

ROLLINGWOOD COMMERCIAL CORRIDOR PROJECT - COMPOSITE DRAFT INDEX

Miscellaneous

Sections 24-19 through 24-124. Commercial Signs - Lines 1-598

Develops new regulation for signs in the commercial district (type, size, etc.)

Requires illuminated signs to conform to the new lighting regulations in the commercial district

Section 101-94. Site Plan

Conforms "C-1" and "C-2" to new "C" District - Lines 599-607

[Section 101-248. Remove section regarding Bee Cave Road ROW - Lines 608-640.]

Section 103-206. Permit.

As-built engineer certification required - Lines 643-670

Chapter 107 - Zoning

Section 107-25. Districts designated

Combine C-1, C-2 districts to new Commercial "C" district - Ln. 682-700

Section 107-36. Driveways

Establishes requirements for driveways, joint and shared access - Ln. 701-738

Section 107-39. Lighting requirements.

Lighting requirements: updated to new technology and made consistent with Dark Skies recommendations - Ln. 742-847

Division 3 - COMMERCIAL DISTRICT

Section 107-102. Purpose - Ln. 848-855

Section 107-103. Maximum heights - Ln. 857-885

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 - Ln. 886-892

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

Ln. 893-967 -adds requirement to document compliance if seeking impervious cover incentives

Section 107-108. Minimum setbacks - Ln. 969-986

Setback of 75 feet from any residential area. Ln. 970

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) - Ln. 972-977.

Section 107-109. Buffers between abutting commercial and residential lots - Ln. 989-1040

Requires 75-ft. greenbelt (reduced from current 100 foot greenbelt) - Ln. 993-1007

Minimum requirements where no greenbelt/no visual screen between "C" lot and residential district - Ln. 1008-1030

Requirement for landscape permit - Ln. 1031-1034

Requirement that lighting conform to new lighting standards - Ln. 1037-1040

Section 107-110. Parking requirements - Ln. 1042-1075

Minimum parking spaces/shared parking - Ln. 1043-1065

Reduced parking incentives for dedication of easement for trail along
Eanes Creek - Ln. 1066-1069

Section 107-12. Special uses.

Requires special use permit for outdoor dining - Ln. 1079-1087

[Reorganization - prior prohibited uses in C-1 district moved to new Section 107-119. Removal: Ln. 1008-1112. Restatement: Ln. 1325-1359]

Section 107-115: Impervious Cover - Ln. 1113-1149

Current 50% limit retained - Ln. 1114-1115

Exceptions to current IP limit - Ln. 1116-1129

5% increase if no increase to stormwater runoff in rate of flow
or volume - Ln. 1117-1119

Up to 60% IP if low impact stormwater practiced employed,
TCEQ best management practices met, and site plan meets
lighting, buffering and compatibility standards - Ln. 1120-1129

Permit application requirements for increased IP - Ln. 1120-
1135

Engineering certification for increased IP - Ln. 1136-1140

Prohibition on variances to exceed IP limits - Ln. 1148-1149

Section 107-116. Compatibility standards - Ln. 1151-1170

Screening of storage and mechanical equipment - Ln. 1151-
1170

Roof design - Ln. 1168-1179

Screening of trash bins - Ln. 1180-1185.

Landscaping buffers - Ln. 1186-1229

Along public rights of way - Ln. 1186-1229

Parking area landscaping - Ln. 1196-1215

Exceptions for driveways - Ln. 1130-1131

Permit required for removal of vegetation in City ROW

[Removal of inconsistent current requirements - Ln. 1235-1270]

Section 107-117. Permitted Uses - Ln. 1272-1298

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

Section 107-118. Special uses. Ln. 1300-1323

Mirrors current code to allow specified special uses subject to approval of City Council - Ln. 1300-1323

Section 107-119. Prohibited uses - Ln. 1325 - 1359

Mirrors current code to list prohibited uses

Section 107-120 - Tree Canopy Management - Ln. 1360-1540.

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

Defines "protected tree" by same species as under current residential tree management code - Ln. 1362-1365

Defines "heritage tree" as a "protected tree" of a diameter of 24" or greater or a "tree Cluster" - Ln. 1366-1369

Defines "critical root zone" Ln. 1372-1375

Defines "tree cluster" as 3 or more trees of a protected species less than 10 ft. apart with a diameter of 24" or greater - Ln. 1376-1377

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 - Ln. 1378-1382

Requires application for a tree permit and requirements for tree survey and tree protection plan - Ln. 1083-1425

Permit application requirements - Ln. 1387-1391

Tree survey requirements Ln. 1392-1393

Provides a credit to tree landscaping requirements and required street trees (but not tree mitigation) for preserving existing trees - Ln. 1401-1410

Requires mitigation for any protected or heritage tree permitted to be removed - Ln. 1411-1425

Prohibits removal of heritage trees except where city arborist confirms that the tree is dead, diseased, or unsafe, or a special exception has been granted by the Board of Adjustment - Ln. 1426-1442

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 - Ln. 1443-1453

Requires tree protection during construction - Ln. 1454 - 1470

Requires critical root zone protection - Ln. 1471 - 1481

Requires tree protection plan be reviewed by city arborists for for fees to cover cost of review - Ln. 1482 - 1484

Provides for enforcement and penalties for violations - Ln. 1485 - 1529

[Removal of provisions applying to former C-2 district now incorporated into new "C" district - Ln. 1544 - 1648]

Division 9 - Planned Unit Developments - Ln. 1651 - 1683

Conforms reference from former C-1, C-2 district to new "C" district

Division 10 - Landscaping Regulations for zones other than Residential and Commercial District - Ln. 1686 - 1793

Section 107-340 Landscape requirements - Ln. 1694 - 1742

Conforms existing language to apply to non-residential zones other than the C district - Ln. 1695-1700

Prohibits removal of vegetation in the City ROW without prior approval - Ln. 1701 - 1704

Allows required buffer area trees to be counted toward satisfying landscaping requirements - Ln. 1705 - 1715

Allows temporary occupancy permit to be issued if landscaping cannot be completed due to the season - Ln. 1721 - 1727

Adds express requirement to maintain required landscaping - Ln. 1728-1732

Conforming language to other changes - Ln. 1733 - 1741

Subdivision 2 - FEMA floodplain Management in Zones Other Than Residential

Section 107-360 Clearing of vegetation in a floodplain - Ln. 1745 - 1771.

Prohibits removal of vegetation in the FEMA flood plain in all districts other than residential, and specifies penalties.

[Removal of variance language inconsistent with state law - Ln. 1775-1789]

Article III - Special uses.

Section 107-397. Applicability

Conforms language to recognize the new C District. Ln. 1799-1803

Adds section to address special use requirements for restaurants (exhaust air filtration) - Ln. 1863-1866

[Retains existing language regarding non-conforming structures - Ln. 1871 - 1902]

Section 107-442 Penalty for violation - Ln. 1908 - 1936

Conforms language to apply uniform penalty provisions to any zoning or permit violation.

Division III - Board of Adjustment

Section 107-491. Special exceptions - Ln. 1962 - 2002.

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.