



37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71

**Sec. 107-76. – Minimum required depth and width of yards.**

- (e) Eaves and roof extensions may ~~overhang extend~~ into any required side yard a maximum depth of 33 percent of the required side yard. Eaves and roof extensions may ~~overhang extend~~ into any required front or rear yard a maximum of five feet. In a required yard of 12.5 feet or greater, All other ordinary projections of building features typically used in residential building construction, may overhang extend into any required yard a maximum of two feet. No building feature other than an eave or roof extension may be closer than 10 feet from a property line.
- (f) Projections shall not contain habitable space, except for bay windows ten feet wide or less.
- ~~(g) Chimneys may encroach into a required yard a maximum of two feet.~~

**SECTION 3.** All provisions of the ordinances of the City of Rollingwood in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the ordinances of the City of Rollingwood not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Should any sentence, paragraph, sub-article, 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 thereof 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.** 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.

**APPROVED, PASSED AND ADOPTED** by the City Council of the City of Rollingwood, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Gavin Massingill, Mayor

ATTEST:  
  
\_\_\_\_\_  
Makayla Rodriguez, City Secretary