

Section 5: Future Land Use

5.0 FUTURE LAND USE

5.1 GOALS AND OBJECTIVES

GOAL 5: Ensure that all new development (both residential and nonresidential) is consistent with demographic projections and enhances the quality of life.

Objective 5.1: Model the existing population, the work force demographic and regional growth rates on an as needed basis to develop an accurate planning basis.

Objective 5.2: Ensure enough land to accommodate multiple land uses and housing for residents of varying income levels.

Objective 5.3: Direct future land use so that it occurs as a consistent extension of the existing community.

Objective 5.4: Revise update, establish and enforce ordinances and codes to provide uniform requirements for all future development.

Objective 5.5: Ensure that land uses and their respective aesthetic value within the City of Rockdale makes a positive contribution to the area and to the City as a whole.

Objective 5.6: Promote the development of a nonresidential district characterized by small shops, restaurants, professional offices, and open space/parks.

5.2 OVERVIEW

The City's goal is to provide the best possible plan to ensure land use patterns promote optimum use of all areas within the City. The way property in Rockdale currently is used is shown on the Current Zoning Map (Map 5-1). The Future Land Use map, which is shown on Map 5-2, is an expression of intent regarding Rockdale's future land use patterns. This map identifies areas in the City Limits and its Extra Territorial Jurisdiction (ETJ) that is suitable for various types of land use activities, such as residential, retail, commercial, and industrial, while recognizing the public good must be predominant over individual desires.

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The highest and best use of land is inherently connected with transportation and economics. Simply put, roadways must have the capacity to allow people to experience various land uses. This is particularly important for nonresidential land uses because without access, their economic viability is questionable. Therefore, the Future Land Use Plan for Rockdale takes into consideration all of the other elements of the City Plan, especially Economic Development and Transportation.

5.2.1 Existing Land Use

Rockdale was a town formed at the end of the construction of the I & GN Railroad line. In May of 1874, Rockdale had enough citizens to call for an incorporation meeting. On May 8, 1874, the vote on incorporation passed for the Town of Rockdale by majority vote. The name was changed to the City of Rockdale in 1875. The town grew outward for the railroad as it's center. The town grew as a typical railroad town during the early years. In the early 1950's ALCOA was a contributor to growth in the town and surrounding area. This created new residential subdivisions within the city and new business growth. Map 5-1 shows the existing land use with the City Limits. Table 5-1 shows the enrollment in the Rockdale independent School District over the past few years. This shows enrollment within the district is sporadic with a slight decline over the past eight years. As the City grows, planning efforts must be responsive to Rockdale's past and future trends. The Future Land Use Plan is intended to blend these trends together to provide the City with a balanced land use pattern.

Table 5-1			
Rockdale Independent School District			
Year	Enrollment	Average Annual Growth	Average Growth 2002 to 2010
2002 - 2003	1895		-1.31%
2003 - 2004	1882	-0.69%	
2004 - 2005	1934	2.76%	
2005 - 2006	1936	0.10%	
2006 - 2007	1834	-5.27%	
2007 - 2008	1845	0.60%	
2008 - 2009	1703	-7.69%	
2009 - 2010	1753	2.94%	
2010 - 2011	1697	-3.19%	

Land use planning for Rockdale is influenced by zoning within the current City Limits and as well as the land use map in the existing City Plan. Table 5-2 shows the approximate breakdown of current zoning districts in relation to the lots within Rockdale.

Zoning Category	Zoning Category	Percent of Lots
R-1	Single Family Residential	
R-1C	Residential 1 Commercial	0.00
R-1E	Residential 1 Estate	0.00
R-2	Residential Multi-Family	
R-3	Residential Multi-Plex	
M-1	Manufactured Home Subdivision	
M-2	Manufactured Home Park	
CA	Central Area	
C-1	Commercial-Light	
C-2	Commercial-Intense	
I	Industrial	
PUD	Planned Unit Development	0.00
GOV	Governmental	
A	Agricultural	

5.3 POPULATION

5.3.1 Rate of Population Growth

Estimating the future population of Rockdale is difficult. In recent years the population growth has been a slow increase over prior census. However, looking at the prior census years in Table 5-3 below it has been erratic.

1970 Census Population	1980 Census Population	1990 Census Population	2000 Census Population	2010 Census Population
4665	5611	5235	5439	5595

5.4 TYPES AND CONSIDERATIONS FOR LAND USE

The recommended Future Land Use Plan for Rockdale is shown on Map 5-2. As noted in its legend, land use categories (zoning districts) have been identified for each appropriate land use which may exist within the community. It is important to recognize that the Plan map is only the graphic portion of Rockdale's Future Land Use Plan. The map designations and key land use concepts are further supplemented and explained in the following text sections and the remainder of this City Plan.

5.4.1 Residential

5.4.1.1 Single Family Residential 1 – District “R-1”. (a) Purpose and Permitted Uses. Permits detached single family dwellings with a minimum of 1,000 square feet of living area, and related accessory structures, on a minimum lot size of 8,400 square foot.

(b) Additional Permitted Uses.

(c) Conditions and Limitations.

(i) Chart 1.

Zoning District	Min Lot SF Area	Min Lot Width	Front Setback	Side Setback	Street Side Setback	Rear Setback	Eave Height Limit	Impervious Cover
R-1	8,400	70 ft.	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
R-1C	8,400	70 ft.	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
R-1E	1 Acre	200 ft.	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
R-2	4,200 per dwelling	35 ft. per dwelling unit	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
R-3	2,000 per dwelling	80 ft.	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
M-1	7,500	70 ft.	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
M-2	4,200 per dwelling and 100 ⁷ open space	35 ft. per dwelling unit	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
C-1	6,000	60 ft.	25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	70%
C-2	10,000	60 ft. single tenant, 100 ft multi-tenant	25 ft.	9 ft. against commercial 25 ft. against residential	25 ft.	25 ft.		70%
GOV			25 ft.	9 ft.	15 ft.	15 ft.	35 ft.	40%
CA	3,125	25 ft	0	0	0	0	35 ft.	100%
I	10,000	200 ft	25 ft. against industrial 50 ft. against residential	35 ft.	80%			
A	2 Acres	500 ft	25 ft.	25 ft.	25 ft.	25 ft.	35 ft.	40%
PUD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(ii) **Chart 2.**

Use	Number of Parking Spaces
Residential dwellings, single to multi-family, and manufactured homes	Two spaces minimum for each living unit, and one-half (1/2) space for each additional bedroom above four.
Warehouses, manufacturing plants and other similar commercial establishments not catering to the general public.	One space per 1,000 square feet of gross floor space.
Hotels, Motels and similar transient accommodations	One space per bedroom and one space for each two employees
Rest homes, Hospitals, Nursing Homes, Convalescent Homes, sanitariums, and similar uses.	One space for each two employees, and One space for each four patient beds
Bars, Cafes, Restaurants, Taverns, Night Clubs, and similar uses.	One space for every four seats provided for customer services
Banks, Offices, financial lending institutions, gasoline stations, personal service shops, retail establishments, shopping centers and similar uses catering to the general public.	One space for each 250 square feet of gross floor space.

(iii) A billboard, signboard, or advertising sign shall not be permitted as an accessory use; provided that the placing of and un-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and churches and other institutions may display signs showing names, activities and services therein provided, and that during construction of a structure or building one (1) un-illuminated sign advertising contractors or architects on such premises shall be permitted provided that such sign shall not be more than eight (8) square feet in area and shall be set back of the established or customary building line, and such sign shall be removed immediately upon completion of the building.

(iv) All paved driveways shall be single use. No paving shall be allowed in the side setbacks of interior lots.

(d) Accessory Structures and Uses. Accessory Structures and Accessory Uses customarily incident to the single family residential use permitted in the district, that are located on the same lot with the primary residential structure, that are designed, constructed and located for a use permitted in the one-family district, and that are in compliance with this Ordinance and

all other applicable City ordinances, are permitted in the district; provided the same do not involve the conduct of any business or commercial enterprise and comply with each of the following requirements:

(i) a private garage may have a capacity for not more than (3) standard size automobiles, plus one hundred forty-four (144) square feet of storage space for goods and materials. Where the residential structure is two stories or greater, the private garage may have a second story containing an apartment or storage for use of the family constructed as an integral part of the main building and shall be subject to the regulations affecting the main building.

(ii) accessory structures that are one hundred forty-four (144) square feet and smaller shall not have a wall height greater than eight (8) feet. No building permit will be required.

(iii) all accessory structures larger than one hundred forty-four (144) square feet must:

- (a) have a roof line that is not greater in height than the roof line of the single family dwelling; and
- (b) have walls that are of a height no greater than the majority wall height of the primary structure; and
- (c) have a roof constructed of substantially the same color, slope and pitch as the roof of the single family dwelling; and
- (d) meet the setback requirements for the City of Rockdale; and
- (e) not cause the total lot coverage square feet to exceed the percentage specified earlier in this ordinance; and
- (f) exteriors of brick, stone, masonry, wood, masonite, hardy-plank and metal siding with a baked on enamel finish are permitted. Corrugated metal siding is not permitted; and
- (g) when the primary structure exterior is brick or stone or other masonry, the accessory structure exterior must be;
 - (i) at least forty (40) percent wainscot of the same material and design as the primary structure, or
 - (ii) the full front of structure must be of the same material and design as the primary structure; and
- (h) exterior sides must be of substantially the same color, or color matched with the primary structure; and
- (i) be compatible by architectural design and appearance with the single family dwelling or adjacent single family dwellings;

(iv) except for the single family dwelling, not more than one private garage, one carport, and one other accessory structure may be constructed on a single-family lot;

(v) a carport may be constructed on a single-family lot provided that it is color matched to the house, does not have a plate and roof height greater than the single family dwelling, meets the side setback requirements of this chapter and, is at least 5 feet from the property line at the entrance to the carport.

5.4.1.2 Residential 1 Commercial- District "R-1C". (a) Purpose and Permitted Uses. Permits detached single family dwellings with a minimum of 1,000 square feet of living area, and related accessory structures, on a minimum lot size of 8,400 square foot in which a light commercial use including professional services, personal services and sales of non-toxic or non-hazardous materials may occur similar to home occupations however may occur in a standalone building. No use in R-1 C shall have more than two employees.

(b) Additional Permitted Uses.

(i) Light Commercial Uses similar to home occupations.

(c) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

(iii) A billboard, signboard, or advertising sign shall not be permitted as an accessory use; provided that the placing of and un-illuminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and churches and other institutions may display signs showing names, activities and services therein provided, and that during construction of a structure or building one (1) un-illuminated sign advertising contractors or architects on such premises shall be permitted provided that such sign shall not be more than eight (8) square feet in area and shall be set back of the established or customary building line, and such sign shall be removed immediately upon completion of the building.

(iv) All paved driveways shall be single use. No paving shall be allowed in the side setbacks of interior lots.

(d) Accessory structures. See Section 5.4.1.1 (d).

5.4.1.3 Residential 1 Estate - District "R-1E". (a) Purpose and Permitted Uses. Permits detached single family dwellings with a minimum of 1,000 square feet of living area, and related accessory structures, on a minimum lot size of one acre. Residential development may occur without the need for sidewalks, curb and gutter and central wastewater.

(b) Additional Permitted Uses.

(c) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

(iii) A billboard, signboard, or advertising sign shall not be permitted as an accessory use; provided that the placing of and unilluminated "For Sale" or "For Rent" sign not more than eight (8) square feet in area may be permitted as an accessory use, and churches and other institutions may display signs showing names, activities and services therein provided, and that during construction of a structure or building one (1) unilluminated sign advertising contractors or architects on such premises shall be permitted provided that such sign shall not be more than eight (8) square feet in area and shall be set back of the established or customary building line, and such sign shall be removed immediately upon completion of the building.

(v) All paved driveways shall be single use. No paving shall be allowed in the side setbacks of interior lots.

5.4.1.4 Residential Multi-Family - District "R-2" Duplex, Triplex and Fourplex. (a) Purpose and Permitted Uses. Allows single-family dwellings two, three and four unit dwellings and any other use permitted in R1. The dwellings shall have a minimum of 600 feet of living space on a minimum lots size of 4,200 feet per dwelling unit.

(b) Additional Permitted Uses.

(c) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

(iii) A minimum of two (2) off-street parking spaces shall be provided for each living unit. All off-street parking and driveways shall be improved with all weather asphalt, concrete, or paving stones, and curb and gutter.

(d) Accessory structures. . See Section 5.4.1.1 (d).

5.4.1.5 Residential Multi-Plex - District "R-3". (a) Purpose and Permitted Uses. Allows any use permitted in District R-2; and more than five dwelling units with a minimum living space of 600 feet on a minimum lot size of 2,000 square feet per dwelling unit.

(b) Additional Permitted Uses.

(c) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

(iii) A minimum of two (2) off-street parking spaces shall be provided for each living unit. All off-street parking and driveways shall be improved with all weather asphalt, concrete, or paving stones, and curb and gutter.

(d) Accessory structures. See Section 5.4.1.1 (d).

5.4.2 Manufactured Home

5.4.2.1. Manufactured Home Subdivision - District "M-1". (a) Purpose and Permitted Uses. Property and areas of the City zoned "M-1" may be planned, used, approved, platted and occupied as a Manufactured Home Subdivision with lots sold and conveyed to individual lot owners. Land and areas of the City zoned "M-1" and having an approved subdivision plat may be used for manufactured homes having a minimum of 600 square feet of living area.

(b) Additional Permitted Uses.

(c) Conditions and Limitations.

(i) Manufactured Homes must have a minimum of six hundred (600) square feet of living area.

(ii) Manufactured Homes must be skirted within ninety (90) days from date installed.

(iii) Manufactured homes must be tied down securely and in compliance with applicable regulations prior to occupancy.

(v) See Chart 1.

(vi) See Chart 2.

(d) Authorized in Specified Areas. No manufactured home may be located in any District other than "M-1" or "M-2" District only.

(e) Standards. The installation, occupancy and maintenance of manufactured homes in the "M-1" district shall be subject to the following provisions.

(i) No outside horizontal dimension shall be less than 14 feet, except for original extensions or subsequent additions containing less than 50 percent of the total enclosed floor area.

(ii) The exterior siding material, excluding skirting, shall be nonmetallic.

(iii) The structures shall be of adequate quality and safe design, as certified by a label stating that the unit is constructed in conformance with the federal Mobile Home Construction and Safety Standards in effect on the date of manufacture, or other such applicable standards as required by state or federal law. Any such structure without such certification, but meeting all other requirements, may be accepted as safe and quality construction provided it meets the following criteria;

(A) All electrical material, devices, appliances, and equipment are in sound and safe condition. Aluminum conductors are not acceptable.

(B) All mechanical systems including space and water heating, are in sound and safe condition.

(C) All plumbing, gas piping, and wastewater systems are in sound and safe condition.

(D) The unit is in sound and safe structural condition. Uncompressed finish floorings greater than 1/8 inch in thickness beneath load-bearing walls that are fastened to the floor structure are not acceptable. Any such structure that shows signs of fire damage will not be acceptable.

(E) The determination of the foregoing acceptance of any non-certified unit shall be made by the Building Official and/or the Fire Marshall.

(iv) Manufactured homes shall be installed in accordance with the following criteria:

(A) By a person licensed by the State of Texas in compliance with state law, or the frame shall be supported by, and tied to, a foundation system capable of safely supporting the loads imposed as determined from the character of the soil. The minimum acceptable foundation design shall be a series of eight-inch grout-filled concrete block piers spaced no more than eight feet on center and bearing on 12" x 12" solid concrete footings. A tie-down and anchoring system separate and apart from the foundation ties shall be provided as recommended by the manufacturer, if different from the foundation ties.

(B) Axle and hitch assemblies shall be removed at the time of placement on the foundation.

(C) Each manufactured home shall be totally skirted with metal, masonry, pressure-treated wood, or other non-degradable material, which is compatible with the design and exterior materials of the primary structure.

(D) Electrical power supply shall be from a meter installation on the manufactured home, or from a permanent meter pedestal.

(E) Driveways and off-street parking shall be provided in accordance with the requirements for single-family dwellings.

(F) Garage and carport additions are permitted, provided they cover a paved parking area and are connected to a street by a paved drive, meet the minimum building setback requirements, and have roof and siding material compatible with the primary structure.

(G) Patio and porch covers are permitted, provided they cover an improved patio, deck, or porch, and meet the minimum building setback requirements.

(H) Living area additions are permitted, provided they meet the minimum building setback requirements, have roof and siding material that is compatible with the primary structure, and comply with the same structural standards as the primary structure.

(I) All accessory structures and additions shall comply with all applicable city ordinances.

(f) Site Development Regulations. The minimum lot width shall be 70.

(g) Accessory structures. See Section 5.4.1.1 (d).

5.4.2.2. Manufactured Home Park - District "M-2". (a) Purpose and Permitted Uses. Property and areas of the City zoned "M-2" may be planned, used, approved, platted and occupied as a Manufactured Home Park with lots held under common ownership and rented or leased to individual tenant occupants. Land and areas of the City zoned "M-2" and having an approved subdivision plat may be used for manufactured homes having a minimum of 600 square feet of living area.

(b) Additional Permitted Uses.

(i) One manufactured home on each approved space or lot.

(ii) Accessory buildings located on a lot for use by the owner or occupant of a structure that is located on such lot.

(iii) Recreational, civic and/or commercial facilities designed for exclusive use of the occupants of the Manufactured Home Park.

(iv) Accessory buildings for use by the owner or manager of the Manufactured Home Park.

(vi) One single-family dwelling unit on a 6,000 square foot or larger lot for use as the owner's or manager's residence.

(c) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

(iii) Design Requirements. A development designed as a manufactured home park shall meet all requirements of the manufactured home park ordinance of the city and all requirements of the city subdivision ordinance. The development shall include amenities and be designed for the explicit purpose of renting or leasing of sites and shall not be construed to permit the sale of such spaces or lots.

(iv) Conversion. At no time may a manufactured home park be converted to a manufactured home subdivision without first complying with all requirements of the city subdivision ordinance then in effect, receiving approval by the City Council, and being rezoned to M-1.

(v) Thru Traffic. No through traffic shall be permitted in a Manufactured Home Park.

(vi) Perimeter Fence. A perimeter fence shall be required, unless otherwise approved by the Commission.

(d) Standards. The installation, occupancy and maintenance of manufactured homes in the "M-2" district shall be subject to the following provisions: See Section 12.120; provided that the addition of garages, carports and additional living area is not permitted.

(e) Site Development Regulations. See Section 5.4.2.1 (f);

(f) Accessory structures. See Section 5.4.1.1 (d).

5.4.3 Commercial

5.4.3.1. Commercial-Light - District "C-1". (a) Purpose and Permitted Uses. This district allows the retail sale of goods and products to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed.

(i) Uses as determined by the Commission and the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that sale, store, distribute and/or repair goods, vehicles, equipment and materials, and are in general dependent on products and materials produced elsewhere.

(b) Conditions and Limitations.

(i) That it be conducted wholly within an enclosed building, except for delivery, gasoline sales, nurseries and garden centers.

(ii) That required yards and outdoor areas not be used for display, sale vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.

(iii) That all merchandise be new, first-hand and be sold on the premises, save and except for delivery only including catering.

(iv) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

(v) Signs (advertising) must be on the same lot as the business establishments to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any Residential District. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Chapter and any other applicable ordinance of the City.

(vi) Establishments located on property that is within 300' of any property zoned for a residential use when the commercial use is first established may not to be open to the general public before 5:00 a.m. and must be closed to the general public by 10:00 p.m.

(vii) See Chart 1.

(viii) See Chart 2.

(c) Site Development Regulations.

(i) Development of any use permitted in the "C-1" District shall conform with the site development regulations established for that District.

(ii) Paved Sidewalks, driveways and parking areas are required.

(ii) Screening of loading and storage facilities is required.

5.4.3.2. Commercial-Intense - District "C-2". (a) Purpose and Permitted Uses. This district is intended to provide for commercial uses including the more intense commercial land uses not requiring an industrial zoning category, provided that such use shall when established be compatible with adjacent and neighboring residential areas and not create unreasonable traffic or land use conflicts. All uses permitted in the C-1 district are additional permitted uses.

(i) Uses as determined by the Commission and the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that sale, store, distribute and/or repair goods, vehicles, equipment and materials, and are in general dependent on products and materials produced elsewhere.

(b) Conditions and Limitations.

(i) That it be conducted within a building and/or outdoor area that is improved with concrete, asphalt pavement or other all weather surface and that is suitably landscaped, screened or fenced.

(ii) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance.

(iii) Signs (advertising) must be on the same lot as the business establishments to which they refer and shall not be placed within twenty-five (25) feet of any Residential District. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Chapter and any other applicable ordinance of the City.

(iv) See Chart 1.

(v) See Chart 2.

(c) Site Development Regulations.

(i) Development of any use permitted in the "C-1" or "C-2" District shall conform with the site development regulations established for that District.

(ii) Paved Sidewalks, driveways and parking areas are required.

(iii) Screening of loading and storage facilities is required.

5.4.4 Governmental

5.4.4.1 Governmental - District "GOV". (a) Purpose. This district is intended to provide appropriate areas for uses that provide important community services. An appropriate site should contain adequate space for required off-street

parking and buffering. Facilities owned and operated by the federal government, the state or political subdivisions thereof, including public grounds;

(b) Additional Permitted Uses. Uses as determined by the Commission and the Council, which are closely related and similar to those listed above.

(c) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

5.4.5 Central Area

5.4.5.1. Central Area - District "CA". (a) Permitted Uses. This district principally addresses development in the original town and central area of the City, allowing a mix of uses including, retail, office, light commercial, and residential uses.

(i) Uses as determined by the Commission and the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that sell, store, distribute and/or repair goods, vehicles, equipment and materials, and are in general dependent on products and materials produced elsewhere.

(ii) The Central Area – District "CA" shall be apply to the following plats, tracts or parcels of land within the City of Rockdale:

- Original Town-Rockdale, Block 1,
- Original Town-Rockdale, Block 2,
- Original Town-Rockdale, Block 3,
- Original Town-Rockdale, Block 4,
- Original Town-Rockdale, Block 5,
- Original Town-Rockdale, Block 6,
- Original Town-Rockdale, Block 7,
- Original Town-Rockdale, Block 8,
- Original Town-Rockdale, Block 29,
- Original Town-Rockdale, Block 30,
- Original Town-Rockdale, Block 31,
- Original Town-Rockdale, Block 32,
- A0720, William Allen Survey, 0.67 Acres, ID73281

A0720, William Allen Survey, 0.842 Acres, ID75487

A0720, William Allen Survey, platted property south of Milam Avenue, north of Railroad tracks, west of A0720, Williams Allen Survey, 0.842 acres, ID75487 and east bordered by the intersection of a line extended south from Rice Street western boundary.

(b) Conditions and Limitations.

(i) That all business activities be conducted wholly within an enclosed building, except for delivery, gasoline sales, nurseries and garden centers.

(ii) That required yards and outdoor areas not be used for display, sale vehicles, equipment, containers or waste material, save and except for screened dumpster collection areas.

(iii) That gasoline and alcoholic beverage sales are not permitted without a conditional use permit first being obtained.

(iv) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that, excluding that caused customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property.

(v) Signs (advertising) must be on the same lot as the business establishments to which they refer and shall not be placed within any required yard nor within twenty-five (25) feet of any Residential District. Signs may be illuminated but must be stationary and non-flashing. All signs shall comply with all applicable provisions of this Chapter and any other applicable ordinance of the City. Not more than One (1) sign per exterior building elevation may be erected and attached to or suspended from any building facade, canopy or awning. No free-standing signs shall be allowed. Sign size shall adhere to Projection Signs [12.143 (d) (iii)] and Marquee or Wall Signs [12.143 (d) (v)] in Section 12.143 of City of Rockdale Zoning Ordinance.

(vi) The Conditions and Limitations and permitted uses applicable to the District governing the proposed use of the property shall apply within the Central Area District, i.e. if the proposed use of property within the CA District is a use provided for in the C-1 District the conditions, limitations and permitted uses applicable to the C-1 District shall apply to the property within the CA District.

(vii) See Chart 1.

(viii) Parking. Parking in the Central Area – District “CA” shall not be governed by the parking requirements in Section 12.111 (k) of City of Rockdale Zoning Ordinance and any parking requirements set forth in Site Plan Regulations. Parking in the Central Area – District “CA” shall be governed by this section.

Parking Fund means a special fund established by the City to retain monies paid by developers in accordance with the payment in-lieu of parking space dedication provisions of these regulations and to be used for the purchase of land for the development of parking lots and/or spaces in the vicinity of the developed property for which funds have been collected.

A negotiated fee-in-lieu of parking lots and/or spaces shall be paid to the City by the developer to be combined with other funds in the Parking Fund dedicated for the acquisition of parking lots and spaces. At its option, the City Council may accept land dedicated for parking lots and spaces by the developer in lieu of parking fees, if such land conforms with the Comprehensive City Plan of the City. The City reserves the right to refuse property within the 100-year frequency floodplain and determine the appropriateness of the location of the proposed parking land in conjunction with the uses proposed on the property.

(c) Site Plan Regulations. The Site Plan Regulations applicable to the District governing the proposed use of the property shall apply within the Central Area District, i.e. if the proposed use of property within the CA District is a use provided for in the C-1 District the Site Plan Regulations applicable to the C-1 District shall apply to the property within the CA District.

5.4.6 Industrial

5.4.6.1. Industrial - District "I". (a) Permitted Uses. Allows assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons and property outside the boundaries of the property, and the following specifically listed uses to the extent such uses are contained or included within property as to not pose a potential hazard outside of the property on which such use is conducted:

(i) Uses as determined by the Commission and the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that sale, store, distribute and/or repair goods, vehicles,

equipment and materials, and are in general dependent on products and materials produced elsewhere.

(b) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

(c) Site Development Regulations. Development of any use permitted in the "I" District shall conform with the site development regulations established for that District.

(d) Performance Standards - Industrial District. All uses in the I (Industrial) District, District "I", shall conform in operation, location and construction to the minimum performance standards herein specified for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire and explosive or hazardous matter, vibration, open storage and glare.

(i) Noise. At no point at the bounding property line of any use in an I District may the sound pressure level of any operation or plant exceed the decibel limits specified in the octave band groups designated in the following table.

(A) Maximum permissible daytime* Octave Band - Decibel limits, at the bounding property line**, in an I District;

OCTAVE									
BAND	37	75	150	300	600	1200	2400	4800	A
(CPS)	75	150	300	600	1200	2400	4800	9600	SCALE

DECIBEL BAND LIMIT (DB RE 0.0002 MICROBAR)

86 76 70 65 63 58 55 53 65

Note: A scale level is provided for monitoring purposes only and is not applicable to detailed sound analysis.

*Daytime shall refer to the hours between sunrise and sunset on any given day.

**The Building Official will interpret the bounding property line as being at the nearest side of the right-of-way or property line of any street, alley, stream or other permanently dedicated open space to the noise source when such open space exists between the property line of the noise source and adjacent

property. When no such open space exists, the common line between two parcels of property shall be interpreted as the bounding property line.

- (B) The following corrections will be made to the table of Octave Band - Decibel limits in determining compliance with the noise level standards in an I District.

When noise is present at nighttime (anytime other than daytime), subtract 7 decibels. When noise contains strong, pure tone components or is impulsive, that is when meter changes at 10 decibels or more per second, subtract 7 decibels. Add ten decibels when noise is present for not more than:

- 1/2 minute in any 1/2 hour period;
- 1 minute in any 1 hour period;
- 10 minutes in any 2 hour period; or
- 20 minutes in any 3 hour period.

- (C) Measurement of noise is made with a sound level meter or Octave Band analyzer, meeting the standards prescribed by the American Standards Association.

(ii) Smoke and Particulate Matter. No operation or use in an I District shall cause, create or allow the emission of air contaminants which violate State or Federal environmental law, as referenced herein: *Texas Health and Safety Code Ann. Chapters. 381 & 382; Air Pollution Prevention and Control, 42 U.S.C.A. 7401, et. seq.* Open storage and open processing operations including on-site transportation on movements which are a source of wind or airborne dust or other particulate matter are subject to the standards and regulations specified herein.

(iii) Odorous Matter. No use may be located or operated in an I District which involves the emission of odorous matter from a source of operation where the odorous matter exceeds a concentration at the bounding property line or any point the tract on which such use or operation is located which, when diluted with an equal volume of odor free air, exceeds the odor threshold (2 odor units). The odor threshold as herein set forth is determined by observation by the City Staff. In any case where uncertainty may arise or where the operator or owner of an odor emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required, the method and procedures as specified by American Society for Testing Materials, A.S.T.M.D. 1391-57, Entitled "STANDARD METHOD FOR MEASUREMENT OF ODOR IN ATMOSPHERES" will

be used and a copy of the A.S.T.M.D. 1391-57 is hereby incorporated by Reference.

(iv) Flammable and Hazardous Materials. No use involving the manufacture or storage of compounds or products which decompose by detonation is permitted in an I District except that chlorate, nitrates, perchlorates, phosphorous and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Marshall of the city as not presenting a fire or explosion hazard. The storage and use of all flammable liquids and materials, such as pyroxylin plastics, nitrocellulose film, solvents and petroleum products is permitted only when such storage or use conforms to the standards and regulations of established by city ordinance.

(v) Toxic and Noxious Matter. No operation or use permitted in an I (industrial) District may emit a concentration across the bounding property line of the tract on which such operation or use violating State or Federal environmental laws, as referenced herein: *Texas Health and Safety Code, Chapters. 381 & 382; Air Pollution Prevention and Control, 42 U.S.C.A. 7401, et. seq.* Open storage and open processing operations, including on-site transportation movements which are a source of wind or airborne dust or other particulate matter, are subject to the standards and regulations specified herein.

(vi) Vibrations. No operation or use in an I District may at any time create earthborne vibration which, when measured at the bounding property line of the source of operation, exceed the limit of displacement set forth in the following table in the frequency ranges specified.

<u>FREQUENCY</u>	<u>DISPLACEMENT</u>
<u>CYCLES PER SECOND</u>	<u>IN INCHES</u>

0 to 10	.0020
10 to 20	.0016
20 to 30	.0010
30 to 40	.0006
40 to 50	.0005

(vii) Glare. No use or operation in an I District may be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor may any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

5.4.7 Agricultural

5.4.7.1. Agricultural District - District "A". Allows farming, ranching, pasturage, detached single-family residences and related accessory structures, on a minimum two acre tract. Parks, playgrounds, greenbelts and other public recreational facilities, owned and/or operated by the municipality or other public agency are permitted.

(a) Conditions and Limitations.

(i) See Chart 1.

(ii) See Chart 2.

5.4.8 Planned Unit Development

5.4.8.1. Planned Unit Development – District "PUD". (a) Purpose and Objectives. The purpose and intent of the Planned Unit Development District is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property in the City consistent with this Chapter and accepted urban planning, with overall mixed-use regulations as set forth below and in accordance with the City's comprehensive plan. The PUD rules are designed: (i) to allow development which is harmonious with nearby areas; (ii) to enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance; (iii) to provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space, and lower construction and maintenance costs; (iv) to encourage harmonious and coordinated development, considering natural features, community facilities, circulation patterns and surrounding properties and neighborhoods; (v) to facilitate the analysis of the effect of development upon the tax base, the local economy, population, public facilities and the environment; (vi) to provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and (vii) to require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development. Toward these ends, rezoning of land and development under this district will be permitted only in accordance with the intent and purpose of the City's comprehensive plan and this Chapter, and to that end the PUD plan must be prepared and approved in accordance with the provisions of this Chapter.

(b) Mixed Use Development. The PUD District shall include and allow for compatible mixed uses such as compatible residential, commercial and/or

industrial, within a single project within the boundaries of a an approved plan area, in order to provide the flexibility required for a well-designed and innovative development that will conserve, develop, protect and utilize to their best use the natural resources of the area in a manner that ensures the safe, orderly and healthy development and expansion of the City. In order to promote such development, the PUD may be comprised of a combination of all the other zoning districts provided for in this Chapter. The outer boundary of the each such PUD Zoning District shall be shown on a map. Said map will include a descriptive legend, the specific boundaries of the area proposed for use authorized for in any other zoning district, and percentage of the total area of such PUD which will comprise each such separate use, and all notations, references, and other information shown thereon, shall be adopted by Ordinance.

(c) Flexible Planning. When considering a PUD, the unique nature of each proposal for a PUD may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, e.g., without limitation, the width and surfacing of streets and highways, lot size, parking standards, set backs, alleyways for public utilities, signage requirements, curbs, gutters, sidewalks and street lights, public parks and playgrounds, drainage, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, single use districts, etc. Final approval of a PUD by the City Council shall constitute authority and approval for such flexible planning to the extent that the PUD as approved, departs from existing codes and ordinances. The flexibility permitted for a PUD does not imply that any standard or requirement will be varied or decreased.

(d) Rules Applicable. The City Council, after public hearing and proper notice to all parties affected and after recommendation from the Commission, may attach a Planned Unit Development district designation to any tract of land equal to or greater than three (3) acres. Under the Planned Development designation the following rules apply:

(i) The approval of any proposed PUD or combination of uses proposed therein shall be subject to the discretion of the City Council, and no such approval will be inferred or implied.

(ii) Permitted uses are those listed under the applicable zoning district(s) for the base zoning to be applied to the PUD (for example, the permitted uses in a PUD proposed to be developed as a retail, commercial and office development are the respective uses listed for the General Retail, Commercial and Office districts). In addition, a Planned Unit Development district may be established where the principal purpose is to serve as a

transitional district, or as an extension of an existing district whereby the provision of off-street parking, screening walls, fences, open space and/or planting would create a protective transition between a lesser and more restrictive district. In approving a Planned Unit Development, additional uses may be permitted, and specific permitted uses may be prohibited from the base district.

(iii) Standards required by the base zoning apply in a Planned Unit Development except that the following regulations and standards may be varied in the adoption of the Planned Unit Development; provided that the plan is consistent with sound urban planning and good engineering practices.

- (A) Front, side and rear setbacks.
- (B) Maximum height.
- (C) Maximum lot coverage.
- (D) Floor area ratio.
- (E) Off-street parking requirements.
- (F) Special district requirements pertaining to the base zoning.
- (G) Number of dwelling units per acre.
- (H) Accessory building regulations.
- (I) Sign standards.

(iv) In approving a Planned Unit Development, no standards may be modified unless such modification is expressly permitted by this Chapter, and in no case may standards be modified when such modifications are prohibited by this Chapter.

(v) In approving a Planned Unit Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, light and air, orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

(vi) The Commission and City Council, in approving modifications to standards and regulations, shall be guided by the purpose intended by the base zoning and general intent of this Chapter.

(e) Preliminary Site Plan. A Preliminary Site Plan of the entire property within the Planned Unit Development will be considered by the Commission prior to any recommendation to, or consideration by, the City Council of the Planned Unit Development district ordinance.

(i) A Preliminary Site Plan may be approved for a portion of a Planned Unit Development district where the district is divided by a major thoroughfare, and the Preliminary Site Plan includes all the property located on one side of the street.

(ii) Approval of a Preliminary Site Plan will determine the location and mix of proposed uses, proposed points of ingress and egress, parking spaces, building locations and height, lot coverage, yards and open spaces, landscaping, screening walls or fences, topography, and other development and protective requirements, considered necessary to create a reasonable transition to, and protection of, the adjacent property.

(iii) The Commission and/or City Council may approve, conditionally approve, request modifications, or deny approval of the Preliminary Site Plan based on evaluation of details with respect to:

(A) The plan's compliance with all provisions of this Chapter and other ordinances of the City.

(B) The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

(C) The relationship of the development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values, and negative impacts.

(D) The provision of a safe and efficient vehicular and pedestrian circulation system.

(E) The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

(F) The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for fire fighting and emergency equipment to buildings

(G) The coordination of streets so as to compose a convenient system consistent with the Thoroughfare Plan of the City.

(H) The use of landscaping and screening (1) to provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary; and (2) to complement the design and location of buildings and be integrated into the overall site design.

(I) The location, size and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(J) The adequacy of water, drainage, sewerage facilities, garbage disposal and other utilities necessary for essential services to residents and occupants.

(f) Final Site Plan. Following approval of the Preliminary Site Plan, or simultaneously if detailed information is available, a Final Site Plan for any portion of the Planned Unit Development may be approved. The Preliminary Site Plan establishes the general development standards according to a base district. The Final Site Plan providing all the detail required for development, subdivision, zoning and enforcement of the special conditions and regulations must be approved by ordinance prior to the zoning being in effect and construction being authorized.

(g) Amendments. Consideration of amendments to a Planned Unit Development will take into consideration the effect of the proposed development on the remainder of the property, adjacent properties and the neighboring communities. Amendments to the final site plan or any planned development conditions which are substantive shall require public hearings in the manner required for any other zoning change.

(h) Expiration. If development equal to at least twenty-five (25%) percent of the cost of installing streets, utilities and drainage in the PUD, or, if the PUD is approved to be developed in sections or phases, if development equal to at least fifty (50%) percent of the cost of installing streets, utilities and drainage in the first section or phase of the PUD has not occurred, on a Planned Unit Development tract or lot within two (2) years after the date of approval, such approval shall expire; and may only be renewed after application is made therefor, notice is given and public hearings are held by the Commission and

City Council to evaluate the appropriateness of the previously authorized Planned Development approval. Any such application for renewal or extension shall be considered in the same manner, and under the same rules, regulations and ordinances then in effect, as a new application for zoning.

(i) Ordinance Amendment. Every Planned Unit Development district approved under the provisions of this Chapter is considered an amendment of this Chapter as to the property involved, and to the City Plan. All Planned Unit Development districts will be referenced on the Zoning District Map, and a list of such Planned Unit Development districts shall be maintained as an appendix to this Chapter.

(j) Certificate of Occupancy. All Planned Unit Development district conditions and special regulations must be complied with in the PUD, or in the separate section or phase, before a certificate of occupancy is issued for the use of land or any structure which is part of a Planned Unit Development district, or, if applicable, the separate section or phase being developed.

5.5 Annexation

Developers may turn to Rockdale as a vehicle to acquire water and sewer services. In some cases these developments are areas outside of the current City Limits and require annexation. The City must decide if this is a desired methodology to growing the City. The obvious advantages to growth are increased tax revenues and new business. The disadvantages include increased traffic with attendant problems such as the requirement for additional road improvements, as well as additional capital improvements, expenditures for infrastructure and schools. Ultimately the City must decide if growth is desired through annexation of new areas and plan accordingly.

5.6 Future Use

The recommendations in this Future Land Use Section are intended to guide Rockdale's future land use planning and related policies. Note that the Future Land Use map (Map 5-2), taken together with the remainder of this City Plan, is also will serve as a guide to decision making regarding the City's land use patterns. The Residential Development and Nonresidential Development Sections include numerous recommendations calling for consideration of rezoning undeveloped land. The proposed optimum allocation of land use in the future has not been quantified; however, a key goal is to increase the amount of commercial and industrial property, as well as similarly valuable property, for the purpose of increasing the City's tax base and thereby reducing the tax rates for individual homes. The boundaries of the land use categories

depicted on Map 5-2 should be used to determine the appropriate land use category for areas that are clearly delineated on the official zoning map.

If a rezoning request is consistent with the Plan, the City's routine review process should follow. Staff recommendation of the project to the Planning & Zoning Commission and City Council should include notation in the staff report that the proposed rezoning request is consistent with the Plan. Other review criteria (i.e., traffic analysis, compatibility with surrounding uses, etc.) should be applied as usual. It is recommended that the City of Rockdale engage in regular review of the Future Land Use Section to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption.

5.7 Recommendations

1. Encourage land use allocation within the City in a manner consistent with Map 5-2.
2. Encourage lot consolidation as a method to enable construction of larger homes and create more open space.
3. Develop programs and procedures to stimulate more grouping of residential construction into a given geographic area.
4. Consider current land uses and related zoning considerations to ensure existing zoning reflects the appropriate use of land parcels.
5. With so little property currently zoned for nonresidential use, it is critical additional land be set aside for nonresidential use.
6. Establish standards for the development of nonresidential uses, including exterior standards, to ensure that such development makes a positive contribution to the City of Rockdale as a whole.
7. Consider annexation of portions of the Future Growth Area shown on the Future Land Use Plan map for the purpose of encouraging nonresidential development.
8. Consider rezoning/acquiring land to allow more commercial or light industrial development in close proximity to the Rockdale airport.
9. Consider acquiring land for new parks, open space, and public use areas as this will be necessary if such projects are to be developed.

10. Carry out a traffic study to look at the traffic level at build out of the existing zoning configuration to provide a baseline for evaluating projects likely to significantly affect traffic.

