

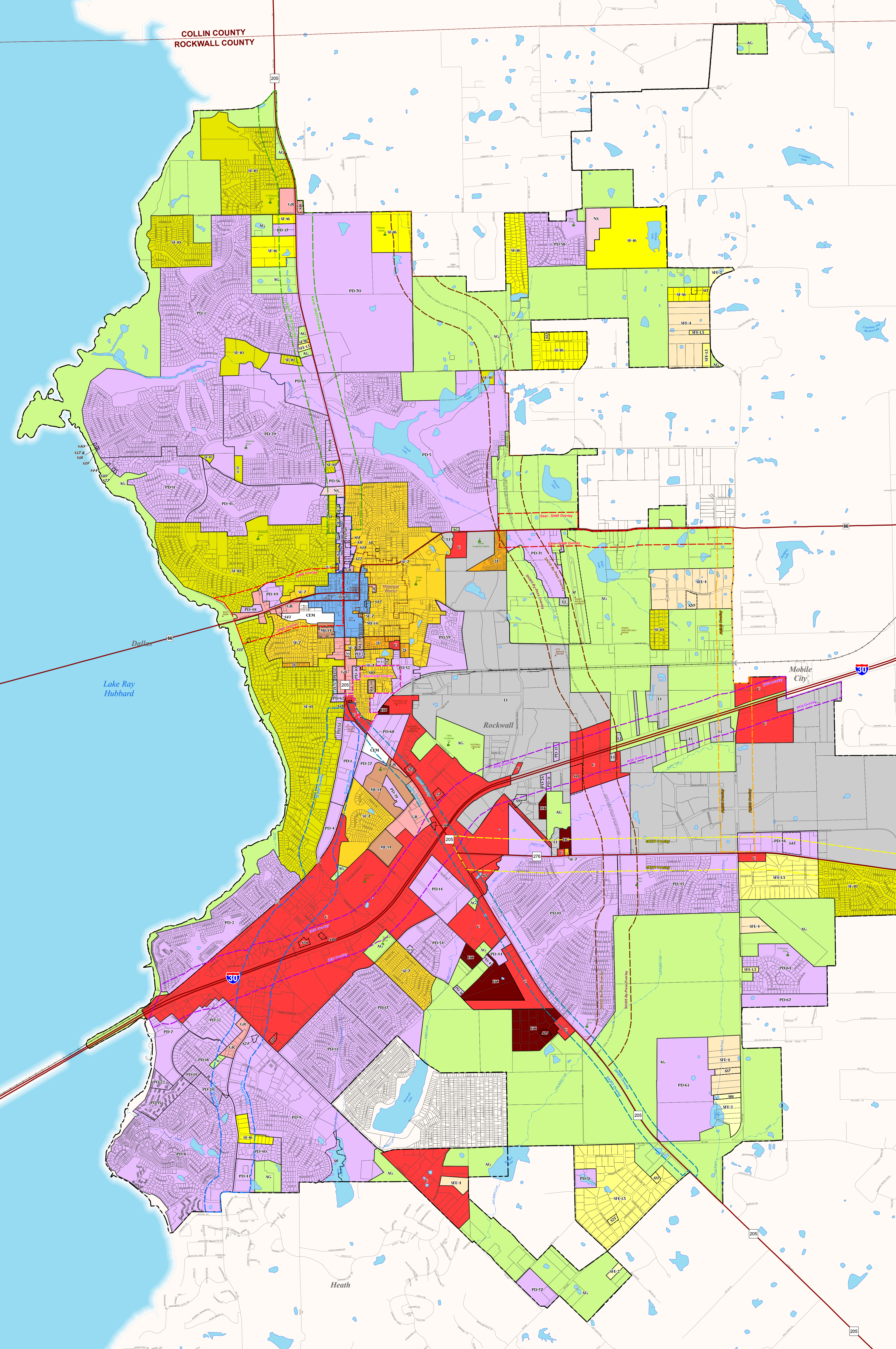


City of Rockwall

OFFICIAL ZONING MAP

- ### Map Legend
- Schools
 - Key Places
 - Freeways
 - Streets
 - John King Blvd / 205 by-pass Approx. Route
 - Railroad
 - Streams
 - Ponds
 - Parcel
 - City Limits
 - County Boundary

- ### ZONING LEGEND
- CEM CEMETERY (NON-ZONED)
 - SUP SPECIAL USE PERMIT
 - AG AGRICULTURAL
 - SF-E/S SINGLE FAMILY ESTATE RESIDENTIAL (where "x" is the minimum lot size in acres)
 - SFE-1.5 SINGLE FAMILY ESTATE (1.5 ACRE)
 - SFE-2 SINGLE FAMILY ESTATE (2 ACRE)
 - SFE-4 SINGLE FAMILY ESTATE (4 ACRE)
 - 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)
 - SF-7 SINGLE FAMILY RESIDENTIAL (MIN. 7,000 SF)
 - SF-8.4 SINGLE FAMILY RESIDENTIAL (MIN. 8,400 SF)
 - SF-10 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
 - SF-16 SINGLE FAMILY RESIDENTIAL (MIN. 16,000 SF)
 - ZL-5 ZERO LOT LINE SINGLE FAMILY RESIDENTIAL DISTRICT
 - 2F TWO FAMILY (DUPLEX) RESIDENTIAL
 - MF-14 MEDIUM DENSITY / MULTI FAMILY
 - R-O RESIDENTIAL OFFICE DISTRICT
 - NS NEIGHBORHOOD SERVICE
 - GR GENERAL RETAIL
 - C COMMERCIAL
 - DT DOWNTOWN
 - CBD CENTRAL BUSINESS DISTRICT
 - HC HEAVY COMMERCIAL
 - R-T RESEARCH TECHNOLOGY DISTRICT
 - LI LIGHT INDUSTRIAL
 - HI HEAVY INDUSTRIAL
 - PD PLANNED DEVELOPMENT
 - HO OLD TOWN ROCKWALL HISTORICAL DISTRICT
 - NPO NEIGHBORHOOD PRESERVATION OVERLAY DISTRICT
 - SRO SOUTHSIDE OVERLAY DISTRICT
 - 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
 - SH 205 BY-OV SH 205 BY-PASS OVERLAY DISTRICT
 - N-SH 205 OV NORTH SH 205 OVERLAY DISTRICT
 - E-SH66 OV EAST SH66 OVERLAY DISTRICT
 - FM 549 OV FM 549 OVERLAY DISTRICT
 - SH 276 OV SH 276 OVERLAY DISTRICT
 - NG OV NORTH GOLIAD OVERLAY DISTRICT
 - TL OV LAKE RAY HUBBARD TAKELINE OVERLAY DISTRICT



"The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and/or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of combined information. All information is provided 'As Is' with no warranty being made, either expressed or implied."

DECEMBER 3, 2007

0 500 1,000 2,000 3,000 4,000 Feet

ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING
GEOGRAPHIC INFORMATION SYSTEMS
305 S. GOLIAD ST. ROCKWALL, TEXAS 75087
SUBMIT COMMENTS & CORRECTIONS TO PH: 972-771-7745
OR EMAIL: GISGroup@rockwall.com

MAP PROJECTION: TEXAS STATE PLANE, 4202 NORTH CENTRAL ZONE (NAD 1983, US SURVEY FEET)

SPECIAL USE PERMITS (SUPs)

SUP	ORDINANCE	USERS
501	1991-02-23	RECREATION CENTER
502	1991-02-23	DAY CARE CENTER
503	1991-02-23	RECREATION AREAS WITH CAMBRIAGE CO. PROPERTY
504	1991-02-23	HOME OCCUPATION OF SELLING HAMBURGERS (BOOTS BURGERS)
505	1991-02-23	AUTO LAUNDRY
506	1991-02-23	REPAIR TREATMENT PLANT
507	1991-02-23	CONCRETE BATHING PLANT
508	1991-02-23	DAYCARE CENTER (CHILD DEVELOPMENT)
509	1991-02-23	PRIVATE CLUB (CLUBS)
510	1991-02-23	RECREATION CENTER
511	1991-02-23	RECREATION CENTER
512	1991-02-23	RECREATION CENTER
513	1991-02-23	ACCESSORY BUILDING WITH HEIGHT RESTRICTION
514	1991-02-23	RECREATION CENTER WITH HEIGHT RESTRICTION
515	1991-02-23	RECREATION CENTER WITH HEIGHT RESTRICTION
516	1991-02-23	RECREATION CENTER WITH HEIGHT RESTRICTION
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549	1991-02-23	RECREATION CENTER WITH HEIGHT RESTRICTION
550	1991-02-23	RECREATION CENTER WITH HEIGHT RESTRICTION



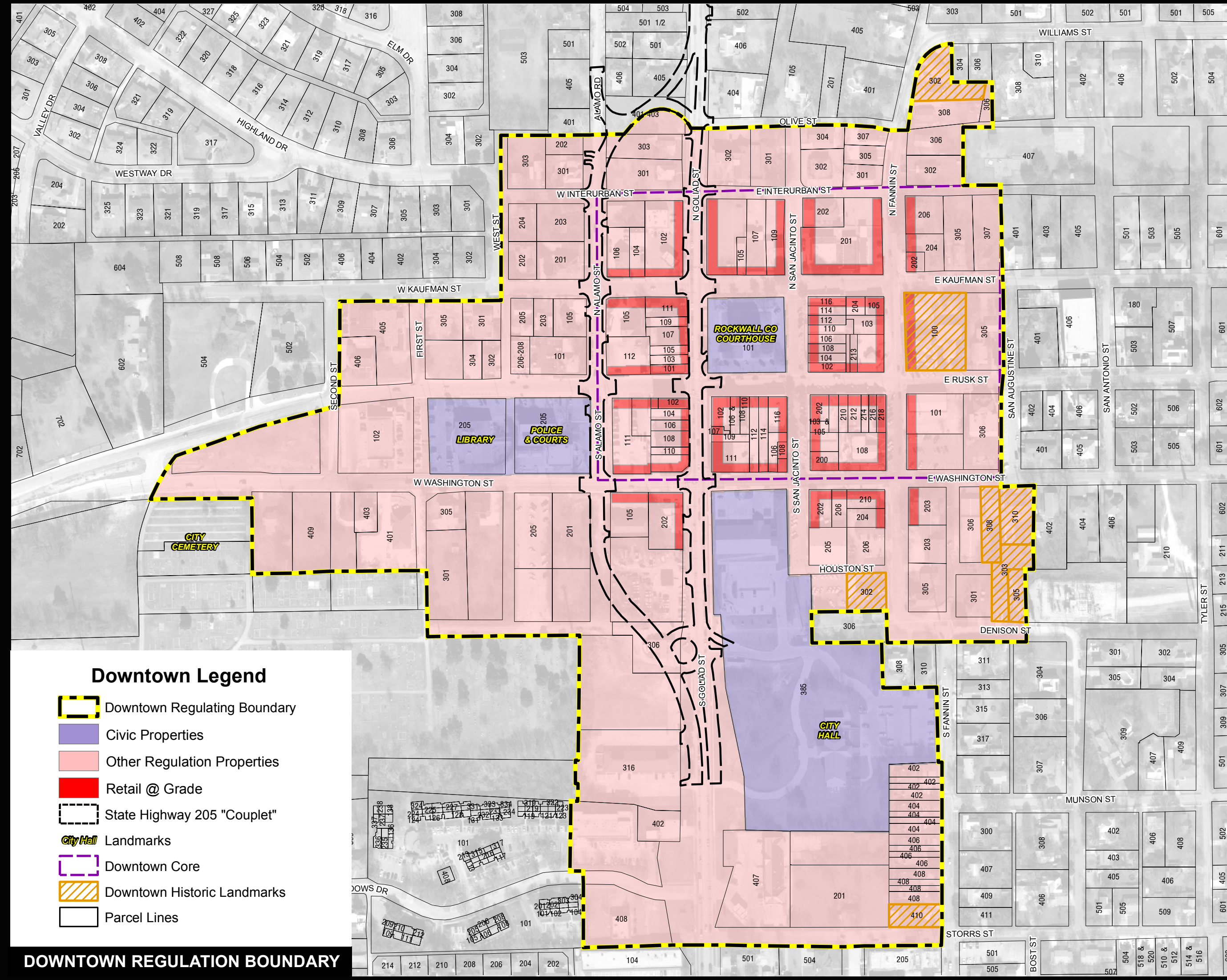
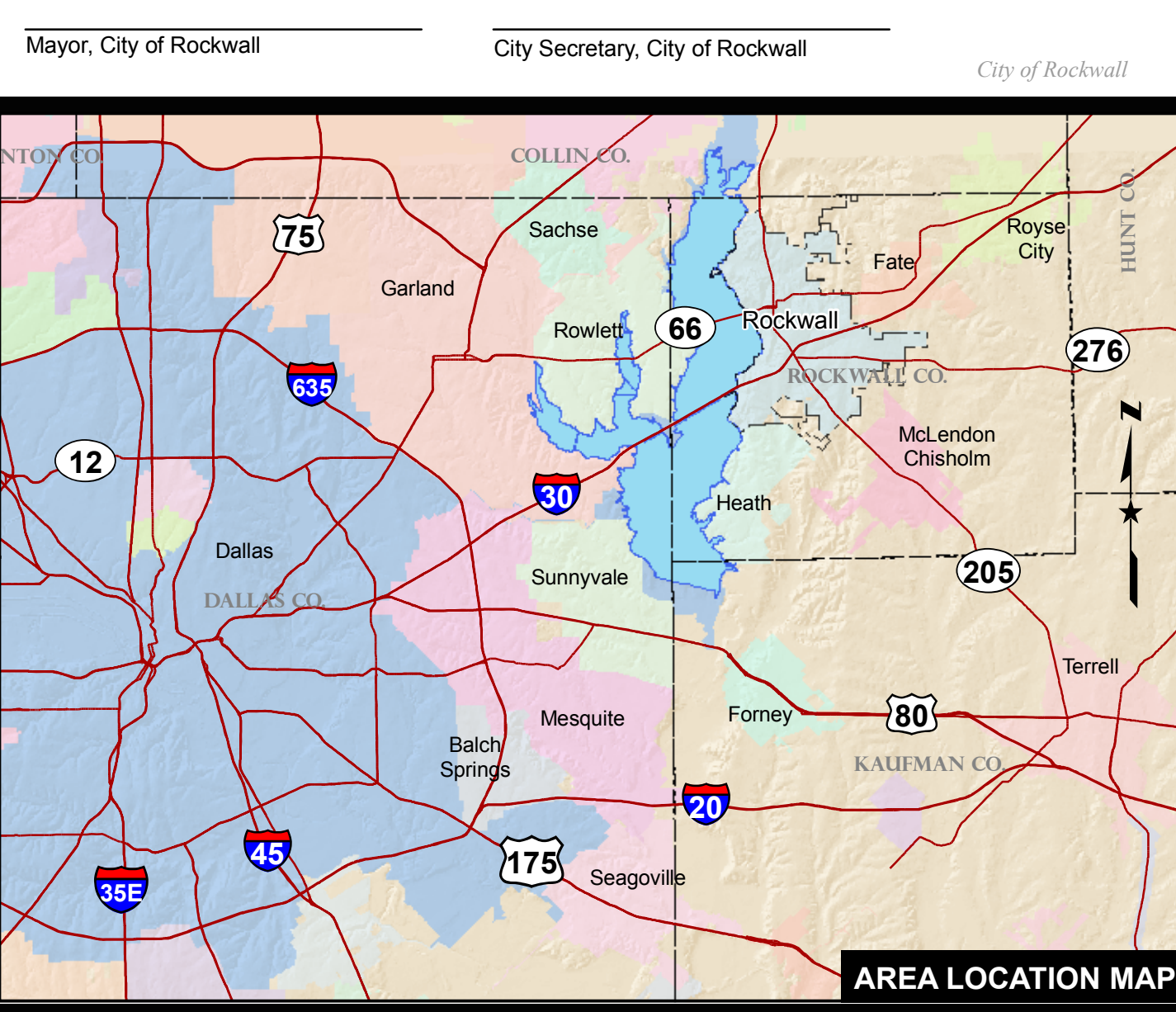
ZONING MAP CERTIFICATION

UPDATED 12/3/2007

This is to certify that this is the Official Zoning Map referred to in ARTICLE III of the City of Rockwall, Texas Zoning Ordinance, No. 04-38, together with the date of adoption of this Resolution No. 07-26. WITNESS OUR HANDS, this 3rd day of December, 2007.

OFFICIAL SIGNATURES ON FILE IN CITY SECRETARY'S OFFICE

Mayor, City of Rockwall City Secretary, City of Rockwall City of Rockwall



PLANNED DEVELOPMENTS

PD NO.	APPLICABLE ORDINANCE(S)	PERMITTED USE(S)
1	72-2, 83-21, 05-49	GR, MULTI-FAMILY OFFICE, MIXED USE PER ORD. 02-49, ETC.
2	72-2, 73-3, 80-13, 84-53, 01-08, 88-28, 96-6	LANDSCAPE ARCHITECTURE, OFFICE, CLUSTER & ZERO LOT LINE HOMES, ETC.
3	73-2, 77-18A, 80-33, 84-59, 89-23, 88-39, 86-61, 89-4, 89-23	THE SHORES; VARIOUS SF DETACHED RESIDENTIAL, SHORES PRIVATE CLUB, ETC.
4	73-3, 87-23, 88-11, 89-23, 00-38	NEIGHBORHOOD SERVICE, OFFICE, EXCEPT RECEPTIONS, CONCEPTION, ETC.
5	80-55	DETACHED RESIDENTIAL, TOWNHOUSE, HOMES, ETC.
6	DOES NOT EXIST	
7	74-17, 80-28, 91-11	NS, SF, TOWNHOUSES; WATER RECREATION HOTEL, MARINA, OTHER COMMERCIAL USES, ETC.
8	73-48, 84-4, 84-16, 84-19, 85-43, 88-4, 86-84, 88-87, 87-48, 87-1, 88-4, 00-18, 91-45, 92-11, 01-58, 04-37	CHANDLERS LANDING; DETACHED RESIDENTIAL, TOWNHOUSE, MF RESIDENTIAL, ETC.
9	73-59, 86-55, 87-30, 88-13, 88-21, 88-21, 91-13, 01-43, 04-32	SE, GR, OFFICE/WAREHOUSE AND "D" DISTRICT (ALSO REFERENCE ORD. 83-23, COMP. ZONING ORD.)
10	74-32, 89-3, 00-08, 04-25, 04-40	TOWNHOUSE, MF RESIDENTIAL, SF RESIDENTIAL, COMMERCIAL, OPEN SPACE RIGHTS, ETC.
11	82-33, 82-33, 04-18	"D" USES AS DEFINED IN SPECIAL STANDARDS, ETC.
12	81-15, 84-3, 84-11	SINGLE FAMILY DETACHED RESIDENTIAL, SPECIAL STANDARDS, ETC.
13	82-33, 82-33, 04-18	"D" USES PER ORDINANCE, SPECIAL STANDARDS, ETC.
14	82-33, 82-33, 04-18	COMMERCIAL, LIGHT INDUSTRIAL
15	82-33, 82-33, 04-18	CONDOMINIUM WITH MAXIMUM MAX. DENSITY HEIGHT STDS, ETC.
16	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
17	82-33, 82-33, 04-18	SINGLE FAMILY DETACHED RESIDENTIAL, 40% BLDG COVERAGE, ETC.
18	82-33, 82-33, 04-18	ZERO LOT LINE HOMES, TOWNHOUSE, ROCKWALL ASSISTED LIVING (C) & (D) (SF-10, 140 VISTA)
19	82-33, 82-33, 04-18	COMMERCIAL AT 15' MAX HEIGHT, ZERO LOT LINE
20	82-33, 82-33, 04-18	ZERO LOT LINE RESIDENTIAL
21	82-33, 82-33, 04-18	CONDOMINIUM, HOTEL & CONFERENCE CENTER, RESTAURANT, COMMERCIAL, GR, BLDG DOCK, ETC.
22	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
23	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
24	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
25	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
26	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
27	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
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31	82-33, 82-33, 04-18	REZONED TO "D" VIA ORDINANCE 88-42
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