



City of Rowlett

Official Copy

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

Ordinance: ORD-013-22

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROWLETT, TEXAS, BY AMENDING SECTION 77-508 OF THE CODE OF ORDINANCES (“RESIDENTIAL BUILDING STANDARDS”) TO REVISE SUBPART (1) OF SUBSECTION (C) REGARDING BUILDING MATERIALS AND SUBPARTS (2) AND (3) OF SUBSECTION (D) REGARDING ORIENTATION OF DWELLINGS TO THE STREET AND GARAGES; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing and where the governing body in the exercise of its legislative discretion has concluded that the Zoning Ordinance of the City of Rowlett should be amended.

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

SECTION 1: That the Code of Ordinances of the City of Rowlett, Texas, be and is hereby amended by amending subpart (1) of subsection (C) and subparts (2) and (3) of subsection (D) Section 77-508 of Chapter 77-500 (“Residential Building Standards”) of Chapter 77 (the “Rowlett Development Code”), without amendment, repeal or change to any other subsection or subpart of Section 77-508, to revise regulations relating to building materials, orientation of dwellings to the street, and garages such that Section 77-508(C) and (D) shall read as follows:

“CHAPTER 77

DEVELOPMENT CODE

...

CHAPTER 77-500. DEVELOPMENT AND DESIGN STANDARDS

...

Sec. 77-508. Residential Building Standards.

...

C. *General Standards for all residential development.*

...

1. RESERVED.

...

D. *Additional standards for single-family and two-family residential.*

...

2. *Orientation of dwellings to the street.* Each residence shall have at least one primary pedestrian doorway for access to the dwelling located on the elevation of the dwelling facing the front lot line of the property-clearly visible from the street or public area adjacent to the front lot line. On corner lots, such pedestrian doorway may be located facing any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face.

3. *Garages.*

(a) Unless otherwise approved by the planning and zoning commission, garage shall use "L" or "J" hook driveway entrances into garages and doors shall not face a public street. Where allowed, garage doors facing the street shall be one of the following options:

i. A standard door for each bay;

ii. A double-bay door no more than 18-feet in width.

(b) Where allowed garage doors that face the street and comprise more than 25 percent of the facade shall be recessed a minimum of four feet behind either:

i. The front wall plane of the house; or

ii. The front wall plane of a porch that extends horizontally across at least 25 percent of the house.

(c) The minimum front building setback may be reduced by five feet when there is a detached garage located behind the principal dwelling structure in the rear of the lot, or a rear garage attached to the principal dwelling if the front wall of the garage is located at least 20 feet behind the facade of the house.

(d) The minimum garage depth for the vehicle parking area shall be 20 feet and measured from the interior of the structure.

..."

SECTION 2: That all ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof, other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in

the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

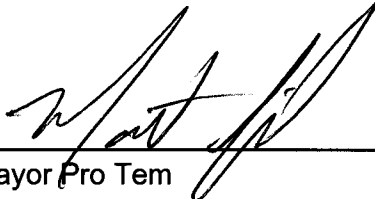
SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

At a meeting of the City Council on May 3, 2022 this Resolution be adopted. The motion carried by the following vote:

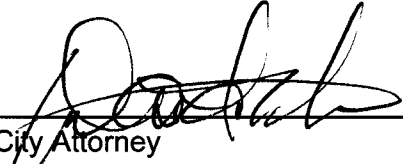
Ayes: 6 Mayor Pro Tem Grubisich, Deputy Mayor Pro Tem Sherrill, Councilmember Margolis, Councilmember Laning and Councilmember Bell

Absent: 1 Councilmember Brown



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Approved by 
Mayor Pro Tem

Date May 3, 2022

Approved to form by 
City Attorney

Date May 3, 2022


Approved by 
City Secretary

Date May 3, 2022

Sec. 77-508. - Residential building standards.

- A. *Purpose.* The standards of this section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for Rowlett's neighborhoods. Specifically, the standards:
1. Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
 2. Provide variety and visual interest in the exterior design of residential buildings;
 3. Provide for a variety of lot sizes and housing types for a range of households and age groups;
 4. Enhance the residential streetscape and diminish the prominence of garages and parking areas;
 5. Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences; and
 6. Improve the compatibility of attached and multifamily residential development with the residential character of surrounding neighborhoods.
- B. *Applicability.* This section applies to all development in all residential districts, unless otherwise indicated.
- C. *General standards for all residential development.*
1. *Building materials.*
 - (a) Buildings shall be of 100 percent brick and/or stone masonry construction per elevation, exclusive of roofs, doors, windows, dormers, and gables over the entrance of an extended garage. All chimneys shall be of masonry construction in conformance and compliance with current building codes. Masonry chimney construction visible from the outside of the structure shall be of masonry units of brick or stone similar in appearance to the masonry utilized for the exterior elevations of the structure.
 - (b) Alternatives to masonry construction may be recommended by the planning and zoning commission and may be approved by the city council.
 - (c) This requirement shall not apply to architectural elements on single-family residential dwellings that do not have exterior walls directly over a lower exterior wall, including but not limited to dormers.
 2. *Compatibility standards.*
 - (a) *Applicability.* These residential compatibility standards shall apply to development of a new residential use, or substantial expansion or alteration of an existing residential use, on a site that is adjacent to or across a street from two or more lots with existing structures. For purposes of this subsection only, "substantial expansion or alteration" shall mean construction that is equal to or greater than 25 percent of the principal dwelling structure's original gross floor area (including attached garages, but not including detached garages).
 - (b) *Compatibility standards.*
 - (1) *Contextual front building setbacks.* Notwithstanding the minimum front setback requirements required in subchapter 77-400, Dimensional standards, for the zoning district in which the property is located, the applicant shall use a contextual front setback when existing front setbacks on the same block are less than that required by the underlying zoning. In such circumstance, the front setback for the proposed development shall equal the average of the existing front setbacks on the same and facing block faces. Only lots with similar uses to that proposed shall be included in the average, and vacant lots shall be included using the underlying district standard.
 - (2) *Contextual building heights.* Notwithstanding the maximum height required in subchapter 77-400, Dimensional standards, for the zoning district in which the property is located, the applicant shall apply a contextual height standard. The contextual height shall be not more than ten percent of the highest existing residential building located on both lots adjacent to the subject lot and on the lot directly across the street from the subject lot.
 - (3) *Appearance.* New development shall be constructed to be generally compatible in appearance with other existing structures on the block that comply with this Code. This provision shall be satisfied by constructing the proposed building so that at least three of the following features are substantially similar to the majority of other buildings on the same and facing block:
 - i. Roof material;
 - ii. Roof overhang;
 - iii. Exterior building material;
 - iv. Shape, size, and alignment of windows and doors;
 - v. Front porches or porticos; or
 - vi. Exterior building color.
 - (4) *Roof pitch.* The roof pitch shall conform to adjacent dwellings.
- D. *Additional standards for single-family and two-family residential.*
1. *Mix of housing models.* Any development of 25 or more dwelling units shall have at least five different types of facade elevations. Any development of between five and 25 units shall have at least three different types of facade elevations. Each dwelling unit shall be unique in comparison to the other dwelling units in the development in at least two of the following areas:
 - (a) Floor plan;
 - (b) Placement of the building footprint on the lot;
 - (c) Garage placement; or

(d) Roof line.

2. *Orientation of dwellings to the street.* Each residence shall have at least one primary pedestrian doorway for access to the dwelling located on the elevation of the dwelling facing the front lot line of the property, on or within eight feet of the most forward plane of the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, such pedestrian doorway may be located facing any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face.

3. *Garages.*

- (a) Unless otherwise approved by the planning and zoning commission, garage shall use "L" or "J" hook driveway entrances into garages and doors shall not face a public street. Where allowed, garage doors facing the street shall comprise no more than 35 percent of the total length of a dwelling's facade.
- (b) Where allowed, garage doors that face the street and comprise more than 25 percent of the facade shall be recessed a minimum of four feet behind either:
 - i. The front wall plane of the house; or
 - ii. The front wall plane of a porch that extends horizontally across at least 25 percent of the house.
- (c) The minimum front building setback may be reduced by five feet when there is a detached garage located behind the principal dwelling structure in the rear of the lot, or a rear garage attached to the principal dwelling if the front wall of the garage is located at least 20 feet behind the facade of the house.
- (d) The minimum garage depth shall be 20 feet per vehicle space.

E. *Additional standards for multifamily residential.*

1. *Building location and orientation.*

- (a) When more than one multifamily structure is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.
- (b) In multi-building developments, the buildings are encouraged to be arranged to enclose and frame common areas. Common areas and courtyards should be convenient to a majority of units.
- (c) When more than one multi-family structure is constructed:
 - (1) No side, end, or rear wall of a multi-family structure shall be located within 20 feet of a side, end, or rear wall of any other multi-family structure;
 - (2) No side, end, or rear wall of a multi-family structure shall be located within 30 feet of the front wall of any other multi-family structure;
 - (3) No front wall of a multi-family structure shall be located within 40 feet of the front wall of any other multi-family structure.
 - (4) Unless a facade plan is approved by the planning and zoning commission, no rear elevation shall face any arterial or greater street.

2. *Building mass and articulation.*

- (a) The maximum length of any multifamily building shall be 160 feet.
- (b) Each facade greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least ten percent of the length of the facade, and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 50 horizontal feet.
- (c) Blocky, uniform facades are prohibited. The facades of all multi-family buildings shall be articulated through the incorporation of two or more of the following:
 - (1) Balconies;
 - (2) Bay or box windows;
 - (3) Porches;
 - (4) Dormers;
 - (5) Variations in materials;
 - (6) Variations in roof forms.
- (d) Buildings located within 20 feet of the public right-of-way shall have a first floor raised at least one foot off the ground to maintain privacy.
- (e) The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of a street-right-of-way or an adjacent area with single-family or two-family residential development.
- (f) On multi-family buildings of eight units or less, the massing and use of exterior materials should be arranged to give each building the appearance of a large single-family home.

3. *Roof form.*

(a) *Roof design.*

- (1) The incorporation of a variety of roof forms is strongly encouraged. Upper-level residential floors may be incorporated into the roof form to

reduce the apparent height and mass of buildings.

(2) Multifamily residential buildings shall be designed to avoid any continuous roofline longer than 50 feet. Rooflines longer than 50 feet shall include at least one vertical elevation change of at least two feet.

(3) Roofs shall have a visually prominent or projecting cornice line.

(b) *Roof pitch.* All roofs with a pitch of less than 2:12 shall be screened by a parapet wall at least two feet in height.

4. *Facades and detail elements.*

(a) *Windows.* All elevations on multi-family buildings shall contain windows. Primary facades and street-facing elevations shall contain at least ten percent windows.

(b) *Four-sided design.* A multi-family building's architectural features and treatments shall not be restricted to a single elevation. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.

(c) *Entrances and porches.*

(1) Entrances should be prominent and visible from the street and from parking areas.

(2) The front entry of any structure with no porch shall be emphasized by the use of at least two of the following:

a. An elevation at least one foot above the grade of the nearest sidewalk;

b. Double doors;

c. A roofed structure such as a portico, awning, or marquee; or

d. The inclusion of side-lights (glazed openings to the side of the door), and transom-lights (glazed opening above the door) in the entry design.

5. *Accessory elements.*

(a) *Storage.* A multi-family project shall provide covered, enclosed, and secure storage areas for bicycles and other belongings that typically cannot be accommodated within individual dwelling units. Storage and other accessory buildings shall be designed with materials and/or architectural elements that are related to the principal building(s).

(b) *Garages.*

(1) *Attached or detached garages.* To the maximum extent feasible, garage entries and carports shall not be located between a principal multi-family building and a required street frontage, but shall instead be internalized in building groups so that they are not visible from adjacent streets.

(2) *Size.* Garages and carports shall be limited to six spaces per structure to avoid a continuous row of garages. No more than six garage doors may appear on any multi-family building elevation containing front doors, and the plane of each garage door shall be offset at least two feet from the plane of the garage door adjacent to it.

(3) *Design.* Detached garages and carports shall be integrated in design with the principal building architecture, and shall incorporate similar and compatible forms, scale, materials, color, and details. Detached garages shall have pitched roofs with minimum 4:12 slope. Side- or rear-facing garages shall have windows or other architectural details that mimic the features of the living portion of the structures on the side of the garage facing a street.

(4) *Parking structures.* Multi-story parking structures are strongly encouraged for multi-family developments.