

ROLLINGWOOD COMMERCIAL ZONING CODE CHANGES

Chapter 107 - Zoning

Section 107-25. Districts designated

Combine C-1, C-2 districts to new Commercial "C" district

Section 107-36. Driveways

Establishes requirements for driveways, joint and shared access

Section 107-39. Lighting requirements.

Lighting requirements: updated to new technology and made consistent with Dark Skies recommendations

Section 107-102. Purpose

Section 107-103. Maximum heights

Buildings within 300 feet of a residential district [eg: North side of Bee Caves Road] may not exceed 30 feet or two stories

Buildings not within 300 feet of a residential district [eg: south side of Bee Caves Road] may not exceed 45 ft or three stories

Section 107-104/105. Lot size/floor area - no change

Section 107-106. Development Plan Approval for commercial buildings.

Adds requirement to document compliance if seeking impervious cover incentives

Section 107-108. Minimum setbacks

Setback of 75 feet from any residential area.

Setback of 20 ft. from any public street or right of way; alternatively, not closer than 5 ft from property line adjacent to Bee Caves Road if landscape plan conforms to Section 107-116(a)

Section 107-109. Buffers between abutting commercial and residential lots

Requires 75-ft. greenbelt (reduced from current 100 foot greenbelt)

Minimum requirements where no greenbelt/no visual screen
between "C" lot and residential district

Requirement for landscape permit

Requirement that lighting conform to new lighting standards

Section 107-110. Parking requirements

Eliminates minimum required parking spaces

Requires shared parking

Section 107-12. Special uses.

Requires special use permit for outdoor dining

Section 107-115: Impervious Cover

Current 50% limit retained

Exceptions to current IP limit

5% increase if no increase to stormwater runoff in rate of flow
or volume

Up to 60% IP if low impact stormwater practiced employed,
TCEQ best management practices met, and site plan meets
lighting, buffering and compatibility standards

Permit application requirements for increased IP

Engineering certification for increased IP

Prohibition on variances to exceed IP limits

Section 107-116. Compatibility standards

Screening of storage and mechanical equipment

Roof design

Screening of trash bins

Landscaping buffers

Along public rights of way

Parking area landscaping

Exceptions for driveways

Permit required for removal of vegetation in City ROW

Section 107-117. Permitted Uses

Combines current permitted uses for the former C-1 and C-2 districts into the new "C" District

Section 107-118. Special uses.

Mirrors current code to allow specified special uses subject to approval of City Council

Section 107-119. Prohibited uses

Mirrors current code to list prohibited uses

Section 107-120 - Tree Canopy Management

Specifies new tree canopy management requirements for all non-residential districts

Defines "protected tree" by same species as under current residential tree management code

Defines "heritage tree" as a "protected tree" of a diameter of 24" or greater or a "tree Cluster"

Defines "critical root zone"

Defines "tree cluster" as 3 or more trees of a protected species less than 10 ft. apart with a diameter of 24" or greater

Applies the same terms to non-residential districts as contained in the residential tree canopy management code unless in conflict with the new non-residential code

Requires application for a tree permit and requirements for tree survey and tree protection plan

Permit application requirements

Tree survey requirements

Provides a credit to tree landscaping requirements and required street trees (but not tree mitigation) for preserving existing tree

Requires mitigation for any protected or heritage tree permitted to be removed

Prohibits removal of heritage trees except where city arborist confirms that the tree is dead, diseased, or unsafe

Prohibits removal of a protected tree unless the city arborist confirms the tree is dead, diseased, or unsafe, or board of adjustment has granted a special exception

Requires tree protection during construction

Requires critical root zone protection

Requires tree protection plan be reviewed by city arborists for fees to cover cost of review

Provides for enforcement and penalties for violations

Section 107-491. Special exception for 75ft. greenbelt

Adds a new subsection (6) to allow a special exception to be granted by the BOA if the 75-ft. greenbelt requirement cannot be met where there is no existing 75-ft. greenbelt or the existing greenbelt is less than 75-ft. The exception requested must mitigate the impact on adjacent residential properties or improve the buffering "to the greatest extent practicable", preserve existing landscaping to the greatest extent possible, demonstrate the proposed alternative is consistent with the city's comprehensive plan, enhance the site as compared to the existing development, and has no detrimental impact to adjacent properties.