

PLANNING & ZONING RECOMMENDATION

REGARDING A RECOMMENDATION TO THE CITY COUNCIL OF ROLLINGWOOD TO AMEND THE CITY CODE OF ORDINANCES OF THE TERM "ACCESSORY BUILDING OR STRUCTURE."

WHEREAS, the Planning and Zoning Commission of the City of Rollingwood has considered amending Chapter 14 of the City Code of Ordinances of the term "accessory building or structure."; now, therefore,

IT IS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLINGWOOD, TEXAS:

SECTION 1. Amend Chapter 14, Zoning Ordinance, City of Rollingwood, in section 14.02.051 to read as follows:

Accessory building or structure. A building or structure, such as a toolhouse, home workshop, greenhouse, garage, carport, children's playhouse, or swimming pool house, which:

- (1) Is located on the same lot as a dwelling;
- (2) Is subordinate in area to the dwelling and is used

1 for a purpose customarily incidental to the dwelling;

2 (3) Is fully detached from the dwelling except that a
3 monolithic foundation or walkway may exist with the
4 dwelling;

5 (4) Does not [~~contain plumbing or~~] provide complete
6 independent living facilities for one or more persons
7 which include permanent provisions for living, sleeping,
8 and sanitation facilities; and

9 (5) Is not used [~~as a dwelling area nor for the conduct~~
10 ~~of business~~] for a commercial purpose other than a home
11 occupation by a resident of the main dwelling.

12 (6) Two structures are detached unless they have at least 4
13 shared walls, a common roof, consistent building materials,
14 and is climate controlled.

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16 PASSED AND APPROVED this 3rd day of August, 2017.

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20 Josh McKay, Chair

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22 ATTEST:
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1 Robyn Ryan, City Secretary