

**CITY OF ROWLETT**  
**DESCRIPTIONS OF ZONING DISTRICTS AND EXAMPLES OF USES PERMITTED**

This document is provided as a courtesy and shall not constitute zoning regulations or establish permitted uses. Permitted uses should be verified with the Rowlett Development Code or Rowlett Form Based Code.

**ROWLETT DEVELOPMENT CODE ZONING DISTRICTS**

The City of Rowlett is primary divided into traditional residential, commercial, and industrial zoning districts where land uses are segregated based on their type and intensity. The full Rowlett Development Code is available online through Municode, the City's code publisher, at [https://www.municode.com/library/tx/rowlett/codes/code\\_of\\_ordinances](https://www.municode.com/library/tx/rowlett/codes/code_of_ordinances)

**SF-40 Single-Family Residential-40/24** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 40,000 square feet. Churches are allowed in this zoning district.

**SF-20 Single-Family Residential-20/24** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 20,000 square feet. Churches are allowed in this zoning district.

**SF-15 Single-Family Residential-15/21** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 15,000 square feet. Churches are allowed in this zoning district.

**SF-10 Single-Family Residential-10/21** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 10,000 square feet. Churches are allowed in this zoning district.

**SF-9 Single-Family Residential-9/18** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 9,000 square feet. Churches are allowed in this zoning district.

**SF-8 Single-Family Residential-8/18** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 8,000 square feet. Churches are allowed in this zoning district.

**SF-7 Single-Family Residential-7/15** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 7,000 square feet. Churches are allowed in this zoning district.

**SF-5 Single-Family Residential-5/15** – This district is intended to accommodate single-family residential development and appropriate accessory uses on lots with a minimum size of 5,000 square feet. Churches are allowed in this zoning district.

**MF-2F Multi-Family Attached Residential Duplex** – This district is intended to accommodate the development of duplexes and two-family dwellings. Churches are allowed in this zoning district. Allowable uses include townhouses and zero-lot line dwellings.

**MF-TH Multi-Family Attached Residential Townhouse** – This district is intended to accommodate the development of attached side-by-side townhouses. Churches are allowed in this zoning district.

**MF-S Multi-Family Attached Residential Suburban** – This district is intended to accommodate the development of apartment and condominium units where each unit may not have a direct entry at ground level. Allowable uses include multi-family developments (apartments) and assisted living centers.

**MF-U Multi-Family Attached Residential Urban** – This district, like the MF-S district, is intended to accommodate the development of apartment and condominium units where each unit may not have a direct entry at ground level. The MF-U district is intended to be used only within the boundaries of the downtown plan, and as shown on that plan. Allowable uses include multi-family developments (apartments) and assisted living centers.

**IU Institutional-Urban** – This district is intended to be used on land that contains public or quasi-public facilities or private facilities of a non-commercial character serving the general public. Examples of such facilities are public schools, parks, recreation centers, hospitals, and universities. Allowable uses include community facilities, day cares, assisted living centers, and group homes.

**O-1 Limited Office** – This district is intended to accommodate low-intensity office uses of a size and scale that will provide a transition from more intense commercial uses and not adversely affect nearby residential uses. Allowable uses include professional offices and limited personal services.

**O-2 General Office** – This district is intended to encourage moderate- to high-intensity office development in locations not adjacent to single-family residential uses, unless architecturally compatible and sited so as to not adversely affect adjacent residential uses or districts. Activities located in the office districts should have traffic generation characteristics associated with an office environment, may have retail or commercial uses as part of a master planned development, should require limited identification by signage, and should generate virtually no noise, odor, dust, or vibration. Allowable uses include professional offices, restaurants, and limited personal services.

**C-1 Limited Commercial/Retail** – This district is intended for the conduct of retail trade and personal service uses to meet the needs and for the convenience of the community. These shops and stores may be an integral part of the neighborhood closely associated with residential uses. Allowable uses include assisted living, professional offices, personal services, and limited retail.

**C-2 General Commercial/Retail** – This district is intended for the conduct of retail sales-type uses, with only a subordinate percentage of a development associated with other retail and office uses. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery. The C-2 district is intended to be applied primarily to areas of high traffic volume and along areas accessing high-volume streets. Allowable uses include professional offices, personal services, and more extensive and intense retail uses than are allowed in C-1 districts.

**C-3 Commercial/Retail Highway** – This district is intended for regional retail. Uses within this district should be high sales tax generators and/or large employment generators that would contribute to the need and support for retail sales. Traffic generated by the uses may include high volumes of vehicle traffic, and trucks and commercial vehicles as appropriate for sites adjacent to regional roadways. The C-3 district is intended to be applied primarily adjacent to the PGBT corridor, SH 66 (Lakeview Parkway), and Interstate 30. Allowable uses include professional offices, personal services, and more extensive and intense retail uses than are allowed in C-1 or C-2 districts.

**M-1 Light Manufacturing** – This district is intended for manufacturing and assembly plants and warehousing that is conducted so the noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These manufacturing uses may require direct access to rail, air, or street transportation facilities. Allowable uses include light manufacturing and warehousing uses, automobile-related uses, and some limited personal services and retail uses.

**M-2 General Manufacturing** – This district is intended primarily for the conduct of heavier manufacturing, assembling, fabrication warehousing, and distribution. These uses usually require accessibility to major rail, air, or street transportation facilities. These uses will not typically be in the area of residential uses, office, or retail developments. Allowable uses include light and heavy manufacturing and warehousing uses, automobile-related uses, and some limited personal services and retail uses.

**PD Planned Development** – This district accommodates planned associations of various uses such as manufacturing, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, or any appropriate combination of uses that may be planned, developed, or operated as integrated land uses. Each PD district is unique, and individual land use, zoning, and dimensional controls are governed by the ordinance which established that particular PD.

**TL Take Line** – This district is intended for the regulation of those areas along the shores of Lake Ray Hubbard that are owned and/or are regulated by the City of Dallas. The City of Dallas and the City of Rowlett have imposed additional requirements for land use activities and development in such areas, and the City of Rowlett implements those requirements. Development or construction proposals in these areas will be subject to said regulations as adopted, as amended. Information on development controls within the Take Line can be obtained the Building Official.

**IO Industrial Overlay** – This district is intended to accommodate industrial, manufacturing, warehousing, distribution and assembly plants and facilities typically allowed in the light manufacturing (M-1) and general manufacturing (M-2) districts by modifying certain development and use standards in order to facilitate economic development. The regulations applicable within this district are designed to accommodate entrepreneurship and function as an incubator area for small businesses, maintain development consistent with the comprehensive plan, protect the character of this area and neighboring residential areas, and enhance two major entryways into the city—The DART Rail Corridor and Lakeview Parkway. Properties contiguous to and within 150 feet of SH-66 (Lakeview Parkway) are within the Lakeview Parkway Industrial Overlay Corridor, a subdistrict of the Industrial Overlay, and allow, in addition to the M-1 and M-2 uses, allow all uses allowed in the C-1 and C-2 zoning districts.

#### **FORM BASED CODE**

Form Based Districts are designed to achieve a more positive and sustainable outcome for development, to improve the quality of life both within new and infill development, to enhance property values, and to improve the overall perception of the city within the region. The regulations combine minimum and maximum specifications with standards for site layout, building design and streetscaping. It provides for flexibility among compatible uses to allow developers and the city to respond to changing market demands, and encourages parking that increases land use efficiency and minimizes disruption of the public realm. The full Form Based Code is available online at:

<http://www.rowlett.com/DocumentCenter/View/8842>

**NN New Neighborhood** – This district is intended for largely single-family neighborhoods, and the building standards are geared to creating more pedestrian-friendly communities interspersed with public open space.

**UV Urban Village** – This district is intended for mixed-use and more intense residential and commercial development served by smaller, more urban open space such as plazas and pocket parks, and is tied to the larger City by streets, trails, bike lanes, and paths.

**UN Urban Neighborhood** – This district is intended for mixed-use but primarily residential fabric. This district has a wide range of building types with small apartment, shop front, and mixed use buildings placed on corner lots and townhomes, cottage homes, and live-work units occupying interior lots. The Building Types and standards are designed to create a less intense, pedestrian friendly neighborhood as compared to Urban Village, which is interspersed with public open space.

**RN Rural Neighborhood** – This district is intended for single family neighborhoods that are rural in nature. The building types are geared toward estate homes, farmhouses, and agricultural buildings, which are centered on large parks, greenways, and existing vegetative corridors.

**CC Commercial Center** – This district is intended mixed-use, commercial, and flex employment Building Types. The residential fabric is more intense and intended to support employment uses in this area. Public open space is designated to be more urban (i.e. plazas, pocket plazas, squares, etc.) and integrated with a tight network of streets with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks.