



City of Rowlett

Official Copy

Ordinance: ORD-008-19

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROWLETT, TEXAS, BY AMENDING SECTION 77-303(D)(4) OF CHAPTER 77-300 ("ACCESSORY USES AND STRUCTURES") OF CHAPTER 77 (THE "ROWLETT DEVELOPMENT CODE") TO REVISE SUBPARTS (a) AND (b) OF SUBSECTION (4) OF SUBSECTION (D) OF SECTION 77-303 TO REVISE REGULATIONS RELATING TO SOLAR PANELS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing and where the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rowlett should be amended.

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

SECTION 1: That the Code of Ordinances of the City of Rowlett, Texas, be and is hereby amended by amending subparts (a) and (b) of subsection (4) of subsection (D) of Section 77-303 of Chapter 77-300 ("Accessory Uses and Structures") of Chapter 77 (the "Rowlett Development Code"), without amendment, repeal or change to any other subsection or subpart of Section 77-303(D)(4), to revise regulations relating to solar panels such that Section 77-303(D)(4)(a) and (b) shall read as follows:

"CHAPTER 77

DEVELOPMENT CODE

...

CHAPTER 77-300. USE REGULATIONS

...

Sec. 77-303. Accessory Uses and Structures.

...

D. *Additional standards for specific accessory uses.*

...

4. *Solar panels.*

(a) *Location.* Solar panels may be located on the roof of a structure.

(i) Freestanding solar panels are prohibited.

(ii) Solar panels on the roof of a structure shall be located on any side of the building, to maximize optimal solar orientation or, in the case of a flat roof, behind a parapet wall.

(iii) Solar shingles may be located anywhere on the roof of a home. Solar shingles are defined herein as solar cells designed to resemble traditional asphalt or roof shingles.

(b) *Dimensional Requirements*

(i) Solar panels located on a roof may not project higher than eight inches above the roof plane and shall not be taller than the roof peak.

(ii) Solar shingles located on a roof visible from a front yard will be allowed as part of the roof structure with no additional apparent change in relief or projection.

(iii) Solar panels located on a pitched roof shall incorporate the following:

- a. provide a low-profile mounting system,
- b. hardware will be of black coloration,
- c. internalize all electrical wiring and equipment associated with the system,
- d. be parallel with the roof pitch,

..."

SECTION 2: That all ordinances of the City of Rowlett, Texas, in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4: That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof, other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6: That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

At a meeting of the City Council on May 7, 2019 this Resolution be adopted. The motion carried by the following vote:

Ayes: 6 Mayor Dana-Bashian, Deputy Mayor Pro Tem Grubisich, Councilmember Margolis, Councilmember Sherrill, Councilmember Bobbitt, and Councilmember Bell

Absent 1: Mayor Pro Tem Brown

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Approved by Tommy Dea Bashian
Mayor

Date May 7, 2019

Approved to form by [Signature]
City Attorney

Date May 7, 2019

Certified by Laura Hallmark
City Secretary

Date May 7, 2019
