

ORDINANCE NO. O-2019-0080

**AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE,
CHAPTER 2, ARTICLE II, SECTION 2-26, CODE OF ORDINANCES (2018
EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING
RESIDENTIAL LOT AND BUILDING DIMENSIONAL STANDARDS; AND
PROVIDING FOR A SAVINGS CLAUSE AND REPEALING
CONFLICTING ORDINANCES AND RESOLUTIONS.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

TEXAS:

1.

That Zoning and Development Code, Chapter 2, Article II, Section 2-26, Code of
ances (2018 Edition), City of Round Rock, Texas, is hereby amended to delete the
ional notes" section and to create new subsections (with no amendments to the text
"Residential zoning district lot and building dimensional standards chart"), to read
OWS:

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-26. Residential lot and building dimensional standards.

(a) Residential zoning districts lot and building dimensional standards chart

~~Additional notes:~~

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.

(2) For the SR, MF-1, and MF-2 districts, all required setbacks shall be free from any encroachments, including but not limited to, accessory buildings or structures, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.

(3) For all other districts, limited encroachment into the front and rear setbacks shall be permitted as follows:

a. ~~Eaves, roof overhangs, unenclosed patios and porches, and minor architectural details such as fireplaces and bay windows may encroach into the front setback by a maximum of three (3) feet and into the rear setback by a maximum of 10 feet.~~

(4) Accessory buildings are prohibited in the front street yard.

(b) *Special purpose lots exemption.* Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.

1 (c) *Encroachments in setbacks.* Except as specified in (d) below, all required setbacks shall be free from
2 any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces.
3 Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.

4 (d) *Permitted limited encroachments.* In the SF-R, SF-1, SF-2 and SF-3 districts, limited encroachment
5 into the front and rear setbacks by a maximum of two (2) feet shall be permitted for the following:
6 eaves; roof overhangs; and minor architectural details such as fireplaces and bay windows.

7 (e) *Accessory buildings prohibition.* Accessory buildings are prohibited in the front street yard.

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10 II.

11 A. All ordinances, parts of ordinances, or resolutions in conflict herewith are
12 expressly repealed.

14 B. The invalidity of any section or provision of this ordinance shall not
15 invalidate other sections or provisions thereof.

16 C. The City Council hereby finds and declares that written notice of the date,
17 hour, place and subject of the meeting at which this Ordinance was adopted was posted
18 and that such meeting was open to the public as required by law at all times during which
19 this Ordinance and the subject matter hereof were discussed, considered and formally
20 acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government
21 Code, as amended.

22 Alternative 1.

23 By motion duly made, seconded and passed with an affirmative vote of all the
24 Council members present, the requirement for reading this ordinance on two separate
25 days was dispensed with.

26 **READ, PASSED, and ADOPTED** on first reading this _____ day of
27 _____, 2019.

1 Alternative 2.

2 **READ** and **APPROVED** on first reading this the _____ day of
3 _____, 2019.

4 **READ, APPROVED** and **ADOPTED** on second reading this the _____ day of
5 _____, 2019.

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CRAIG MORGAN, Mayor
10 City of Round Rock, Texas
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13 ATTEST:

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16 SARA L. WHITE, City Clerk