

Zoning for Annexed Areas in Rockdale

Section 12.113. Zoning of Annexed Areas.

(a) Interim Zoning District. All territory hereafter annexed to the City **shall be automatically classified as Residential District "R1"**, pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than R1, notice may be given and hearings held in compliance with Chapter 211 of the Texas Local Government Code and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

(b) Permits in Interim Zoned Areas. In an area temporarily classified as Residential District "R1", no permits for the construction of a building or use of land other than uses allowed in said District under this Chapter shall be issued by the City Building Official.

Section 12.115. 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) See Chart 1.

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%

(ii) See Chart 2.

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.

(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 Rockdale Code of Ordinance Chapter 12: Zoning 12-43

(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.