

1                                   **ORDINANCE NO. \_\_\_\_\_**

2           **AN ORDINANCE AMENDING ARTICLE II, DIVISION 2,**  
3           **SECTIONS 107-3 (DEFINITIONS) AND 107-75 (YARDS**  
4           **GENERALLY) TO PROVIDE THAT THE FRONT YARD OF A LOT**  
5           **SHALL BE THE A YARD WHICH ABUTS THE ADDRESSED**  
6           **STREET; PROVIDING FOR THE LOCATION OF THE PRIMARY**  
7           **ENTRANCES; PROVIDING FOR SEVERABILITY AND AN**  
8           **EFFECTIVE DATE.**

9           **WHEREAS**, the City of Rollingwood is a General Law Type A City under the  
10          statutes of the State of Texas; and

11          **WHEREAS**, the City Council of the City of Rollingwood (“City Council”) wishes  
12          to amend the City’s zoning regulations to require that the front of a yard of a lot match the  
13          addressed street of the lot; and

14          **WHEREAS**, the City Council has determined that the public interest would be  
15          served by this requirement; and

16          **WHEREAS**, the City Council finds that the amendments provided for herein are  
17          reasonable, necessary, and proper for the good of the City.

18          **NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**  
19          **OF ROLLINGWOOD, TEXAS, THAT:**

20          **SECTION 1.** All the above premises are hereby found to be true and correct legislative  
21          and factual findings of the City Council and are hereby approved and incorporated into the  
22          body of this Ordinance as if copied in their entirety.

23          **SECTION 2.** Code Amendment.

24          **Section 107-3. – Definitions**

25          *Yard, front*, means a yard which abuts the addressed street of the lot, ~~faces a street~~, is  
26          located between the main building on a lot and the street easement or front line of the lot,  
27          and extends across the front of a lot between the side lot lines.

28          **Section 107-74. – Primary Entrances.**

29          The primary entrance of the dwelling shall face and be visible from the addressed street of  
30          the lot or shall be accessible from the addressed street of the lot and have physical features  
31          that clearly identify the location of the primary entrance of the dwelling and that are readily  
32          visible from the addressed street of the lot. Examples of such features include, but shall  
33          not be limited to walkways, entry portals, covered stoops, porches, or other structural  
34          features that direct the way to the primary entrance.

35          **Sec. 107-75. - Yards generally.**

36          (a) Each lot shall have a front yard, two side yards and a rear yard.

37 (b) On each lot, the rear yard shall be to the rear of the front yard.  
38 ~~(c) The building official shall determine the street address, and thus the front yard, of~~  
39 ~~each corner lot.~~

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

44 **SECTION 4.** Should any sentence, paragraph, sub-article, clause, phrase or section of this  
45 ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not  
46 affect the validity of this ordinance, or any part or provision thereof other than the part so  
47 decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the  
48 Code of Ordinances as a whole.

49 **SECTION 5.** This ordinance shall take effect immediately from and after its passage and  
50 the publication of the caption, as the law and charter in such cases provide.

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

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Gavin Massingill, Mayor

59 ATTEST:

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\_\_\_\_\_, City Secretary