

OFFICIAL
ZONING
ORDINANCE
CITY of ROCKWALL, TEXAS

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 72-2

AN ORDINANCE AMENDING, IN ITS ENTIRETY, THE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS PASSED AND APPROVED ON JANUARY 17, 1957, TOGETHER WITH ALL AMENDMENTS THERETO, AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; REGULATING WITHIN SUCH DISTRICTS THE HEIGHT OF BUILDINGS AND STRUCTURES, SIZE OF YARDS, COURTS AND OPEN SPACES, HEIGHT, BULK AND USE OF BUILDINGS AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; PROVIDING FOR THE INCLUSION OF NEW AND UNLISTED USES; PROVIDING FOR SPECIFIC USE PERMITS; SPECIFYING THE MINIMUM REQUIREMENTS FOR OFFSTREET PARKING OF VEHICLES; AND ADOPTING OTHER PERFORMANCE STANDARDS RELATING TO THE DEVELOPMENT AND USE OF PROPERTY WITHIN THE CITY; ADOPTING A ZONING DISTRICT MAP AND MAKING IT A PART OF THIS ORDINANCE, TOGETHER WITH ALL SYMBOLS, MARKINGS AND TABLES APPEARING ON SAID MAP OR IN THE ORDINANCE; CREATING A BOARD OF ADJUSTMENT AND DEFINING ITS POWERS AND DUTIES; PROVIDING A PENALTY FOR VIOLATION NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR NON-CONFORMING USES AND A METHOD FOR DISCONTINUING THE SAME; DEFINING CERTAIN TERMS; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE 3rd DAY OF January, 1972.


MAYOR

DULY RECORDED:


CITY SECRETARY

ORDINANCE NO. _____

AN ORDINANCE AMENDING, IN ITS ENTIRETY, THE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS PASSED AND APPROVED ON JANUARY 17, 1957, TOGETHER WITH ALL AMENDMENTS THERETO, AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; REGULATING WITHIN SUCH DISTRICTS THE HEIGHT OF BUILDINGS AND STRUCTURES, SIZE OF YARDS, COURTS AND OPEN SPACES, HEIGHT, BULK AND USE OF BUILDINGS AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; PROVIDING FOR THE INCLUSION OF NEW AND UNLISTED USES; PROVIDING FOR SPECIFIC USE PERMITS; SPECIFYING THE MINIMUM REQUIREMENTS FOR OFFSTREET PARKING OF VEHICLES; AND ADOPTING OTHER PERFORMANCE STANDARDS RELATING TO THE DEVELOPMENT AND USE OF PROPERTY WITHIN THE CITY; ADOPTING A ZONING DISTRICT MAP AND MAKING IT A PART OF THIS ORDINANCE, TOGETHER WITH ALL SYMBOLS, MARKINGS AND TABLES APPEARING ON SAID MAP OR IN THE ORDINANCE; CREATING A BOARD OF ADJUSTMENT AND DEFINING ITS POWERS AND DUTIES; PROVIDING A PENALTY FOR VIOLATION NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR NON-CONFORMING USES AND A METHOD FOR DISCONTINUING THE SAME; DEFINING CERTAIN TERMS; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the State law with reference to the adopting of a comprehensive zoning ordinance and amendments to the same, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a fair and full hearing to all the property owners generally and to the persons interested in the zoning regulations to be adopted by the City, the governing body of the City of Rockwall is of the opinion that a new Comprehensive Zoning Ordinance should be adopted, together with a new Comprehensive Zoning Map, in the exercise of its legislative discretion; now, therefore,

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

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SECTION 1
ENACTING CLAUSE

1-100 That the Comprehensive Zoning Ordinance of the City of Rockwall, Rockwall County, Texas, as passed and approved on the 17th day of January, 1957, together with all amendments thereto is hereby amended in its entirety to read as follows:

SECTION 2
PURPOSE

2-100 The Zoning Regulations and Districts as herein established have been made in accordance with a Comprehensive Plan for the purpose of promoting the health, safety, morals, and general welfare of the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City consistent with a Comprehensive Plan.

SECTION 3
ZONING DISTRICTS ESTABLISHED

3-100 THE CITY OF ROCKWALL, TEXAS, IS HEREBY DIVIDED INTO EIGHTEEN (18) ZONING DISTRICTS, THE USE, HEIGHT AND AREA REGULATIONS AS SET-OUT HEREIN ARE UNIFORM IN EACH DISTRICT. THE EIGHTEEN DISTRICTS ESTABLISHED HEREIN SHALL BE KNOWN AS:

<u>Abbreviated Designation</u>	<u>Zoning District Name</u>
A	Agricultural District
SF-1	One-Family Dwelling District
SF-2	One-Family Dwelling District
SF-3	One-Family Dwelling District
SF-4	One-Family Dwelling District
2F	Two-Family Dwelling District
MF-1	Multiple-Family Dwelling District-1
MF-2	Multiple-Family Dwelling District -2
P	Parking District
O	Office District
NS	Neighborhood Service District
GR	General Retail District
CA	Central Area District
C	Commercial District

LI	Light Industrial District
HI	Heavy Industrial District
WR	Water Recreation District
PD	Planned Development District

SECTION 4
ZONING DISTRICT MAP

- 4-100 THE BOUNDARIES OF THE ZONING DISTRICTS SET-OUT HEREIN ARE DELINEATED UPON THE ZONING DISTRICT MAP OF THE CITY OF ROCKWALL, SAID MAP BEING A PART OF THIS ORDINANCE AS FULLY AS IF THE SAME WERE SET FORTH HEREIN IN DETAIL.
- 4-101 Two original, official and identical copies of the Zoning District Maps are hereby adopted bearing the signature of the Mayor and the attestation of the City Secretary and shall be filed and maintained as follows:
- a. One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.
 - b. One copy shall be filed with the Building Inspector and shall be maintained up to date by posting thereon all changes and subsequent amendments for observation in issuing Building Permits, Certificates of Compliance and Occupancy and enforcing the Zoning Ordinance.
 - c. Reproductions for information purposes may from time-to-time be made of the official Zoning District Maps.

SECTION 5
ZONING DISTRICT BOUNDARIES

- 5-100 THE DISTRICT BOUNDARY LINES SHOWN ON THE ZONING DISTRICT MAPS ARE USUALLY ALONG STREETS, ALLEYS, PROPERTY LINES OR EXTENSIONS THEREOF. WHERE UNCERTAINTY EXISTS AS TO THE BOUNDARIES OF DISTRICTS AS SHOWN ON THE OFFICIAL ZONING MAPS, THE FOLLOWING RULES SHALL APPLY.
- 5-101 Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- 5-102 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- 5-103 Boundaries indicated as approximately following city limits shall be construed as following city limits.
- 5-104 Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines.

- 5-105 Boundaries indicated as following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such centerlines.
- 5-106 Boundaries indicated as parallel to or extensions of features indicated in 5-101 through 5-105 above shall be so construed. Distances not specifically indicated on the original zoning maps shall be determined by the scale of the map.
- 5-107 Whenever any street, alley or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Zoning District line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or way and all area so involved shall then and henceforth be subject to all regulations of the extended districts.
- 5-108 Where physical features on the ground are at variance with information shown on the official Zoning District Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of subsections 5-101 through 5-107, the property shall be considered as Classified "A" Agricultural District temporarily in the same manner as provided for newly annexed territory and the issuance of a building permit and the determination of permanent zoning shall be in accordance with the provisions provided in Section 6 for temporarily zoned areas.

SECTION 6

TEMPORARY ZONING - ANNEXED TERRITORY

- 6-100 ALL TERRITORY HEREAFTER ANNEXED TO THE CITY OF ROCKWALL SHALL BE TEMPORARILY CLASSIFIED AS "A", AGRICULTURAL DISTRICT, UNTIL PERMANENT ZONING IS ESTABLISHED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL. THE PROCEDURE FOR ESTABLISHING PERMANENT ZONING ANNEXED TERRITORY SHALL CONFORM TO THE PROCEDURE ESTABLISHED BY LAW FOR THE ADOPTION OF ORIGINAL ZONING REGULATIONS.
- 6-101 In an area temporarily classified as "A", Agricultural District:
- a. No person shall erect, construct or proceed or continue with the erection or construction of any building or structure or add to any building or structure or cause the same to be done in any newly annexed territory to the City of Rockwall without first applying for and obtaining a building permit or certificate of occupancy therefore from the Building Inspector or the City Council as may be required herein.
 - b. No permit for the construction of a building or use of land shall be issued by the Building Inspector other than a permit which will allow the construction of a building permitted in the "A", Agricultural District, unless and until such territory has been classified in a Zoning District other than the "A",

Agricultural District, by the City Council in the manner provided by law except as provided in 6-101 c following.

- c. An application for a permit for any other use than that specified in Paragraph (b) above shall be made to the Building Inspector of the City of Rockwall and by him referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The Planning and Zoning Commission in making its recommendation to the City Council concerning any such permit shall take into consideration the appropriate land use for the area and the Comprehensive Land Use Plan for the City of Rockwall. The City Council after receiving and reviewing the recommendations of the Planning and Zoning Commission may by majority vote authorize the issuance of a Building Permit or Certificate of Occupancy or may disapprove the application.

SECTION 7

COMPLIANCE REQUIRED

7-100 ALL LAND, BUILDINGS OR STRUCTURES LOCATED WITHIN THE CITY OF ROCKWALL, TEXAS, WHICH ARE HEREAFTER OCCUPIED, USED, ERECTED, ALTERED OR CONVERTED SHALL BE USED, PLACED AND ERECTED IN CONFORMANCE WITH THE ZONING REGULATIONS PRESCRIBED FOR THE ZONING DISTRICT IN WHICH SUCH LAND OR BUILDING IS LOCATED EXCEPT AS HEREINAFTER PROVIDED:

SECTION 8

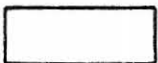
USE OF LAND AND BUILDINGS

8-100 LAND AND BUILDINGS IN EACH OF THE FOLLOWING CLASSIFIED DISTRICTS MAY BE USED FOR ANY OF THE FOLLOWING LISTED USES BUT NO LAND SHALL HEREAFTER BE USED, AND NO BUILDING OR STRUCTURE SHALL HEREAFTER BE ERECTED, ALTERED OR CONVERTED WHICH IS ARRANGED OR DESIGNED OR USED FOR OTHER THAN THOSE USES SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED AS SET FORTH BY THE FOLLOWING SCHEDULE:

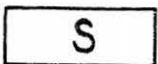
LEGEND



Designates use permitted in district indicated.



Designates use prohibited in district indicated.



Indicates use may be approved as Specific Use Permit (See Section 12)

Note: Symbols applicable to following Use Schedule Charts 8-101 through 8-108.

SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	O	HS	GR	C	CA	LI	HI	WR	PD
	AGRICULTURAL	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT
8-101 PRIMARY RESIDENTIAL USES																		
One-Family Dwelling Detached																		
One-Family Dwelling Attached (1)																		
Two-Family Dwelling																		
Multiple-Family or Apartment Building																		
Community Unit Development (2)	S	S	S	S	S	S												
Boarding House																		
Rooming House																		
Trailer Camp or Mobile Home Park												S	S	S			S	
8-102 SPECIAL USES																		
Airport, Heliport or Landing Field	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Church and Rectory																		
College, University or Private School (3)	S	S	S	S	S	S												
Country Club (private) with Golf Course	S	S	S	S	S	S												
Convent or Monastery	S	S	S	S	S	S												
Day Camp (4)	S	S	S	S	S	S				S								
Day Nursery or Kindergarten Schools (5)	S	S	S	S	S	S				S								
Fairgrounds or Exhibition Area																		
Farm, Ranch, Garden or Orchard (6)																		
Fraternity, Sorority or Lodge or Civic Club	S	S	S	S	S	S	S											
Home for care of alcoholic, narcotic or psychiatric patients	S							S		S	S							
Hotel or Motel									S	S							S	

SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	O	NS	GR	C	CA	LI	HI	WR	PD
	AGRICULTURAL	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT
Hospital (general acute care) (7)	S	S	S	S	S	S												
Hospital (chronic care) (8)	S					S	S											
Institutions of Religious or Philanthropic Nature (9)	S	S	S	S	S	S												
Park, Playground or Community Center (Public)																		
Residence Home for Aged (10)	S	S	S	S	S	S												
Schools, Public or Parochial (11)																		
Tennis and/or Swim Club (12)		S	S	S	S	S	S	S										
8-103 UTILITY AND SERVICE USES																		
Electrical Substation or Plant		S	S	S	S	S	S	S										S
Electrical Transmission Line																		
Fire Station																		
Gas Transmission Line and Metering Stations																		
Local Utility Distribution Lines																		
Radio & Television or Micro-Wave Towers	S	S	S	S	S	S	S	S	S	S	S							
Sewage Pumping Station																		
Sewage Treatment Plant	S	S	S	S	S	S	S	S	S	S	S	S	S				S	S
Railroad Tracks & Right-of-Way (13)																		
Telephone Line & Exchange (14)																		
Water Reservoir, Water Pumping Station & Well																		
Water Treatment Plant		S	S	S	S	S	S	S	S	S	S							
Public or Private Utilities Unlisted and Storage Areas and shops																		

SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	D	HS	GR	C	CA	LI	HI	WR	PD
	AGRICULTURAL	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLINGS	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT
8-104 ACCESSORY AND INCIDENTAL USES																		
Accessory Buildings (15)																		
Farm Accessory Building																		
Sign, Special Development	Subject to Control of Building Inspector See 15-103																	
Home Occupations (16)																		
Off-Street Parking Incidental To Main Use																		
Private Club (17)									S	S	S						S	
Swimming Pool, (Private)																	S	
Servants, Watchmen or Caretaker Quarters																		
Community Center, Private (18)																		
Signs, Church Bulletin Boards (19)																		
Signs, Real Estate (20)																		
Field Offices, (Temporary) (21)	Subject to Control by Building Inspector See 14-103																	
8-105 SPECIAL RECREATIONAL USES																		
Boat Launching Ramp																		
Marina and Boat Repairs																	S	
Sailing and Boat Club																		
Waterside Public Park																		
Service Building for Recreational Uses																		
Recreational Concession																	S	
Fishing Barge or Similar Barge Use																	S	
Unlisted Boat or Barge Uses																	S	

SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	O	NS	GR	CA	CA	LI	HI	WR	PD
	AGRICULTURAL	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT
8-106 AUTOMOBILE TYPE USES																		
Commercial Auto Parking Lot																		
Truck Parking Lot																		
New or Used Car Lot (Open)																		
Auto Sales and Repair																		
Automobile Painting & Rebuilding																		
Auto Laundry											S							
Drag Strip or Commercial Racing														S	S			
Go-Cart Track														S	S			
Wrecking or Salvage Yard															S			
Used Auto Parts, Sales in Building																		
Gasoline Service Station																		
Tire Retreading & Capping																		
New Auto Accessory & Parts Sales Store																		
Seat Cover & Muffler Installation Shop																		
8-107 RETAIL & SERVICE TYPE USES																		
Antique Shop											S							
Bakery, Retail Sales (22)																		
Bowling Alley																		
Cafeteria										S								
Cleaning, Dyeing and Pressing Pick-up & Small Shops (23)																		
Custom Personal Service Shop (24)																		
Candy or Cake Shop																		

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SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	O	NS	GR	C	CA	LI	HI	WR	PD
	AGRICULTURAL	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT
Drapery Shop																		
Florist and Garden Shop																		
Greenhouse or Nursery For Retail Plant Sales (25)										S								
Handcraft Shop																		
Household Appliance Service and Repair Shop (26)																		
Laundry and Cleaning Self-Service Automatic (27)																		
Mimeograph, Stationery or Letter Shop																		
Mortuary and Funeral Parlor									S	S								
Offices, Professional and Administrative																		
Restaurant Without Drive-in Service																		
Restaurant With Drive-in Service																		
Retail Stores and Shops offering Goods for Sale (28)																		
Studio for Photographer, Musician or Artist																		
Studio for Radio or Television																		
8-108 COMMERCIAL & SERVICE USES																		
Bakery and Confectionary Commercial Wholesale Bottling Works																		
Billboard and Advertising Sign											S	S						
Business Signs and Pole Signs																	S	
Building Material Sales																		
Cabinet or Upholstery Shop																		
Cleaning and Dyeing Plant Commercial (29)																		
Cleaning Plant Carpet and Bays (With Special Equipment) (29)																		
Contractors Shop and Storage Yard																		

SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	O	NS	GR	C	CA	LI	HI	WR	PD
	AGRICULTURAL ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT
Commercial Amusements (Indoor)											S							
Commercial Amusements (Outdoor) (30)																		
Dance Hall, Public																		
Drive-In Theatre											S							
Engine and Motor Repairing																		
Feed Store																		
Heavy Machinery Sales and Storage																		
Job Printing																		
Laundry Plant (Commercial)																		
Milk Depot, Dairy or Ice Cream Plant																		
Newspaper Printing																		
Paint Shop (31)																		
Plumbing Shop																		
Railroad or Bus Passenger Station																		
Railroad Team Track, Freight Depot and Docks																		
Scientific and Research Laboratories																		
Storage and Repair of Furniture and Appliances Inside a Building																		
Storage and Sale of Furniture and Appliances outside a Building (32)																		
Storage Warehouse																		
Trailer Rental or Sales																		
Trade and Commercial Schools																		
Transfer Storage and Baggage Terminal																		
Veterinarian Clinic and Kennels																		

SCHEDULE OF USES	A	SF-1	SF-2	SF-3	SF-4	2F	MF-1	MF-2	P	O	NS	GR	C	CA	LI	HI	WR	PD	
	AGRICULTURAL	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	ONE-FAMILY DWELLING	TWO-FAMILY DWELLING	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING	PARKING	OFFICE	NEIGHBORHOOD SERVICE	GENERAL RETAIL	COMMERCIAL	CENTRAL AREA	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	WATER RECREATION	PLANNED DEVELOPMENT	
Wholesale Office and Sample Room																			
8-109 INDUSTRIAL USES																			
Light Manufacturing Processes (33)																			
Asphalt Paving Batching Plant																			
Temporary Plant by Resolution of City Council																			
Concrete Products Manufacture																			
Concrete Batching Plant																			
Temporary Plant by Resolution of City Council																			
Sand Gravel or Stone Extraction																			
Any Manufacturing, Industrial or Storage Process Not Prohibited by Law except those specifically mentioned in Section 8-201 (1) through (36)																			

8-110 CLASSIFICATION OF NEW AND UNLISTED USES

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Rockwall. In order to provide for such changes and contingencies a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- a. The Building Inspector shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
- b. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the Zoning District or Districts within which such use should be permitted.
- c. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate.

8-200 SPECIAL DEFINITIONS AND EXPLANATIONS NOTED IN USE REGULATIONS

8-201 The following definitions and explanatory notes supplement, restrict and define the meaning and intent of the use regulations as set forth in the Use Schedule and Provisions 8-101 through 8-110 inclusive.

1. One-Family Dwelling Attached - A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one (1) family.
2. Community Unit Development - An area of five (5) acres or more of unsubdivided land or the frontage on one side of a street between two intersecting streets planned as a single integral residential development which may contain variable types of housing with yard setback and open space standards differing from the district in which it is located but which observes the overall density standards set forth in such

district. Where the overall density standards are proposed to vary from those of the district in which the Community Unit Development is located, the development should be handled as a Planned Development District by an Amendment to the Zoning Ordinance.

3. College, University or Private School - An institution established for educational purposes and offering a curriculum similar to the public schools or an accredited college or university, but excluding trade and commercial schools.
4. Day Camp (private) - A recreational area, with or without buildings, where children engage in supervised training and recreation during daylight hours.
5. Day Nursery or Kindergarten School - An establishment where four (4) or more children are left for care or training during the day or portion thereof.
6. Farm, Ranch, Garden or Orchard - An area of three (3) acres or more which is used for growing of usual farm products, vegetables, fruits, trees and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by Ordinance or law.
7. Hospital (acute care) - An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State of Texas.
8. Hospital (chronic care) - An institution where those persons suffering from generally permanent types of illness, injury, deformity, deficiency or age are given care and treatment on a prolonged or permanent basis and which is licensed by the State of Texas.
9. Institutions of Religious or Philanthropic Nature - Institutions sponsored or operated by organizations established for religious or philanthropic purposes including orphans homes, aged homes, training and educational facilities meeting establishments and places of residence.
10. Residence Home for Aged - A home where elderly people are provided with lodging and meals with or without nursing care.
11. School, Public or Parochial - A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including private or trade or commercial schools.

12. Tennis or Swim Club - A private recreational club with restricted membership, usually of less area than a Country Club, but including a club house and swimming pool, tennis courts and similar recreational facilities, none of which are available to the general public.
13. Railroad Track and Right-of-Way, but not including railroad stations, sidings, team tracks, loading facilities, docks, yards or maintenance areas.
14. Telephone Line and Exchange, but not including public business facilities, storage or repair facilities.
15. Accessory Building - In a residence district, a subordinate building, attached or detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business.
16. Home Occupations - A home occupation is an occupation customarily carried on in the home by a member of the occupant's family, without the employment of additional persons, without the use of a sign to advertise the occupation, without offering any commodity or service for sale on the premises, without the use of equipment other than that customarily found in a household and which does not create obnoxious noise or other obnoxious conditions to abutting residential property such as odor, increased traffic, light or smoke.
17. Neighborhood Club (private) - Quarters for a private neighborhood organization made up of residents of a specific area and may include social and recreational facilities for members only.
18. Community Center (private) - A central social and recreational building as part of a housing project or community unit development.
19. Signs, Church and Schools - Name plates and bulletin boards for schools and churches, but not exceeding thirty (30) square feet in area and not of a flashing, intermittent, revolving or similar lighted type.
20. Signs, Real Estate - Temporary signs pertaining to the sale or rental of property not exceeding twenty (20) square feet in area and advertising property only for a use for which it is legally zoned.
21. Temporary Field Offices - Portable building or temporary building used as field office for a real estate development or construction project and subject to removal at direction of the Building Inspector.
22. Bakery, Retail - A place for preparing, baking and selling all products on the premises where prepared.

23. Cleaning, Small Plant or Shop - A custom cleaning shop not exceeding five thousand (5,000) square feet of floor area.
24. Custom personal service such as tailor, shoe repair, barber, beauty shop, health studio or travel consultant.
25. The display of plants offered for sale must be behind the front yard line established in the district in which the nursery or greenhouse is located.
26. Household Appliance Service and Repair, including radio and television, but not involving the use of equipment which generates noise, odor or electrical frequencies so as to interfere with the use and enjoyment of adjacent property.
27. Equipment in Self-Service Laundry and Dry Cleaning Establishment to be of similar size as customarily found in the home and of the customer self-service type and not a commercial laundry or cleaning plant.
28. Retail Stores and Shops offering all types of consumer goods for sale, but excluding the display and sale in the open outside a building, of new or used automobiles, heavy machinery, building materials, used appliances, furniture or salvage materials.
29. Sign, Advertising or Billboard - A display, panel or poster which advertises or promotes a commodity or service not offered for sale on the premises where such sign is located.
30. Sign, business - A panel, display or device which advertises or promotes commodities or services offered on the premises where such signs are located.
31. No direct exterior exhaust from cleaning plant permitted and dust must be controlled by either bag or filter and separator or precipitator so as to eliminate the exhausting of dust, odor, fumes or noise outside the plant.
32. Commercial Amusements - Outdoor, such as golf driving range, pitch and putt course, archery, miniature golf and similar outdoor activities but not including go-cart racing, drag strips or auto racing.
33. Paint Shop, but excluding all cooking or baking of varnish, paint or lacquer.
34. All exterior display of furniture, appliances or similar material must be behind the front yard line established in the district in which the use is located.
35. Light manufacturing processes which do not emit detectable dust, odor, smoke, gas or fumes beyond the bounding property lines of the lot or tract upon which the use is located and which do not generate noise or vibration at the boundary of the LI District which is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas and including, but not limited to such uses as:

- a. Woodworking and planing mill with dust and noise control
 - b. Textile manufacture with dust and odor control
 - c. Ceramic and pottery manufacture with dust, odor and fume control
 - d. Plastic products manufacture with dust and fume control
 - e. Paint, oil, shellac and lacquer manufacture when hoods and fume destructors are used in the cooking process.
 - f. Grain processing with hoods, dust and odor controls
 - g. Electroplating or battery making with acid, fume and odor controls
 - h. Manufacturing or industrial operations of any type which meet the general conditions set forth above and which are not offensive by the reason of the emission of noise, odor, smoke, gas, fumes, dust, glare or the creation of a hazard, but specifically excluding the uses listed in Paragraph 36 following.
36. Any manufacturing, industrial servicing or storage process not prohibited by law except the following uses may be located in the HI District upon approval by the City Council in accordance with the procedure established in Section 12.
- a. Animal slaughtering or chicken killing
 - b. Acid Manufacture
 - c. Ammonia Manufacture
 - d. Carbon Black Manufacture
 - e. Cement, lime, gypsum or plaster of paris manufacture
 - f. Chlorine Manufacture
 - g. Cotton Gin or Compress
 - h. Explosives storage or manufacture
 - i. Glue and fertilizer manufacture
 - j. Petroleum and petroleum products refining and manufacture
 - k. Petroleum tank farm
 - l. Petrochemical plant
 - m. Rendering Plant
 - n. Tanning, curing, treating or storage of skins or hides
 - o. Wrecking Yard or Salvage Yard
 - p. Any use which due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor or vibration or danger of explosion or fire is presently or in the future is determined a hazard and subject to special control.

8-300 PD, PLANNED DEVELOPMENT DISTRICT
USES PERMITTED:

8-301 The City Council of the City of Rockwall, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of the following types of Planned Development Districts:

- a. Shopping Center on tracts of three (3) acres or more
- b. Housing Development on tracts of three (3) acres or more or a Community Unit Development
- c. Industrial Parks or Districts on tracts of ten (10) acres or more
- d. Medical Center and Hospital
- e. Civic Center and Community Center
- f. Office Center
- g. Recreation Center
- h. A combination of any of the developments listed in a. to g.
- i. Transition Districts as an extension of an existing district whereby the provision of off-street parking, screening walls, open space and planting would create a protective transition between a lesser and more restrictive district.

8-302 In establishing a Planned Development District in accordance with this section, the City Council shall require a Comprehensive Site Plan of the development. Such Site Plan shall be approved and filed as part of the Ordinance prior to the issuance of any Building Permit in a Planned Development District. Such required plan and Ordinance shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property.

8-303 Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In approving the Planned Development District, the City Council may impose conditions relative to the standard of development and such conditions shall be complied with before a Certificate of Occupancy is issued for the use of the land or any structure which is part of the Planned Development District and such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.

SECTION 9

AREA REGULATIONS

9-100 EXCEPT AS HEREINAFTER PROVIDED, NO BUILDING OR STRUCTURE OR PART THEREOF SHALL BE ERECTED, ALTERED OR CONVERTED FOR ANY USE PERMITTED IN THE DISTRICT IN WHICH IT IS LOCATED UNLESS IT IS IN CONFORMITY WITH ALL THE MINIMUM REGULATIONS HEREIN SPECIFIED FOR LOT AREA, LOT WIDTH, LOT DEPTH, DWELLING UNIT AREA, LOT COVERAGE AND FRONT, SIDE AND REAR YARDS AND DWELLING AREA:

9-101 LOT AREA:

The minimum residential lot area for the various Districts shall be in accordance with the following schedule, except that a lot having less area than herein required which was an official "lot of record" prior to the adoption of this Ordinance may be used for a one-family dwelling and no lot existing at the time of passage of this Ordinance shall be reduced in area below the minimum requirements set forth herein:

9-102 IN THE FOLLOWING ZONING DISTRICTS THE MINIMUM LOT AREA FOR RESIDENTIAL USE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

(1) SCHEDULE MINIMUM LOT AREAS - RESIDENTIAL DISTRICTS IN SQUARE FEET

TYPE USE	AGRICULTURAL DISTRICT	SF-1 ONE-FAMILY DISTRICT	SF-2 ONE-FAMILY DISTRICT	SF-3 ONE-FAMILY DISTRICT	SF-4 ONE-FAMILY DWELLING	2F TWO-FAMILY DWELLING	MF-1 MULTIPLE-FAMILY DISTRICT	MF-2 MULTIPLE-FAMILY DWELLING	PD PLANNED DEVELOPMENT
ONE-FAMILY DWELLING DETACHED	1 ACRE	16,000	10,000	11,000	9,000	7,000	5,000	5,000	
ONE-FAMILY DWELLING ATTACHED						2,000	2,000	2,000	2,000
TWO-FAMILY DWELLING						7,000	7,000	7,000	6,000
MULTIPLE-FAMILY DWELLING ONE TO THREE STORIES							7,500 SQ. FT. FOR FIRST FOUR UNITS PLUS 1,500 SQ. FT. EACH ADDED UNIT		SAME AS MF-1
MULTIPLE-FAMILY DWELLING OVER THREE STORIES							10,000 sq. ft. for First 8 Units plus 250 sq. ft. each added unit		SAME AS MF-2

(2) SCHEDULE MINIMUM LOT AREAS - NON-RESIDENTIAL DISTRICTS IN SQUARE FEET

TYPE USE	P PARKING DISTRICT	O OFFICE DISTRICT	HS NEIGHBORHOOD SERVICE DISTRICT	GR GENERAL RETAIL DISTRICT	C COMMERCIAL DISTRICT	CA CENTRAL BUSINESS DISTRICT	LI LIGHT INDUSTRIAL DISTRICT	HI HEAVY INDUSTRIAL DISTRICT	WR WATER RECREATION	
ONE-FAMILY DWELLING DETACHED	7,000	6,000	6,000	6,000	6,000	6,000				
ONE-FAMILY DWELLING ATTACHED	2,000	2,000	2,000	2,000	2,000	2,000	2,000			
TWO-FAMILY DWELLING	7,000	7,000	7,000	7,000	7,000	7,000				
MULTIPLE-FAMILY DWELLING ONE TO THREE STORIES	7,000 SQ. FT. FOR FIRST FOUR UNITS PLUS 1,500 SQ. FT. FOR EACH ADDED UNIT								RESIDENTIAL USES NOT PERMITTED	RESIDENTIAL USES NOT PERMITTED
MULTIPLE-FAMILY DWELLING OVER THREE STORIES						10,000 SQ. FT. FOR FIRST 8 UNITS PLUS 250 SQ. FT. EACH ADDED UNIT				

9-200 LOT WIDTH:

The minimum lot width for lots in the various Districts used for residential purposes shall be in accordance with the following schedule, except that a lot having less width than herein required which was an official "lot of record" prior to the adoption of this Ordinance may be used as a one-family dwelling and no lot existing at the time of passage of this Ordinance shall be reduced in width below the minimum set forth herein:

9-201 IN THE FOLLOWING ZONING DISTRICTS THE MINIMUM LOT WIDTH FOR RESIDENTIAL USES SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

(1) SCHEDULE MINIMUM LOT WIDTHS - RESIDENTIAL DISTRICTS

TYPE USE	AGRICULTURAL DISTRICT A	SF-1 ONE-FAMILY DISTRICT	SF-2 ONE-FAMILY DISTRICT	SF-3 ONE-FAMILY DISTRICT	SF-4 ONE-FAMILY DISTRICT	2F TWO-FAMILY DISTRICT	MF-1 MULTIPLE-FAMILY DWELLINGS	MF-2 PLANNED DEVELOPMENT DISTRICT	PD PLANNED DEVELOPMENT
ONE-FAMILY DWELLING DETACHED	100	80	60	60	50	60	50	50	50
ONE-FAMILY DWELLING ATTACHED						20	20	20	20
TWO-FAMILY DWELLING						60	60	60	60
MULTIPLE-FAMILY DWELLING						60	70	70	

MINIMUM WIDTH OF LOT IN FEET

(2) SCHEDULE MINIMUM LOT WIDTHS - NON-RESIDENTIAL DISTRICTS

TYPE USE	P PARKING DISTRICT	O OFFICE DISTRICT	NS NEIGHBORHOOD SERVICE DISTRICT	GR GENERAL RETAIL DISTRICT	C COMMERCIAL DISTRICT	CA CENTRAL AREA DISTRICT	LI LIGHT INDUSTRIAL DISTRICT	HI HEAVY INDUSTRIAL DISTRICT	WR WATER RECREATION
ONE-FAMILY DWELLING DETACHED	50	50	50	50	50	50			
ONE-FAMILY DWELLING ATTACHED		20	20	20	20	20	20	NONE SPECIFIED	NONE SPECIFIED
TWO-FAMILY DWELLING	60	60	60	60	60	60			
MULTIPLE-FAMILY DWELLING	60	60	60	60	60	60	60		

MINIMUM WIDTH OF LOT IN FEET

9-300 LOT DEPTH:

The minimum lot depth for the various Districts shall be in accordance with the following schedule, except that a lot having less depth than herein required which was an official "lot of record" prior to the adoption of this ordinance may be used for a one-family dwelling and no lot existing at the time of passage of this Ordinance shall be reduced in depth below the minimum set forth herein:

9-301 IN THE FOLLOWING ZONING DISTRICTS THE MINIMUM LOT DEPTH FOR RESIDENTIAL USES SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

(1) SCHEDULE OF MINIMUM LOT DEPTH - RESIDENTIAL DISTRICTS

	A AGRICULTURAL DISTRICT	SF-1 ONE-FAMILY DISTRICT	SF-2 ONE-FAMILY DISTRICT	SF-3 ONE-FAMILY DISTRICT	SF-4 ONE-FAMILY DWELLING	2F TWO-FAMILY DWELLING	MF-1 MULTIPLE- FAMILY DWELLING	MF-2 MULTIPLE- FAMILY DWELLING	PD PLANNED DEVELOPMENT
MINIMUM DEPTH OF LOT IN FEET FOR RESIDENTIAL USES	150	100	100	100	100	100	120	120	100

MINIMUM DEPTH OF LOT IN FEET

(2) SCHEDULE OF MINIMUM LOT DEPTHS - NON-RESIDENTIAL DISTRICTS

	P PARKING DISTRICT	O OFFICE DISTRICT	NS NEIGHBORHOOD SERVICE DISTRICT	GR GENERAL RETAIL DISTRICT	C COMMERCIAL DISTRICT	CA CENTRAL AREA DISTRICT	LI LIGHT INDUSTRIAL DISTRICT	HI HEAVY INDUSTRIAL DISTRICT	WR WATER RECREATION
MINIMUM DEPTH OF LOT IN FEET FOR RESIDENTIAL USES	100	100	100	100	100	100	100	NONE	NONE

MINIMUM DEPTH OF LOT IN FEET

9-400 LOT COVERAGE AND FLOOR AREA RATIO:

The maximum percentage of any lot area which may hereafter be covered by the main building and all accessory buildings and the maximum ratio of floor area to the total area of the lot or tract on which a building is located shall not exceed the following schedule, except where an existing building at the effective date of this ordinance may have a greater percentage of a lot covered or a higher floor area ratio than herein prescribed, such building shall be considered a conforming use:

9-401 IN THE FOLLOWING ZONING DISTRICTS THE MAXIMUM BUILDING LOT COVERAGE AND FLOOR AREA RATIO SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

(1) SCHEDULE MAXIMUM BUILDING COVERAGE - RESIDENTIAL DISTRICTS

	A AGRICULTURAL DISTRICT	SF-1 ONE-FAMILY DISTRICT	SF-2 ONE-FAMILY DISTRICT	SF-3 ONE-FAMILY DISTRICT	SF-4 ONE-FAMILY DISTRICT	2F TWO-FAMILY DISTRICT	MF-1 MULTIPLE- FAMILY DWELLINGS	MF-2 MULTIPLE- FAMILY DWELLING	PD PLANNED DEVELOPMENT
MAXIMUM PERCENT OF LOT AREA WHICH MAY BE COVERED BY BUILDING	15	35	35	35	35	35	40	40	40

(2) SCHEDULE MAXIMUM COVERAGE & FAR - NON-RESIDENTIAL DISTRICTS

	P PARKING DISTRICT	O OFFICE DISTRICT	NS NEIGHBORHOOD SERVICE DISTRICT	GR GENERAL RETAIL DISTRICT	C COMMERCIAL DISTRICT	CA CENTRAL AREA DISTRICT	LI LIGHT INDUSTRIAL DISTRICT	HI HEAVY INDUSTRIAL DISTRICT	WR WATER RECREATION
MAXIMUM PERCENT OF LOT AREA WHICH MAY BE COVERED BY BUILDING IN RESIDENTIAL USE	40	40	40						NONE
MAXIMUM PERCENT OF LOT AREA WHICH MAY BE COVERED BY BUILDING IN NON-RESIDENTIAL USE	40	40	40	40					NONE
MAXIMUM FLOOR AREA - LOT AREA RATIO					2:1	10:1	1:1	1:2	NONE

9-500 FRONT YARD:

No building, structure or use shall hereafter be located, erected or altered so as to have a smaller front yard than hereinafter required:

9-501 IN THE FOLLOWING ZONING DISTRICTS THE MINIMUM REQUIRED FRONT YARD SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND NO BUILDING, STRUCTURE OR USE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED SO AS TO HAVE A SMALLER FRONT YARD THAN HEREINAFTER REQUIRED:

(1) SCHEDULE MINIMUM FRONT YARDS - RESIDENTIAL DISTRICTS

	A AGRICULTURAL DISTRICT	SF-1 ONE-FAMILY DISTRICT	SF-2 ONE-FAMILY DISTRICT	SF-3 ONE-FAMILY DISTRICT	SF-4 ONE-FAMILY DISTRICT	2F TWO-FAMILY DISTRICT	MF-1 MULTIPLE FAMILY DWELLING	MF-2 MULTIPLE- FAMILY DWELLING	PD PLANNED DEVELOPMENT
MINIMUM FRONT YARD IN FEET EXCEPT AS HEREIN- AFTER PROVIDED	50	35	25	25	25	25	25 9-502	25 9-502	25 9-502 (7)

(2) SCHEDULE MINIMUM FRONT YARDS NON-RESIDENTIAL DISTRICTS

	P PARKING DISTRICT	O OFFICE DISTRICT	NS NEIGHBORHOOD SERVICE DISTRICT	GR GENERAL RETAIL DISTRICT	C COMMERCIAL DISTRICT	CA CENTRAL AREA DISTRICT	LI LIGHT INDUSTRIAL DISTRICT	HI HEAVY INDUSTRIAL DISTRICT	WR WATER RECREATION
MINIMUM FRONT YARD IN FEET EXCEPT AS HEREIN- AFTER PROVIDED	25	20	20	20 9-502 (8)	NONE 9-502 (8)(9)	NONE 9-502 (8)(9)	NONE 9-502 (8)(9)	NONE 9-502 (8)(9)	NONE

9-502 SPECIAL FRONT YARD REGULATIONS

1. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage. (See appendix illustration 7)
2. Where a building line has been established by plat or ordinance and such line requires a greater or lesser front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.
3. The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet and subsurface structures, platforms or slabs may not project into the front yard to a height greater than forty (40) inches above the average grade of the yard. (See appendix illustration 5)
4. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed. (See appendix illustration 6)
5. If thirty percent (30%) or more of the frontage on one side of a street between two intersecting streets in any residential district is improved with buildings prior to the effective date of this Ordinance that have observed an average front yard line with a variation in depth of not more than six (6) feet, then the average front yard so established shall be observed provided, however, that this regulation shall not be interpreted as requiring a front yard line of more than fifty (50) feet. (See appendix illustration 8)
6. In the MF-2 District, a minimum front yard of twenty-five (25) feet shall be required provided, however, that in no case shall the distance from the centerline of the street on which a building fronts to the front face of the building be less than one-half (1/2) the height of the building.
7. In the PD District, the following front yards shall be provided:
Commercial or Retail Development - Sixty (60) feet except drive-in service buildings may have a minimum thirty (30) foot front yard and gasoline service station pump islands may not be located nearer than eighteen (18) feet to the front property line.

Housing Development - Twenty-five (25) feet.

Industrial Development - Thirty (30) feet.

Office, Medical or other development - Twenty (20) feet.

8. Gasoline service station pump islands may not be located nearer than eighteen (18) feet to the front property line.
9. In the CA, C, LI and HI Districts, no front yard is required except that no structure may be erected nearer than thirty (30) feet to the centerline of any street upon which such structure fronts.

9-600 SIDE YARD:

9-601 IN THE FOLLOWING ZONING DISTRICTS THE MINIMUM REQUIRED SIDE YARD SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND NO BUILDING, STRUCTURE OR USE SHALL HEREAFTER BE LOCATED SO AS TO HAVE A SMALLER SIDE YARD ON EACH SIDE OF SUCH BUILDING THAN HEREIN REQUIRED.

(1) SCHEDULE MINIMUM SIDE YARDS - RESIDENTIAL DISTRICTS

	A AGRICULTURAL DISTRICT	SF-1 ONE-FAMILY DISTRICT	SF-2 ONE-FAMILY DISTRICT	SF-3 ONE-FAMILY DISTRICT	SF-4 ONE-FAMILY DWELLING	2F TWO-FAMILY DWELLING	MF-1 MULTIPLE- FAMILY DWELLING	MF-2 MULTIPLE- FAMILY DWELLING	PD PLANNED DEVELOPMENT DISTRICT
SIDE YARD RESIDENTIAL STRUCTURES MAXIMUM REQUIRED WIDTH IN FEET	10 PERCENT OF LOT WIDTH REQUIRED IN EACH SIDE YARD EXCEPT AS PROVIDED IN 9-602 (1) THROUGH (6)								See 9-602 (7)
	15	12	8	6	5	10	See 9-602 (2)(3)	See 9-602 (2) (3)	See 9-602 (7)

(2) SCHEDULE MINIMUM SIDE YARDS - NON-RESIDENTIAL DISTRICTS

P PARKING DISTRICT	O OFFICE DISTRICT	NS NEIGHBORHOOD SERVICE DISTRICT	GR GENERAL RETAIL DISTRICT	C COMMERCIAL DISTRICT	CA CENTRAL AREA DISTRICT	LI LIGHT INDUSTRIAL DISTRICT	HI HEAVY INDUSTRIAL DISTRICT	WR WATER RECREATION DISTRICT
See 9-602 (7)	FOR RESIDENTIAL USES 10 PERCENT OF THE WIDTH OF THE LOT - FOR NON-RESIDENTIAL USES NONE EXCEPT AS SPECIFIED IN 9-602(8)							None

9-602 SPECIAL SIDE YARD REGULATIONS

1. Every part of a required side yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard and roof eaves projecting not to exceed thirty-six (36) inches into the required side yard.
2. Multiple family dwellings not exceeding three (3) stories in height shall provide a minimum side yard of fifteen (15) feet between any building wall containing openings for windows, light and air and any side lot line except that any such building face or wall not exceeding thirty-five (35) feet in width may provide a minimum side yard of ten (10) feet. Where a building wall contains no openings for windows, light or air, a minimum side yard of ten (10) feet shall be provided between such wall and the side lot line. (See appendix illustration 9)
3. On a corner lot, a side yard adjacent to a street for a multiple family dwelling not exceeding three (3) stories in height shall not be less than fifteen (15) feet and no balcony or porch or any portion of the building may extend into such required side yard except that a roof may overhang such side yard not to exceed four (4) feet.
4. Where apartment buildings or structures are constructed to exceed three (3) stories in height, a side and rear yard equal to one (1) foot for each two (2) feet of building height for all building faces or walls having opening for light, air or access shall be provided except that such side or rear yard need not exceed fifty (50) feet. In all districts permitting the construction of apartment buildings exceeding three (3) stories in height, a minimum side yard of ten (10) feet shall be required for any building face or wall which contains no openings for windows, light or air.
5. On a corner lot used for one family or two family dwellings both street exposures shall be treated as front yards on all lots platted after the effective date of this Ordinance, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission containing a side yard of ten (10) feet or more, the building line provisions on that plat shall be observed. On lots which were official lots of record prior to the effective date of this Ordinance, the minimum side yard adjacent to a side street shall comply with the maximum required side yard for the respective districts as specified in 9-601. (See appendix illustration 4)
6. A one family attached dwelling shall provide a minimum required side yard adjacent to a side street of ten (10) feet and no complex of attached

one family dwellings shall exceed two hundred (200) feet in length. A minimum required side yard of five (5) feet shall be provided at the end of each one family attached dwelling complex so that the end of any two adjacent building complexes shall be at least ten (10) feet apart.

7. The minimum side yard requirements in a Planned Development District shall be established on the site plan which shall be made a part of the amending Ordinance.
8. No side yard is specified for non-residential use in the O, NS, GR, CA, C, LI and HI Districts except where a commercial, retail or industrial or other non-residential use abuts upon a district boundary line dividing such districts from a residential district in which event a minimum ten (10) foot side yard shall be provided on the side adjacent to such residential district.

9-700 REAR YARD

9-701 NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR YARD SMALLER THAN HEREIN REQUIRED.

1. In the A, SF-1, SF-2, SF-3, SF-4, 2F, MF-1, MF-2, P, O, NS, GR, CA, C or LI Districts, no main residential building may be constructed nearer than ten (10) feet to the rear property line. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the mid-point of one side lot line with the mid-point of the opposite side lot line. For accessory building standards see Section 13.
2. In the O, NS, GR, CA, C, LI and HI Districts, no rear yard is specified except where retail, commercial or industrial uses back upon a common district line, whether separated by an alley or not, dividing the district from any of the residential districts listed herein, a minimum rear yard of ten (10) feet shall be provided.
3. In a PD District, the rear yard shall generally follow the standards indicated in paragraphs 1 and 2 for the appropriate uses and the rear yard shall be established on the site plan which shall be made a part of the amending Ordinance.
4. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section 13 and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed four (4) feet into the required rear yard.

5. For rear yard standards for apartment buildings exceeding three (3) stories in height, see 9-602 (4).

SECTION 10
OFF-STREET PARKING AND LOADING REGULATIONS

10-100 OFF-STREET PARKING SHALL BE PROVIDED ON THE LOT OR TRACT OR ON AN IMMEDIATELY CONTIGUOUS LOT OR TRACT SUFFICIENT TO PROVIDE THE FOLLOWING RATIO OF VEHICLE SPACES FOR THE USES SPECIFIED IN THE DISTRICTS DESIGNATED.

10-101 IN THE FOLLOWING ZONING DISTRICTS . . . THE MINIMUM OFF-STREET PARKING SPACES FOR RESIDENTIAL USES SHALL BE:

A, Agricultural District	Two (2) spaces for each dwelling unit
SF-1, One-Family Dwelling District	Two (2) spaces for each dwelling unit
SF-2, One-Family Dwelling District	One (1) space for each dwelling unit
SF-3, One-Family Dwelling District	One (1) space for each dwelling unit
SF-4, One-Family Dwelling District	One (1) space for each dwelling unit
2F, Two-Family Dwelling District	One (1) space for each dwelling unit
MF-1, Multiple Family Dwelling District	One and one-half (1 and 1/2) spaces for each dwelling unit
MF-2, Multiple Family Dwelling District	One and one-half (1 and 1/2) spaces for each dwelling unit
P, Parking District	One (1) space for each dwelling unit
O, Office District	One (1) space for each dwelling unit Other requirements in accordance with 10-102 Parking Space Schedule following
NS, Neighborhood Service District	One (1) space for each dwelling unit Other requirements in accordance with 10-102 Parking Space Schedule following
GR, General Retail District	One (1) space for each dwelling unit Other requirements in accordance with 10-102 Parking Space Schedule following
CA, Central Area District	One (1) space for each dwelling unit No off-street parking requirements specified for non-residential uses

*M1-3 st.
M12-1054*

C, Commercial District	One (1) space for each dwelling unit Other requirements in accordance with 10-102 Parking Space Schedule following
LI, Light Industrial District	One (1) space for each dwelling unit Other requirements in accordance with 10-102 Parking Space Schedule following
HI, Heavy Industrial District	Dwelling units prohibited Other requirements in accordance with 10-102 Parking Space Schedule following
PD, Planned Development District	Residential Uses - One and one-half (1 and 1/2) spaces for each dwelling unit . . . Other uses in accordance with 10-102 Parking Space Schedule following

**10-102 PARKING SPACE SCHEDULE, NON-RESIDENTIAL USES IN ALL DISTRICTS
EXCEPT CA DISTRICT**

- a. Bowling Alley - Six (6) spaces for each lane
- b. Churches - One (1) space for each four (4) seats in auditorium or sanctuary
- c. Clinics or Doctors' Offices - One (1) space for each two hundred (200) square feet of floor area
- d. Hospitals - One (1) space for every two (2) beds
- e. Hotel or Motel - One (1) space for each room, unit or guest accommodation
- f. Manufacturing, storage, processing, repairing and warehousing - One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is the larger.
- g. Offices, general - One (1) space for each four hundred (400) square feet of floor area
- h. Mortuary - One space for every two (2) persons to be normally accommodated in services
- i. Recreational, private or commercial area building (other than listed) - One (1) space for every two (2) persons to be normally accommodated in the establishment
- j. Schools, Colleges or Universities:
 - Elementary or Junior High Schools - One (1) space for each classroom plus one (1) space for each four (4) seats in any auditorium, gymnasium, or other place of assembly

High School, College or University - One (1) space for each classroom, laboratory or instruction area plus one (1) space for each three (3) students accommodated in the institution

- k. Restaurant or Cafeteria - One (1) space for every four (4) seats under maximum seating arrangement
- l. Retail or personal service - One (1) space for each two hundred (200) square feet of floor area
- m. Theatres, meeting rooms and places of public assembly - One (1) space for every three (3) seats
- n. Any unlisted non-residential use shall provide off-street parking adequate to accommodate the normal parking demand generated by such use.

10-103 SPECIAL OFF-STREET PARKING REGULATIONS

- a. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.
- b. Wherever a lot or tract is used for off-street parking of motor vehicles in connection with an office, retail, commercial or industrial use and is adjacent to or across the street from a residentially zoned district, a masonry wall or solid ornamental fence of not less than three (3) feet nor more than six (6) feet in height shall be erected and maintained so as to enclose the off-street parking area and so as to screen the parking use from adjacent residential districts and residential uses.
- c. The area in front of the required screening wall or fence shall be maintained in a clean and orderly condition free of weeds, debris and trash.
- d. Any lights used to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses or residential districts.
- e. In the A, SF-1, SF-2, SF-3, SF-4, 2F, MF-1 and MF-2 Districts, no parking space, garage or carport or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van except panel and pickup trucks not exceeding one and one-half (1 and 1/2) tons capacity.

10-104 OFF-STREET LOADING SPACE SHALL BE PROVIDED ON EACH LOT IN ACCORDANCE WITH THE FOLLOWING:

- a. All retail, commercial and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a public alley or private service drive.

Such space shall consist of a minimum area of ten (10) feet by twenty-five (25) feet for each twenty thousand (20,000) square feet of floor space or fraction thereof in excess of three thousand (3,000) square feet in the building or on the lot.

- b. Kindergartens, day schools and similar child training and care establishments shall provide loading and unloading space on a private drive, off-street to accommodate one (1) motor vehicle for each ten (10) students or children cared for by the establishment.

SECTION 11

HEIGHT REGULATIONS

11-100 NO BUILDING OR STRUCTURE SHALL BE LOCATED, ERECTED OR ALTERED SO AS TO EXCEED THE HEIGHT LIMIT HEREINAFTER SPECIFIED FOR THE DISTRICT IN WHICH THE BUILDING IS LOCATED.

11-101	IN THE FOLLOWING ZONING DISTRICTS	THE MAXIMUM HEIGHT OF BUILDING AND STRUCTURES SHALL BE
	A, Agricultural District	Two and one-half (2 and 1/2) stories except as noted in 11-102 Special Height Regulations, following
	SF-1, One-Family Dwelling District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	SF-2, One-Family Dwelling District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	SF-3, One-Family Dwelling District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	SF-4, One-Family Dwelling District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	2F, Two-Family Dwelling District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	MF-1, Multiple-Family Dwelling District	Three (3) stories except as noted in 11-102 following
	MF-2, Multiple Family Dwelling District	Three (3) stories or to Twenty (20) stories when additional density and setback requirements are observed
	P, Parking District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	O, Office District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
	NS, Neighborhood Service District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following

GR, General Retail District	Two and one-half (2 and 1/2) stories except as noted in 11-102 following
CA, Central Area District	To any legal height provided floor area ratio (FAR) does not exceed ten (10) to one (1)
C, Commercial District	Ten (10) stories provided floor area ratio (FAR) does not exceed two (2) to one (1)
LI, Light Industrial District	To any legal height provided floor area ratio (FAR) does not exceed two (2) to one (1)
HI, Heavy Industrial District	To any legal height provided floor area ratio (FAR) does not exceed one (1) to one (1)
WR, Water Recreation District	To any legal height
PD, Planned Development District	To any legal height provided floor area ratio (FAR) does not exceed one (1) to two (2), and a building exceeding two (2) stories is set back from all property lines twenty-five (25) feet plus one (1) foot for each two (2) feet that a building exceeds three (3) stories in height

11-102 SPECIAL HEIGHT REGULATIONS

In the districts where the height of buildings is restricted to two and one-half (2 and 1/2) or three (3) stories, cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

SECTION 12

SPECIFIC USE PERMITS

12-100 THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AFTER PUBLIC HEARING AND PROPER NOTICE TO ALL PARTIES AFFECTED AND AFTER RECOMMENDATIONS BY THE PLANNING AND ZONING COMMISSION MAY AUTHORIZE THE ISSUANCE OF SPECIFIC USE PERMITS FOR THE FOLLOWING TYPES OF USES IN THE FOLLOWING DISTRICTS:

- (1) Airport, Landing Field or heliport in any A, SF-1, SF-2, SF-3, SF-4, 2F, MF-1, MF-2, P, O, NS, GR, C or CA Districts
- (2) Carbon Black Manufacture in the HI District
- (3) Auto Laundry in the GR District

- (4) Antique Shop in the NS District (and restaurant) cafeteria in the O District
- (5) Cemetery or Mausoleum in any residential district
- (6) Cement, Lime, Gypsum or Plaster of Paris Manufacture in the HI District
- (7) Concrete Batching Plant or Asphalt Batching Plant in the LI District
(Temporary plants subject to approval by resolution of the City Council)
- (8) Cotton Gin in the HI District
- (9) Community Unit Development in the A, SF-1, SF-2, SF-3, SF-4 and 2F Districts where the overall density does not vary from the standards established for the district in which the development is located
- (10) Commercial Amusement (indoors) in the GR District
- (11) College, University, Convent or Monastery in any one-family or two-family district
- (12) Country Club in any one-family or two-family district
- (13) Convent or Monastery in any one-family or two-family district
- (14) Day Camp in any one-family or two-family district
- (15) Drive-in Theatre in the GR District
- (16) Electric generating plant or substation and other similar utility installation in the SF-1, SF-2, SF-3, SF-4, 2F, MF-1 and MF-2 Districts
- (17) Fraternity or Sorority in the A, SF-1, SF-2, SF-3, SF-4, 2F and MF-1 Districts
- (18) Fishing Barge or similar use in the WR District
- (19) Radio and Television Broadcasting Towers and Transmitting Station in all residential districts and in the P, O, NS and GR Districts
- (20) Go-cart track, drag strip or commercial vehicle racing in the LI and HI Districts
- (21) Hospital, Convalescent Home, Residence Home for Aged in any one-family or two-family district
- (22) Hotel or Motel in the MF-2, O, NS and WR Districts
- (23) Private Club in the O, NS, or GR Districts
- (24) Home for alcoholic, feeble-minded or narcotic patients in the A, MF-2, GR and O Districts
- (25) Institutions of a religious, educational or philanthropic nature not specifically mentioned herein in any one-family or two-family district
- (26) Nursery School, Day Nursery or Kindergarten School in the A, SF-1, SF-2, SF-3, SF-4 and the 2F Districts
- (27) Tennis Club or Swim Club in any residential district

- (28) Rock quarry, sand, gravel and caliche excavations in the LI or HI Districts
- (29) Mortuary in the O, NS and GR Districts
- (30) Animal Slaughtering Plant in the LI and HI Districts
- (31) Acid, Ammonia and Chlorine Manufacture in the HI District
- (32) Marina in the WR District
- (33) Tanning, curing or storage of skins or hides in the HI District
- (34) Explosive Storage or Manufacture in the HI District
- (35) Glue and Fertilizer Manufacture in the HI District
- (36) Recreational Concession on the WR District
- (37) Petroleum Refining and Petrochemical Manufacture in the HI District
- (38) Rendering Plant in the HI District
- (39) Public or private utility not listed in all residential districts
- (40) Sewage Treatment Plant in any district except LI and HI Districts
- (41) Trailer Camp or Mobile Home Park in the C, CA, LI or PD Districts
- (42) Water Treatment Plant in any residential district and in the O, P, NS or GR Districts
- (43) Wrecking or Salvage Yard in the HI District
- (44) Any use which is determined to come under the provisions of Section 8-201, 36 - item p.

- 12-101 The Planning and Zoning Commission in considering and determining its recommendation or the City Council on any request for a Specific Use Permit may require from the applicant plans, information, operating data and expert evaluation concerning the location, function and characteristics of any building or use proposed. The City Council may in the interest of the public welfare and to assure compliance with this Ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as Specific Use Permits, the City Council may impose such development standards and safeguards as the conditions and location indicate important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions.

SECTION 13

ACCESSORY BUILDING REGULATIONS

13-100 DEFINITION AND USE REGULATION

- a. In a residence or an apartment district, an accessory building is a subordinate building, attached to or detached from the main building, without separate

bath or kitchen facilities, not used for commercial purposes and not rented or leased.

- b. In other districts, an accessory building is a subordinate building, the use of which is incidental to and used only in conjunction with the main building.

13-101 AREA REGULATIONS FOR ACCESSORY BUILDINGS IN RESIDENTIAL AND APARTMENT DISTRICTS

- a. Front Yard. Attached accessory buildings shall have a front yard not less than that required for the main building. Detached accessory buildings shall be located in the area defined as the rear yard.
- b. Side Yard. There shall be a side yard not less than three (3) feet from any side lot line, alley line or easement line, except that adjacent to a side street the side yard shall never be less than fifteen (15) feet.
- c. Rear Yard. There shall be a rear yard not less than three (3) feet from any lot line, alley line or easement line, except that if no alley exists the rear yard shall not be less than ten (10) feet as measured from the rear lot line. In residential districts the main building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint of one side lot line with the midpoint of the opposite side lot line. Carports, garages, or other detached accessory buildings located within the rear portion of the lot as heretofore described shall not be located closer than fifteen (15) feet to the main building nor nearer than three (3) feet to any side lot line. (See appendix illustration 3)

SECTION 14

SPECIAL AREA AND USE REGULATIONS

- 14-100** Courts. Where an apartment building or buildings are erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance greater than five (5) feet.
- 14-101** Location of Dwellings and Buildings. Only one main building for one-family, two-family or multiple-family use with permitted accessory buildings may be located upon a lot or unplatted tract. Every dwelling shall face or front upon a public street, or approved place, other than an alley, which means of access shall have a minimum width of thirty (30) feet. Where a lot is used for retail, commercial, industrial purposes, or a combination of same, or for a combination of retail and dwelling purposes, more than one (1) main building may be located upon the lot, but only when such buildings conform to all the open space, parking and density requirements applicable to the uses and districts and when all such main buildings face upon a public street, other than an alley. Whenever two or more main buildings, or portions

thereof, are placed upon a single lot or tract and such buildings will not face upon a public street, the same may be permitted when the site plan for such development is approved by the Planning and Zoning Commission so as to comply with the normal requirements for platting. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard or area requirements for any other dwelling or other use.

14-102 Special Development Signs. Special temporary development and promotion signs not exceeding four hundred (400) square feet in area may be erected on private property upon approval of the Building Inspector. The Building Inspector shall control the location and duration of such sign use to assure that the occupancy and use of adjacent lots are not interfered with and that no safety hazard is created. Such special development signs will be removed at the direction of the Building Inspector, after completion of the development of ninety (90) percent of the project advertised.

14-103 Temporary Construction Buildings - Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specified period of time in accordance with a permit issued by the Building Inspector and subject to periodic renewal by the Inspector for cause shown. Upon completion or abandonment of construction or expiration of Permit, such field offices and buildings shall be removed at the direction of the Building Inspector.

SECTION 15

NON-CONFORMING USES AND STRUCTURES

15-100 A NON-CONFORMING USE STATUS SHALL EXIST UNDER THE FOLLOWING PROVISIONS OF THIS ORDINANCE

- a. When a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully operating prior to January 17, 1957, and has been operating since without discontinuance.
- b. When, on the effective date of this Ordinance, the use or structure was in existence and lawfully constructed, located and operating in accordance with the provision of the prior Zoning Ordinance or which was a non-conforming use thereunder, and which use or structure does not now conform to the regulations herein prescribed for the district in which such use or structure is located.
- c. When a use or structure which does not conform to the regulations prescribed in the district in which such use or structure is located was in existence at the time of annexation to the City of Rockwall and has since been in regular and continuous use.

- 15-101 Any non-conforming use of land or structures may be continued for definite periods of time subject to such regulations as the Board of Adjustment may require for immediate preservation of the adjoining property prior to the ultimate removal of the non-conforming use. The Building Inspector may grant a change of occupancy from one non-conforming use to another, providing the use is within the same, or higher or more restricted classification as the original non-conforming use. In event a non-conforming use of a building may be changed to another non-conforming use of more restricted classification, it shall not later be changed to a less restrictive classification of use and the prior less restrictive classification shall be considered to have been abandoned.
- 15-102 If a structure occupied by a non-conforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a non-conforming use not exceeding seventy-five (75) percent of its reasonable value, reconstruction will be permitted, but the size or function of the non-conforming use cannot be expanded.

SECTION 16

BOARD OF ADJUSTMENT

- 16-100 Organization. There is hereby created a Board of Adjustment consisting of five (5) members, each to be appointed by resolution of the City Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made. Two members heretofore appointed shall serve until May 1, 1972, or until their successors are appointed and three members, as heretofore appointed, shall serve until May 1, 1973, or until their successors are appointed, and thereafter each member reappointed or each new appointee shall serve for a full term of two years unless removed as hereinabove provided. Provided, however, that the City Council may appoint two alternate members of the Board of Adjustment who shall serve in the absence of one or more of the regular members when requested to do so by the Mayor or City Manager, as the case may be, so that all cases to be heard by the Board of Adjustment will always be heard by a minimum number of the four members. The alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two (2) years, and any vacancy shall be filled in the same manner and they shall be subject to removal the same as the regular members.
- 16-101 The Board shall adopt rules to govern its proceedings provided, however, that such rules are not inconsistent with this Ordinance or Statutes of the State of Texas. Meetings of the Board shall be held at the call of the Chairman and at such times as the Board may determine. The Chairman, or in his absence, the Acting Chairman, may administer oath and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote,

indicate such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record.

- 16-102 Appeals to the Board of Adjustment can be taken by any person aggrieved or by an officer, department or board of the municipality affected by the decision of the administrative officer. Such appeal shall be taken within fifteen (15) days after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with the Board of Adjustment, a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed was taken.
- 16-103 An appeal shall stay all proceedings of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise, than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.
- 16-104 The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give the public notice thereof, as well as due notice to the parties in interest and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by attorney or by agent.
- 16-200 Jurisdiction. When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustment may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards authorize the following special exceptions to the regulations herein established.
- a. Permit the reconstruction, extension or enlargement of a building occupied by non-conforming use on the lot or tract occupied by such building provided such reconstruction does not prevent the return of such property to a conforming use.
 - b. Permit such modifications of the height, yard, area, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without such modification.
 - c. Require the discontinuance of non-conforming uses of land or structure under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character

of the neighborhood and the necessity for all property to conform to the regulations of this Ordinance. All actions to discontinue a non-conforming use of land or structure shall be taken with due regard for the property rights for the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated non-conforming use and the conservation and preservation of property. The Board shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation or maintenance of any non-conforming use within the City.

16-300 Actions of the Board.

- a. In exercising its powers, the Board may, in conformity with the provisions of Articles 1011-A and including 1011-J of the 1925 Civil Statutes of Texas, as amended; revise or reform, wholly or partly, or may modify the order, requirement, decisions, or determination appealed from and make such order, requirement, decisions or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken including the power to impose reasonable conditions to be complied with by the applicant.
- b. The concurring vote of four (4) members of the Board shall be necessary to revise any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to affect any variance in said Ordinance.
- c. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment or any taxpayer or any officer, department or board of the municipality may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board and not thereafter.

SECTION 17

CREATION OF BUILDING SITE

17-100 **NO PERMIT FOR THE CONSTRUCTION OF A BUILDING OR BUILDINGS UPON ANY TRACT OR PLOT SHALL BE ISSUED UNTIL A BUILDING SITE, BUILDING TRACT OR BUILDING LOT HAS BEEN CREATED BY COMPLIANCE WITH ONE OF THE FOLLOWING CONDITIONS:**

- a. The lot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission, and filed in the Plat Records of Rockwall County, Texas.
- b. The site plot or tract is all or part of a site plan officially approved by the Planning and Zoning Commission, which site plan provides all utility and

drainage easements, alleys, streets and other public improvements necessary to meet the normal requirements for platting including the designation of building areas and such easements, alleys and streets have been required and properly dedicated and the necessary public improvements provided.

- c. The plot, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of this Ordinance prior to annexation to the City of Rockwall, whichever is applicable, in which event a building permit for only one main building may be issued on each such original separately owned parcel without first complying with either 17-100 - a. or b. preceding.

SECTION 18

PLATTING PROPERTY NOT PERMANENTLY ZONED

- 18-100 The Planning and Zoning Commission of the City of Rockwall shall not approve any plat of any subdivision within the city limits of the City of Rockwall until the area covered by the proposed plat shall have been permanently zoned by the City Council of the City of Rockwall.
- 18-101 The Planning and Zoning Commission of the City of Rockwall shall not approve any plat of any subdivision within any area where a petition or Ordinance for annexation or a recommendation for annexation to the City of Rockwall is pending before the City Council unless and until such plat shall have been approved by resolution by the City Council.
- 18-102 In the event the Planning and Zoning Commission holds a hearing on proposed annexation, it may, at its discretion, at the same time hold a hearing upon the permanent zoning that is to be given to the area or tract to be annexed, and make a recommendation on both matters to the City Council so that the City Council can, if it desires, act on the matter of permanent zoning and annexation at the same time.

SECTION 19

CERTIFICATE OF OCCUPANCY AND COMPLIANCE

- 19-100 No building hereafter erected, converted or structurally altered shall be used, occupied or changed in use and no land may be used nor shall any basic change of use in land or structure be made until a Certificate of Occupancy and Compliance shall have been issued by the Building Inspector of the City of Rockwall stating that the building or proposed use of land or building complies with the provisions of this Ordinance and other building laws of the City of Rockwall.
- 19-101 A Certificate of Occupancy and Compliance shall be applied for coincident with the application for a Building Permit and will be issued within ten (10) days after the completion of the erection, alteration or conversion of such building or land provided such construction or change has been made in complete conformity to the provisions of this Ordinance. All existing or hereafter created nonconforming uses shall obtain Certificates of Occupancy within eighteen (18) months of the effective date of this Ordinance. An Occupancy Permit shall be considered evidence of the legal existence of a nonconforming use as contrasted to an illegal use and violation of this Ordinance.
- 19-102 A Certificate of Occupancy and Compliance shall state that the building or proposed use of a building or land, complies with all the building or health laws and Ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Inspector, and copies shall be furnished, on request to any person having a Proprietary or tenancy interest in the land or building affected.

SECTION 20

COMPLETION OF BUILDING UNDER CONSTRUCTION

- 20-100 Nothing herein contained shall require any change in the plans, construction or designated use of a building actually under construction at the time of the passage of this Ordinance and which entire building shall be completed within one (1) year from the date of the passage of this Ordinance.

SECTION 21

AMENDMENTS

- 21-100 Any person or corporation having a proprietary interest in any property may petition the City Council for a change or amendment to the provisions of this Ordinance or the Planning and Zoning Commission may on its own motion or on request from the City Council institute study and proposal for changes and amendments in the public interest.
- 21-101 The City Council may from time-to-time amend, supplement, or change by Ordinance the boundaries of the districts of the regulations herein established as provided by the Statutes of the State of Texas.
- 21-102 Before taking action on any proposed amendment, supplement or change, the governing body shall submit the same to the Planning and Zoning Commission for its recommendation and report.
- 21-103 The Planning and Zoning Commission shall hold a public hearing on any application for any amendment or change prior to making its recommendation and report to the City Council. Written notice of all public hearings before the Planning and Zoning Commission on a proposed amendment or change shall be sent to all owners of real property lying within two hundred (200) feet of the property on which the change is requested. Such notice shall be given not less than ten (10) days before the date set for hearing by posting such notice properly addressed and postage-paid to each taxpayer as the ownership appears on the last approved City tax roll.
- 21-104 A public hearing shall be held by the governing body before adopting any proposed amendment, supplement or change. Notice of such hearing shall be given by publication in the official publication of the City of Rockwall stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the date of publication.
- 21-105 Unless a proposed amendment, supplement or change has been approved by the Planning and Zoning Commission, or if a written protest against such proposed change signed by the owners of twenty (20) percent or more either of the area of the lots or land included in such proposed change, or of the lots or land

immediately adjoining the same and extending 200 feet therefrom, such amendment shall not become effective except by a three-fourths vote of all members of the City Council.

SECTION 22

GENERAL DEFINITIONS

22-100 CERTAIN WORDS IN THIS ORDINANCE NOT HERETOFORE DEFINED ARE DEFINED AS FOLLOWS:

WORDS USED IN THE PRESENT TENSE INCLUDE THE FUTURE; WORDS IN THE SINGULAR NUMBER INCLUDE THE PLURAL NUMBER AND WORDS IN THE PLURAL NUMBER INCLUDE THE SINGULAR NUMBER; THE WORD "BUILDING" INCLUDES THE WORD "STRUCTURE"; THE WORD "LOT" INCLUDES THE WORDS "PLOT" OR "TRACT"; THE WORD "SHALL" IS MANDATORY AND NOT DISCRETIONARY.

- (1) Accessory Use - A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.
- (2) Alley - A public space or thoroughfare which affords only secondary means of access to property abutting thereon.
- (3) Apartment - A room or suite of rooms in a multi-family dwelling or apartment house arranged, designed or occupied as a place of residence by a single family, individual or group of individuals.
- (4) Apartment House - Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.
- (5) Area of the Lot - The area of the lot shall be the net area of the lot and shall not include portions of streets or alleys
- (6) Basement - A building story which is partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story in computing building height.
- (7) Block - An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on the said side.
- (8) Board - The Zoning Board of Adjustment established in Section 16.
- (9) Boarding House - A building other than a hotel, where lodging and meals for five or more persons are served for compensation.

- (10) Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire each portion so subdivided may be deemed a separate building.
- (11) Building Line - A line parallel or approximately parallel to the street line at a specified distance therefrom marking the minimum distance from the street line that a building may be erected.
- (12) Building Inspector - The official of the City of Rockwall charged with the responsibility of issuing Building Permits and enforcing Building and Zoning Codes and may be a person with more than one title and position.
- (13) Cellar - A building story with more than one-half its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.
- (14) Certificate of Occupancy or Compliance - An official certificate issued by the City through the enforcing official which indicates conformance with or approved conditional waiver from the Zoning Regulations and authorizes legal use of the premises for which it is issued.
- (15) City Council - The governing body of the City of Rockwall, Texas.
- (16) Clinic - A group of offices for one or more physicians, surgeons or dentists to treat sick or injured out-patients who do not remain overnight.
- (17) Convalescent Home - Any structure used for or customarily occupied by persons recovering from illness or suffering from infirmities of age.
- (18) Court - An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent space.
- (19) Depth of Lot - The mean horizontal distance between the front and rear lot lines.
- (20) District - A section of the City of Rockwall for which the regulations governing the area, height or use of the land and buildings are uniform.
- (21) Dwelling, One-Family - A detached building having accommodations for and occupied by not more than one family, or by one family and not more than four (4) boarders and lodgers.
- (22) Dwelling, Two-Family - A detached building having separate accommodations for and occupied by not more than two families, or by two families and not more than four (4) boarders and lodgers. (Two boarders or lodgers to each unit).
- (23) Dwelling, Multiple-Family - Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.

- (24) Dwelling Unit - A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.
- (25) Family - Any number of individuals living together as a single house-keeping unit, in which not more than four individuals are unrelated by blood, marriage or adoption.
- (26) Floor Area - The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, carports or garages.
- (27) Floor Area Ratio - An indicated ratio between the number of square feet of total floor area in the main building(s) on a lot and the total square footage of land in the lot; it is the number resulting from dividing the main building floor area by the lot area. (See Appendix Illustration 10)
- (28) Height - The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to 1) the highest point of the roof's surface if a flat surface, 2) to the deck line of mansard roofs or 3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.
- (29) Living Unit - The room or rooms occupied by a family and must include cooking facilities.
- (30) Lodging House - A building where lodging for five (5) or more persons is provided for compensation.
- (31) Lot - Land occupied or to be occupied by a building and its accessory building, and including such open spaces as are required under this Ordinance, and having its principal frontage upon a public street or officially approved place.
- (32) Lot Coverage - The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.
- (33) Lot Lines - The lines bounding a lot as defined herein.
- (34) Lot of Record - A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Rockwall County or a parcel of land, the deed for which is recorded in the office of the County Clerk of Rockwall County prior to the adoption of this Ordinance.
- (35) Lot Depth - The mean distance between the front and rear lot lines. (See Appendix Illustration 2)
- (36) Lot Width - The width of a lot at the front building line. (See Appendix Illustration 1)

- (37) Main Building - The building or buildings on a lot which are occupied by the primary use.
- (38) Mobile Home - Same as a trailer.
- (39) Multi-Family Building - Same as Apartment House.
- (40) Motel - An inn or group of cabins designed for occupancy by paying guests, a hotel.
- (41) Nonconforming Use - A building, structure or use of land lawfully occupied at the time of the effective date of this Ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated.
- (42) Noise, Ambient Level - The general pressure and frequency level of noise in the vicinity of the premises on which a use is located including traffic noise from nearby streets.
- (43) Occupancy - The use or intended use of the land or buildings by proprietors or tenants.
- (44) Open Space - Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves and porches.
- (45) Parking Space - An enclosed or unenclosed all-weather surfaced area of not less than one hundred eighty (180) square feet (measuring approximately 9 feet by 20 feet) not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley permitting free ingress and egress without encroachment on the street or alley. Any parking adjacent to a public street wherein the maneuvering is done on the public street shall not be classified as off-street parking in computing the parking area requirements for any use.
- (46) Planning and Zoning Commission - The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the Zoning Ordinance.
- (47) Private Garage - An accessory building housing vehicles owned and used by occupants of the main building; if occupied by vehicles of others, it is a storage space.
- (48) Residence - Same as a dwelling; also when used with District, an area of residential regulations.
- (49) Room - A building or portion of a building which is arranged, occupied or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.
- (50) Rooming House - (See Lodging House).
- (51) Sign - An outdoor advertising that is a structure or that is attached to or painted on a building or that is leaned against a structure or display on a premises.

- (52) Story - The height between the successive floors of a building or from the top floor to the roof. The standard height for a story is eleven (11) feet six (6) inches.
- (53) Street - Any thoroughfare or public driveway, other than an alley, and more than thirty (30) feet in width, which has been dedicated or deeded to the public for public use.
- (54) Street Line - A dividing line between a lot, tract or parcel of land and a contiguous street, the right-of-way line.
- (55) Structural Alterations - Any change in the supporting member of a building, such as a bearing wall, column, beams or girders.
- (56) Structure - (Same as building)
- (57) Trailer - A vehicle equipped for use as a dwelling and designed to be hauled along a highway.
- (58) Trailer Camp or Park - An area designed, arranged or used for the parking or storing of two (2) or more auto trailers which are occupied or intended for occupancy as living quarters by individuals or families.
- (59) Thoroughfare - (Same as street).
- (60) Yard - An open space other than a court, on the lot in which a building is situated and which is not obstructed from a point thirty (30) inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar special architectural features.
- (61) Yard, Front - An open, unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located. (See Appendix Illustrations 3 and 5)
- (62) Yard, Rear - An open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified in the district in which the lot is situated. (See Appendix Illustration 3)
- (63) Yard, Side - An open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or a front line shall be deemed a side line. (See Appendix Illustrations 3 and 4)
- (64) Zoning District Map - The official certified map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance.

SECTION 23

PENALTY FOR VIOLATIONS

- 23-100 Any person violating any of the provisions of this Ordinance, shall upon a conviction, be fined any sum not exceeding two hundred dollars (\$200.00); and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense. In addition to the said penalty provided for, the right is hereby conferred and extended upon any property owner owning property in any district, where such property owner may be affected or invaded, by a violation of the terms of the Ordinance, to bring suit in such court or courts having jurisdiction thereof and obtain such remedies as may be available at law and equity in the protection of the rights of such property owners.

SECTION 24

PRESERVING RIGHTS IN PENDING LITIGATION AND
VIOLATIONS UNDER EXISTING ORDINANCES

- 24-100 By the passage of this Ordinance, no presently illegal use shall be deemed to have been legalized unless specifically such use falls within a use district where the actual use is a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. It is further the intent and declared purpose of this Ordinance that no offense committed, and no liability, penalty or forfeiture, either civil or criminal, incurred prior to the time the existing Zoning Ordinance was repealed and this Zoning Ordinance adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures may be instituted or causes presently pending proceeded with, in all respects, as if such prior Ordinance had not been repealed.

SECTION 25

VALIDITY

- 25-100 If any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid or unconstitutional.

SECTION 26

DECLARATION OF EMERGENCY

26-100 The fact that the present Zoning Regulations are inadequate to properly safeguard the general public welfare, health, peace and safety, creates an urgency and an emergency, and requires that this Ordinance become effective immediately upon its passage, and it is accordingly so ordained.

APPROVED AS TO FORM

PASSED AND ENROLLED

Attorney

31st day of JANUARY, 1972

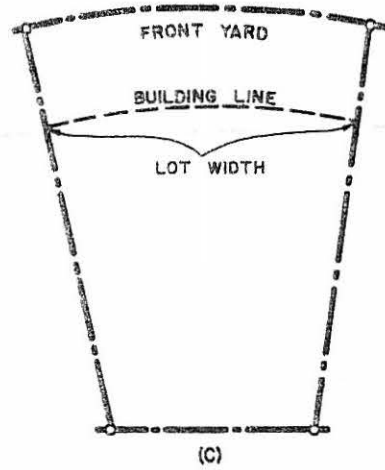
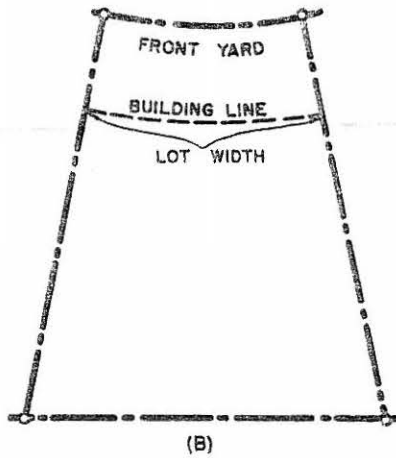
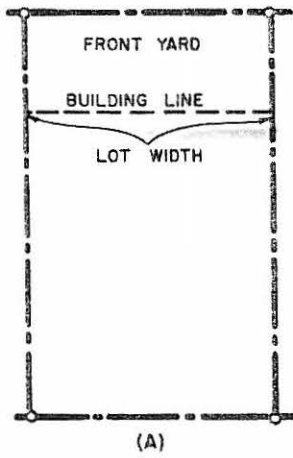
Sam L Myers
Mayor, City of Rockwall, Texas

ATTEST:

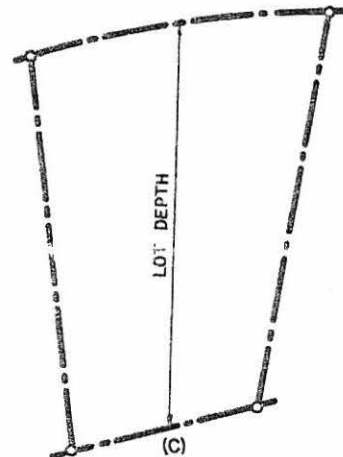
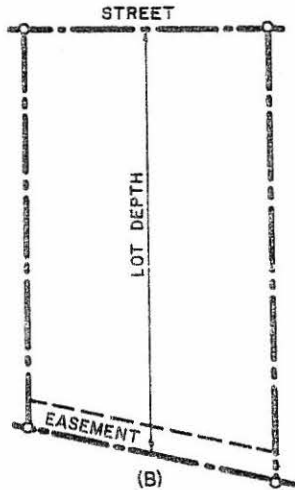
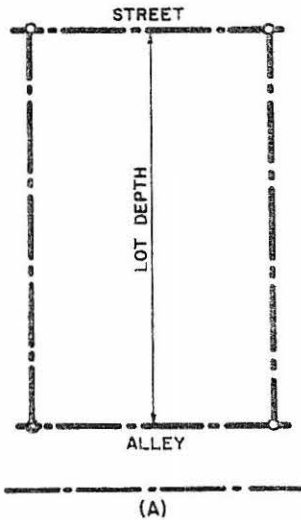
Janice Williams
City Secretary
City of Rockwall, Texas

APPENDIX
ILLUSTRATION

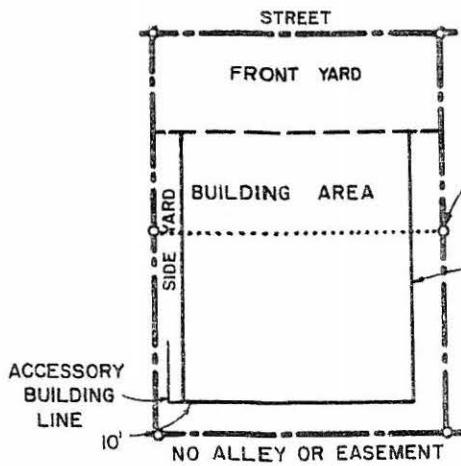
1. LOT WIDTH



2. LOT DEPTH



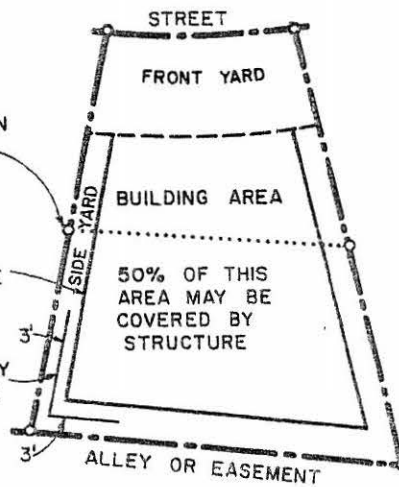
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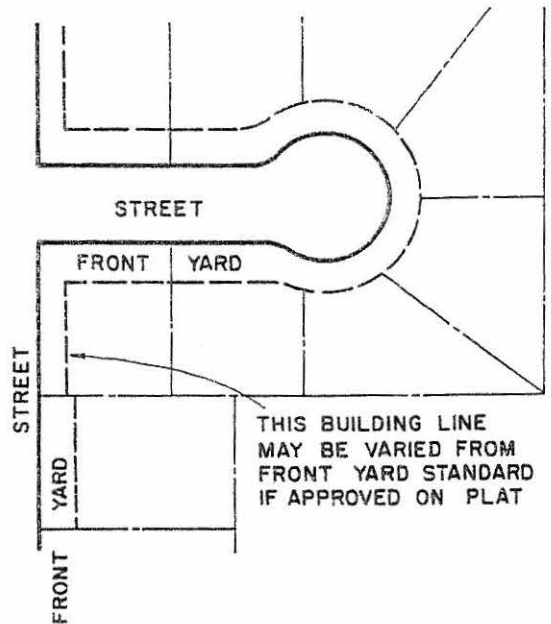
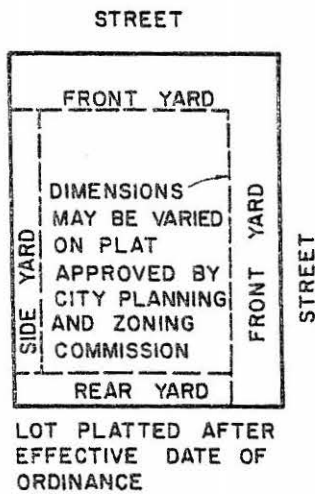
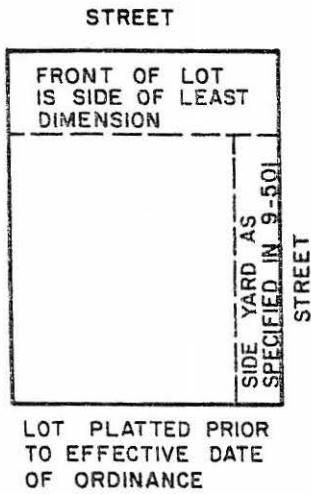


MID POINT ON LOT LINE

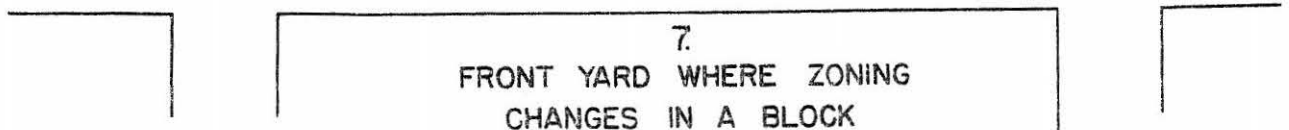
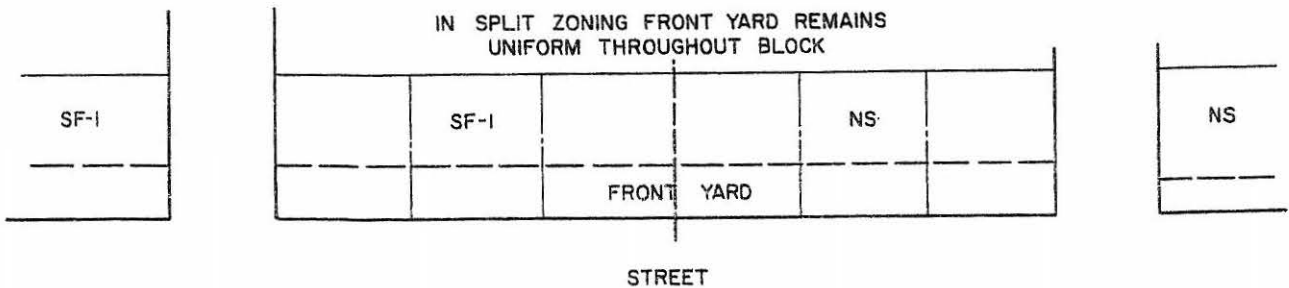
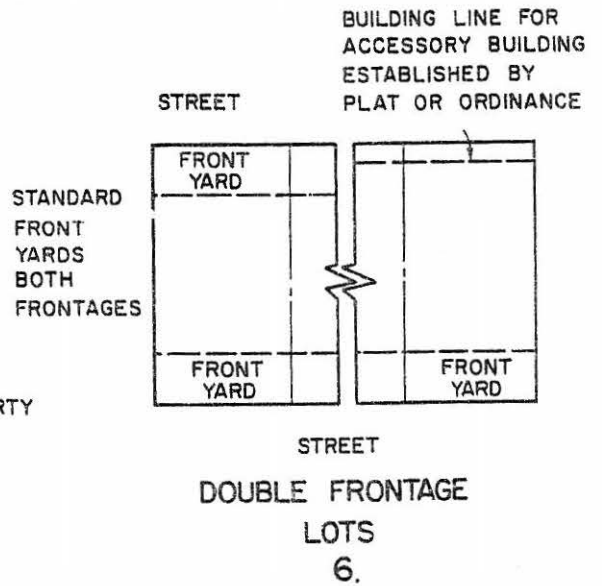
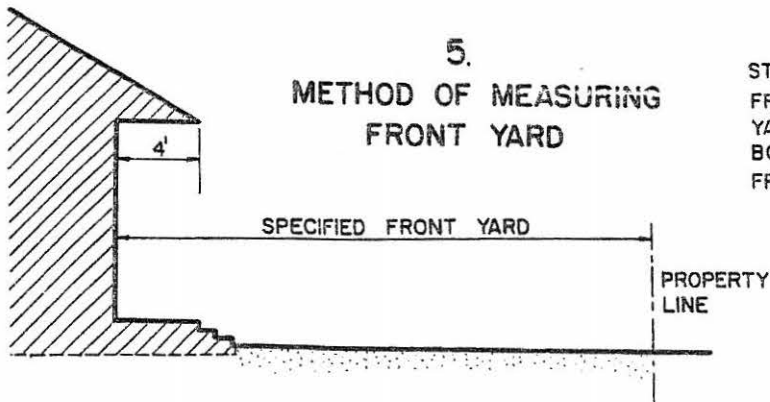
RESIDENTIAL STRUCTURE BUILDING LINE

ACCESSORY BUILDING LINE

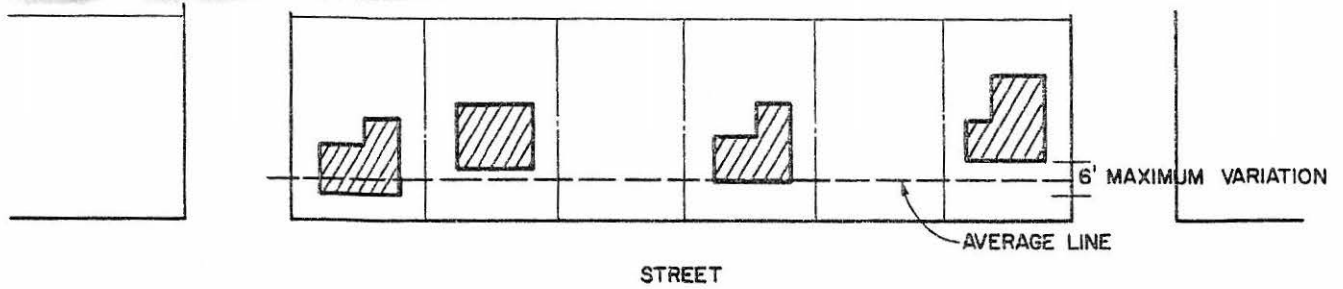




4. CORNER LOT

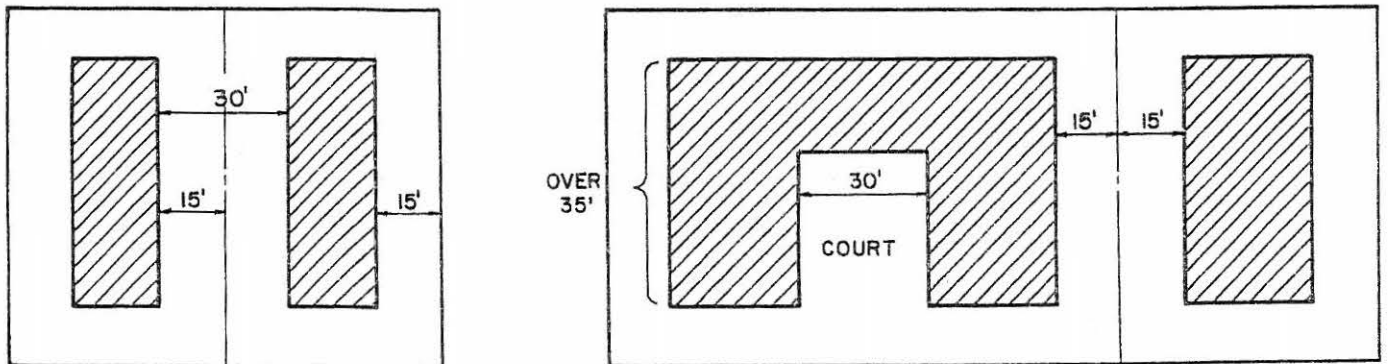


AVERAGE FRONT YARD WHERE
YARD DEPTH VARIES
8.

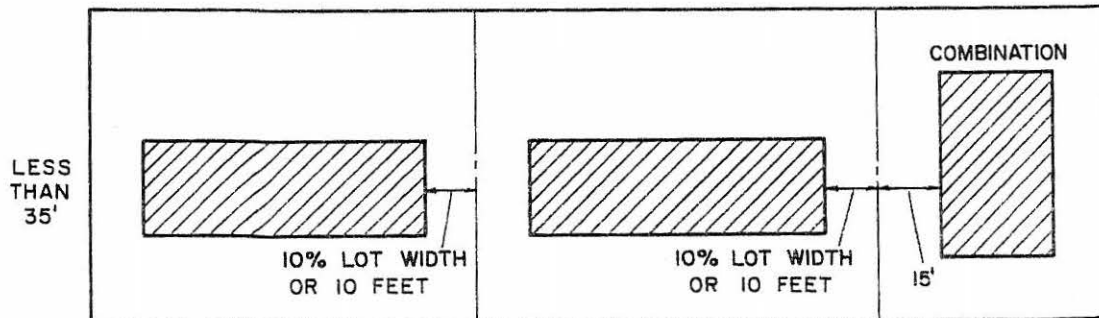


9.

SPECIAL APARTMENT SIDE YARD
AND SPACING STANDARDS

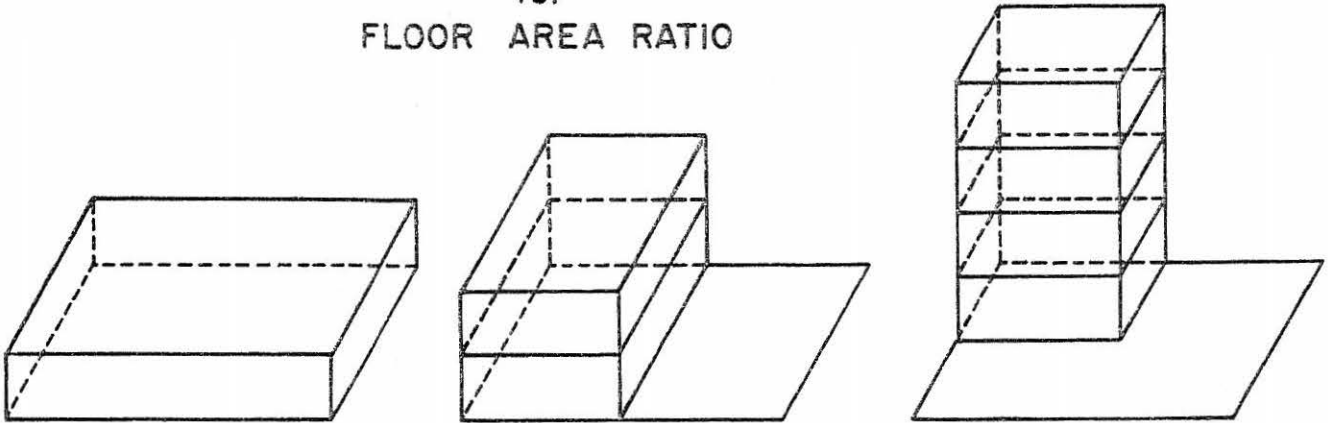


WHERE LONG DIMENSION OF BUILDING IS PARALLEL TO SIDE YARD



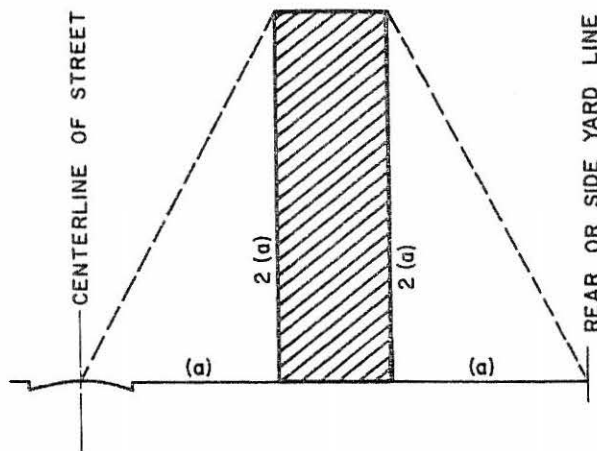
WHERE END OR NARROW DIMENSION OF BUILDING IS PARALLEL TO
SIDE YARD

10.
FLOOR AREA RATIO



EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1:1

11.
SET BACK STANDARDS HIGH RISE
APARTMENT & SIMILAR STRUCTURES



WHEN HEIGHT EQUALS $2(a)$ FROM YARD MEASURED FROM STREET, CENTERLINE MUST BE MINIMUM OF (a) , SIDE AND REAR YARDS WITH OPENINGS FOR LIGHT OR AIR, SHALL BE MINIMUM DIMENSION OF (a) WHEN HEIGHT IS $2(a)$.
(SEE 9-502 4)

PLANNED DEVELOPMENT DISTRICTS ADOPTED
WITH ORIGINAL ORDINANCE AND REFERENCED
ON ZONING DISTRICT MAP

PLANNED DEVELOPMENT DISTRICT 1 - Shopping Center and Multiple
Family Dwellings (symbol designation PD-1-SC & MF).

Planned Development District permitting uses as prescribed in the Uses Schedule of the Zoning Ordinance for Shopping Center permitting General Retail uses and Multiple Family Dwellings, subject to the approval of a site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy. The Shopping Center shall be developed subject to general retail standards and the housing development for Multiple Family dwellings shall be subject to the MF-2 Multiple Family Dwelling standards. Such site plan shall set forth the building areas, offstreet parking, points of access, any screening walls, open areas, building setback, curbs, sidewalks, drainage facilities indicated as necessary by the location, and provide for the dedication and improvement of any street deemed essential by the Planning and Zoning Commission for access to the property, to adjacent property, or for circulation around the site.

The density, coverage, height, parking and offstreet loading standards shall be as set forth on the site plan or as specified in the "GR" General Retail for the Shopping Center and in the "MF-2" for the Multiple Family area.

The requisite site plan may be approved in whole or in part for one or several ownerships, provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreation areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

PLANNED DEVELOPMENT DISTRICT - 3 - Single Family Dwellings, Cluster Housing, Duplexes, Townhouses, Multiple Family Dwellings, Neighborhood Service and General Retail, Churches, Schools, Park, Community Center and Golf Course. (Symbol designation PD-3-Multiple Use).

Planned Development District permitting uses for Single Family Dwellings, Single Family Cluster Home housing, Duplexes, Townhouses, Multiple Family Dwellings, Neighborhood Service and General Retail, Church, School, Park, Community Center and Golf Course, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The Church and Day School site shall consist of not less than 5.34 acres. The School and Park site shall consist of not less than 14.56 acres. The Community Center and Golf Course shall consist of not less than 81.80 acres. The area for Cluster Housing shall consist of not more than 51.23 acres and not more than 280 dwelling units. The Single Family area with lots of 7,200 to 7,500 square feet in area shall consist of not more than 48.83 acres and for not more than 200 lots. The Single Family area for lot sizes from 7,500 to 10,000 square feet shall consist of not more than 90.09 acres for not more than 280 lots. The Duplex area shall consist of not more than 32.12 acres and not more than 184 dwelling units. The area for Townhouses shall consist of not more than 7.71 acres and not more than 90 dwelling units. The area for Multiple Family Garden Apartments shall consist of not more than 54.35 acres and not more than 1,080 dwelling units. The area for Retail and Neighborhood Service use shall consist of not more than 23.29 acres.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.