

ORDINANCE NO. 2025-05-12 (12)

AN ORDINANCE AMENDING CHAPTER 14 – ZONING, BY AMENDING SECTION 14.02.004 DEFINITIONS, AND SECTION 14.02.072 ALLOWED USE TABLE, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council (“Council”) is the governing body for the City of Rockdale, Texas, and therefore, it must bear initial responsibility for the integrity of governance; and

WHEREAS, the zoning ordinance establishes zoning classifications to protect the compatibility of adjacent land uses with newly proposed uses; and

WHEREAS, the Allowed Use Table establishes allowed uses within each zoning district to protect current land uses and continue to promote compatible land development;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKDALE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment of Section 14.02.004 Definitions. Section 14.02.004 Definitions is hereby amended as follows:

14.02.004 Definitions

Personal care facility. A facility that provides supervised living arrangements for persons with physical or mental disability, which by reason of federal or state law, is not subject to limitations set forth in deed restrictions or single-family zoning districts. This definition includes a community-based residential home operated by (i) the Texas Department of Mental Health and Mental Retardation, (ii) a community center operated under section 3.01, Texas Mental Health and Mental Retardation Act (article 5547-203 VATCS), which provides services to disabled persons; (iii) a nonprofit corporation, or (iv) any entity certified by the Texas Department of Human Resources as a provider under the intermediate care facilities for the mentally retarded program. This definition includes homes for the handicapped as defined in 42 U.S.C. section 3602(h).

Personal professional services. A healthcare service provided directly to an individual by a licensed professional, focusing on personalized assessment, diagnosis, treatment, and management of their health conditions. Examples include estheticians, speech and occupational therapists, dietary counselors, and more.

Personal services. An establishment engaged in providing services of a personal nature. Typical uses shall include beauty and barber shops, tailor, and shoe repair services.

Section 3. Amendment of Section 14.02.072 Allowed Use Table. Section 14.02.072 Allowed Use Table is hereby amended as follows:

Sec. 14.02.072 Allowed Use Table

See "Exhibit A" for the Allowed Use Table

Section 4. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances, and sections of the City Code of Ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 5. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, unlawful, unenforceable, or unconstitutional, the same shall not affect other provisions or application hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 6. Savings Clause. All rights and remedies of the City of Rockdale are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning and all other codes affected hereby including permit issuance, or vendor registration within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 7. Effective Date. This ordinance shall take effect immediately upon its adoption by the City Council and publication as required by the City Charter and the Texas Local Government Code.

Section 8. Open Meeting Act. It is officially found and determine that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED on first reading on this the April 14th, 2025.

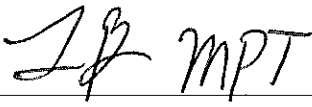
PASSED AND APPROVED on second reading on this the May 12th, 2025.

ATTEST

A handwritten signature in black ink, appearing to read 'Shanna Johnson', written over a horizontal line.

Shanna Johnson
City Secretary

THE CITY OF ROCKDALE

A handwritten signature in black ink, appearing to read 'WR MPT', written over a horizontal line.

Ward Roddam, Mayor

“EXHIBIT A”

Allowed Use Table

Sec. 14.02.072. Use Table		Residential Districts										Commercial Districts					IR Overlay	GOV	PUD	Use Standards
Use Group/Specific Uses		R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A							
RESIDENTIAL																				
Household Living																				
Apartment Hotel						X			X	X	X							P		
Apartment House						X				X	X							P		
Assisted Living						X				X								X		
Bed and Breakfast Homestay Establishment		X	X	X							X									
Bed and Breakfast Inn						X					X									
Boarding House						X					X							P		
Crisis Center (6 or fewer)		C	C	C	C	C												P		
Four-Plex						X					X							P		
Fraternity, Sorority or Group Student Housing						X					X							P		
Group or Community Home (6 or fewer residents)		X	X	X	X	X												P		
Group or Community Home (7 or more residents)						X												P		
Halfway House						C												P		
Manufactured Home Park								X										P		
Manufactured Home Subdivision							X											P		
Modular Component/Industrialized Housing		X	X	X	X						X							P	X	
Multiple Family Dwelling						X					X							P		
Nursing Home						X				X								P		
Recreational Vehicle Park										X								P		
Rescue Mission/Home						C				X		X						P		
Short Term Rental I		X	X	X							X							P		
Short Term Rental II		X	X	X	X						X									
Short Term Rental III						X					X									

Sec. 14.02.072. Use Table		Residential Districts										Commercial Districts					IR Overlay	PUD	A	GOV	Use Standards
Use Group/Specific Uses		R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I									
Single-Family Residence, Attached				X	X	X					X			P	X						
Single-Family Residence, Detached		X	X	X	X						X			P							
Skilled Nursing Home/Rehabilitation						X				X				P							
Townhouse					X	X					X			P							
Two-Family Duplex					X	X					X			P							
Zero Lot Line			X		X	X					X			P	X						
Child Day-Care Operations																					
Listed Family Home		X	X	X	X	X								P							
Registered Child-Care Home		X	X	X	X	X								P							
Licensed Child-Care Home		X	X	X	X	X								P							
Child-Care Center									X	X											
Home Occupations																					
Art Studio		X	X	X	X	X								P							
Barber/Beauty Shop (one chair)		X	X	X	X	X								P							
Craft, Ceramic, Art Workshop		X	X	X	X	X								P							
Personal Professional Services (one client)		C	C	C	C	C								P							
Photography Studio		X	X	X	X	X								P							
Piano Lessons		X	X	X	X	X								P							
Swim Lessons		X	X	X	X	X								P							
Tailor/Seamstress		X	X	X	X	X								P							
PUBLIC/CIVIC																					
Correctional Detention Facility												C									
Cultural Facilities, Libraries		C	C	C	X	X		X	X	X	X	X	X	P							
Hospital									C	C	C	C	C	P							
Parks and Open Space		X	X	X	X	X	X	X	X	X	X	X	X	P							
Amphitheater									X	X	X	X	X	P							
Animal Park		C	C	C	X	X			X	X	X	X	X	P							
Concerts, Fairs, Festivals									T	T	T	T	T	T			Allowed by right if city sponsored.				
Fairgrounds/Exhibition (Permanent)												X	X								
Golf Course		X	X	X	X	X	X	X						P							
Public/Private Park		X	X	X	X	X	X	X	X	X	X	X	X	P							
Race Track (Horse/Dog)											P	P	P	P							

Sec. 14.02.072. Use Table		Residential Districts							Commercial Districts					IR Overlay	Use Standards
Use Group/Specific Uses	R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A	GOV		
Rodeo Grounds											X	X	X	P	
Zoo												C	C	P	
Public Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Major Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Minor Utilities	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Post Office	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Public Safety (Police/Fire)	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Religious Assembly															
Church, Temple, Synagogue, Mosque	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Church Activity/Recreational Center	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
School															
College or University								X	X	X	X	X	X	P	
College Dormitory (Off- Campus)					X					X		X	X	P	
College Fraternity/Sorority House					X			X	X	X	X	X	X	P	
High School	X	X	X	X	X	X	X	X	X	X			X	P	
Elementary School	X	X	X	X	X	X	X	X	X	X			X	P	
Junior High or High School	X	X	X	X	X	X	X	X	X	X			X	P	
Pre-School/Kindergarten	X	X	X	X	X	X	X	X	X	X			X	P	
School Student/Activity Center/Field(Public)	X	X	X	X	X	X	X	X	X	X		X	X	P	
AGRICULTURAL															
Animal Shelter (public or private)											X	C			
Bulk grain or feed storage												X			
Concentrated Animal Feed Operation												C			
Farm or Ranch												X			
Greenhouse or Nursery (wholesale)												X			
Hatchery, fish, shrimp or fish farm												X			
Hatchery, poultry											X	X			
Hay, grain or feed sales											X	X			
Kennel without vet hospital								X	X			C			
Livestock Auction									X			C			
Orchard or Garden, Commercial												X			
Stables, Commercial												X			
Veterinarian with exterior cages											X	X			
COMMERCIAL															
Animal Services															
Kennel (Commercial)									X		X				

Sec. 14.02.072. Use Table		Residential Districts							Commercial Districts					IR Overlay	Use Standards	
Use Group/Specific Uses	R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A	GOV			PUD
Pet Grooming								X	X	X	X	X				overnight stay?
Pet Shop								X	X	X	X	X				Allow outdoor pens
Veterinary Clinic									X	X	X	X				Allow outdoor pens
Automobile Sales and Service																
Automobile Dealership									X	X	X			P		
RV Dealership									X	X	X			P		
Banks and Financial Services																
Automatic Teller Machine (ATM)								X	X	X	X	X	X			
Bank								X	X	X	X	X	X			
Credit Union/Bureau								X	X	X	X	X	X			
Pawn Brokerage Shop								X	X	X	X	X	X			
Savings and Loan								X	X	X	X	X	X			
Bail Bonds								X	X	X	X	X	X			
Construction Sales and Service																
Bldg. Material/Home Supply Store									X	X	X			P		
Bldg. Material/Home Supply Store with outdoor storage									X	C	X			P		With or without outdoor storage
Cabinet/Woodwork Shop								X	X	X	X		X	P		
Contractor's Shop/Storage Yard									P	P	X			P		With yard
Electrical Plumbing, A/C Heat (Wholesale)									X	X	X		X	P		
Lumber/Building Materials Sales Yard									P	P	X			P		With yard
Plumbing shop									X	X	X		X	P		
Eating and Drinking Establishments																
All alcoholic beverages, 75% or more revenue from alcohol									C	C	C			P		
All alcoholic beverages, >50% & <75% revenue from alcohol								C	X	X	X			P		
All alcoholic beverages 50% or less revenue from alcohol								X	X	X	X			P		
Beer & Wine only, less than 75% revenue from alcohol								X	X	X	X			P		
Beer & Wine only, more than 75% revenue from alcohol									X	X	X			P		
Restaurant (Drive in)									X	X	X			P		
Restaurant (Not Drive in)									X	X	X			P		

Sec. 14.02.072. Use Table		Residential Districts								Commercial Districts					IR Overlay	Use Standards
Use Group/Specific Uses		R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A	GOV		
Entertainment																
Ampitheater									C	X	X	X	C		P	
Club/Social Organization									X	X	X	X			P	
Concert Facility										X	C	X	X		P	Subject to noise
Country Club									P	X		X	P		P	
Dance hall, Nightclub, Disco										X	X	X			P	
Indoor Shooting Range										X		X				
Shooting Range										X		X				
Theater, Cinema\									X	X	X	X			P	Subject to noise
Theater - Drive In										X		X			P	
Theater, Playhouse									X	X	X	X			P	
Funeral and Interment Service																
Cemetery, Mausoleum									C	C	C	C	C	C	P	
Columbarium									X	X	X	X	X	X	P	
Monument Sales Lot										X	X				P	Define outdoor storage
Mortuary/Funeral Home/Crematory									X	X	X	X	X	X	P	
Gas Station									C	C	C	C		C	P	
Heavy Equipment																
Boat Sales										X		X			P	
Heavy Equipment/Machinery Rental Yard										C		X			P	
Heavy Machinery Dealership										C		X			P	
RV / Boat Storage										X		X			P	Min. lot 3 acres, min. asphalt pavement, front of property must be landscaped, and install a site barring fence with security system and lighting
Trailer/ Truck Rental												X			P	
Trailer/ Truck Repair												X			P	
Tractor Sales and Rental										C		X			P	
Hotel/Motel/Resort									X	X	X	X	X	X	P	
Office (All Types)									X	X	X	X	X	X	P	
Parking Garage/Lot (Commercial)									X	X	X	X	X	X	P	
Personal and Consumer Services																

Sec. 14.02.072. Use Table		Residential Districts							Commercial Districts							
Use Group/Specific Uses	R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A	GOV	PUD	IR Overlay	Use Standards
Art Studio								X	X	X	X			P		
Barber/Beauty Shop								X	X	X	X			P		
Business, Professional School									X	X	X		X	P		
Catering Service								X	X	X	X			P		
Craft, Ceramic, Art Workshop								X	X	X	X			P		
Dry Cleaning								X	X	X	X		X	P		
Framing Shop								X	X	X	X			P		
Laundromats								X	X	X	X		X	P		
Optical/Eyewear Store								X	X	X				P		
Personal Professional Services	C	C	C	C	C			X	X	X	X			P		
Photography Studio								X	X	X	X	P		P		
Piano Lessons	C	C	C	C	C	C		X	X	X	X			P		Traffic concern
Swim Lessons	C	C	C	C	C			X	X			C	X	P		Traffic concern
Tailor/Seamstress								X	X	X				P		
Tattoo Studio								X	X	X	X			P		
Wedding Venue								X	X	X		P	X	P		
Retail Sales and Service																
Antique Shop, Sales Indoors								X	X	X				P		Outdoor display with permit
Appliance Rental								X	X	X				P		
Art Supply Store								X	X	X				P		
Bakery or confectionary (wholesale)								X	X	X	X			P		
Banking, ATM								X	X	X	X		X	P		
Book, Stationery Shop or Newsstand								X	X	X				P		
Building Material Sales								X	X	X	X			P		
Cabinet/Furniture Shop								X	X		X			P		
Cleaning, dyeing or laundry plant									X	X	X			P		
Computer Sales or Service								X	X	X			X	P		
Contractor storage or equipment yard								X	C	X	X			P		
Consignment Store (inside)								X	X	X				P		
Copy Shop								X	X	X			X	P		
Custom Manufacture and Assembly Shop						X		X	X	X			X	P		
Custom Personal Service Shop								X	X	X				P		
Day Care Center (Child or Adult)								X	X	X	X			P		
Discount or Department Store								X	X	X	X			P		
Drapery, Needlework or Weaving Shop								X	X	X	X			P		
Drug Store or Pharmacy								X	X	X			X	P		

Sec. 14.02.072. Use Table		Residential Districts										Commercial Districts					IR Overlay	Use Standards
Use Group/Specific Uses	R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A	GOV	PUD				
Flea market (indoors)								X	X		X			P				
Flea Market (outdoors)								X	C		C			P				
Florist Shop								X	X	X				P				
Hemp Shop								X	X	X	X			P				
Lithographic or print shop								X	X	X	X			P				
Maintenance and repair service for building											X			P				
Mini-storage warehouse									C		C			P				
Open storage of furniture, app., or machinery									C		X			P	Open storage?			
Paint shop								X	X	X	X			P				
Retail Bakery								X	X	X			X	P				
Upholstery shop								X	X		X			P				
Welding shop											X			P				
Entertainment																		
Indoor																		
Club/Social Organization	C	C	C	C	C				X	X			X	P				
Country Club (Private)	C	C	C	C	C	C		C	C	C			C	P				
Indoor Shooting Range									X		X							
Outdoor																		
Funeral and Internment Service																		
Cemetery, Mausoleum (Per State Law)	C	C	C	C	C	C					C		C	P				
Columbarium	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Accessory to religious assembly			
Mortuary/Funeral Home/Crematory									X									
Shooting Range									X		X							
INDUSTRIAL																		
General																		
Auto/Truck Assembly/Manufacturing Plant											X			P				
Boat Assembly/Manufacturing Plant											X			P				
Concrete/Asphalt Plant											X			P				
High Risk/Hazardous Materials											C			P				
Fertilizer Plant											C			P				
Grain/Feed Processing Plant											X	X		P				
Foundry/Metals Manufacturing Plant											X			P				
Home Appliance Manufacturing Plant											X			P				
Industrial/Commercial Equipment Plant											X			P				
Oil & Gas Exploration (Drilling Activity)	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Oil & Gas Exploration (Producing Well)	C	C	C	C	C	C	C	C	C	C	C	C	C	C				

Sec. 14.02.072. Use Table															
Use Group/Specific Uses	Residential Districts								Commercial Districts					IR Overlay	Use Standards
	R1	R1C	R1E	R2	R3	M1	M2	C1	C2	CA	I	A	GOV		
Sand/Gravel Extraction	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Wood Products Manufacturing Plant											X			P	
Recycling Facilities															
Recycling Center/Collection									X		X		X	P	
Recycling Center (Hazardous Material)											C			P	
Building Material Salvage Yard											X			P	
Recycling Plant											X			P	
Warehousing															
Hauling and Storage Facility											X			P	
Warehouse and Distribution Center											X			P	
OTHER															
Accessory Uses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Accessory Structures	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Community Center (Public or Private)								X	X	X			X		
Temporary															
Carnivals/Circuses								T	T	T	T	T	T	T	
Concert, Outdoor (Temp.)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Farmers Market	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Festivals	T	T	T	T	T	T	T	T	T	T	T	T	T	T	
Model Home	X	X	X	X	X	X	X	X	X	X	X	X	X	P	
Revival (Outdoor)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	