

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

2 **AN ORDINANCE AMENDING CHAPTER 107, SECTION 107-3**
3 **AND ADDING SECTION 107-85 OF THE CITY OF**
4 **ROLLINGWOOD’S CODE OF ORDINANCES RELATED TO**
5 **PLAYHOUSES AND PLAYSCAPES; PROVIDING FOR**
6 **SEVERABILITY AND AN EFFECTIVE DATE.**

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

9 **WHEREAS**, the Texas Local Government Code Chapter 211 provides authority to
10 regulate the height, number of stories, and size of buildings and other structures such as
11 playhouses and playscapes; and

12 **WHEREAS**, the City Council of the City of Rollingwood (“City Council”) finds
13 that scale and placement of playhouses and playscapes can impact the character of
14 residential neighborhoods by affecting the spacing between structures, visibility from
15 adjacent properties, and overall aesthetic harmony; and

16 **WHEREAS**, the City Council finds and determines that playhouses and
17 playscapes, particularly those of significant height or located near property lines, can
18 impact the privacy and quiet enjoyment of adjacent properties by creating sightlines into
19 private spaces and generating noise; and

20 **WHEREAS**, the City Council finds and determines that unregulated placement or
21 oversized playhouses and playscapes may create safety concerns, obstruct views, or lead
22 to neighborhood disputes regarding setbacks, visual impact, and compatibility with
23 surrounding structures; and

24 **WHEREAS**, the City Council finds and declares that establishing reasonable
25 regulations for the size and location of playhouses and playscapes is essential to
26 maintaining the character of residential areas, minimizing conflicts between neighbors, and
27 ensuring that such structures are safely and appropriately integrated within properties.

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

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

33 **SECTION 2.** Code Amendment. The following sections of the Rollingwood Code of
34 Ordinances are hereby amended as follows with ~~strike throughs~~ being deletions from the
35 Code and underlines being additions to the Code:

36 Section 107-3 and 107-85 is amended as follows:

37 **Sec. 107-3. – Definitions.**

38 Playhouse means a freestanding temporary structure with a roof supported

39 by walls, and is designed as a toy for children's activities, which will not be

40 and not supplied by with utilities.

41 Playscape means a freestanding temporary structure that is mostly

42 unenclosed, has having no solid floor at grade level or within 48 inches of

43 grade, and is designed for children's activities. A playscape typically

44 consists of a swing, slide, and climbing walls or ladder.

45 **Sec. 107- 85 Playhouse and Playscape.**

46 ~~(a) Playhouse and playscape are exempt from regulations for accessory~~

47 ~~buildings or structures, if they comply with the regulations outlined in~~

48 ~~this subsection.~~

49 ~~(a) Any playhouse or playscape is an accessory building; however, a~~

50 ~~playhouse or playscape meeting the requirements of this section shall~~

51 ~~be treated as a "qualifying playhouse" or "qualifying playscape" and~~

52 ~~shall not require a building permit. One accessory building and one~~

53 ~~qualifying playhouse or qualifying playscape shall be allowed on a lot.~~

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

55 ~~(b) A "qualifying playscape" means a playscape not exceeding 12 feet in~~

56 ~~height, as measured from the natural grade, and not exceeding a~~

57 ~~footprint area of 120 square feet. A qualifying playscape may be located~~

58 ~~in a side or rear yard but may not be located in a front yard, natural~~

59 ~~drainage way or public drainage easement, and may not impede access~~

60 ~~to public utility facilities or any public utility easement. Additionally,~~

61 ~~on a corner lot, a qualifying playscape may not be located within a side~~

62 ~~yard adjacent to the side street if the adjacent side street lot faces the~~

63 ~~side street.~~

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

65 ~~rear yard~~

66 ~~(c) A "qualifying playhouse" means a playhouse not exceeding 12 feet in~~

67 ~~height, as measured from the natural grade, and not exceeding a~~

68 ~~footprint area of 120 square feet. A qualifying playhouse may not be~~

69 ~~located within any required yard, public utility easement, natural~~

70 ~~drainage way, drainage easement. Additionally, on a corner lot, a~~

71 ~~qualifying playhouse may not be located within a side yard adjacent to~~

72 ~~the side street if the adjacent side street lot faces the side street.~~

73 ~~(d) Playhouses exceeding six (6) feet in height may be in a required side or~~

74 ~~rear yard if all of the following conditions are met:~~

75 ~~(1) The maximum height, measured to the topmost part of the~~

76 ~~playhouse, does not exceed twelve (12) feet above natural grade;~~

Commented [AP1]: Is there a specific time frame intended for temporary? What is the purpose of adding this term? If the intent is to allow the City to remove it at a later date, we may want to define temporary more clearly.

Commented [CZ2R1]: Temporary does imply that it will come down at some point. May need to clarification on intent.

~~(2) The total area of the playhouse shall not encroach one hundred (100) square feet in a required rear yard and not to encroach 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.~~

~~(d) Any playhouse or playscape not meeting the requirements of a qualifying playhouse or qualifying playscape as described in this section must meet all requirements of this code applicable to an accessory building.~~

~~(e) For corner lots a playhouse exceeding more than six (6) feet in height and no taller than twelve (12) feet in height, shall be allowed in both the required side yard and required rear yard so long as it is a minimum of sixteen (16) feet from the curb and no greater than one hundred (100) square feet of surface area.~~

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

Gavin Massingill, Mayor

ATTEST:

- 113 _____
- 114 Makayla Rodriguez, City Secretary