

City regulations require that a permit be obtained, and an inspection fee paid, for every new septic tank installation. Permits and inspections are required for replacement systems, as well as major repair or renovation work on existing systems. The City's septic tank design and construction standards track those of the state health department and Travis County.

Water Service

All households are served by the City water system. Local water rates are indexed to the prices charged by the City of Austin, which is Rollingwood's bulk supplier.

Water bills are payable within 20 days of billing. Failure to pay a bill timely can result in disconnection of service. Prior to termination of service, the particular resident will be given notice and an opportunity to protest his/her bill. A \$20 fee is charged for each disconnection and each reconnection.

Water Conservation

From time to time, Rollingwood residents have been subjected to summertime conservation programs restricting lawn sprinkling and other nonessential water uses. These mandatory conservation measures are required by the City of Austin as part of its agreement to supply water to Rollingwood. Local conservation requirements are identical to those applicable in the City of Austin.

Zoning

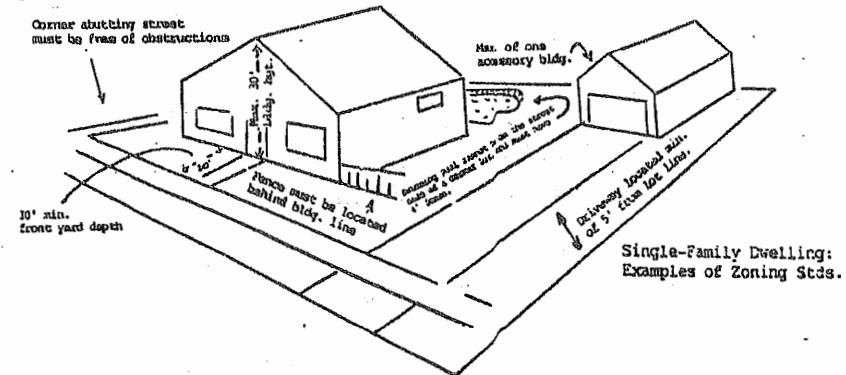
The City's zoning ordinance regulates the use of property by landowners, including the number and

kinds of structures and other improvements that are allowed on a particular parcel.

Zoning promotes harmony in the physical environment by segregating the different types of uses (e.g., residential and commercial) into their own districts, and by imposing aesthetic requirements to improve the appearance of the community. Zoning also facilitates an orderly community, by preventing overcrowding and traffic congestion, and by creating proper relationships between lots and homes.

Among all of the various City requirements, zoning is among the most important. Its enforcement, however, is dependent upon cooperation by residents and city officials alike. In turn, this translates into voluntary compliance by individual landowners, reports of violations by citizens and municipal personnel, and vigorous enforcement by the City.

Many zoning violations are the result of lack of knowledge, rather than deliberate intent. Some



Corner abutting street
must be free of obstructions

Max. of one
accessory bldg.

30' min.
front yard depth

Fence must be located
behind bldg. line

Delivery door cannot be on the street
side of a corner lot, and must have
a 5' turn.

Delivery located min.
of 5' from lot line.

Single-Family Dwelling:
Examples of Zoning Stds.

