

AT GRADE LEVEL NOR WITHIN 48" OF GRADE, 6.

Playhouse means a freestanding structure with a roof supported by walls and is designed as a toy for children's activities.

Playscape means a freestanding structure that is mostly unenclosed, has no solid floor, and is designed for children's activities. A playscape typically consists of a swing, slide, and climbing walls or ladder.

Sec. 107- 85 Playhouses and Playscapes.

(a) Playhouses and playscapes are exempt from regulations for accessory buildings or structures, if they comply with the regulations outlined in this subsection.

(b) Playscapes may be in a required side or rear yard.

(c) Playhouses less than six (6) feet in height may be in a required side or rear yard

(d) Playhouses exceeding six (6) feet in height may be in a required side or rear yard if all of the following conditions are met:

(1) The maximum height, measured to the topmost part of the playhouse, does not exceed twelve (12) feet above natural grade;

(2) The total area of the playhouse shall not exceed 120 square feet in a required rear yard and fifty (50) square feet in a required side yard; and

(3) The playhouse must be set back at least six (6) feet from any property line.

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provisions of the ordinances of the City of Rollingwood in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the City of Rollingwood ordinances which are not in conflict with the provisions of this ordinance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 _____, 2025