectors capable of carrying the additional traffic.
4. Multi-family developments are not necessarily a buffer between single-family and commercial uses, and should be property buffered from nonresidential land uses and traffic, as well as from pollution and/or environmental hazards.

B. Permitted Uses. All land uses permitted within the Multi-Family 14 (MF-14) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, duplex and apartment dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

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

1. Duplexes shall meet the requirements of the 2-F District, with only one duplex per lot.
2. Minimum site area: 10,000 square feet.
3. Minimum lot area: 2,000 square feet of lot per unit.
4. Maximum density per gross acre: 14 units/acre.
5. Minimum lot frontage on a public street: 60 feet.
6. Minimum lot depth: 100 feet.
7. Minimum depth of front yard setback: 25 feet.
8. Minimum depth of rear yard setback*:

a. Abutting a single-family, townhouse, or duplex district:

- One-story structure: 25 feet.
- Two-story structure: 50 feet.
- Three-story structure: 75 feet.

b. Abutting any other district: ten feet.

*Unenclosed carports may be built up to within five feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

9. Minimum width of side yard setback:

(Ord. No. 06-11, 4-17-2006)

a. Abutting a single-family, townhouse, or duplex district:

One story structure: 25 feet.

Two story structure: 50 feet.

Three story structure: 75 feet.

b. Internal lot: ten feet for a one story structure or 15 feet for structures two or more stories in height.

10. Minimum distance between buildings on the same lot or parcel of land:

a. Ten feet from main to accessory buildings.

b. 20 feet for two main buildings with doors or windows in facing walls.

c. 15 feet for two main buildings without doors or windows in facing walls.

11. Maximum building coverage as a percentage of lot area: 45 percent. Each development containing over 100 dwelling units shall provide 300 square feet of open space per two- and three-bedroom unit, with at least one 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.

12. Minimum amount of permanent, landscaped open space: 20 percent of total lot area, with 30 percent of total requirement located in front and alongside buildings along street frontages. See article VIII, section 5.12, Required Landscaping.

Any parking lot with more than two rows of spaces shall have a minimum of two percent of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20 percent total landscaping requirement.

All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes, and approved by the building official.

Also, see article VIII, Landscape Standards.

13. Maximum building height: 36 feet.

14. For required off-street parking: see article VI, Parking and Loading.

15. Lots with more than five dwelling units that are contiguous to a single-family, townhouse, or duplex district, must be separated by a buffer as established in article VIII, Landscape Standards. The required buffer shall be reviewed and approved by city council.

(Ord. No. 09-23, 6-15-2009)

SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.1: GENERAL COMMERCIAL DISTRICT STANDARDS

A. Construction Materials.

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 (e.g. natural or synthetic) is required on all building façades.

2. *Cementaceous Materials.* The use of cementaceous materials (e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning 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.

b. *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.

1. *Exterior Walls.* Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone.

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area.

2. *Exceptions.* Exceptions to this the material requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission council upon submission and approval of material samples and elevation drawings of the subject structure, and material samples. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements).

B. *Maximum Building Height.*

1. All districts. The height limit for all structures shall be as established in the districts governing the property on which the structures are located, and the exceptions to height setback standards below.

2. *Building height and Setback Exceptions for Building Height in Commercial Districts.* *Exceptions.* The following features may be constructed 12-feet higher than the maximum height requirement of the zoning district in which the primary structure is located if they [1] are not more than 30% 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 and similar devices;
- c. Heating and air conditioning equipment, Solar Collectors and/or Similar Equipment, Fixtures, and Devices;

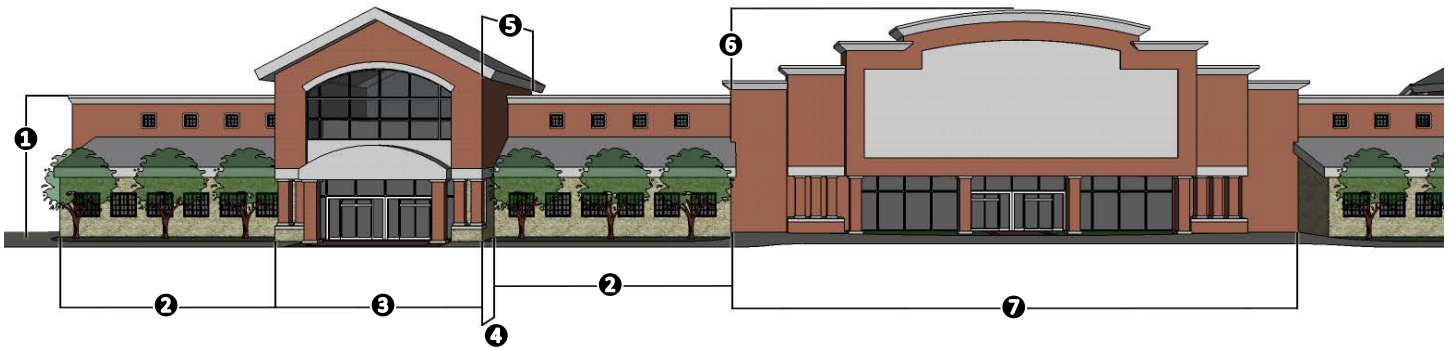
provided that they are:

- a. Not more than one-third of the total roof area; and
- b. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.

C. Building Articulation.

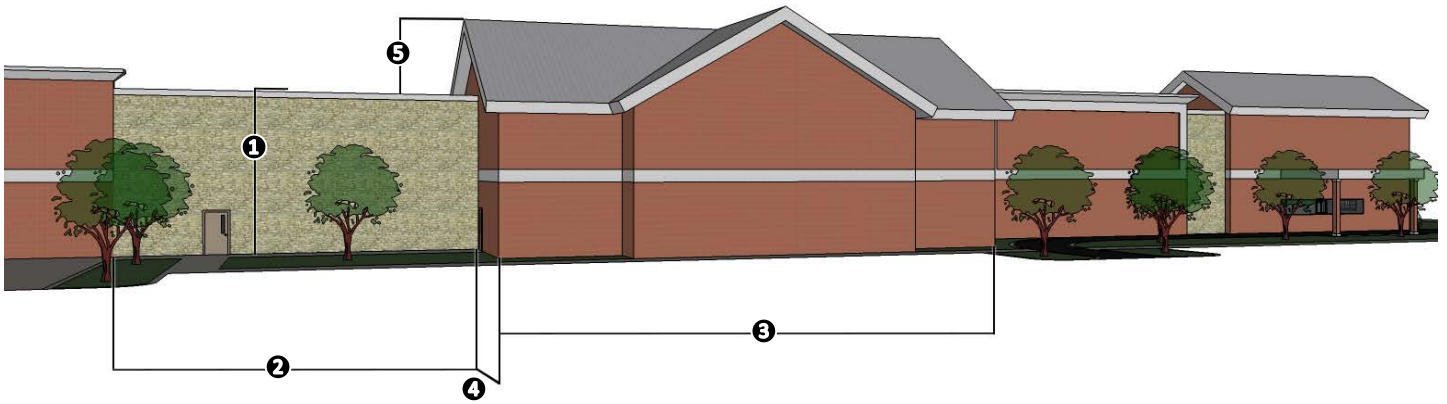
1. **Primary Building Façades.** A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, Public Park, and/or a residentially zoned district or residentially used property. All commercial buildings Façades shall meet the following minimum standards for articulation on primary building façades:

- a. **Horizontal articulation.** No building wall shall extend for a distance equal to three times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.
- b. **Vertical articulation.** No horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height.



- 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. $3 \times \mathbf{1} \geq \mathbf{2}$).
- 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. $25\% \times \mathbf{2} \leq \mathbf{3}$).
- 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. $25\% \times \mathbf{1} \leq \mathbf{4}$).
- 5:** Primary and/or Secondary Entryway/Architectural Element Width. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection (i.e. $2 \times \mathbf{4} \geq \mathbf{5}$).
- 6:** Projection Height. The primary and secondary entryways/architectural elements shall extend a minimum of 25% of the wall height (i.e. $25\% \times \mathbf{1} \leq \mathbf{6}$).
- 7:** Primary Entryway/Architectural Element length. The primary entryway/architectural element shall meet all of the same projections as the secondary entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element (i.e. $2 \times \mathbf{3} \geq \mathbf{7}$).

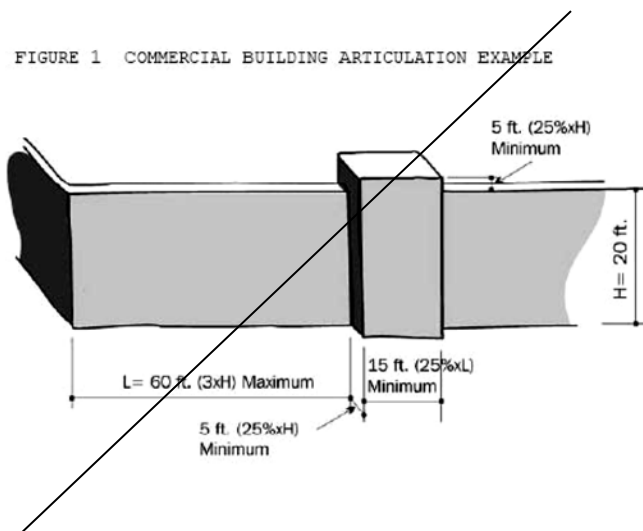
2. **Secondary Building Façade.** A secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, Public Park, and/or a residentially zoned district or residentially used property.

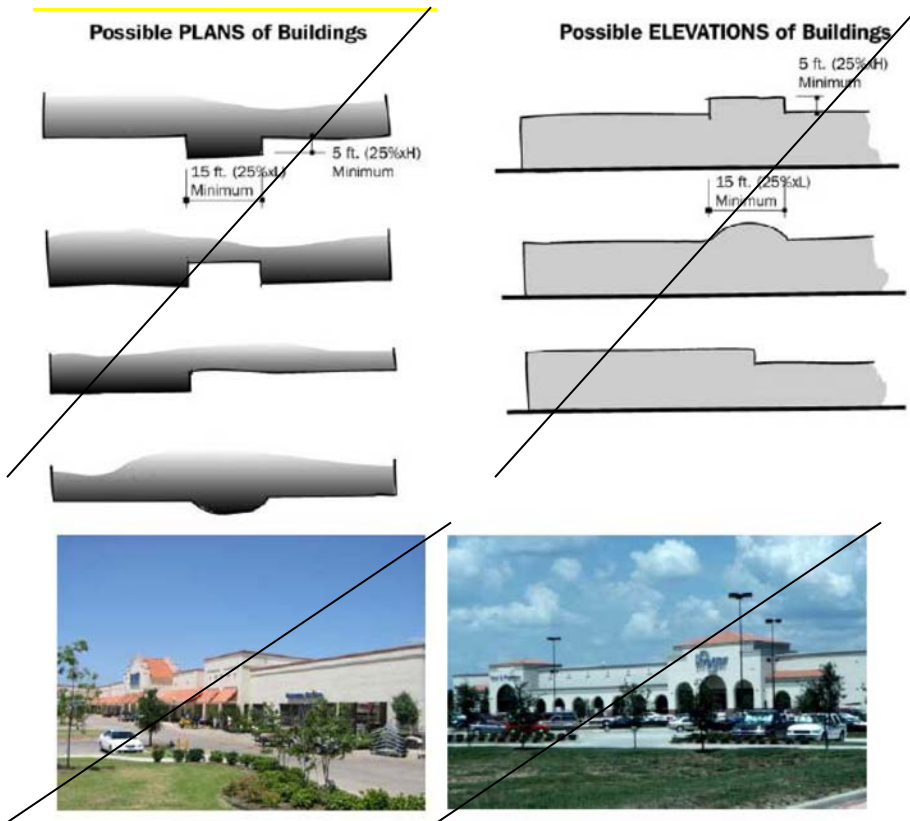


- ①: Wall Height. The wall height shall be measured from grade to the top of the wall.
- ②: Wall Length. The maximum wall length shall not exceed three (3) times the wall height (i.e. $3 \times \text{①} \geq \text{②}$).
- ③: Architectural Element Length. The minimum length of the secondary entryway or projecting architectural element shall be 15% of the wall length (i.e. $15\% \times \text{②} \leq \text{③}$).
- ④: Architectural Element Width. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 15% of the wall height (i.e. $15\% \times \text{①} \leq \text{④}$).
- ⑤: Projection Height. The primary and secondary entryways/architectural elements shall extend a minimum of 15% of the wall height (i.e. $15\% \times \text{①} \leq \text{⑤}$).

3. Exceptions. Exceptions to the building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). In determining if an exception to the building articulation requirements is appropriate the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (i.e. *detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*).

FIGURE 1 COMMERCIAL BUILDING ARTICULATION EXAMPLE





D. *Buildings greater than 25,000 square feet.*

1. These criteria shall apply to new retail/commercial building construction in general retail and commercial districts only. These criteria shall not apply to the use, re-use, modification or consolidation of existing retail and/or commercial space developed as of April 2, 2001, or to the expansion of existing retail space existing as of April 2, 2001, by no greater than ten percent of the existing ground floor area.
2. Ninety percent of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural split-faced concrete block, plaster, stucco or a combination of these materials. Each facade shall not contain more than 75 percent of any single material.
3. Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally integrated minimum 14-foot-tall wall the entire length of the loading space.
4. On-site circulation.
 - 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.
5. Where the property immediately abuts a residential zoning district, unless separated by an MD4 or larger thoroughfare, a minimum ten-foot-wide landscaped edge must be installed for buildings 25,000 square feet to 50,000 square feet in area, a minimum 15-foot wide landscaped edge for buildings 50,001 square feet to 79,999 square feet in area and a minimum 30-foot-wide landscaped edge for buildings 80,000 square feet and greater in area in addition to the screening required by the landscape regulations of the City of Rockwall for all aforementioned building sizes. The landscaped edge must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous trees (minimum four-inch caliper) placed a minimum 25 feet on center. Planting may be grouped.

6. Open storage areas shall be connected to the building and screened with the same building materials.
7. For those buildings over 80,000 square feet 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.

(Ord. No. 14-52, § 1, 12-1-2014)

SUBSECTION 4.2: RESIDENTIAL-OFFICE (RO) DISTRICT

- A. *Purpose.* The R-O District recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures and 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 to residents in adjacent neighborhoods. R-O districts shall have principle access to major or secondary thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses or busy arterial thoroughfares
- B. *Permitted Uses.* All land uses permitted within the Residential-Office (RO) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.
- C. *Area Requirements. Development standards.* All development within a Residential-Office (RO) District shall conform to [Section 4.01, General Commercial District Standards](#), and the related standards listed within [Section 7.03, Non-Residential District Development Standards](#).
 1. Minimum lot area: 6,000 square feet.
 2. Maximum lot area: 43,560 square feet.
 3. Minimum lot frontage on a public street: 60 feet.
 4. Minimum lot depth: 100 feet.
 5. Minimum depth of front yard setback: 25 feet (from future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater) in those instances where an existing structure is converted into an office use.
 6. Minimum width of side yard setback: ten feet, except if the adjacent property is predominantly residentially zoned or residentially used, in which case the setback shall be 20 feet.

(Ord. No. 06-14, 4-17-2006)

 7. Minimum depth of rear yard setback: 30 feet.
 8. Minimum distance between detached buildings on the same lot or parcel of land:
 - a. Without fire retardant wall: 15 feet.
 - b. With fire retardant wall: zero feet.
 9. Minimum requirement for construction materials. For existing structures, no change to exterior walls shall be required. For new structures, each exterior wall shall consist of 90 percent masonry material excluding doors and windows.
 10. Maximum building coverage as a percentage of lot area: 40 percent.
 11. Maximum floor-area ratio (FAR): 0.33 FAR.
 12. Maximum amount of impervious coverage as a percentage of lot area: 75 to 80 percent.
 13. Minimum amount of landscaped areas: all development shall comply with article VIII, section 5.12, Required Landscaping.

Amenity open space: seven percent of the interior of the parking lot, not including the setback and buffer development standards, shall be previous land area in association with plantings.

14. Maximum building height: 36 feet.

15. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading. Off-street parking shall not be permitted in the required setback in this district.

16. Maximum number of entrances and/or exits:

a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.

b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.

c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

17. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the planning and zoning commission.

18. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

SUBSECTION 4.3: NEIGHBORHOOD SERVICES (NS) DISTRICT

A. Purpose.

2. The (NS) Neighborhood Service District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area, such as food, drugs and personal services.
3. The NS District occurs at limited corner locations on arterials in existing developments and is intended for small service areas in new developments. The average site is from one-half to one acre, up to two acres.
4. Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood. A similar neighborhood convenience center within one-fourth mile of a proposed center would be an indication that the need for such a center is already being met.
5. While the uses allowed in this district are intended to be located within or adjacent to residential areas, care must be taken to ensure that adjacent residential uses are protected. Uses with excessive amounts of traffic, noise, or litter are not intended for this district. Areas where two or more corners of an intersection are intended to have shopping facilities should be zoned a less restrictive district. The centers should be located at the intersection of collector type streets or larger that are capable of handling the additional traffic. The area, landscaping, and buffering requirements are more restrictive in this district in order to protect adjacent uses.

B. *Permitted Uses.* All land uses permitted within the Neighborhood Services (NS) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, retail businesses which supply day-to-day retail needs of the residents in adjacent neighborhoods, such as food, pharmaceuticals and personal services, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements. Development standards.* All development within a Neighborhood Services (NS) District shall conform to [Section 4.01, General Commercial District Standards](#), and the related standards listed within [Section 7.03, Non-Residential District Development Standards](#).

4. Minimum site size: 6,000 square feet.

5. Minimum site frontage on a public street: 60 feet.

6. Minimum site depth: 100 feet.

7. Minimum depth of front yard setback: 15 feet. Parking should not be located between the front facade and the property line.
8. Minimum width of side yard setback:
 - a. Without fire retardant wall: five feet.
 - b. With fire retardant wall: zero feet.
 - c. Abutting residentially zoned property: 20 feet.
9. Minimum depth of rear yard setback:
 - d. Abutting nonresidentially zoned property with fire retardant wall and alley separating: zero feet.
 - e. Without fire retardant wall or alley: 20 feet.
 - f. Abutting residentially zoned property: 20 feet.
10. Minimum distance between detached buildings on the same lot or parcel of land:
 - g. Without fire retardant wall: 15 feet.
 - d. With fire retardant wall: zero feet.
11. Maximum building size: 5,000 square feet in area, unless otherwise approved as a specific use permit (SUP) by the planning and zoning commission and city council.
(Ord. No. 06-14, 4-17-2006)
12. Maximum building coverage as a percentage of lot area: 40 percent.
13. Maximum amount of impervious coverage as a percentage of lot area: 80 to 85 percent. See article VIII.5.12, Required Landscaping.
14. Minimum amount of landscaped area: all development shall comply with the landscaping regulations in article VIII, Landscape Standards.
15. Maximum building height: 36 feet.
16. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
17. Maximum number of entrances and/or exits:
 - a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
 - b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
 - c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
18. Residential adjacency. Neighborhood service uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.
19. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

SUBSECTION 4.4: GENERAL RETAIL (GR) DISTRICT

A. Purpose.

1. The general retail district is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on, or at the intersections of, major thoroughfares. This district does not include strip commercial, large shopping centers, wholesaling operations, lumber yards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic.
2. This district will not be a major retail district, and will try to avoid intensive commercial uses and 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 from residential areas, and the traffic from such uses 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.

3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.
4. This zone is a light retail zone, and it is intended that limited commercial uses fall in this district. Since the zone will be located close to residential areas, the development standards are stringent and require as high a standard of development as the RO and NS Districts.

B. *Permitted Uses.* All land uses permitted within the General Retail (GR) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, retail and service uses for one or more neighborhoods may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements.* Development standards. All development within a General Retail (GR) District shall conform to [Section 4.01, General Commercial District Standards](#), and the related standards listed within [Section 7.03, Non-Residential District Development Standards](#).

1. Minimum site size: 6,000 square feet; one acre when adjacent to Interstate 30.
2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.
3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.
4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.
5. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

- a. Without fire retardant wall: ten feet, or as required by building and/or fire codes.
- b. With fire retardant wall: zero feet.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50 foot setback be required.

6. Minimum depth of rear yard setback:

- a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.
- b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50 foot setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land:

- a. Without fire retardant wall: 15 feet.
- b. With fire retardant wall: zero feet.

8. Maximum building size: 25,000 square feet in area, unless otherwise approved as a specific use permit (SUP) by the planning and zoning commission and city council.

(Ord. No. 06-14, 4-17-2006)

9. Maximum building coverage as a percentage of lot area: 40 percent.
10. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.
11. Minimum amount of landscaped area: all development shall comply with article VIII, Landscape Standards.
12. Maximum floor area ratio (FAR): 2:1 (FAR).

13. Maximum building height: 60 feet. Any structure over 36 feet shall require a specific use permit.
14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
15. Maximum number of entrances and/or exits:
 - a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
 - b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
 - c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.
17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

SUBSECTION 4.5: COMMERCIAL (C) DISTRICT

A. Purpose.

1. The Commercial District is established to provide adequate space and site diversification for most types of commercial development in the City of Rockwall. Larger shopping centers and most of the existing commercial strips along major arterial roadways would be included in this district. The uses specified in this district include most types of retail activity and some wholesale with the exception of those uses which are not compatible with the retail shopping function. For example, lumberyards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic are not included in this district.
2. This district will be the major retail district, with intensive commercial uses and 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 from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors.
3. Areas should not be zoned to this use unless they are located on or close to arterial or major collectors capable of carrying the additional traffic they will generate, and in areas where there is increased water, fire protection, wastewater and drainage capacity.
5. This zone is the general business zone, and it is intended that most commercial uses fall in this district, with the exception of the heavy commercial type uses. Since the zone is of a general nature, the development standards are less stringent and do not require as high a standard of development as the RO, NS and GR Districts.

B. Permitted Uses. All land uses permitted within the Commercial (C) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. Area Requirements. Development standards. All development within a Commercial (C) District shall conform to [Section 4.01, General Commercial District Standards](#), and the related standards listed within [Section 7.03, Non-Residential District Development Standards](#).

1. Minimum site size: 10,000 square feet; one acre when adjacent to Interstate 30.
2. Minimum site frontage on a public street: 60 feet; 200 feet when adjacent to Interstate 30.
3. Minimum site depth: 100 feet; 200 feet when adjacent to Interstate 30.
4. Minimum depth of front yard setback: 15 feet from the future right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front facade and the property line.
6. Minimum width of side yard setback:

~~(Ord. No. 06-14, 4-17-2006)~~

- a. ~~Without fire retardant wall: ten feet, or as required by building and/or fire codes.~~
- b. ~~With fire retardant wall: zero feet.~~
- c. ~~Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
- d. ~~In no case shall more than a 50 foot setback be required.~~

~~7. Minimum depth of rear yard setback:~~

- a. ~~Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet.~~
- b. ~~Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.~~
- c. ~~Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.~~
- d. ~~In no case shall more than a 50 foot setback be required.~~

~~8. Minimum distance between detached buildings on the same lot or parcel of land:~~

- a. ~~Without fire retardant wall: 15 feet.~~
- b. ~~With fire retardant wall: zero feet.~~

~~9. Maximum building coverage as a percentage of lot area: 60 percent.~~

~~10. Maximum amount of impervious coverage as a percentage of lot area: 85 to 90 percent. See article VIII.5.12, Required Landscaping.~~

~~11. Minimum amount of landscaped area – all development shall comply with article VIII, Landscape Standards.~~

~~12. Maximum floor area ratio (FAR): 4:1 (FAR).~~

~~13. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.~~

~~14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.~~

~~15. Maximum number of entrances and/or exits:~~

- a. ~~Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.~~
- b. ~~Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.~~
- c. ~~Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.~~

~~16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.~~

~~17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.~~

~~D. Special standards. Special District Requirements.~~

1. *Sale of Goods.* All business establishments other than those selling a service, shall be retail or wholesale service establishments dealing directly with customers. All goods produced on the premises shall be sold on premises where they are produced.
2. *Business Operations and Storage.* All business operations including storage shall be conducted within a completely enclosed building unless specifically authorized for the use as listed. 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.

~~Sec. 4.6. – Reserved.~~

SUBSECTION 4.6 4.7: HEAVY COMMERCIAL (HC) DISTRICT

A. *Purpose.*

1. The Heavy Commercial District is established to provide adequate space and site diversification for commercial establishments may involve uses that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly adverse influences.
2. This district is commercial in nature, but has some aspects that are similar to industrial uses. The noise, traffic, litter, late night hours, outside storage of materials and equipment, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas at all, if possible. These areas should not be located in close proximity to residential areas of any type.
3. Areas should not be zoned to this use unless they are located on or close to arterials capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Fire protection should be adequate for large warehouse type operations, and the water, wastewater, and drainage systems should have enough existing capacity to support such development.

B. *Permitted Uses.* All land uses permitted within the Heavy Commercial (HC) District are outlined in [Section 1, Land Use Schedule, of Article IV, Permissible Uses](#). In general, any retail business, personal service, professional service, or business service conducted within a completely enclosed building, excluding high truck traffic uses, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements.* Development standards. All development within a Commercial (C) District shall conform to [Section 4.01, General Commercial District Standards](#), and the related standards listed within [Section 7.03, Non-Residential District Development Standards](#).

1. Minimum site size: 12,500 square feet; one acre when adjacent to Interstate 30.
2. Minimum site frontage on a public street: 100 feet; 200 feet when adjacent to Interstate 30.
3. Minimum site depth: 125 feet; 200 feet when adjacent to Interstate 30.
4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

- a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
- b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50 foot setback be required.

6. Minimum depth of rear yard setback:

- a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
- b. Without fire retardant wall, or alley: 20 feet.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50 foot setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land:

- a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.
- b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.
- c. In no case shall more than a 50 foot setback be required.

8. Maximum building coverage as a percentage of lot area: 60 percent.
9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.
10. Minimum amount of landscaped area: all development shall comply with article VIII, Landscape Standards.
11. Maximum floor area ratio (FAR): 4:1 (FAR).
12. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.
13. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.
14. Maximum number of entrances and/or exits:
 - a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
 - b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
 - c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.
16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.
17. Outside storage.
 - d. 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.
 - e. All outside storage shall be screened from streets and public areas.

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.

SUBSECTION 4.7 ~~4.8~~: DOWNTOWN (DT) DISTRICT

Downtown (DT) District omitted from this ordinance change but retained in its entirety.

SECTION 5: INDUSTRIAL DISTRICTS

SUBSECTION 5.01: GENERAL INDUSTRIAL DISTRICT STANDARDS

A. Construction Materials.

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 (e.g. natural or synthetic) is required on all building façades.
2. *Cementaceous Materials*. The use of cementaceous materials (e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning 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 requirements below.
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.

b. *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.

1. *Exterior Walls*. Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII, Definitions, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20 percent stone.

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area.

2. *Exceptions*. Exceptions to this the material requirements, including allowing concrete tilt-up walls, may be permitted on a case-by-case basis by the Planning and Zoning Commission council upon submission and approval of material samples and elevation drawings of the subject structure, and material samples. If the Planning and Zoning Commission denies an exception request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the exception being requested (i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements).

B. *Maximum Building Height*.

1. All districts. The height limit for all structures shall be as established in the districts governing the property on which the structures are located, and the exceptions to height setback standards below.

2. *Building height and Setback Exceptions for Building Height in Commercial Districts*. *Exceptions*. The following features may be constructed 12-feet higher than the maximum height requirement of the zoning district in which the primary structure is located if they [1] are not more than 30% 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 and similar devices;
- c. Heating and air conditioning equipment, Solar Collectors and/or Similar Equipment, Fixtures, and Devices;

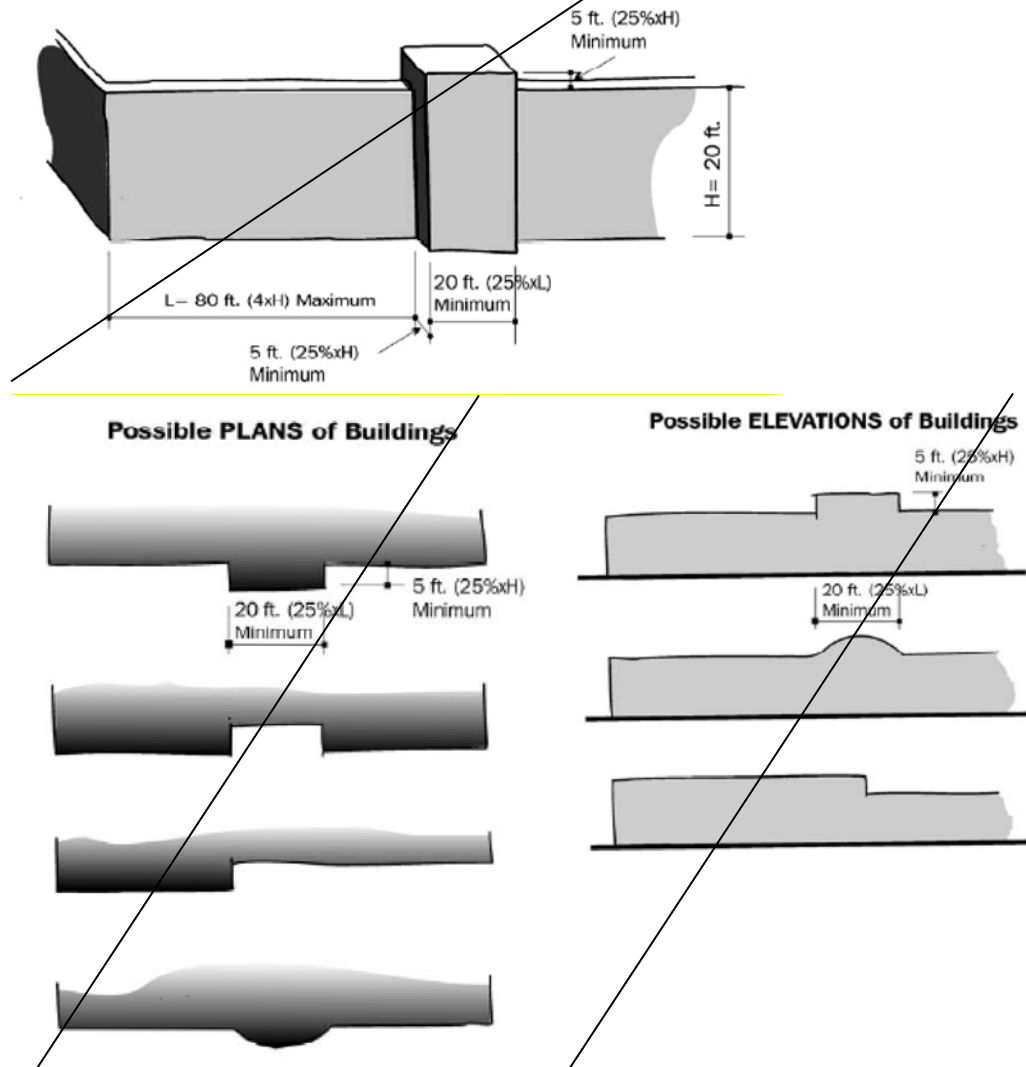
provided that they are:

- a. Not more than one-third of the total roof area; and
- b. Set back from the edge of the roof a minimum distance of two feet for every foot by which such features extend above the roof surface of the building to which they are attached.

C. *Building Articulation.*

1. *Requirements.* Facades which face streets shall meet the following minimum standards for articulation:
 - a. *Horizontal articulation.* No building wall shall extend for a distance equal to four times the wall's height without having an offset of 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 20 percent of the maximum length of the first plane.
 - b. *Vertical articulation.* No horizontal wall shall extend for a distance greater than four times the height of the wall without changing height by a minimum of 25 percent of the wall's height.

FIGURE 1 INDUSTRIAL BUILDING ARTICULATION EXAMPLE



(Ord. No. 14-52, § 1, 12-1-2014)

E. Purpose:

3. The purpose of the research technology district is to create a light office/industrial zone that provides for the modern type of office and technology park development that would include research and development as well as light manufacturing and assembly. Limitations are placed on the uses in this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially adverse influences.
4. The light manufacturing and assembly uses should be conducted within a totally enclosed building. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.
5. Because this is a light industrial zone with substantial screening and buffering requirements, these uses are suitable for high visibility locations such as along the freeway, or within a reasonable distance of residential areas. Residential uses should be discouraged from locating near the industrial district to protect the industries from residential complaints.
18. Though truck traffic should be minimal, areas zoned for this use should be located with access to arterials capable of accommodating some truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed. Industries should also work with the city to ensure that the water, wastewater, and drainage capacity is adequate before the industry is developed.

F. Permitted uses. In general, office, research and development as well as light manufacturing and assembly uses are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

G. Development standards:

1. Minimum site size: 12,500 square feet; adjacent to IH-30: one acre.
2. Minimum site frontage on a public street: 100 feet; adjacent to IH-30: 200 feet.
3. Minimum site depth: 125 feet; adjacent to IH-30: 200 feet.
4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
19. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

- a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
- b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50-foot setback be required.

20. Minimum depth of rear yard setback:

- a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
- b. Without fire retardant wall or alley; ten feet, or as required by building and/or fire codes.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50-foot setback be required.

21. Minimum distance between detached buildings on the same lot or parcel of land:

- a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.
- b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.
- c. In no case shall more than a 50-foot setback be required.

22. Maximum building coverage as a percentage of lot area: 60 percent.

23. Maximum amount of impervious coverage as a percentage of lot area: 80 to 85 percent. See article VIII.5.12, Required Landscaping.

24. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.
25. Maximum floor area ratio: 2:1 FAR.
26. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.
27. Minimum number of paved off-street parking spaces required: See article VI, Parking and Loading.
28. Maximum number of entrances and/or exits:
 - a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
 - b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
 - c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.
29. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII [of this Unified Development Code], Landscape Standards, or as approved by the city council.
30. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

H. Special requirements.

1. Manufacturing operations and storage. All business and light assembly and manufacturing operations including storage shall be conducted within a completely enclosed building.

SUBSECTION 5.02 ~~5.03~~: LIGHT INDUSTRIAL (LI) DISTRICT

A. Purpose.

1. The purpose of the Light Industrial district is to create a limited industrial zone that provides for the modern type of industrial uses or industrial park. With the exception of hazardous materials manufacture, this zone allows the same uses as the HI, Heavy Industrial District. Limitations are placed on the uses in this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially adverse influences.
2. This zone is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.
3. Because this is a limited industrial zone with substantial screening and buffering requirements, limited industrial uses are suitable for high visibility locations such as along the freeway, or within a reasonable distance of residential areas. Residential uses should be discouraged from locating near the industrial district to protect the industries from residential complaints.
4. Areas should not be zoned to this use unless they are located on or close to arterial capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed. Industries should also work with the city to ensure that the water, wastewater, and drainage capacity is adequate before the industry is developed.

- B. *Permitted Uses.* All land uses permitted within the Light Industrial (LI) District are outlined in [Section 1. Land Use Schedule, of Article IV, Permissible Uses](#). In general, industrial parks and larger, cleaner types of industrial uses are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. *Area Requirements. Development standards.* All development within a Light Industrial (LI) District shall conform to [Section 4.01, General Industrial District Standards](#), and the related standards listed within [Section 7.03, Non-Residential District Development Standards](#).

1. Minimum site size: 12,500 square feet; adjacent to IH-30: one acre.
2. Minimum site frontage on a public street: 100 feet; adjacent to IH-30: 200 feet.
3. Minimum site depth: 125 feet; adjacent to IH-30: 200 feet.
4. Minimum depth of front yard setback: 25 feet from the future rights-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

- a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
- b. With fire retardant wall: zero feet plus one-half of the building height over 36 feet.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50-foot setback be required.

6. Minimum depth of rear yard setback:

- a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: zero feet plus one-half the building height over 36 feet.
- b. Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
- c. Abutting residentially zoned property: 20 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50-foot setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land:

- a. Without fire retardant wall: 15 feet plus one-half the building height over 36 feet.
- b. With fire retardant wall: zero feet plus one-half the building height over 36 feet.
- c. In no case shall more than a 50-foot setback be required.

8. Maximum building coverage as a percentage of lot area: 60 percent.

9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.

10. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.

11. Maximum floor area ratio: 2:1 FAR.

12. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.

13. Minimum number of paved off-street parking spaces required: See article VI, Parking and Loading.

14. Maximum number of entrances and/or exits:

- a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
- b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
- c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

15. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.

16. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

D. *Special requirements. 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.

SUBSECTION 5.03 5.04: HEAVY INDUSTRIAL (HI) DISTRICT

A. Purpose.

1. The City of Rockwall recognizes that some industrial uses including fabrication processes, cannot be conducted within a totally enclosed building, are not visually attractive, may involve hazardous materials, and could have adverse impacts due to noise, odor, pollution and truck traffic. The Heavy Industrial District is intended to provide adequate space and site diversification for such types of developments.
2. The development standards in this district are minimal, and will allow both large and small industrial uses either on separate small lots or as part of a 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.
3. Areas should not be zoned to this use unless they are located on or close to arterial roadways capable of carrying commercial and truck traffic. They should be located close to major truck routes. Internal streets in such developments should be sized and strengthened to accommodate truck traffic. Each industry should work with the city to ensure the water pressure and capacity is adequate to provide fire protection for that particular industry before such industry is developed.

B. Permitted Uses. All land uses permitted within the Heavy Industrial (HI) District are outlined in Section 1, Land Use Schedule, of Article IV, Permissible Uses. In general, industrial uses which cannot be conducted within an enclosed building, and which may involve hazardous materials, and could have adverse impacts due to noise, odor, pollution and truck traffic, are allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.

C. Area Requirements. Development standards. All development within a Heavy Industrial (HI) District shall conform to Section 4.01, General Industrial District Standards, and the related standards listed within Section 7.03, Non-Residential District Development Standards.

1. Minimum site size: two acres.
2. Minimum site frontage on a public street: 200 feet.
3. Minimum site depth: 350 feet.
4. Minimum depth of front yard setback: 25 feet plus one half the building height over 36 feet, but in no case shall more than a 50-foot front yard setback be required.
 - a. Adjacent to IH-30: 50 feet from the future width of right-of-way as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.

5. Minimum width of side yard setback:

(Ord. No. 06-14, 4-17-2006)

- a. Without fire retardant wall: 15 feet plus one-half of the building height over 36 feet.
- b. With fire retardant wall: eight feet plus one-half of the building height over 36 feet.
- c. Abutting residentially zoned property: 50 feet.
- d. In no case shall more than a 50-foot setback be required.

6. Minimum depth of rear yard setback:

- a. Abutting nonresidentially zoned property, with fire retardant wall and alley separating: eight feet plus one-half the building height over 36 feet.
- b. Without fire retardant wall or alley: 20 feet plus one-half the building height over 36 feet.

- c. Abutting residentially zoned property: 50 feet plus one-half the building height over 36 feet.
- d. In no case shall more than a 50-foot setback be required.

7. Minimum distance between detached buildings on the same lot or parcel of land:

- a. Without fire retardant wall: 25 feet plus one-half the building height over 36 feet.
- b. With fire retardant wall: 16 feet plus one-half the building height over 36 feet.
- c. In no case shall more than a 50-foot setback be required.

8. Maximum building coverage as a percentage of lot area: 85 percent.

9. Maximum amount of impervious coverage as a percentage of lot area: 90 to 95 percent. See article VIII.5.12, Required Landscaping.

10. Minimum amount of landscaped areas: all development shall comply with article VIII, Landscape Standards.

11. Required screening: all outside storage shall be screened as herein defined from all public streets and neighboring zoning districts.

12. Maximum floor area ratio: 4:1 FAR.

13. Maximum building height: 120 feet. Any structure over 60 feet shall require a specific use permit.

14. Minimum number of paved off-street parking spaces required: see article VI, Parking and Loading.

15. Maximum number of entrances and/or exits:

- a. Arterial streets: one per each 200 feet of street frontage per site, or as approved by the city council.
- b. Collector streets: one per each 100 feet of street frontage per site, or as approved by the city council.
- c. Local streets: one per each 50 feet of street frontage per site, or as approved by the city council.

16. Residential adjacency. Lots with nonresidential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in article VIII, Landscape Standards, or as approved by the city council.

17. Building code. The building code may impose more restrictive development standards depending on the size, use and construction of the structures.

SECTION 6: OVERLAY DISTRICTS

SUBSECTION 6.01: GENERAL OVERLAY DISTRICT STANDARDS-OVERLAY DISTRICTS

- A. *Applicability.* Overlay districts are applied to land which has a traditional district already applied. 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. Otherwise, standards and uses in the underlying district will govern.

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 6.02: GENERAL OVERLAY DISTRICT STANDARDS

- B. *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

C. *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 IV, *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.

- a. *Retail Store with Gasoline Sales (Any Amount of Dispensers or Vehicles)*
- b. *Car Wash (Any Type)*
- c. *Structures Over 36-Feet in Height*

D. *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.

c. *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, 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 and the Planning and Zoning Commission should consider the shape, texture, size, quality and warranty of the product being proposed.
- 2. *Cementaceous Materials.* The use of cementaceous materials (*e.g. stucco, cementaceous lap siding, or similar materials approved by the Director of Planning 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.

d. *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 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 shall be 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.
- 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.
 - 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 must 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 this section.

E. 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:

- (1) Scenic Overlay (SOV) District: 15-feet
- (2) SH-66 Overlay (SH-66 OV) District: 15-feet
- (3) IH-30 Overlay (IH-30 OV) District: 25-feet
- (4) SH-205 Overlay (SH-205 OV) District: 25-feet
- (5) North SH-205 Overlay (N. SH-205 OV) District: 25-feet
- (6) SH-205 By-Pass Overlay (SH-205 BY OV) District:

- ☑ Residential Land Uses: See Section 6.3.5, SH-205 By-Pass Overlay (SH-205 BY OV) District
- ☑ Retail/Commercial Land Uses: 15-feet
- ☑ Industrial/Office/Technology Land Uses: 50-feet

(7) 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

(8) 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

(9) 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 the 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.

F. *Landscape Standards*.

1. *Landscape Buffers*. A minimum landscape buffer in accordance with the requirements of Appendix F, *Landscaping Guidelines and Requirements*, of this Unified Development Code shall be provided along the *Primary Roadway* (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], and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall 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 F, *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 two (2) gallons in size.
- d. *Evergreen Shrubs* shall be a minimum of two (2) 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.

G. *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.

H. *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.

I. *Utility Placement*. All overhead utilities within any overlay district shall be placed underground.

J. *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 6.03 ~~6.02~~: HISTORIC OVERLAY (HO) DISTRICT

Historic Overlay (HO) District omitted from this ordinance change but retained in its entirety.

SUBSECTION 6.04 ~~6.02-1~~: NORTH GOLIAD CORRIDOR OVERLAY (NGC OV) DISTRICT

North Goliad Corridor Overlay (NGC OV) District omitted from this ordinance change but retained in its entirety.

~~SUBSECTION 6.03: NEIGHBORHOOD PRESERVATION OVERLAY (NPO) DISTRICT~~

~~A. Purpose. Neighborhood preservation districts may be designated in certain established neighborhoods. The purpose of such districts will be to preserve the cultural importance and neighborhood uniqueness in order to promote economic, cultural, educational, and general welfare of the city. It is recognized that within the City of Rockwall numerous areas, neighborhood sites and structures represent the distinguishing characteristics of a period style or method of construction 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, identify, enhance and preserve neighborhoods with historical, architectural, and cultural characteristics and landmarks which represent distinctive cultural, social, economic, political, and architectural history of Rockwall;~~

2. Foster civic pride in the accomplishments of the past;
3. Protect and enhance Rockwall'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; and
6. Stabilize and improve values of such properties.

B. Neighborhood preservation officer. The neighborhood preservation officer shall administer this section and advise the board on matters submitted to it.

C. Standards. Standards are established for each Historic District which is created. Please refer to the zoning ordinance establishing the district for detailed standards which must be complied with.

D. Designation of Neighborhood Preservation Overlay Districts.

1. The city council may designate by zoning ordinance, certain areas as neighborhood preservation districts. Such districts shall bear the word "neighborhood" in their zoning designation.
2. The city council may recommend designation of qualified areas within the city after conducting public hearings and determination that neighborhood preservation designation is appropriate. Property owners within a proposed neighborhood district shall be notified prior to the planning and zoning commission and city council hearing to consider such designation. At the public hearing, owners, and interested parties may present testimony or documentary evidence which will become part of a record regarding the neighborhood enhancement, historic, architectural, or cultural importance of the proposed neighborhood preservation district. The record also may contain staff reports, public comments, or other evidence offered outside of the hearing.

Upon recommendation of the neighborhood preservation officer, the proposed neighborhood preservation district shall be submitted to the planning and zoning commission for review and recommendation. The planning and zoning commission shall give notice, conduct a public hearing, and make recommendations to the city council according to the same procedures as specifically provided in other sections of this [Unified Development Code].

If designation consideration has been requested by a citizen, property owner, or other interested party, the neighborhood preservation officer shall make its recommendation, to be forwarded to the planning and zoning commission, within 30 days from the date of submittal of designation request. The planning and zoning commission shall schedule a public hearing to be held within 45 days of receipt of such recommendation from the neighborhood preservation officer and city manager.

Upon designation of an area as a neighborhood preservation district by action of the Rockwall city council, the designation should be recorded on the official zoning maps. All zoning maps should indicate the designated districts by an appropriate mark.

A neighborhood preservation district may be designated if an area meets one or more of the following:

- a. It possesses significance in history, architecture, archeology, and/or culture.
- b. It is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history.
- c. It is associated with the lives of persons significant in the city's past.
- d. It embodies the distinctive characteristics of a type, period, and/or method of construction.
- e. It represents the work of a master designer, builder, and/or craftsman.
- f. It represents an established and familiar visual feature of the city.
- g. It constitutes a district section of the city.
- h. A specific enhancement effort is underway for the neighborhood.

The boundaries of each designated neighborhood preservation district henceforth shall be specified in detail and shall be filed, in writing, in the city secretary's office for public inspection.

E. Additional standards. The city council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for consideration. Upon recommendations from the planning and zoning commission, the city council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.

(Ord. No. 10-14, § 35, 7-6-2010)

SUBSECTION 6.05 6.04: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

Southside Residential Neighborhood Overlay (SRO) District omitted from this ordinance change but retained in its entirety.

SUBSECTION 6.05: MIXED USE OVERLAY (MUO) DISTRICT

A. Purpose. The Mixed Use Overlay District applies to those areas specified in the comprehensive plan as "mixed use." These areas may be developed as a pedestrian-oriented district which includes "urban residential" uses. Urban residential uses include residential development which at least partly face streets or public sidewalks, or are located above retail, office or service uses. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

B. Application and boundaries.

1. It is intended that the Mixed Use Overlay District be applied at the time that development is imminent.
2. Mixed use standards will be applied using the planned development (PD) process as specified in the city's Unified Development Code and modified by ordinance.

(Ord. No. 10-14, § 37, 7-6-2010)

3. The zoning application shall include a minimum of ten acres.
4. At the time of PD application, a traffic impact analysis must be submitted to establish impacts on site access points and surrounding roadways and intersections.

C. Permitted uses. Allowed uses may include town homes, urban housing, retail, office, recreation and entertainment. A list of allowed uses, shall be specified in the PD application.

D. District standards.

1. Residential. Residential uses shall be governed by the following standards:

- a. They must be integrated with retail and/or office uses in terms of site planning. The separate uses must not be perceived as separate or discrete developments.
- b. They may not exceed four square feet of residential use for at least one square foot of nonresidential use (unless approved as part of the PD) for each phase of development.

2. Open space. A minimum of 20 percent of the site shall be devoted to open space. This requirement may be satisfied by either public or by a combination of public and private open space. Open space

shall be satisfied with each phase of development, or the developer must execute a reservation of open space in a form that will ensure the city that such open space will be provided.

3. Enhancements. a. Pedestrian areas shall be enhanced with trees, decorative paving and pedestrian-level lighting. b. Public and private open space shall be developed to the extent reflected in the plan.
4. Height. The development should average two to three stories in height, but not exceed three stories unless otherwise approved as part of the PD. If adjacent to single-family zoned areas, this height should taper down to two stories if development is close to the property line.
5. Parking. Parking shall meet the following standards:
 - a. Parking required for a building shall primarily be located behind the building. On-street parking may be allowed to partially meet the required parking for a building or use.
 - b. A majority of parking shall be structured or decked to minimize the amount of land given over to parking.
 - c. Site access and nonresidential use parking shall be shared between nonresidential uses.
 - d. The minimum amount of required parking may be ten percent below the city's standard requirement for all uses allowed within the PD.
 - e. The minimum amount of parking may be further reduced where parking is shared by multiple uses and is justified by the applicant.

E. Procedures. There are three types of plans that may be required as part of the development process within a PD district. Each successive plan may modify the previous plan provided that it does not substantially change the general intent of the original PD district. Each successive plan becomes part of this [Unified Development Code] governing the property and replaces the previously approved plan.

1. PD concept plan. The PD concept plan is mandatory and is intended to be used as the first step in the PD development process. It establishes the most general guidelines for the PD district by identifying the land uses and intensities, thoroughfare locations, and open space boundaries (including public trail systems). It may include images of intended style and type of development. The concept plan illustrates the integration of these elements into a master plan for the whole PD district. The PD concept plan, as incorporated in the PD ordinance, and together with the text of the ordinance, establishes the development standards for the PD district.
2. PD development plan. A PD development plan is optional and is intended to be used where appropriate as the second step of the PD development process. It may be required by the PD ordinance, or it may be submitted voluntarily by the property owner. A PD development plan constitutes an amendment to the approved PD concept plan and PD ordinance and may be used where the developer requests, or the council requires, certain standards for the PD district to be specified after initial establishment of the PD district. A PD development plan includes more detailed information as to the specific land uses and their boundaries. The purposes of a PD development plan are to allow flexibility in the development process by deferring specification of all development standards at the time of PD District creation and to enable developers to satisfy conditions imposed on creation of the district prior to submittal of a PD site plan.
3. PD site plan. A PD site plan is mandatory and is the final step of the PD development process. The purposes of a PD site plan are to ensure that the development of individual building lots, parcels, or tracts within the PD District are consistent with the approved concept plan and development plan, if any, and to ensure that the standards applicable within the PD District are met for each such lot, parcel or tract. A PD site plan shall continue to be valid for a period of three years after it is approved by the commission; however, such period may be extended by the council upon recommendation of the planning commission.
 - a. The site plan shall be accompanied by building elevations and landscape and master sign plans, which shall be reviewed by the architectural review board for consistency with the overall objectives of the district. The board's recommendation shall be forwarded to the planning and zoning commission for consideration in their recommendation to city council.
 - b. A PD site plan shall terminate at the end of such three-year period (or extended period if approved by the council) unless, within such period, a preliminary plat has been filed with the city for all of the land covered by the PD site plan. In which case, the site plan will remain valid

as long as there is an approved plat for the property. If a PD site plan terminates, development of the land covered by the terminated plan cannot occur until a new PD site plan has been approved for the land as provided by this article.

SUBSECTION 6.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

- A. *Purpose.* The intent of the IH-30 Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential uses only, residential uses shall be excluded from these standards.
- B. *Application and boundaries.* The IH-30 Corridor Overlay 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 Corridor Overlay Zone 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 on Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Corridor Overlay Zone 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 6.01, General Overlay District Standards](#).

G. *Architectural standards.*

1. *Masonry requirements.* Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. *Primary exterior materials* shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product:
 - ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
 - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
 - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
 - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
 - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.
 - b. *Secondary materials* used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum

or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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: (a) the construction of the roof systems described in subsection C.2 above; or (b) an architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
 - b. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
4. All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:
 1. Canopies, awnings, or porticos;
 2. Recesses/projections;
 3. Arcades;
 4. Peaked roof forms;
 5. Arches;
 6. Outdoor patios;
 7. Display windows;
 8. Architectural details (such as tile work and moldings) integrated into the building facade;
 9. Articulated ground floor levels or base;
 10. Articulated cornice line;
 11. Integrated planters or wing walls that incorporate landscape and sitting areas;
 12. Offsets, reveals or projecting rib used to express architectural or structural bays;
 13. Varied roof heights;
 14. Or other architectural features approved by the director of planning or his designee.
5. All retail/commercial buildings shall be architecturally finished on all four sides with same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.
8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the IH-30 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to IH-30. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than one full parking bay (two rows of parking with a driving aisle) shall be allowed between the primary building and the IH-30 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

a. *Further guidelines:*

- Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare;
- The ingress and egress drives shall have a minimum radius of 30 feet;
- Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
- Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
- Main entrance drives should connect to a "straightaway" aisle that does not dead-end or require an immediate turn to approach the main building;
- Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

- b. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

4. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces IH-30, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

5. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from IH-30.

6. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

7. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

- a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions therein.
- b. Achieving the intent of the architectural standards and site design standards.
- c. Proper site entry identification and cross-access circulation to avoid congestion at ingress and egress points.

- F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Buffer strips.* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage

along the IH-30 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the IH-30 right-of-way as set out below.

3. *Plant material sizes.* The following minimum sizes shall be required:

Canopy trees: four-inch caliper.

Accent trees: four-foot height.

Shrubs:

Deciduous: 15 inches; two-gallon minimum.

Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to Chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the IH-30 Overlay (IH-30 OV) District shall require city council approval by a three-quarter majority vote.

H. *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.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 38, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

A. *Purpose.* The intent of the SH 205 Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential uses only, residential uses shall be excluded from these standards.

B. *Application and boundaries.* The SH 205 Corridor Overlay 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 Corridor Overlay Zone 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 Corridor Overlay Zone 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 6.01, General Overlay District Standards.](#)

D. *Architectural standards.*

1. *Masonry requirements.* Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

- a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

- That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- That the manufactured stone product shall have a minimum warranty of 75 years.

- b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. *Roof design standards.* Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. *Mechanical equipment screening.* All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:

- a) The construction of the roof systems described in subsection C.2 above; or
- b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

1. Canopies, awnings, or porticos;
2. Recesses/projections;
3. Arcades;
4. Peaked roof forms;
5. Arches;
6. Outdoor patios;
7. Display windows;
8. Architectural details (such as tile work and moldings) integrated into the building facade;
9. Articulated ground floor levels or base;
10. Articulated cornice line;
11. Integrated planters or wing walls that incorporate landscape and sitting areas;
12. Offsets, reveals or projecting ribs used to express architectural or structural bays;
13. Varied roof heights; or
14. Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.

6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of the glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

4. *Building setback.* All lots within the SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.

5. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the SH 205 right-of-way.

6. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

Further guidelines:

- a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
- b. The ingress and egress drives shall have a minimum radius of 30 feet;
- c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
- d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
- e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
- d. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.
- e. Cross access. Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.

9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

10. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:

- a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below.
- b. Achieving the intent of the architectural and site design standards.
- c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

11. *[Required width and height.]* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

12. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E.3 and E.4.

Plant material sizes. The following size requirements shall be required:

- Canopy trees: four-inch caliper.
- Accent trees: four-foot height.
- Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

13. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

G. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

H. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-205 Overlay (SH-205 OV) District shall require city council approval by a three-quarter majority vote.

I. *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.

(Ord. No. 05-40, 8-15-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 39, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.08: SCENIC OVERLAY (SRO) DISTRICT

A. Purpose.

1. The Scenic Overlay District is a specialized zoning district overlay along FM-740 which has been identified in the comprehensive land use 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 nonresidential 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.
2. This district is designed to be primarily an office and retail/commercial shopping district with an intensity of uses normally found along a major thoroughfare. These uses may, however, be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas.
3. 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 an architectural review committee.

B. *Application and boundaries.* This Overlay District shall apply to all property located within the established boundary along FM-740 as set forth on Exhibit A of Ord. 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 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. *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 6.01, General Overlay District Standards](#).

C. *Special use standards.* All development within the Scenic Overlay District shall comply with the land use tables in article IV, Permissible Uses, as amended; however, the following uses may be considered on a case-by-case basis only and shall require a specific use permit:

1. Gasoline service stations, and retail outlets where gasoline products are sold as an accessory to a retail use, subject to the conditions established in article IV, Permissible Uses.
2. Car wash (all types), subject to the conditions of article IV, Permissible Uses.
3. Any structure over 36 feet in height.

D. *Architectural standards:*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

- That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Metal roofs

with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:

a) The construction of the roof systems described in subsection D.2 above; or

b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a) Canopies, awnings, or porticos;

b) Recesses/projections;

c) Arcades;

d) Peaked roof forms;

e) Arches;

f) Outdoor patios;

g) Display windows;

h) Architectural details (such as tile work and moldings) integrated into the building facade;

i) Articulated ground floor levels or base;

j) Articulated cornice line;

k) Integrated planters or wing walls that incorporate landscape and sitting areas;

l) Offsets, reveals or projecting rib used to express architectural or structural bays;

m) Varied roof heights; or

n) Other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.

6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.

a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. Site design standards.

1. *Building setback.* All lots within the Scenic Overlay District shall maintain a minimum building setback of 15 feet from the front property line adjacent to FM 740. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the FM 740 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

Further guidelines:

- a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. Main entrance drives 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 city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
 5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
 6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces FM 740, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
 7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from FM 740.
 8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
 9. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:
 - a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below;
 - b. Achieving the intent of the Architectural and Site Design Standards;
 - c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.
- F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

1. ~~[Required width and height.] The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the FM 740 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.~~
2. ~~Buffer-strip plantings. Two canopy trees, along with four accent trees shall be required per 100 feet of the FM 740 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.~~

~~Plant material sizes. The following size requirements shall be required:~~

~~Canopy trees: four-inch caliper.~~

~~Accent trees: four-foot height.~~

~~Shrubs:~~

~~Deciduous: 15 inches; two-gallon minimum.~~

~~Evergreen: 12 inches; two-gallon minimum.~~

4. ~~Plant material selections. The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:~~

~~Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.~~

~~Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.~~

5. ~~Erosion control/retaining walls. Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two 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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.~~

~~G. Signs. All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the Scenic Overlay (SOV OV) District shall require city council approval by a three-quarter majority vote.~~

~~H. 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 Scenic Overlay District. All lighting fixtures shall focus light downward and be contained on the site.~~

~~I. Utility placement. All overhead utilities within the Scenic Overlay District shall be placed underground.~~

~~J. 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.~~

~~(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)~~

SUBSECTION 6.09: SH-66 OVERLAY (SH-66 OV) DISTRICT

A. Purpose.

1. The S.H. 66 Overlay District is a specialized zoning district overlay along S.H. 66 and Washington Street between Lake Ray Hubbard and S. H. 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 and adjacent 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 nonresidential 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.

2. This district is designed to be primarily an office and retail/commercial district with an intensity of uses normally found along a major thoroughfare. These uses may, however, be located close to residential areas. The type of allowed uses and the more restrictive development requirements provide protection for residential areas.
3. 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 an architectural review committee.

B. *Application and boundaries.* This Overlay 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 on exhibit A of Ord. 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 and until an application for zoning, platting, or site planning is resubmitted on the property.

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. *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 6.01, General Overlay District Standards](#).

~~C. *Special use standards.* All development within the SH 66 Overlay District shall comply with the land use tables in article IV, Permissible Uses, as amended; however, the following uses may be considered on a case-by-case basis only and shall require a specific use permit.~~

- ~~1. Gasoline service stations, and retail outlets where gasoline products are sold as an accessory to a retail use, subject to the conditions established in article IV, Permissible Uses.~~
- ~~2. Car wash (all types), subject to conditions of article IV, Permissible Uses.~~
- ~~3. Any structure over 36 feet in height.~~

~~D. *Architectural standards.*~~

~~1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~

- ~~a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning~~

and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

- ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matter finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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.

4. Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

- a) The construction of the roof systems described in subsection D.2 above; or
- b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

5. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

6. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

7. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

- ☑ Canopies, awnings, or porticos;
- ☑ Recesses/projections;
- ☑ Arcades;
- ☑ Peaked roof forms;
- ☑ Arches;
- ☑ Outdoor patios;
- ☑ Display windows;
- ☑ Architectural details (such as tile work and moldings) integrated into the building facade;
- ☑ Articulated ground floor levels or base;
- ☑ Articulated cornice line;
- ☑ Integrated planters or wing walls that incorporate landscape and sitting areas;
- ☑ Offsets, reveals or projecting rib used to express architectural or structural bays;
- ☑ Varied roof heights; or

☑ Other architectural features approved by the director of planning or his designee.

8. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
9. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
10. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.
11. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

E. *Site design standards.*

1. *Building setback.* All lots within the SH 66 Overlay District shall maintain a minimum building setback of 15 feet from the front property line adjacent to SH 66. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking shall be allowed between the primary building and the SH 66 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.

Further guidelines:

- a. — Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. — The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. — Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. — Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. — Main entrance drives 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 city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
 5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
 6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 66, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 66.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, concept plans, development plans, and site plans shall be reviewed for:
 - a. Meeting the intent of article VIII, Landscape Standards, and the screening provisions below;
 - b. Achieving the intent of the architectural and site design standards;
 - c. Proper site entry identification and cross-access circulation to avoid congestion at ingress and egress points.

F. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the requirements of article VIII, Landscape Standards. Where the following standards conflict with the article VIII, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the SH 66 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections F.3 and F.4.
3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Cedar Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

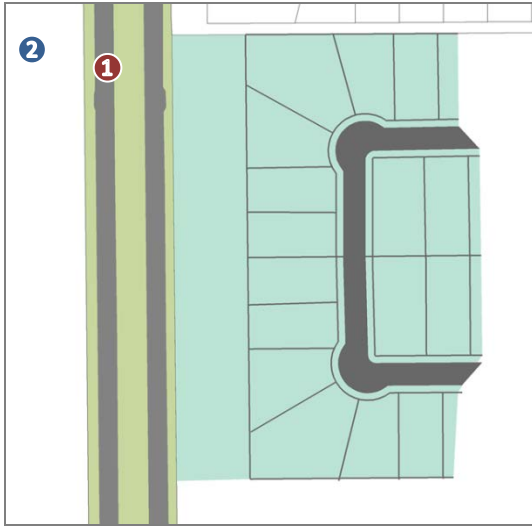
G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-66 Overlay (SH-66 OV) District shall require city council approval by a three-quarter majority vote.

- H. *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 SH 66 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.
- I. *Utility placement.* All overhead utilities within the SH 66 Overlay District shall be placed underground.
- J. *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.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.10: SH-205 BY-PASS OVERLAY (SH-205 BY OV) DISTRICT

- A. *Purpose.* The intent of the 205 Bypass Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except as otherwise stated.
- B. *Application and boundaries.* The 205 Bypass Corridor Overlay 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 Blvd. The 205 Bypass Corridor Overlay Zone extends along the current and future right-of-way of John King Blvd. to the existing city limits. The standards and regulations set forth in the 205 Bypass Corridor Overlay 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 6.01, 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 100-foot landscape buffer may be substituted for the required landscape buffer.



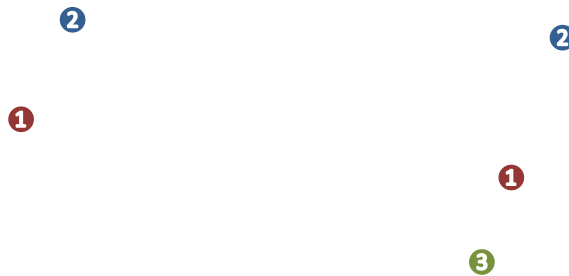
① : 100-Foot Landscape Buffer
 ② : John King Boulevard

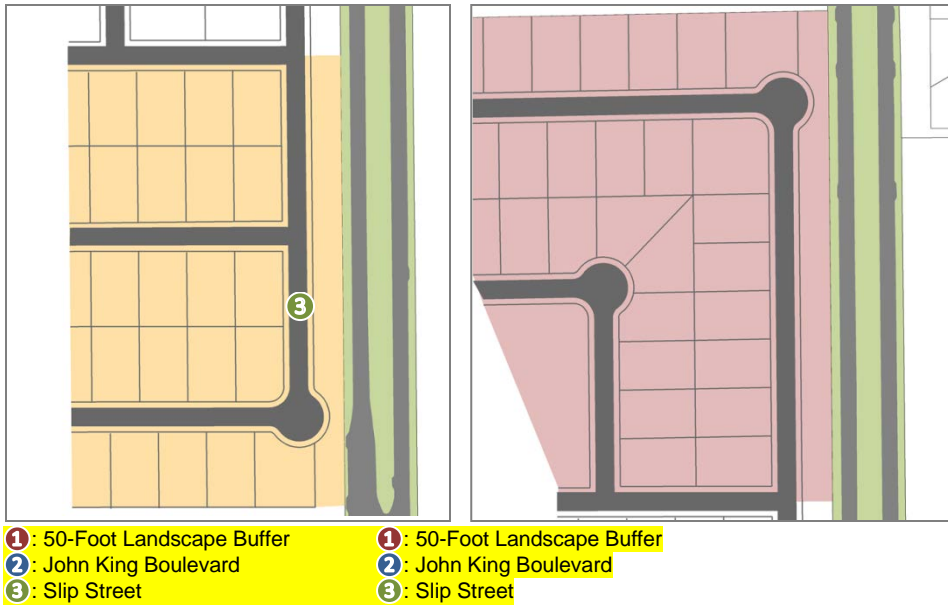
b. *Increased Rear Yard Building Setback.* A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.



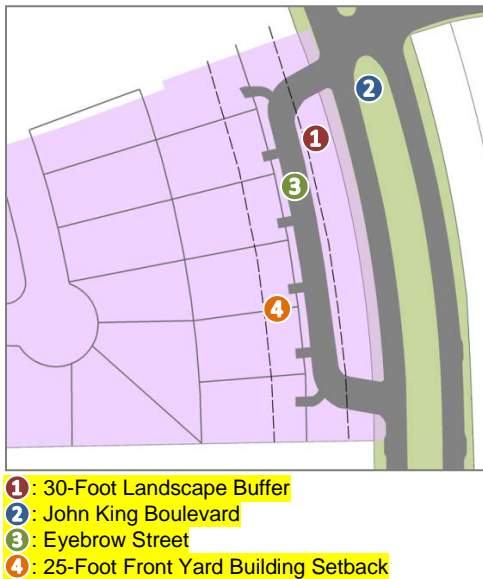
① : 50-Foot Landscape Buffer
 ② : John King Boulevard
 ③ : 50-Foot Rear Yard Building Setback

c. *Incorporation of a Slip Street.* A slip street meeting the Engineering Department's requirements for right-of-way and 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.



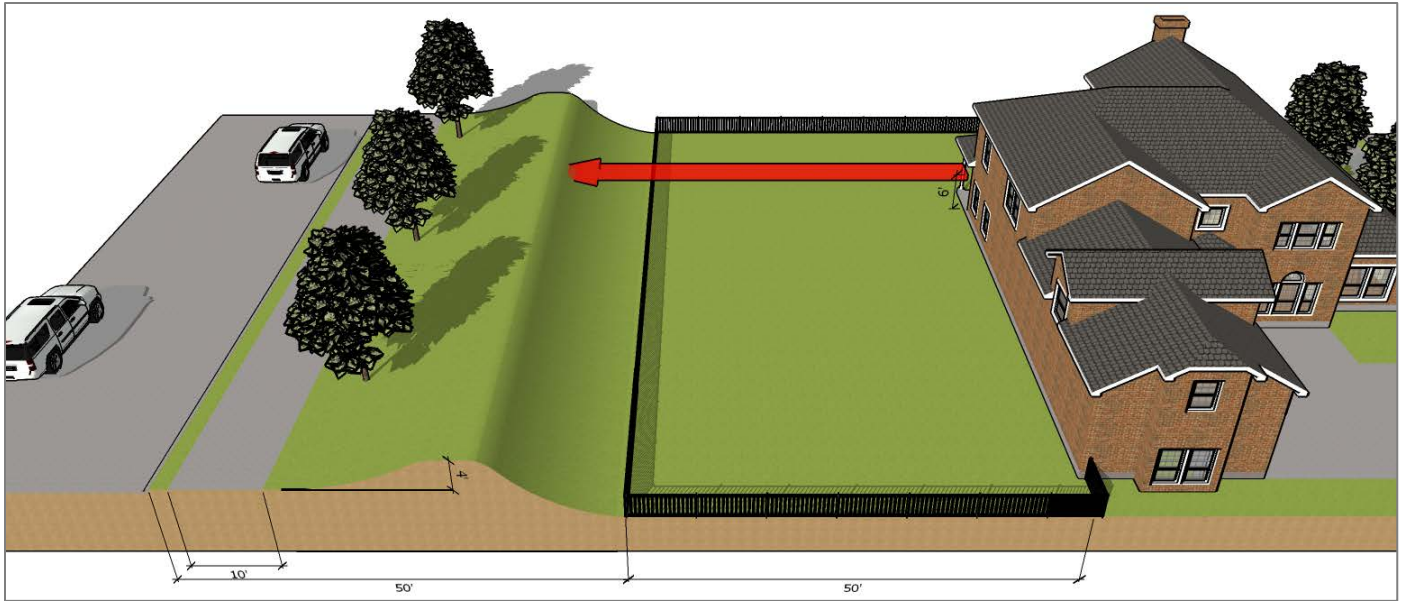


d. Incorporation of an Eyebrow. An eyebrow street meeting the -- Engineering Department's requirements for right-of-way and design -- with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.

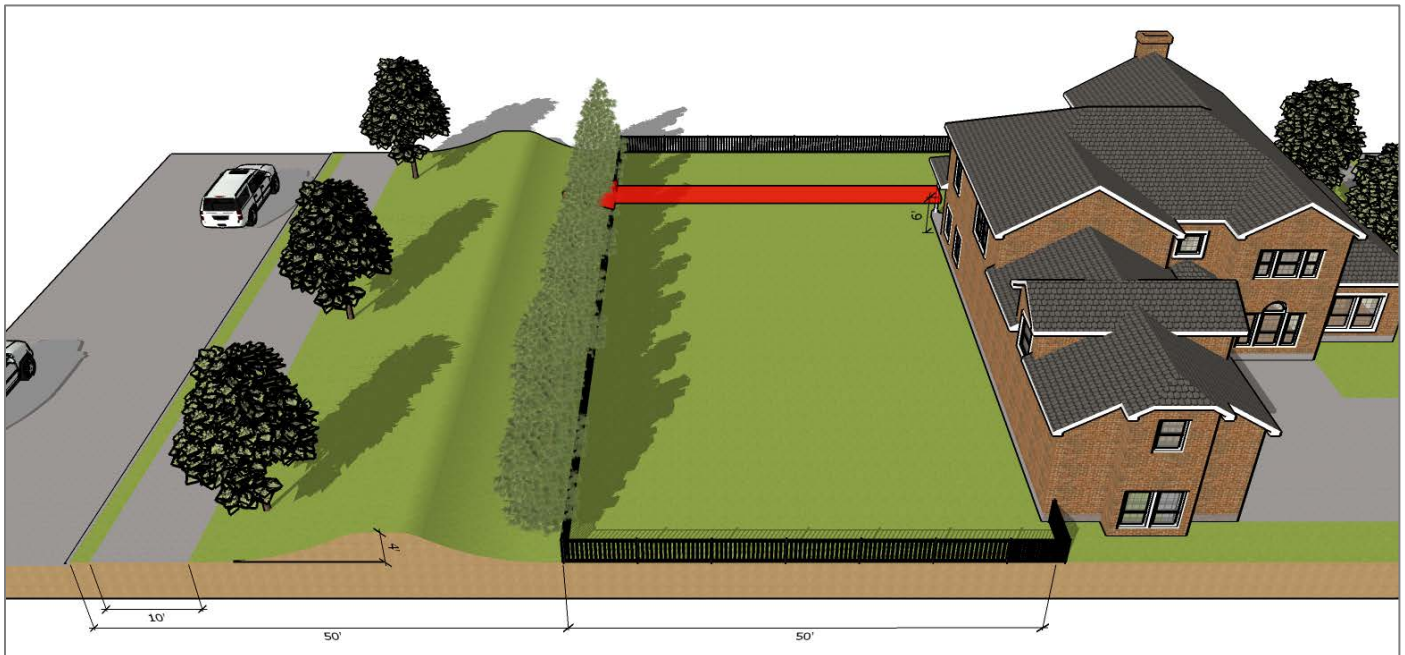


In addition, homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (due to topography, height, etc.) the developer 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.

Example 1:
 RED: LINE OF SITE



Example 2: Additional Landscaping Required
RED: LINE OF SITE



C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. **Primary exterior materials** shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or

public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:

a) The construction of the roof systems described in subsection C.2 above; or

b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

a) Canopies, awnings, or porticos;

b) Recesses/projections;

c) Arcades;

d) Peaked roof forms;

e) Arches;

f) Outdoor patios;

g) Display windows;

- h) Architectural details (such as tile work and moldings) integrated into the building facade;
 - i) Articulated ground floor levels or base;
 - j) Articulated cornice line;
 - k) Integrated planters or wing walls that incorporate landscape and sitting areas;
 - l) Offsets, reveals or projecting rib used to express architectural or structural bays;
 - m) Varied roof heights; or
 - n) Other architectural features approved by the director of planning or his designee.
5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
 6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
 7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.
 8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the 205 Bypass Corridor Overlay District shall maintain the following minimum front yard building setbacks:

Retail/Commercial: 15-Feet
 Industrial/Office/Technology: 50-Feet

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

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the John King Blvd. right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:
 - a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. Main entrance drives 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 city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces John King Blvd.,

additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from John King Blvd.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:
 - a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
 - b. Achieving the intent of the architectural standards and site design standards.
 - c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *Landscape Buffer.* The buffer strip shall be a minimum of 25-feet wide for retail/commercial use; 50-feet wide for residential use; and 50 feet wide for office, research technology and industrial use, and include a "built-up" berm and shrubbery along the entire length of the subject property's frontage along the John King Blvd. right-of-way. The minimum required height of the aforementioned berm and is 48-inches.
2. *Buffer strip plantings.* Two (2) canopy trees, along with four (4) accent trees shall be required per 100-feet of the John King Blvd. right-of-way. Canopy tree, accent tree, and shrub sizes and types are included in Subsection F.3, District Landscaping Requirements, of Appendix F, Landscaping Guidelines and Requirements, of the Unified Development Code. In addition, all shrubs shall be a minimum of two (2) gallons in size and 15-inches in height (i.e. deciduous or evergreen).
3. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

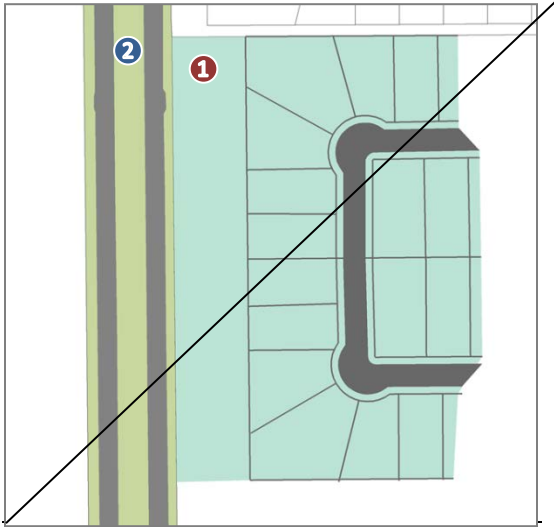
F. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the 205 By-Pass Overlay (205-BY-OV) District shall require city council approval by a three-quarter majority vote.

G. *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 205 Bypass Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

H. *Utility placement.* All overhead utilities within the 205 Bypass Corridor Overlay District shall be placed underground.

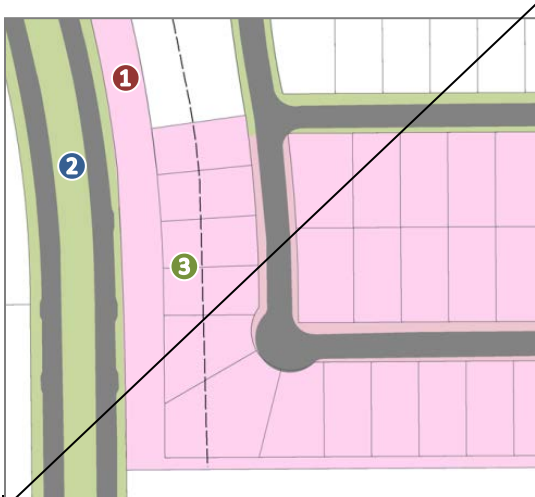
I. *Residential Frontage Requirements.* To ensure proper separation of residential land uses from John King Boulevard all residential developments that have direct frontage on John King Boulevard shall utilize one (1) or a combination of the following design alternatives along the entire frontage of John King Boulevard:

e. Increased Landscape Buffer. A minimum of 100-foot landscape buffer may be substituted for the required landscape buffer.



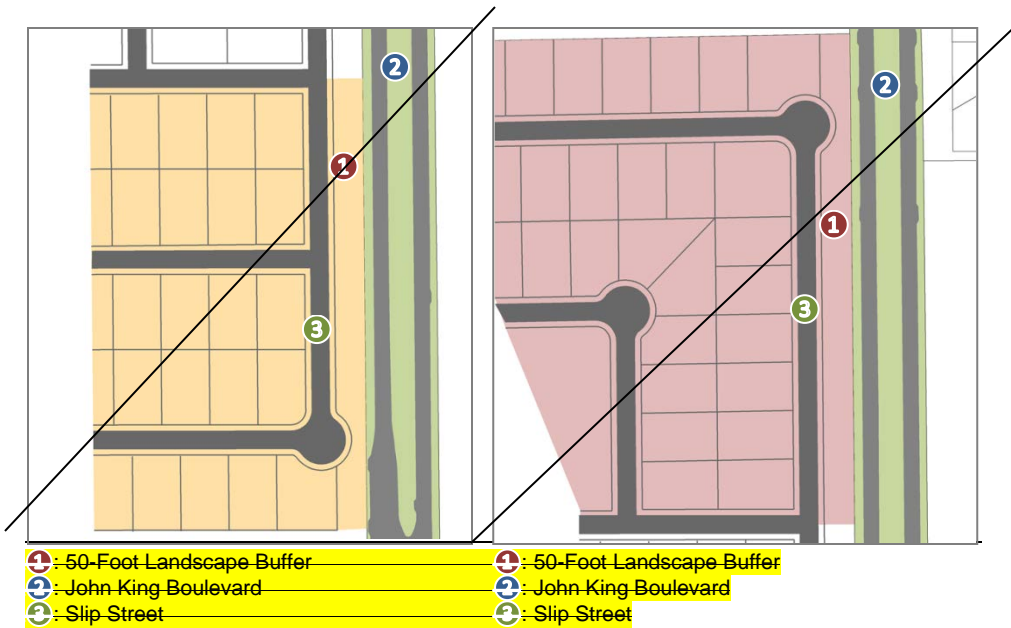
- 1 - 100-Foot Landscape Buffer
- 2 - John King Boulevard

f. Increased Rear Yard Building Setback. A minimum of 50-foot rear yard building setback may be incorporated adjacent to the required landscape buffer.

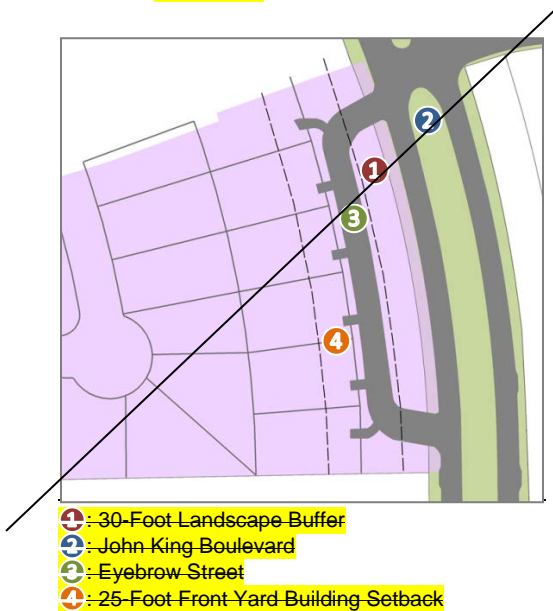


- 1 - 50-Foot Landscape Buffer
- 2 - John King Boulevard
- 3 - 50-Foot Rear Yard Building Setback

g. Incorporation of a Slip Street. A slip street meeting the Engineering Department's requirements for right-of-way and 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.

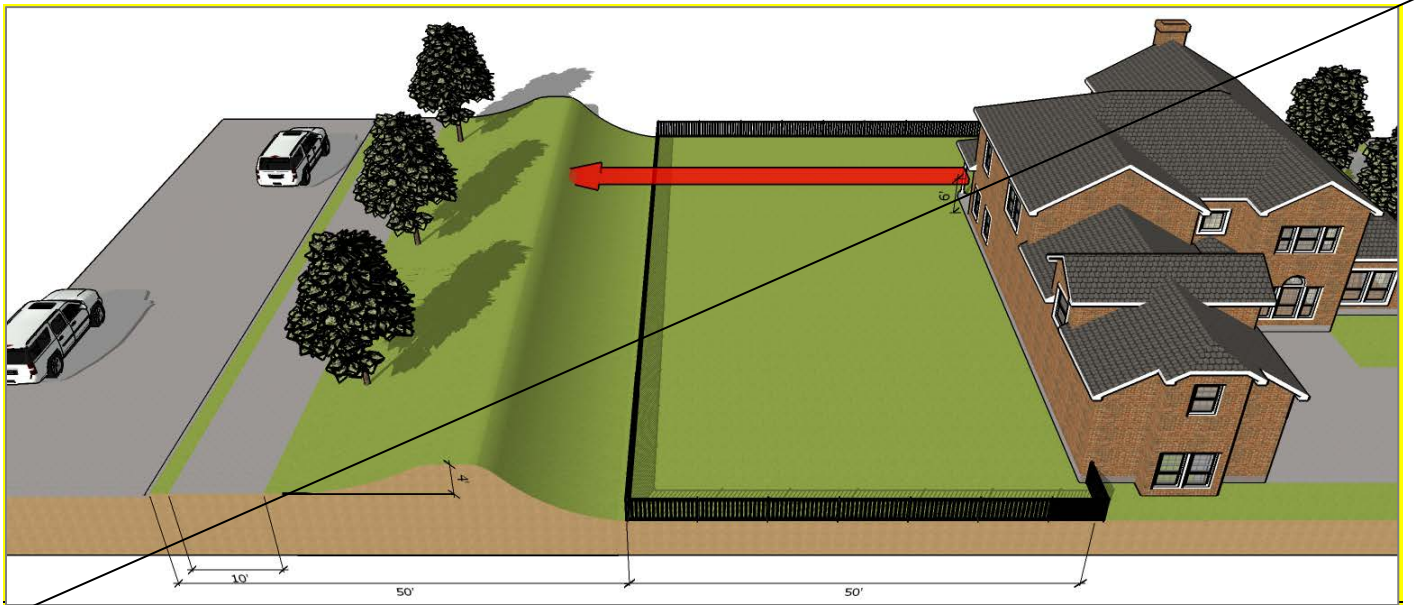


h. Incorporation of an Eyebrow. An eyebrow street meeting the Engineering Department's requirements for right-of-way and design with a minimum cluster of five (5) homes and a maximum cluster of 12 homes can be incorporated with a 30-foot landscape buffer. All homes should front onto the eyebrow street and have a minimum of a 25-foot front yard building setback.

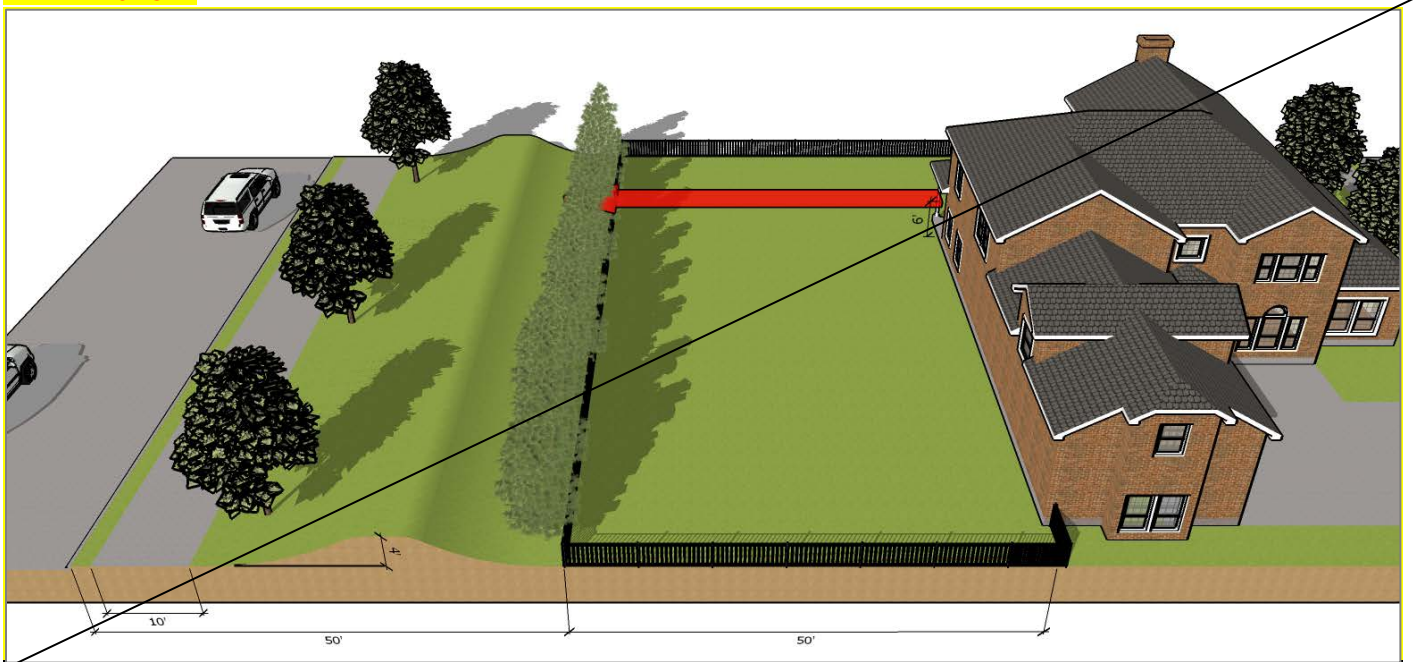


In addition, homes that back to a required landscape buffer should be built in such a manner where the required berm visually impairs visibility to John King Boulevard. In cases where a berm proves to be ineffective at screening traffic from John King Boulevard (due to topography, height, etc.) the developer 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.

Example 1:
 RED: LINE OF SITE



Example 2: Additional Landscaping Required
RED: LINE OF SITE



J. *Residential Subdivision Fence Standards.* No screening walls shall be erected adjacent to the John King Blvd. right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the John King Blvd. right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

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

- A. *Purpose.* The intent of the North SH 205 Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential residential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.
- B. *Application and boundaries.* The North SH 205 Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current or future right-of-way of North SH 205. The North SH-205 Corridor Overlay Zone 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 Corridor Overlay 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 6.01, General Overlay District Standards.](#)

~~G. Architectural standards.~~

1. ~~Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.~~
 - a. ~~Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;~~
 - ~~That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;~~
 - ~~That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;~~
 - ~~That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;~~
 - ~~That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and~~
 - ~~That the manufactured stone product shall have a minimum warranty of 75 years.~~

- b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.
2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:
 - a) The construction of the roof systems described in subsection C.2 above; or
 - b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.
 - b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
 - c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:
 - a. Canopies, awnings, or porticos;
 - b. Recesses/projections;
 - c. Arcades;
 - d. Peaked roof forms;
 - e. Arches;
 - f. Outdoor patios;
 - g. Display windows;
 - h. Architectural details (such as tile work and moldings) integrated into the building facade;
 - i. Articulated ground floor levels or base;
 - j. Articulated cornice line;
 - k. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - l. Offsets, reveals or projecting rib used to express architectural or structural bays;
 - m. Varied roof heights;
 - n. Or other architectural features approved by the director of planning or his designee.
5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and

compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. Site design standards.

1. *Building setback.* All lots within the North SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to North SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the SH 205 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition,
 - a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. Main entrance drives 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 city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.
8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:
 - a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein;
 - b. Achieving the intent of the architectural standards and site design standards.

- e. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

D. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the North SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.
2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).
3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.
Accent trees: four-foot height.
Shrubs:

Deciduous: 15 inches; two-gallon minimum.
Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

E. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the North SH-205 Overlay (N. SH-205 OV) District shall require city council approval by a three-quarter majority vote.

F. *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 SH 205 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

G. *Utility placement.* All overhead utilities within the North SH 205 Corridor Overlay District shall be placed underground.

H. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the North SH 205 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the North SH 205 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

I. *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.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 45, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.12: EAST SH-66 OVERLAY (E. SH-66 OV) DISTRICT

- A. *Purpose.* The intent of the East SH 66 Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses. All other residential uses shall be excluded from these standards except as otherwise stated.
- B. *Application and boundaries.* The East SH 66 Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current or future right-of-way of East SH 66. The East SH 66 Corridor Overlay Zone 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 Corridor Overlay 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 6.01, General Overlay District Standards](#).

C. *Architectural standards.*

1. *Masonry requirements.* Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. *Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;*

- That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
- That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
- That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
- That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
- That the manufactured stone product shall have a minimum warranty of 75 years.

b. *Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum*

or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:
 - a) The construction of the roof systems described in subsection C.2 above; or
 - b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.
 - b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
 - c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
4. All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:
 - a. Canopies, awnings, or porticos;
 - b. Recesses/projections;
 - c. Arcades;
 - d. Peaked roof forms;
 - e. Arches;
 - f. Outdoor patios;
 - g. Display windows;
 - h. Architectural details (such as tile work and moldings) integrated into the building facade;
 - i. Articulated ground floor levels or base;
 - j. Articulated cornice line;
 - k. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - l. Offsets, reveals or projecting ribs used to express architectural or structural bays;
 - m. Varied roof heights;
 - n. Or other architectural features approved by the director of planning or his designee.
5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.

8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. Site design standards.

1. *Building setback.* All lots within the East SH 66 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.

Retail/commercial: 15 feet.

Industrial/office/technology: 50 feet.

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

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and East SH 66 right-of-way.

3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition:

- a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;

- b. The ingress and egress drives shall have a minimum radius of 30 feet;

- c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;

- d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;

- e. Main entrance drives 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 city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.

6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces East SH 66, additional screening of the area may be required. A minimum ten foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from East SH 66.

8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

- a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
- b. Achieving the intent of the architectural standards and site design standards.
- d. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.*

1. *[Required width and height.]* The buffer strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along East SH 66. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the East SH 66 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4). The East SH 66 Corridor Overlay shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.

3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.

Accent trees: four-foot height.

Shrubs:

Deciduous: 15 inches; two-gallon minimum.

Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the East SH 66 Overlay (E. SH 66 OV) District shall require city council approval by a three-quarter majority vote.

D. *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 East SH 66 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.

E. *Utility placement.* All overhead utilities within the East SH 66 Corridor Overlay District shall be placed underground.

F. *Residential standards.* No screening walls shall be erected adjacent to the East SH 66 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the East SH 66 right-of-way for residential development or a 50-foot landscape buffer

can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.

G. *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.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 46, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.13: FM-549 OVERLAY (FM-549 OV) DISTRICT

A. *Purpose.* The intent of the FM 549 Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.

B. *Application and boundaries.* The FM 549 Corridor Overlay 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 Corridor Overlay Zone extends from SH 276 to a point approximately 800 feet north of I-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 I-30 to SH 66. The standards and regulations set forth in the FM 549 Corridor Overlay 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 6.01, General Overlay District Standards](#).

C. *Architectural standards:*

1. *Masonry requirements.* Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
That the manufactured stone product shall have a minimum warranty of 75 years.

- b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.
2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
 3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:
 - a) The construction of the roof systems described in subsection C.2 above; or
 - b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.
 - b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.
 - c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.
 4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:
 - a. Canopies, awnings, or porticos;
 - b. Recesses/projections;
 - c. Arcades;
 - d. Peaked roof forms;
 - e. Arches;
 - f. Outdoor patios;
 - g. Display windows;
 - h. Architectural details (such as tile work and moldings) integrated into the building facade;
 - i. Articulated ground floor levels or base;
 - j. Articulated cornice line;
 - k. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - l. Offsets, reveals or projecting rib used to express architectural or structural bays;
 - m. Varied roof heights;
 - n. Or other architectural features approved by the director of planning or his designee.

5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.
8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. Site design standards.

1. *Building setback.* All lots within the FM 549 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.
Retail/commercial: 15 feet.
Industrial/office/technology: 50 feet.

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

2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and FM 549 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.
4. *Further guidelines.*
 - a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. Main entrance drives 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.
5. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
6. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces FM 549, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of

adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 276.

9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

10. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.

b. Achieving the intent of the architectural standards and site design standards.

c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

D. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research-technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along FM 549. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the FM 549 right of way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4). The area of the FM 549 Corridor Overlay from Airport Road to SH 66 shall include an average of one cedar tree for each 100 feet of frontage planted in clusters of three to five trees.

3. *Plant material sizes.* The following size requirements shall be required:

Canopy Trees: four-inch caliper.

Accent Trees: four-foot height.

Shrubs:

Deciduous: 15 inches; two-gallon minimum.

Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

G. *Signs.* All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property

included in the FM 549 Overlay (FM 549 OV) District shall require city council approval by a three-quarter majority vote.

- D. *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 FM 549 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.
- E. *Utility placement.* All overhead utilities within the FM 549 Corridor Overlay District shall be placed underground.
- F. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the FM 549 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5–12 homes) shall be utilized along the FM 549 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.
- G. *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.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 47, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)

SUBSECTION 6.14: SH-276 OVERLAY (SH-276 OV) DISTRICT

- A. *Purpose.* The intent of the SH 276 Corridor Overlay 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, as well as to those passing through, the City of Rockwall area. 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 an architectural review committee. These development requirements shall apply to nonresidential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.
- B. *Application and boundaries.* The SH 276 Corridor Overlay 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 Corridor Overlay Zone extends from SH 205 east to the eastern city limits line, as may be extended with future annexation(s). The standards and regulations set forth in the SH 276 Corridor Overlay 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 6.01, General Overlay District Standards](#).

~~C. Architectural standards:~~

- 1. ~~Masonry requirements.~~ Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. ~~Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As~~

the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

That the manufactured stone product shall have a minimum warranty of 75 years.

- b. Secondary materials used on the facade of a building are those that comprise less than two percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

2. Roof design standards. Rooftop mechanical equipment and other appurtenances must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.

3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be 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 screening shall be accomplished by either:

- a) The construction of the roof systems described in subsection C.2 above; or

- b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

- b. The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

- c. All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:

- a. Canopies, awnings, or porticos;

- b. Recesses/projections;

- c. Arcades;

- d. Peaked roof forms;

- e. Arches;

- f. Outdoor patios;

- g. Display windows;

- h. Architectural details (such as tile work and moldings) integrated into the building facade;

- i. Articulated ground floor levels or base;

- j. Articulated cornice line;
- k. Integrated planters or wing walls that incorporate landscape and sitting areas;
- l. Offsets, reveals or projecting rib used to express architectural or structural bays;
- m. Varied roof heights; or
- n. Other architectural features approved by the director of planning or his designee.

- 5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
- 6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.
- 7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.
- 8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

B. Site design standards.

- 1. *Building setback.* All lots within the FM 549 Corridor Overlay District shall maintain the following minimum front building setbacks:

Residential: 25 feet.

Retail/commercial: 15 feet.

Industrial/office/technology: 50 feet.

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

- 2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and SH 276 right-of-way.
- 3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances.
- 4. *Further guidelines.*
 - a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. Main entrance drives 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.
- 5. *Cross access.* Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.
- 6. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
- 7. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 276, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any

public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.

8. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 276.

9. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.

10. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:

a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.

b. Achieving the intent of the architectural standards and site design standards.

c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.

E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:

1. *[Required width and height.]* The buffer strip shall be a minimum of 15 feet wide for retail/commercial use; 25 feet wide for residential use; and 50 feet for office, research technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along SH 276. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 276 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).

3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.

Accent trees: four-foot height.

Shrubs:

Deciduous: 15 inches: two-gallon minimum.

Evergreen: 12 inches: two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer strip must be terraced every four feet in height (maximum) with a minimum of a two-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 material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

- C. ~~Signs.~~ All signage requirements and variances to these requirements shall conform to chapter 32, Signs, of the Code of Ordinances; however, approval of any variance to the sign standards for property included in the SH-276 Overlay (SH-276 OV) District shall require city council approval by a three-quarter majority vote.
- D. ~~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 SH-276 Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site.
- E. ~~Utility placement.~~ All overhead utilities within the SH-276 Corridor Overlay District shall be placed underground.
- F. ~~Residential standards.~~ For any residential development adjacent to SH-276, a seven-foot wall comprised of masonry and wrought iron style fencing set back at least 25 feet from the right-of-way is required in addition to landscaping of the area. At least ten percent of the wall shall be a wrought iron style. Such walls adjacent to SH-276 shall be off-set by at least eight feet for at least 16 feet for every 100 feet of length.
- G. ~~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 ordinance 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.

~~(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 48, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015; Ord. No. 18-23, § 1, 5-7-2018)~~

SUBSECTION 6.15: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

Lake Ray Hubbard Takeline Overlay (TL OV) District omitted from this ordinance change but retained in its entirety.

SUBSECTION 6.16: VARIANCES TO OVERLAY DISTRICT STANDARDS

Unless otherwise specified in this section, an applicant may request the Planning and Zoning Commission grant a variance to any provision of the overlay ... where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. If the Planning and Zoning Commission denies a variance request, the applicant may appeal the decision to the City Council by filing a written request to the Planning and Zoning Department. The request should provide justification for the variance or variances being requested (*i.e. detail the unique or extraordinary conditions that exist and/or the undue hardship created by strict adherence to the technical requirements*). Approval of any variance to the requirements of this section by the Planning and Zoning Commission or City Council shall require 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.

SECTION 7: DISTRICT DEVELOPMENT STANDARDS

SUBSECTION 7.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Residential Districts 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
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	N/A
Required Parking Spaces⁷		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, and requires a minimum of 20% dedicated open space per the gross acreage of the development.
- ²: Frontage on a Public Street.
- ³: 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: 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. Carports and garages are required to be an additional 20-feet behind the front façade of the primary structure.
- ⁸: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see [Article VI, Parking and Loading](#).
- ⁹: Two (2) car garage required.
- ¹⁰: Two (2) off-street parking spaces plus one (1) garage parking space for each dwelling unit required.
- ¹¹: A minimum lot size of ten (10) acres is required for the construction of any single-family dwelling.

SUBSECTION 7.02: MULTI-FAMILY DISTRICT DEVELOPMENT STANDARDS

**Multi-Family Districts
Development Standards**

Zoning Districts →

Development Standards ↓

Multi-Family 14 (MF-14) District ¹

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	
Minimum Masonry Content (%)	100	
Maximum Lot Coverage (%)	45 ⁵	
Minimum Landscaping (%) ⁷	25% of Total Lot Area w/ 30% of Total Required in the Front and Alongside Buildings w/ Street Frontage ⁶	
Required Parking Spaces	See Article VI, 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-foot area.

⁶ Any parking lot with more than two (2) rows of spaces shall have a minimum of two (2) percent of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement.

⁷ All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes, and approved by the building official.

⁸ Lots with more than five (5) dwelling units that are contiguous to a single family, townhouse, or duplex district, must be separated by a buffer as established in [Article VIII, Landscape Standards](#).

SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Non-Residential Districts Development Standards

*: For development in the Downtown (DT) District see the standards in [Section 4.8, 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	15 + 1/2H>36 w/o FRW ⁷	25 + 1/2H>36 w/o FRW ⁷	
					1/2H>36 w/ FRW ⁷	1/2H>36 w/ FRW ⁷	16 + 1/2H>36 w/ FRW ⁷	
Building Height [H] (Feet)		36	36	36 ⁸	60 ⁹	60 ⁹	60 ¹³	60 ¹³
Minimum Masonry Content (%)		90	90	90	90	90	90	90
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 VIII, Landscape Standards						

NOTES:

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 : Maximum of 5,000 SF in area, unless otherwise approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
- 2 : Maximum of 25,000 SF in area, unless otherwise approved through a Specific Use Permit (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 contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined in [Article VIII, Landscape 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 Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
- 9 : Building height may be increased up to 240-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.
- 10 : (or) as approved by City Council.
- 11 : A minimum of 7% 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 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings ^{1, 6, & 9}					Portable Accessory Building 0 SF – 120 SF ⁸	Detached Garage ⁶	Carports ^{7 & 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			
Zoning Districts or Accessory Structure Type →									
Development Standards ↓									
Number of Accessory Buildings		2 ²	2 ²	2 ²	2	2	N/A	N/A	N/A
Maximum SF of Accessory Building ²		1,250 ²	1,500 ²	2,000 ²	225 ⁶	100	120	900	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁴	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15
Minimum Masonry Content (%) ³		80 ⁵	80 ⁵	80 ⁵	80 ⁵	80 ⁵	0	80 ⁵	80 ⁵

ADDITIONAL REQUIREMENTS:

- ¹: The accessory building and accessory structure shall be accessory to a residential use and located on the same lot.
- ²: 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 625 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ³: Greenhouses are exempt from the minimum masonry requirements.
- ⁴: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ⁵: The exterior of the accessory building or structure shall be clad in the same materials in roughly the same proportions as the primary structure; however, accessory buildings or structures that are less than 120 SF and under ten (10) feet in height may be constructed with non-masonry materials, or may be all metal with a baked-on pre-painted surface.
- ⁶: Each property shall be permitted one (1) detached garage up to 900 SF and one (1) accessory building up to 225 SF.
- ⁷: 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.
- ⁸: Accessory buildings and accessory structures not meeting the masonry requirements shall require the approval of an exception from the Planning and Zoning Commission.
- ⁹: Barns used for agricultural and/or farm animal purposes, on sites ten (10) acres or more that are zoned Agricultural (AG) District, are excluded from this masonry requirement.