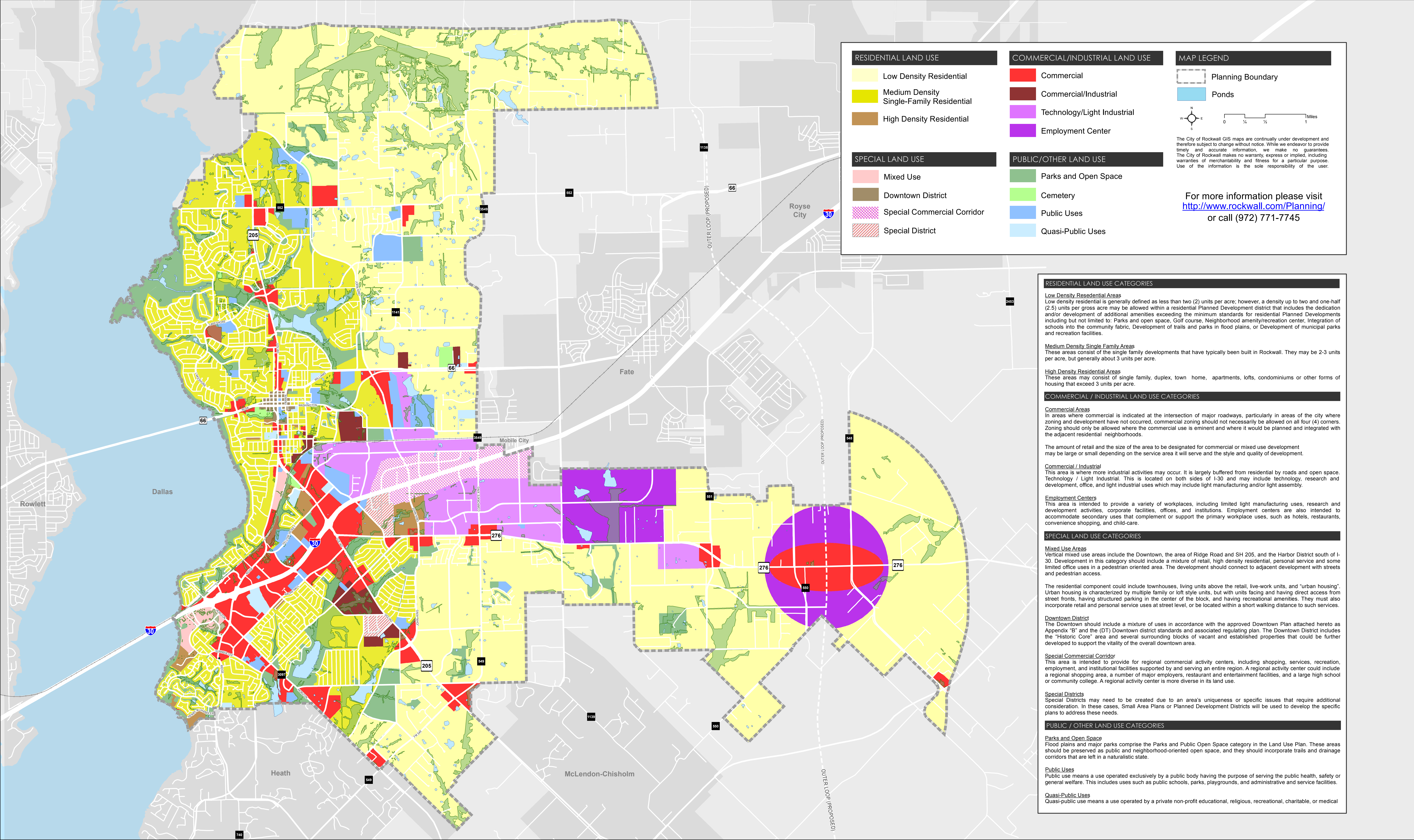




# City of Rockwall Future Land Use



**RESIDENTIAL LAND USE**

- Low Density Residential
- Medium Density Single-Family Residential
- High Density Residential

**COMMERCIAL/INDUSTRIAL LAND USE**

- Commercial
- Commercial/Industrial
- Technology/Light Industrial
- Employment Center

**SPECIAL LAND USE**

- Mixed Use
- Downtown District
- Special Commercial Corridor
- Special District

**PUBLIC/OTHER LAND USE**

- Parks and Open Space
- Cemetery
- Public Uses
- Quasi-Public Uses

**MAP LEGEND**

- Planning Boundary
- Ponds

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantee. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

For more information please visit <http://www.rockwall.com/Planning/> or call (972) 771-7745

**RESIDENTIAL LAND USE CATEGORIES**

**Low Density Residential Areas**  
Low density residential is generally defined as less than two (2) units per acre; however, a density up to two and one-half (2.5) units per gross acre may be allowed within a residential Planned Development district that includes the dedication and/or development of additional amenities exceeding the minimum standards for residential Planned Developments including but not limited to: Parks and open space, Golf course, Neighborhood amenity/recreation center, Integration of schools into the community fabric, Development of trails and parks in flood plains, or Development of municipal parks and recreation facilities.

**Medium Density Single Family Areas**  
These areas consist of the single family developments that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about 3 units per acre.

**High Density Residential Areas**  
These areas may consist of single family, duplex, town home, apartments, lofts, condominiums or other forms of housing that exceed 3 units per acre.

**COMMERCIAL / INDUSTRIAL LAND USE CATEGORIES**

**Commercial Areas**  
In areas where commercial is indicated at the intersection of major roadways, particularly in areas of the city where zoning and development have not occurred, commercial zoning should not necessarily be allowed on all four (4) corners. Zoning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods.

The amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development.

**Commercial / Industrial**  
This area is where more industrial activities may occur. It is largely buffered from residential by roads and open space. Technology / Light Industrial. This is located on both sides of I-30 and may include technology, research and development, office, and light industrial uses which may include light manufacturing and/or light assembly.

**Employment Centers**  
This area is intended to provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions. Employment centers are also intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, and child-care.

**SPECIAL LAND USE CATEGORIES**

**Mixed Use Areas**  
Vertical mixed use areas include the Downtown, the area of Ridge Road and SH 205, and the Harbor District south of I-30. Development in this category should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented area. The development should connect to adjacent development with streets and pedestrian access.

The residential component could include townhouses, living units above the retail, live-work units, and "urban housing". Urban housing is characterized by multiple family or loft style units, but with units facing and having direct access from street fronts, having structured parking in the center of the block, and having recreational amenities. They must also incorporate retail and personal service uses at street level, or be located within a short walking distance to such services.

**Downtown District**  
The Downtown should include a mixture of uses in accordance with the approved Downtown Plan attached hereto as Appendix "B" and the (DT) Downtown district standards and associated regulating plan. The Downtown District includes the "Historic Core" area and several surrounding blocks of vacant and established properties that could be further developed to support the vitality of the overall downtown area.

**Special Commercial Corridor**  
This area is intended to provide for regional commercial activity centers, including shopping, services, recreation, employment, and institutional facilities supported by and serving an entire region. A regional activity center could include a regional shopping area, a number of major employers, restaurant and entertainment facilities, and a large high school or community college. A regional activity center is more diverse in its land use.

**Special Districts**  
Special Districts may need to be created due to an area's uniqueness or specific issues that require additional consideration. In these cases, Small Area Plans or Planned Development Districts will be used to develop the specific plans to address these needs.

**PUBLIC / OTHER LAND USE CATEGORIES**

**Parks and Open Space**  
Flood plains and major parks comprise the Parks and Public Open Space category in the Land Use Plan. These areas should be preserved as public and neighborhood-oriented open space, and they should incorporate trails and drainage corridors that are left in a naturalistic state.

**Public Uses**  
Public use means a use operated exclusively by a public body having the purpose of serving the public health, safety or general welfare. This includes uses such as public schools, parks, playgrounds, and administrative and service facilities.

**Quasi-Public Uses**  
Quasi-public use means a use operated by a private non-profit educational, religious, recreational, charitable, or medical