



City of Rockwall

OFFICIAL ZONING MAP

- Map Legend**
- Schools
 - Key Places
 - Freeways
 - Streets
 - John King Blvd / 205 by-pass Route
 - Historic Landmark Properties
 - Railroad
 - Streams
 - Ponds
 - Parcel
 - City Limits
 - County Boundary

ZONING LEGEND

- CEM CEMETERY (NON-ZONED)
- SUP SPECIAL USE PERMIT
- AG AGRICULTURAL
- SF-EA 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 (DUPLIX) 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
- RT 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 GOULAD 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 contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied."

MARCH 2, 2009
0 375 750 1500 2250 3000 Feet
ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING
GEOGRAPHIC INFORMATION SYSTEMS
385 S. GOULAD ST. ROCKWALL, TEXAS 75087
SUBMIT COMMENTS & CORRECTIONS TO PH: 972-771-7745
OR EMAIL: GIS@CITYOFROCKWALL.COM

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

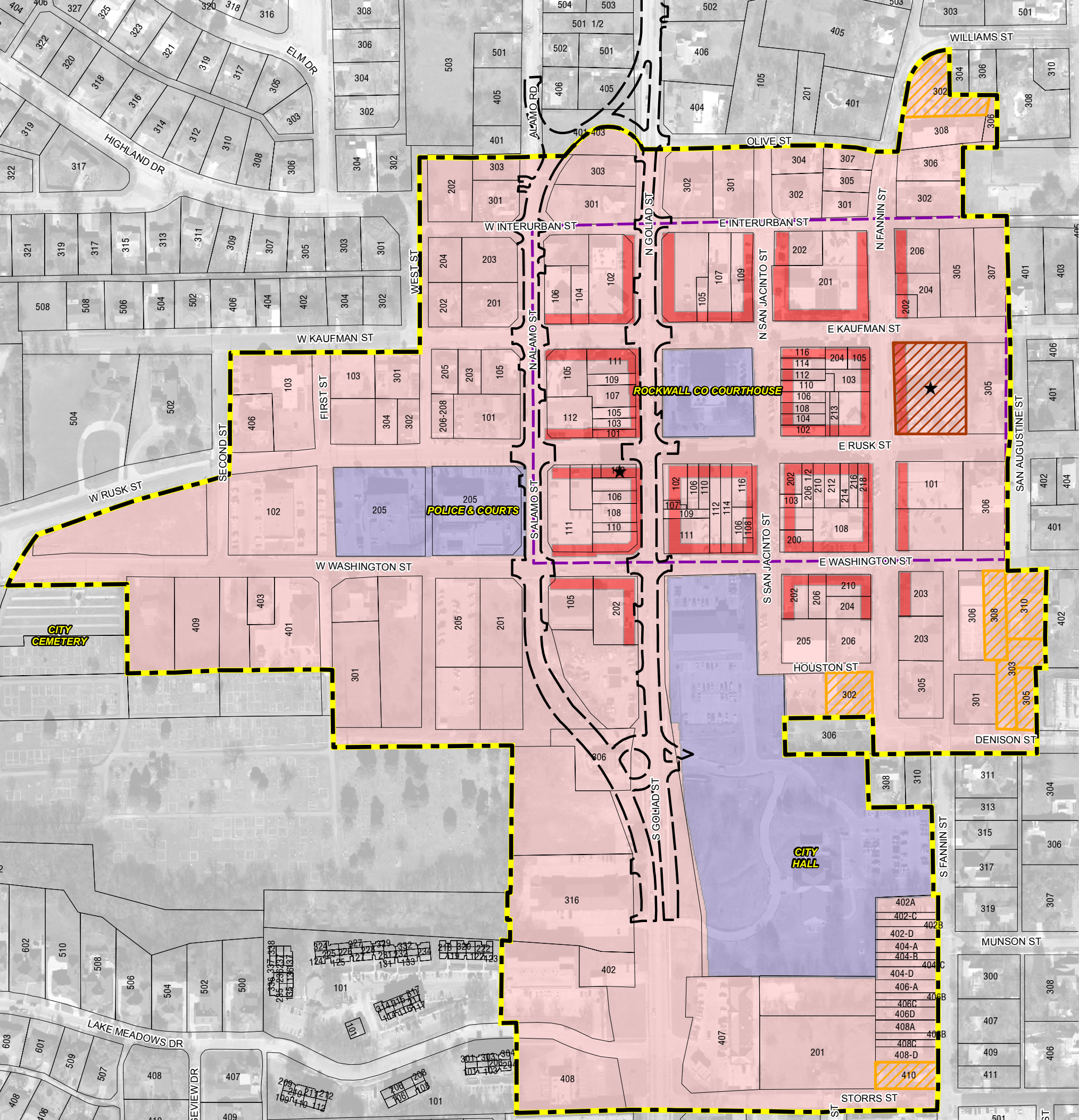
ZONING MAP CERTIFICATION
UPDATED: MARCH 2, 2009
This is to certify that this is the Official Zoning Map referred to in ARTICLE III of the City of Rockwall, Texas Zoning Ordinance, No. 04-38, together with the date of adoption of this Resolution No. 09-09. WITNESS OUR HANDS, this 2 day of March, 2009.

OFFICIAL SIGNATURES ON FILE IN CITY SECRETARY OFFICE
Mayor, City of Rockwall
City Secretary, City of Rockwall

- Downtown Legend**
- Downtown Regulating Boundary
 - Civic Properties
 - Other Regulation Properties
 - Retail @ Grade
 - State Highway 205 "Couplet"
 - Landmarks
 - Downtown Core
 - Parcel Lines
 - Downtown Historic District Properties
 - Downtown Historic Landmarks

- Historic Landmark Properties**
- 925 North Goliad St.
 - 100 Rusk St.
 - 506 Barnes St.
 - 912 North Goliad St.
 - 902 North Goliad St.
 - 908 North Goliad St.
 - 102 South Goliad St.
 - 109 St. Marys St.

AERIAL IMAGERY
Altitude of Camera 400' above mean terrain
Capture: 1st Jan 2007
Coordinate System: Texas State Plane, North Central Zone
Horizontal Datum: NAD 83
Units: US Survey Feet



PD NO.	APPLICABLE ORDINANCE(S)	PERMITTED USE(S)	SUP. ORDINANCE	USES
1	72-2, 73-3, 80-10, 81-10, 82-28, 86-6	DR. MULTI-FAMILY OFFICE, MIXED USE PER ORD. 82-46, ETC.	301	MUNICIPAL AIRPORT
2	73-2, 73-3, 80-10, 81-10, 82-28, 86-6	LAND USE VARIANCE, LOT COVER, SETBACK, ZERO LOT LINE HOMES, ETC.	302	DAY CARE CENTER
3	73-2, 73-3, 80-10, 81-10, 82-28, 86-6	THE SHORES, VARIOUS SF DETACHED RESIDENTIAL, SHORES PRIVATE CLUB, ETC.	303	RECREATIONAL AREAS WITHIN CAMBRIDGE CO. PROPERTY
4	73-3, 82-28	NEIGHBORHOOD SERVICE, CLIENTS RESTORATION CONCESSIONS, ETC.	304	HOME OCCUPATION OF SELLING HAMBURGERS (BOOTS BURGERS)
5	73-31, 87-23, 88-11, 90-25, 90-28	SF DETACHED RESIDENTIAL, CLUSTER HOMES, ETC.	305	MVA WAREHOUSE
6	82-28 (2011 REVIEW)	NS, SF, TOWNHOUSES, WATER RECREATION, HOTEL, MARINA, OTHER COMMERCIAL, USES, ETC.	306	SEWAGE TREATMENT PLANT
7	73-48, 84-4, 84-16, 84-19, 85-4, 86-4, 86-4, 86-8, 87-45, 88-17, 88-51, 88-58, 89-43, 89-59, 89-61, 89-61, 89-61, 89-61, 89-61	CHANDLERS LANDING SF DETACHED RESIDENTIAL, TOWNHOUSE, MF RESIDENTIAL, ETC.	307	COMMERCIAL TEACHING CENTER
8	73-49, 88-56, 87-30, 88-13, 88-20, 88-17, 81-43, 84-02	SF, GR, OFFICE/WAREHOUSE, AND "OF" DISTRICT (ALSO REFERENCE ORD. 83-23, COMP. ZONING ORD.)	308	DAY-CARE CENTER (302 E BOYDSTON)
9	81-5, 84-43, 84-41	TOWNHOUSE, MF RESIDENTIAL, SF RESIDENTIAL, COMMERCIAL, OPEN SPACE, RESTS, ETC.	309	PRIVATE CLUB (BEARJAYS)
10	73-52, 80-13, 81-10, 81-43, 84-02	SF DETACHED RESIDENTIAL, SPECIAL STANDARDS, ETC.	310	ACCESSORY BUILDING +15FT HEIGHT (1135 BEAR CLAW)
11	80-14, 80-48	SINGLE FAMILY DETACHED RESIDENTIAL, SPECIAL STANDARDS, ETC.	311	DETACHED GARAGE EXCEEDING MAX HEIGHT & SIZE (27'6" X 75'4")
12	81-5, 84-43, 84-41	SF DETACHED RESIDENTIAL, DUPLEX, TOWNHOUSE, YEAR CLASSROOM	312	ACCESSORY BUILDING +15 FT. HORSE BATH (206 S POND)
13	82-2, 85-40	COMMERCIAL LIGHT INDUSTRIAL	313	DETACHED GARAGE +15FT & 300SF W/ HARBOR PLANK SIDING (12 CRESTVIEW CIR)
14	82-2, 85-40	CONDOMINIUM WITH MASONRY MAX DENSITY/HEIGHT STDS, ETC.	314	DETACHED GARAGE EXCEEDING MAX HEIGHT & SIZE (27'6" X 75'4")
15	82-2, 85-40	REZONED TO "R" VIA ORDINANCE 82-24	315	ACCESSORY BUILDING +15 FT. HORSE BATH (206 S POND)
16	82-2, 85-40, 82-46	SINGLE FAMILY DETACHED RESIDENTIAL, 40% BULK COVERAGE, ETC.	316	TEMPORARY PORTABLE BEVERAGE FACILITY (907 S GOLIAD) SEE S-35 BELOW
17	82-2, 85-40, 82-46	FERD LOT LINE HOMES, TOWNHOUSE, ROCKWALL ADJUSTED LIVING "OF" & "ORP", SF-10 (LADO VISTA)	317	REPAIR GARAGE, MINOR STANDBY ALONE LUBE CENTER @ (HORIZON VILLAGE)
18	82-2, 85-40, 82-46	CONDOMINIUMS AT 15 UNIT/SUBJECT, ZERO LOT LINE	318	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
19	82-2, 85-40, 82-46	FERD LOT LINE RESIDENTIAL	319	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
20	82-2, 85-40, 82-46	CONDOMINIUMS WITH MASONRY MAX DENSITY/HEIGHT STDS, ETC.	320	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
21	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	321	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
22	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	322	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
23	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	323	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
24	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	324	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
25	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	325	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
26	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	326	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
27	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	327	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
28	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	328	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
29	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	329	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
30	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	330	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
31	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	331	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
32	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	332	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
33	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	333	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
34	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	334	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
35	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	335	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
36	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	336	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
37	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	337	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
38	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	338	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
39	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	339	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
40	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	340	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
41	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	341	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
42	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	342	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
43	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	343	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
44	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	344	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
45	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	345	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
46	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	346	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
47	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	347	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
48	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	348	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
49	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	349	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
50	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	350	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
51	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	351	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
52	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	352	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
53	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	353	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
54	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	354	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
55	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	355	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
56	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	356	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
57	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	357	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
58	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	358	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
59	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	359	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
60	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	360	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
61	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	361	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
62	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	362	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
63	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	363	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
64	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	364	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
65	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	365	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
66	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	366	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
67	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	367	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
68	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	368	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
69	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	369	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
70	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	370	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
71	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	371	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
72	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	372	ACCESSORY BUILDING (2055 ROLLING MEADOWS)
73	82-2, 85-40, 82-46	REZONED TO "C" VIA ORDINANCE 82-24	373	ACCESSORY BUILDING (2055 ROLLING MEADOWS)

