

1 **ORDINANCE NO. 2025-XX-XX-XX**

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 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.

(b) On each lot, the rear yard shall be to the rear of the front yard.

~~(c) The building official shall determine the street address, and thus the front yard, of each corner lot.~~

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, 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