

37 feature other than an eave or roof extension may be closer than 10 feet from a
38 property line. Eaves and roof extensions may ~~overhang~~ extend into any required
39 side yard a maximum depth of 33 percent of the required side yard. Eaves and roof
40 extensions may ~~overhang~~ extend into any required front or rear yard a maximum of
41 five feet. ~~All other ordinary projections of building features typically used in~~
42 ~~residential building construction, may overhang into any required yard a maximum~~
43 ~~of two feet.~~

44 (f) Projections shall not contain habitable space, except for bay windows ten
45 feet wide or less.

46 (g) ~~Chimneys may encroach into a required yard a maximum of two feet.~~

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48 the provisions of this ordinance are hereby repealed to the extent of such conflict, and all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

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

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

58 **APPROVED, PASSED AND ADOPTED** by the City Council of the City of
59 Rollingwood, Texas, on the _____ day of _____, 2025

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Gavin Massingill, Mayor

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66 ATTEST:

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69 Makayla Rodriguez, City Secretary