



**TO:** Planning and Zoning Commission  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** June 30, 2026  
**SUBJECT:** Z2026-030; *Text Amendment to Article 04, Permissible Uses, of the UDC to Allow Manufactured Homes in the Single-Family Estate 4.0 (SFE-4.0) District*

On September 1, 2026, SB785 -- which was adopted by the State Legislature during the 89<sup>th</sup> Legislative Session -- is set to take effect. In short, this bill prohibits cities from completely banning *Manufactured Homes*. More specifically, the bill requires cities to allow new HUD Code *Manufactured Homes* in a zoning district -- either within an existing zoning district or a newly created zoning district -- that is currently depicted on the City's official zoning map. A full copy of SB785 has been included in the attached packet.

To address the requirements of SB785, staff is proposing to allow new HUD Code *Manufactured Homes* *by-right* in the Single-Family Estate 4.0 (SFE-4.0) District. According to Subsection 03.04, *Single-Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 4.0 (SFE-4.0) District is the proper zoning classification for rural, estate lots that are a minimum of four (4) acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development." The reason staff is proposing the Single-Family Estate 4.0 (SFE-4.0) District, as opposed to other districts in the City, is that other zoning districts -- including the *Single-Family Estate 1.5 (SFE-1.5)* and *Single-Family Estate 2.0 (SFE-2.0) Districts* -- are typically in closer proximity to existing subdivisions that have an established architectural character that may not be compatible with the architectural style or design of a new HUD Code *Manufactured Home*. Additionally, since property in this zoning district is typically larger in size (*i.e. a minimum of four [4] acres*) any incompatibility with the existing *General Residential Standards* will be better mitigated.

**PROPOSED CHANGES TO ARTICLE 04, PERMISSIBLE USES, OF THE UDC**

CHANGES: **HIGHLIGHTED, ITALICIZED, UNDERLINED**

LAND USE SCHEDULE	RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS			
	Agricultural (AG) District	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	Multi-Family 14 (MF-14) District	Downtown (DT) District	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	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
<b>LEGEND:</b>																							
Land Use <u>NOT</u> Permitted <u>OR</u> for Overlay Districts Refer to Base Zoning District																							
P Land Use Permitted <i>By-Right</i>																							
P Land Use Permitted with Conditions																							
S Land Use Permitted Specific Use Permit (SUP)																							
X Land Use Prohibited by Overlay District																							
A Land Use Permitted as an Accessory Use																							
LAND USES																							
RETAIL AND PERSONAL SERVICES LAND USES																							
Single-Family Zero Lot Line Structure										P	P	P		P									
<b>MANUFACTURED HOME</b>				P																			
Private Swimming Pool	A	A	A	A	A	A	A	A	A	A	A	A	A	A									

Staff should point out that SB785 states that "(a) municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home ..."; however, the bill goes on to exempt

cases where the municipality already requires a Specific Use Permit (SUP) for other residential property in the same zoning classification. This means that the City is able to still require a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in cases where a property, that is zoned Single-Family Estate 4.0 (SFE-4.0) District, is located within 500-feet of an established subdivision.

To maintain compliance with the intent of this bill, staff is also proposing the following *Conditional Land Use Standards* and definition for new HUD Code *Manufactured Housing*:

PROPOSED CHANGES TO SUBSECTION 02.03, CONDITIONAL LAND USE STANDARDS, OF ARTICLE 04, PERMISSIBLE USES, OF THE UDC

(18) Manufactured Home

- (1) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.
- (2) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-4.0) District as outline in Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.
- (3) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.
- (4) Only a new HUD Code *Manufactured Home* shall be permitted. Used, previously occupied, salvaged, relocated, or *Manufactured Homes* constructed prior to HUD Code *Manufactured Homes* shall not be permitted.
- (5) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.
- (6) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home (if any)* shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.
- (7) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, General Residential District Standards, of Article 05, District Development Standards.

PROPOSED CHANGES TO SECTION 02.01, GENERAL DEFINITIONS, OF ARTICLE 13, DEFINITIONS, OF THE UDC

CHANGES TO EXISTING SECTION: HIGHLIGHTED, ITALICIZED, UNDERLINED, STRIKEOUT

- (76) Manufactured Home or HUD Code Manufactured Home. A dwelling structure meeting the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code. A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. A manufactured home should also meet the definitions and requirements specified in Chapter 1201, Manufactured Housing, of the Texas Occupational Code. A manufactured home shall not include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, or temporary housing unit.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City

Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: June 30, 2026  
Planning and Zoning Commission Public Hearing: July 14, 2026  
City Council Public Hearing/First Reading: July 20, 2026  
City Council Second Reading: August 3, 2026

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on June 30, 2026.

## AN ACT

relating to the regulation of new HUD-code manufactured housing.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 1201.008, Occupations Code, is amended by amending Subsections (b) and (d) and adding Subsections (d-1), (g), and (h) to read as follows:

(b) Subject to Subsection (g), on [On] application, the municipality shall permit the installation of a HUD-code manufactured home for use as a dwelling in any area determined appropriate by the municipality, including a subdivision, planned unit development, single lot, and rental community or park. An application to install a new HUD-code manufactured home for use as a dwelling is considered to be granted unless the municipality in writing denies the application and states the reason for the denial not later than the 45th day after the date the application is received.

(d) Except as approved by the department and subject to Subsection (d-1), a local governmental unit may not require a permit, a fee, a bond, or insurance for the transportation and installation of manufactured housing by a licensed retailer or installer. This subsection does not prohibit the collection of actual costs incurred by a local governmental unit that result from the transportation of a manufactured home.

(d-1) A municipality may not require a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if:

(1) the home has been constructed in accordance with federal law and this chapter; and

(2) the municipality does not require a specific use permit for other residential property in the same zoning classification.

(g) Except as provided by Subsection (h), a municipality with zoning regulations or zoning district boundaries:

(1) shall permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the municipality's boundaries under at least one:

(A) residential zoning classification;

(B) type of residential zoning district; or

(C) dedicated zoning classification for residential HUD-code manufactured homes;

(2) shall ensure at least one of the residential zoning classifications or districts described by Subdivision (1) has been adopted and applies to an area of land within the municipality's boundaries; and

(3) if the municipality has a comprehensive zoning classification map, shall indicate on the map the areas within the municipality's boundaries that comply with Subdivision (2).

(h) Subsection (g) does not:

(1) limit the authority of a municipality to adopt or enforce an ordinance, rule, or other measure to protect historic landmarks or include properties within the boundaries of a local historic district;

(2) affect deed restrictions established before January 2, 2025; or

(3) apply to a municipality:

(A) in which all areas zoned for residential use have deed restrictions on September 1, 2025, prohibiting the placement of manufactured homes; or

(B) that does not have any areas or districts zoned for business or industrial use.

SECTION 2. This Act takes effect September 1, 2026.

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I hereby certify that S.B. No. 785 passed the Senate on April 10, 2025, by the following vote: Yeas 28, Nays 2; and that the Senate concurred in House amendment on May 30, 2025, by the following vote: Yeas 30, Nays 1.

\_\_\_\_\_  
Secretary of the Senate

I hereby certify that S.B. No. 785 passed the House, with amendment, on May 27, 2025, by the following vote: Yeas 96, Nays 41, two present not voting.

\_\_\_\_\_  
Chief Clerk of the House

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor



the home compared to the existing housing in the Established Subdivision.

- (e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.
- (12) Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).
  - (a) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this *Article*.
  - (b) In order to establish and operate a *Short-Term Rental (Owner Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#).
- (13) Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).
  - (a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in [Subsection 06.05, Non-Conforming Short-Term Rentals, of this Article](#), and [2] received a valid permit and registration -- in accordance with [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#) -- prior to July 1, 2024 shall be exempted from the proximity requirements.
  - (b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.
  - (c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this *Article*.
  - (d) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the

requirements of [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#).

- (14) Short-Term Rental (Apartment or Condominium).
  - (a) The number of *Short-Term Rentals* permitted within an *Apartment Complex, Condominium Building*, or any other multi-family structure -- as defined by this land use in *Article 13, Definitions, of this Unified Development Code (UDC)* -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a *Condominium Building* consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as *Short-Term Rentals*. In cases where there is a remainder in the number of units, the number of units shall round up (e.g.  $25\text{-Units} \times 5.00\% = 1.25\text{-Units}$  or 2-Units).
  - (b) In order to establish and operate a *Short-Term Rental (Apartment or Condominium)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#).
- (15) Single-Family Attached Structure.
  - (a) See [Section 03, Residential Districts, of Article 05, District Development Standards](#).
  - (b) See [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards](#).
- (16) Single-Family Detached Structure.
  - (a) See [Section 03, Residential Districts, of Article 05, District Development Standards](#).
  - (b) See [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards](#).
- (17) Single-Family Zero Lot Line Structure.
  - (a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.
  - (b) See [Section 03, Residential Districts, of Article 05, District Development Standards](#).
  - (c) See [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards](#).
- (18) Manufactured Home
  - (a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.
  - (b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-



4.0) District as outline in Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

- (c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.
- (d) Only a new HUD Code *Manufactured Home* shall be permitted. Used, previously occupied, salvaged, relocated, or *Manufactured Homes* constructed prior to HUD Code *Manufactured Homes* shall not be permitted.
- (e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.
- (f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home* (if any) shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.
- (g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, General Residential District Standards, of Article 05, District Development Standards.

~~(18)~~(19) Private Sports Court with Standalone or Dedicated Lighting.

- (A) A *Private Sports Court* includes any *Sports Court* that is separated from the primary structure or an existing residential driveway that is intended to be used for sports such as -- *but not limited to* -- tennis, pickleball, basketball, volleyball, or similar activities for the property owner and/or their guests. A *Private Sports Court* does not include basketball courts or similar sports facilities that are attached to the primary structure or that make use of the existing residential driveway.
- (B) A *Private Sports Court* shall be situated behind the primary structure, not situated within any easements, and be setback a minimum of ten (10) feet from all property lines.
- (C) All dedicated lighting associated with a *Private Sports Court* on a residential property shall be on a standalone light pole a maximum of 14-feet in height with lighting standards that are fully cutoff and shielded and directed downward towards the surface of the court. In addition, light standards should be oriented in such a manner as to minimize light spillage and glare that could affect adjacent properties.
- (D) All dedicated lighting associated with a *Private Sports Court* on a non-residential property shall adhere to the

requirements of Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Performance, of the Unified Development Code (UDC).

~~(19)~~(20) Townhouse.

- (a) See Section 03, Residential Districts, of Article 05, District Development Standards.
- (b) See the standards for the Two-Family (2F) District Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(20)~~(21) Urban Residential.

- (a) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.
- (b) 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.

(C) Institutional and Community Service Land Uses.

(1) Assisted Living Facility.

- (a) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see *Group or Community Home* in Subsection 02.03(C)(5).

(2) Church/House of Worship.

- (a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses.

(3) Congregate Care Facility/Elderly Housing.

- (a) A Congregate Care Facility/Elderly Housing facility may have up to two (2) units for on-site managers, which contain full kitchen facilities.
- (b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care).
- (c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(4) Daycare with Seven (7) or More Children.

- (a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.
- (b) Playgrounds and splash pads shall be screened from all adjacent properties and public rights-of-way using mature evergreen shrubs.

# LAND USE SCHEDULE

**LEGEND:**

	Land Use <u>NOT</u> Permitted <u>OR</u> for Overlay Districts Refer to Base Zoning District
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

**LAND USES**

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS				
			Agricultural (AG) District	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	Multi-Family 14 (MF-14) District	Downtown (DT) District	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	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District	
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (6)</a>	A	A	A	A	A	A	A	A	A	A	A	A	A	A										
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A	A	A	A	A	A	A	S	S	S	S	P												
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Limited-Service Hotel	<a href="#">(10)</a>															S		S	S		S					
Full-Service Hotel	<a href="#">(11)</a>	<a href="#">(8)</a>														S		S	S		S					
Residence Hotel	<a href="#">(12)</a>															S		S	S		S					
Motel	<a href="#">(13)</a>															S		S	S		S					
Multi-Family Development or Structure	<a href="#">(14)</a>	<a href="#">(9)</a>													P											
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>		P	P	P	P	P	P	P	P	P	P	P												
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Short-Term Rental (Owner-Occupied, Single-Family Home, Townhome, or Duplex)	<a href="#">(17)</a>	<a href="#">(12)</a>		P	P	P	P	P	P	P	P	P	P	P	P	S	S									
Short-Term Rental (Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex)	<a href="#">(17)</a>	<a href="#">(13)</a>		P	P	P	P	P	P	P	P	P	P	P	P	S	S									
Short-Term Rental (Apartment or Condominium)	<a href="#">(17)</a>	<a href="#">(14)</a>		P	P	P	P	P	P	P	P	P	P	P	P	S	S									
Single-Family Attached Structure	<a href="#">(18)</a>	<a href="#">(15)</a>													P	P	P									
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P	P	P	P	P	P	P	P	P	P	P	P			P									
Single-Family Zero Lot Line Structure	<a href="#">(20)</a>	<a href="#">(17)</a>													P	P	P									
<b>Manufactured Home</b>	<a href="#">(76)</a>	<a href="#">(18)</a>				P																				
Private Swimming Pool	<a href="#">(21)</a>		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(1819)</a>	A	P	P	P	S	S	S	S	S	S	S	S	P		S		P	P	P	P				
Townhouse	<a href="#">(23)</a>	<a href="#">(1920)</a>													P		P									
Urban Residential	<a href="#">(24)</a>	<a href="#">(2021)</a>													S	S										
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)																								
Assisted Living Facility	<a href="#">(1)</a>	<a href="#">(1)</a>													P	S	S	S	S	S		S				
Blood Plasma Donor Center	<a href="#">(2)</a>																		P	P	P	P	P			



- been properly filed of record.
- (63) Lot Area, Minimum. The smallest allowable size of a parcel of land as specified by the zoning district.
- (64) Lot, Corner. A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official, or as specified on an approved plat, and has a front yard setback adjacent to each street.
- (65) Lot Depth. The length of a line connecting the midpoints of the front and rear lot lines.
- (66) Lot, Double Frontage, or Through Lot. A lot abutting on two (2) nonintersecting public streets as distinguished from a corner lot. These lots have a front yard setback adjacent to each street.
- (67) Lot, Frontage. The length of street frontage between property lines.
- (68) Lot, Interior. A lot whose side lot lines do not abut upon any public street.
- (69) Lot, Irregular. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees.
- (70) Lot Lines. The lines bounding a lot as defined herein.
- (a) Front Lot Line. The property line between the front yard(s) and the contiguous street right-of-way boundary.
- (b) Rear Lot Line. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.
- (c) Side Lot Line. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.
- (71) Lot of Record. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.
- (72) Lot, Reverse Corner. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.
- (73) Lot Width. The horizontal distance between side property lines, which cannot be less than the minimum lot width -- *per the zoning district* -- at any point on the lot.
- (74) Lots in Separate Ownership at the Time of the Passage of this Unified Development Code (UDC). A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code (UDC) was derived.
- (75) Maneuvering Space. The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.
- (76) Manufactured Home or HUD-Code Manufactured Home. A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. A manufactured home should also meet ~~dwelling structure meeting~~ the definitions and requirements specified in [Chapter 1201, Manufactured Housing, of the Texas Occupational Code](#). A manufactured home shall *not* include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, or temporary housing unit.
- (77) Masonry. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block.
- Masonry Materials.
- Brick.
  - Natural or Quarried Stone.
  - Cast or Cultured Stone (*Outside of Overlay Districts ONLY*).
  - Glass Block or Glass.
  - Tile.
  - Custom Concrete Masonry Units (*CMU; Normal or Heavy Weight Blocks with an Integral Color that is Sandblasted, Burnished or has a Split Face*).
- (78) Mobile Home. A dwelling structure meeting the definitions and requirements specified in [Chapter 1201, Manufactured Housing, of the Texas Occupational Code](#).
- (79) Modular Homes. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services.
- (80) Municipal Uses. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers.
- (81) Non-Conforming Use, Building or Yard. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal non-conforming use if established prior to the passage of this Unified Development Code (UDC).
- (82) Non-Permeable Coverage. Coverage with a non-permeable surface.
- (83) Parking Area. Land used exclusively for the parking of vehicles, where no other business is conducted, and is paved to city specifications.
- (84) Parking Space. A designated area within a parking garage, parking

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] to create a *Manufactured Home* land use and allow this land use in the Single-Family Estate 4.0 (SFE-4.0) District in compliance with SB785; and,

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

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

**SECTION 1. FINDINGS OF FACT.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2. AMENDMENT.** That Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, are heretofore amended, be and the same are hereby amended as specifically described in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance;

**SECTION 3. PENALTY OF FINE.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 4. REMAINING PROVISIONS UNCHANGED.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 5. EFFECTIVE DATE.** That this ordinance shall take effect immediately from and after its passage.

**SECTION 6. OPEN MEETINGS.** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2026.

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading:* July 20, 2026

*2<sup>nd</sup> Reading:* August 3, 2026

**Exhibit 'A'**  
**Article 04, Permissible Uses, of the**  
**Unified Development Code (UDC)**



the home compared to the existing housing in the Established Subdivision.

- (e) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.

(12) Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).

- (a) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this Article.

- (b) In order to establish and operate a *Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#).

(13) Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

- (a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in [Subsection 06.05, Non-Conforming Short-Term Rentals](#), of this Article, and [2] received a valid permit and registration -- in accordance with [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#) -- prior to July 1, 2024 shall be exempted from the proximity requirements.

- (b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

- (c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this Article.

- (d) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the

requirements of [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#).

(14) Short-Term Rental (Apartment or Condominium).

- (a) The number of *Short-Term Rentals* permitted within an *Apartment Complex, Condominium Building*, or any other multi-family structure -- as defined by this land use in Article 13, *Definitions*, of this Unified Development Code (UDC) -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a *Condominium Building* consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as *Short-Term Rentals*. In cases where there is a remainder in the number of units, the number of units shall round up (e.g.  $25\text{-Units} \times 5.00\% = 1.25\text{-Units}$  or 2-Units).

- (b) In order to establish and operate a *Short-Term Rental (Apartment or Condominium)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of [Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances](#).

(15) Single-Family Attached Structure.

- (a) See [Section 03, Residential Districts, of Article 05, District Development Standards](#).
- (b) See [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards](#).

(16) Single-Family Detached Structure.

- (a) See [Section 03, Residential Districts, of Article 05, District Development Standards](#).
- (b) See [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards](#).

(17) Single-Family Zero Lot Line Structure.

- (a) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.
- (b) See [Section 03, Residential Districts, of Article 05, District Development Standards](#).
- (c) See [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards](#).

(18) Manufactured Home

- (a) A single *Manufactured Home* shall be permitted on each property as the principal residential structure, and shall be used only as a single-family detached dwelling. No more than one (1) principal dwelling unit shall be permitted on a property.
- (b) The *Manufactured Home* shall be located on a legally platted lot, meet all applicable building setbacks, give the appearance and orientation of a standard single-family detached dwelling, and be accessible by a concrete driveway. In addition, off-street parking and an attached or detached garage shall be provided in accordance with the requirements for the Single-Family Estate 4.0 (SFE-

**Exhibit 'A'**  
**Article 04, Permissible Uses, of the**  
**Unified Development Code (UDC)**



4.0) District as outline in Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

- (c) The *Manufactured Home* shall not be subject to the minimum dwelling unit size for a structure in a Single-Family Estate 4.0 (SFE-4.0) District; however, the air-conditioned space of the *Manufactured Home* shall be a minimum of 1,800 SF.
- (d) Only a new HUD Code *Manufactured Home* shall be permitted. Used, previously occupied, salvaged, relocated, or *Manufactured Homes* constructed prior to HUD Code *Manufactured Homes* shall not be permitted.
- (e) A *Manufactured Home* shall be installed on a permanent concrete foundation in accordance with the manufacturer's installation instructions and any applicable building, residential, and property maintenance codes stipulated in the Municipal Code of Ordinances.
- (f) The area between the finished floor of the permanent concrete foundation and the finished floor of the *Manufactured Home (if any)* shall be fully enclosed with a perimeter foundation enclosure. All towing hitches, tongues, running gear, wheels, axles, and temporary transportation equipment shall be removed or fully concealed from public view prior to the manufactured home being occupied.
- (g) All other aspects of the *Manufactured Home* not expressly addressed in this section should conform to Section 03.01, General Residential District Standards, of Article 05, District Development Standards.

~~(48)~~(19) *Private Sports Court with Standalone or Dedicated Lighting.*

- (A) A *Private Sports Court* includes any *Sports Court* that is separated from the primary structure or an existing residential driveway that is intended to be used for sports such as -- *but not limited to* -- tennis, pickleball, basketball, volleyball, or similar activities for the property owner and/or their guests. A *Private Sports Court* does not include basketball courts or similar sports facilities that are attached to the primary structure or that make use of the existing residential driveway.
- (B) A *Private Sports Court* shall be situated behind the primary structure, not situated within any easements, and be setback a minimum of ten (10) feet from all property lines.
- (C) All dedicated lighting associated with a *Private Sports Court* on a residential property shall be on a standalone light pole a maximum of 14-feet in height with lighting standards that are fully cutoff and shielded and directed downward towards the surface of the court. In addition, light standards should be oriented in such a manner as to minimize light spillage and glare that could affect adjacent properties.
- (D) All dedicated lighting associated with a *Private Sports Court* on a non-residential property shall adhere to the

requirements of Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Performance, of the Unified Development Code (UDC).

~~(19)~~(20) *Townhouse.*

- (a) See Section 03, Residential Districts, of Article 05, District Development Standards.
- (b) See the standards for the Two-Family (2F) District Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(20)~~(21) *Urban Residential.*

- (a) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.
- (b) 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.

(C) *Institutional and Community Service Land Uses.*

(1) *Assisted Living Facility.*

- (a) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see *Group or Community Home* in Subsection 02.03(C)(5).

(2) *Church/House of Worship.*

- (a) Significant accessory uses such as schools, coffee houses, daycare centers, bingo parlors and halls may only be allowed in a zoning district that allows such uses.

(3) *Congregate Care Facility/Elderly Housing.*

- (a) A Congregate Care Facility/Elderly Housing facility may have up to two (2) units for on-site managers, which contain full kitchen facilities.
- (b) Full-time medical or nursing care shall not be provided by the facility; however, medical and nursing care may be privately arranged for individual residents on a part-time or temporary basis (e.g. visiting nurse or home health care).
- (c) These facilities shall incorporate special safety, accessibility and convenience features that may include but are not limited to emergency call systems, grab bars and handrails, and/or special door hardware, cabinets, appliances, passageways and doorways designed to accommodate wheelchairs.

(4) *Daycare with Seven (7) or More Children.*

- (a) An adequate pickup and drop-off area providing a minimum cuing space for four (4) standard sized vehicles shall be provided.
- (b) Playgrounds and splash pads shall be screened from all adjacent properties and public rights-of-way using mature evergreen shrubs.



**Exhibit 'B'**  
**Article 13, Definitions, of the**  
**Unified Development Code (UDC)**



- been properly filed of record.
- (63) Lot Area, Minimum. The smallest allowable size of a parcel of land as specified by the zoning district.
- (64) Lot, Corner. A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the building official, or as specified on an approved plat, and has a front yard setback adjacent to each street.
- (65) Lot Depth. The length of a line connecting the midpoints of the front and rear lot lines.
- (66) Lot, Double Frontage, or Through Lot. A lot abutting on two (2) nonintersecting public streets as distinguished from a corner lot. These lots have a front yard setback adjacent to each street.
- (67) Lot, Frontage. The length of street frontage between property lines.
- (68) Lot, Interior. A lot whose side lot lines do not abut upon any public street.
- (69) Lot, Irregular. Any lot not having equal front and rear lot lines, or equal side lot lines; a lot, the opposite lot lines of which vary in dimension and the corners of which have an angle of either more or less than 90 degrees.
- (70) Lot Lines. The lines bounding a lot as defined herein.
- (a) Front Lot Line. The property line between the front yard(s) and the contiguous street right-of-way boundary.
- (b) Rear Lot Line. The boundary line which is opposite and most distinct from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.
- (c) Side Lot Line. The property line between two adjacent lots. Where lots have multiple frontages on one or more streets, the required front yard shall be provided on each street.
- (71) Lot of Record. A parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the county clerk of Rockwall County; or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance from which this Unified Development Code is derived which has not been divided since recording.
- (72) Lot, Reverse Corner. A corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.
- (73) Lot Width. The horizontal distance between side property lines, which cannot be less than the minimum lot width -- *per the zoning district* -- at any point on the lot.
- (74) Lots in Separate Ownership at the Time of the Passage of this Unified Development Code (UDC). A lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk of Rockwall County on or before the date of the adoption of the ordinance from which this Unified Development Code (UDC) was derived.
- (75) Maneuvering Space. The space entirely on private property required for maneuvering vehicles in such a manner as to preclude the backing of any vehicle into any street right-of-way.
- (76) Manufactured Home or HUD-Code Manufactured Home. A structure that was constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development, that is transportable in one or more sections, and is designed to be used as a dwelling with a permanent foundation and that is connected to City utilities. A manufactured home should also meet ~~dwelling structure meeting~~ the definitions and requirements specified in [Chapter 1201, Manufactured Housing, of the Texas Occupational Code](#). A manufactured home shall not include a mobile home, recreational vehicle, travel trailer, park model, modular home, industrialized housing unit, or temporary housing unit.
- (77) Masonry. Masonry construction shall be defined as construction composed of materials in the categories listed below and shall not include hollow clay tile or exposed lightweight block such as cinder block.
- Masonry Materials.
- Brick.
  - Natural or Quarried Stone.
  - Cast or Cultured Stone (*Outside of Overlay Districts ONLY*).
  - Glass Block or Glass.
  - Tile.
  - Custom Concrete Masonry Units (*CMU; Normal or Heavy Weight Blocks with an Integral Color that is Sandblasted, Burnished or has a Split Face*).
- (78) Mobile Home. A dwelling structure meeting the definitions and requirements specified in [Chapter 1201, Manufactured Housing, of the Texas Occupational Code](#).
- (79) Modular Homes. Any permanent, single-family dwelling unit which has been prefabricated or factory constructed as a single unit or in sections or modules, and assembled at the factory or construction site and moved to a permanent location as a unit or in sections or modules, as a permanent single-family dwelling unit placed on a permanent foundation at such site and connected with all required utility services.
- (80) Municipal Uses. Facilities owned or controlled by the City of Rockwall, including, but not limited to, office buildings, maintenance shops, treatment plants; community centers.
- (81) Non-Conforming Use, Building or Yard. A use, building or yard, which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal non-conforming use if established prior to the passage of this Unified Development Code (UDC).
- (82) Non-Permeable Coverage. Coverage with a non-permeable surface.
- (83) Parking Area. Land used exclusively for the parking of vehicles, where no other business is conducted, and is paved to city specifications.
- (84) Parking Space. A designated area within a parking garage, parking