

CITY OF ROCKWALL

ORDINANCE NO. 16-47

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 2.1, AGRICULTURE (AG) DISTRICT; SECTION 3.3, SINGLE-FAMILY RESIDENTIAL (SF-16) DISTRICT; AND SECTION 3.4, SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT, OF ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, FOR THE PURPOSE OF INCREASING THE MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE SINGLE FAMILY 10 (SF-10) & SINGLE FAMILY 16 (SF-16) DISTRICTS AND ESTABLISHING A MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE AGRICULTURE (AG) DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 04-38] has been initiated by the City Council of the City of Rockwall to amend Sections 2.1, Agriculture (AG) District; Section 3.3, Single-Family Residential (SF-16) District; and Section 3.4, Single-Family Residential (SF-10) District of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] for the purpose of increasing the minimum square footage per dwelling unit in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts, and establish a minimum square footage per dwelling unit in the Agriculture (AG) District; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

**Section 1.** That Section 2.1, Agriculture (AG) District, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in Exhibits 'A' of this ordinance.

**Section 2.** That Section 3.3, Single-Family Residential (SF-16) District, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in Exhibits 'B' of this ordinance.

**Section 3.** That Section 3.4, Single-Family Residential (SF-10) District, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described

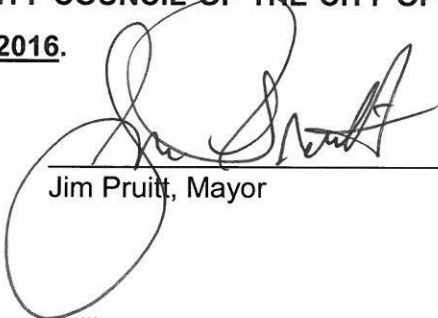
in Exhibits 'C' of this ordinance.

**Section 4.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**Section 5.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**Section 6.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,  
TEXAS, THIS THE 6<sup>TH</sup> DAY OF SEPTEMBER, 2016.**

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

  
\_\_\_\_\_

Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
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Frank J. Garza, City Attorney



1<sup>st</sup> Reading: 08/15/2016

2<sup>nd</sup> Reading: 09/06/2016

**Exhibit 'A'**  
Section 2.1, Agriculture (AG) District, of  
Article V, District Development Standards,  
Unified Development Code

*Section 2.1. Agriculture (AG) District.*

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

**Exhibit 'B'**  
*Section 3.3, Single-Family Residential (SF-16) District, of  
Article V, District Development Standards,  
Unified Development Code*

*Section 3.3. Single-Family Residential (SF-16) District.*

A. *Purpose.*

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

B. *Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [of this Unified Development Code], *Permissible Uses*.

C. *Development Standards.*

1. Minimum lot area: 16,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: ~~1,800~~ 2,400 square feet.
4. Minimum lot frontage on a public street: 90 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 25 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:
  - a. Internal lot: eight feet.
9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
  - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

**Exhibit 'C'**

*Section 3.4, Single-Family Residential (SF-10) District, of  
Article V, District Development Standards,  
Unified Development Code*

*Section 3.4. Single-Family Residential (SF-10) District.*

*A. Purpose.*

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

*B. Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [of this Unified Development Code], *Permissible Uses*.

*C. Development Standards.*

1. Minimum lot area: 10,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: **4,500 2,200** square feet.
4. Minimum lot frontage on a public street: 80 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:
  - a. Internal lot: six feet.
9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
  - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.