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**ORDINANCE NO. O-2019-0463**

**AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTIONS 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, REGARDING BUILDING MATERIALS IN RESIDENTIAL DISTRICTS AND ARTICLE III, SECTIONS 2-32, 2-33, 2-34 REGARDING BUILDING MATERIALS IN COMMERCIAL DISTRICTS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; 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:**

**I.**

That Zoning and Development Code, Chapter 2, Article II, Section 2-13(d), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

**CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

**Sec. 2-13. SF-R (Single-Family – Rural) district.**

(d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the SF-R district:

~~(1) Exterior wall materials. Metal of any type is prohibited except horizontal pre-finished aluminum siding. Accessory buildings are exempt from this requirement.~~

(21) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:

- a. The converted area shall not operate as a separate dwelling unit.
- b. The converted area shall not include additional utility meters.
- c. The converted area shall not include an exterior entry door.
- d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials. If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(22) *Fence requirements and maintenance.*

- a. These regulations shall apply only to fences that:

- 1 1. Face a public street, a public park, a public recreation facility, a school, a library, or a  
2 government office; or
- 3 2. Are adjacent to a public drainage facility and are visible from a public street.
- 4 b. Fences are not required in the SF-R district. However, the owners of fences subject to this  
5 section shall maintain fences in a safe condition and in good repair, with all components  
6 free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to  
7 withstand the wind load for which they were designed. In addition, the following regulations  
8 shall apply:
  - 9 1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical  
10 measured at the top of the fence, with the exception of fencing measuring four (4) feet  
11 or less in height, which vertical alignment shall not be more than six (6) inches from  
12 the vertical measured at the top of the fence.
  - 13 2. A fence shall not have any broken, loose, damaged or rotted components having a  
14 combined total area of twenty (20) square feet or more, said area being calculated  
15 over any 50 contiguous linear foot section of fence.
  - 16 3. A fence shall not have any missing posts, panels, or pickets.
  - 17 4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or  
18 blistering surfaces.
  - 19 5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise  
20 in violation of this chapter, it shall be repaired, replaced or demolished within 60 days  
21 upon first notification of non-compliance. Repairs shall be made with materials  
22 comparable in composition, color, size, shape and quality to the original fence.  
23 Products not intended to be used as fencing are prohibited from being used in the  
24 repair of a fence.

25  
26 **II.**

27 That Zoning and Development Code, Chapter 2, Article II, Section 2-14(d), Code  
28 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
29 follows:

30 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

31 **Sec. 2-14. SF-1 (Single-Family – Large Lot) district.**

32 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,  
33 the following regulations apply to the SF-1 district:

34 ~~(1) Exterior wall materials. Metal of any type is prohibited except horizontal pre-finished aluminum~~  
35 ~~siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from~~  
36 ~~this requirement.~~

37 ~~(2) Garage conversions.~~ Where otherwise permitted, garage conversions are subject to the  
38 following requirements:

- 39 a. The converted area shall not operate as a separate dwelling unit.
  - 40 b. The converted area shall not include additional utility meters.
  - 41 c. The converted area shall not include an exterior entry door.
- 42  
43

- 1 d. If garage doors are removed, they must be replaced with a wall with new exterior materials  
2 ~~that match the existing structure's primary exterior materials~~. If the replaced doors are less  
3 than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear  
4 feet or more, then at least two windows are required. If only one window is installed, it shall  
5 be centered on the wall. If two or more windows are installed, they shall be installed  
6 symmetrically on the wall.

7 **(32) Fence requirements and maintenance.**

- 8 a. These regulations shall apply only to fences that:
- 9 1. Face a public street, a public park, a public recreation facility, a school, a library, or a  
10 government office; or
- 11 2. Are adjacent to a public drainage facility and are visible from a public street.
- 12 b. Fences are not required in the SF-1 district. However, the owners of fences subject to this  
13 section shall maintain fences in a safe condition and in good repair, with all components  
14 free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to  
15 withstand the wind load for which they were designed. In addition, the following regulations  
16 shall apply:
- 17 1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical  
18 measured at the top of the fence, with the exception of fencing measuring four (4) feet  
19 or less in height, which vertical alignment shall not be more than six (6) inches from  
20 the vertical measured at the top of the fence.
- 21 2. A fence shall not have any broken, loose, damaged or rotted components having a  
22 combined total area of twenty (20) square feet or more, said area being calculated  
23 over any 50 contiguous linear foot section of fence.
- 24 3. A fence shall not have any missing posts, panels, or pickets.
- 25 4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or  
26 blistering surfaces.
- 27 5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise  
28 in violation of this chapter, it shall be repaired, replaced or demolished within 60 days  
29 upon first notification of non-compliance. Repairs shall be made with materials  
30 comparable in composition, color, size, shape and quality to the original fence.  
31 Products not intended to be used as fencing are prohibited from being used in the  
32 repair of a fence.

33  
34 **III.**

35 That Zoning and Development Code, Chapter 2, Article II, Section 2-15(d), Code  
36 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
37 follows:

38 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

39  
40 **Sec. 2-15. SF-2 (Single-Family – Standard Lot) district.**

- 41  
42 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,  
43 the following regulations apply to the SF-2 district:

1 ~~(1) Exterior wall materials. Metal of any type is prohibited except horizontal pre-finished aluminum~~  
2 ~~siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from~~  
3 ~~this requirement.~~

4 (21) *Garage door width.* No single garage door facing a public street shall exceed 18 feet in width.

5 (32) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the  
6 following requirements:

- 7 a. The converted area shall not operate as a separate dwelling unit.
- 8 b. The converted area shall not include additional utility meters.
- 9 c. The converted area shall not include an exterior entry door.
- 10 d. If garage doors are removed, they must be replaced with a wall with new exterior materials  
11 ~~that match the existing structure's primary exterior materials.~~ If the replaced doors are less  
12 than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear  
13 feet or more, then at least two windows are required. If only one window is installed, it shall  
14 be centered on the wall. If two or more windows are installed, they shall be installed  
15 symmetrically on the wall.

16 (43) *Fence requirements and maintenance.*

- 17 a. These regulations shall apply only to fences that:
  - 18 1. Face a public street, a public park, a public recreation facility, a school, a library, or a  
19 government office; or
  - 20 2. Are adjacent to a public drainage facility and are visible from a public street.
- 21 b. Fences are not required in the SF-2 district. However, the owners of fences subject to this  
22 section shall maintain fences in a safe condition and in good repair, with all components  
23 free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to  
24 withstand the wind load for which they were designed. In addition, the following regulations  
25 shall apply:
  - 26 1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical  
27 measured at the top of the fence, with the exception of fencing measuring four (4) feet  
28 or less in height, which vertical alignment shall not be more than six (6) inches from  
29 the vertical measured at the top of the fence.
  - 30 2. A fence shall not have any broken, loose, damaged or rotted components having a  
31 combined total area of twenty (20) square feet or more, said area being calculated  
32 over any 50 contiguous linear foot section of fence.
  - 33 3. A fence shall not have any missing posts, panels, or pickets.
  - 34 4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or  
35 blistering surfaces.
  - 36 5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise  
37 in violation of this chapter, it shall be repaired, replaced or demolished within 60 days  
38 upon first notification of non-compliance. Repairs shall be made with materials  
39 comparable in composition, color, size, shape and quality to the original fence.  
40 Products not intended to be used as fencing are prohibited from being used in the  
41 repair of a fence.

42 (54) *Landscaping.* Landscaping requirements apply to the development of new single-family homes  
43 as outlined in Sec. 8-10(l).

1 IV.

2 That Zoning and Development Code, Chapter 2, Article II, Section 2-16, Code of  
3 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended by  
4 amending (d) and adding (f) as follows:

5 CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

6  
7 Sec. 2-16. SF-3 (Single-Family – Mixed Lot) district.

8  
9 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,  
10 the following regulations apply to the SF-3 district:

11 ~~(1) Exterior wall materials.~~

12 ~~a. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco.~~  
13 ~~No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber~~  
14 ~~cement siding (excluding flat, unarticulated panels).~~

15 ~~b. An alternative wall finish consisting of 100% stucco may be permitted only in conjunction~~  
16 ~~with a tile roof.~~

17 ~~c. The use of materials such as wood shingles, wood siding, and architectural steel or metal~~  
18 ~~shall be limited to accent features.~~

19 ~~d. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the~~  
20 ~~percentage and materials requirements listed above.~~

21 (21) *Garage and driveway treatment.*

22 a. No single garage door facing a public street shall exceed 18 feet in width.

23 b. An upgraded garage door, defined as a metal door with the addition of window panels, a  
24 faux wood garage door with decorative hardware, or a wood clad garage door, shall be  
25 required for all garages facing the street.

26 c. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the  
27 following standards:

28 1. The exterior wall of the garage facing any public street shall include a minimum of one  
29 (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and

30 2. There shall be a minimum of 30 feet between garage doors and the side lot line which  
31 they face.

32 (32) *Front Elevation Requirements.* The front elevation of all homes shall conform with subsection  
33 (32)a. or b. below:

34 a. A street-facing garage shall not extend beyond the front building façade; or

35 b. The front elevation shall contain a minimum of two of the following elements of wall plane  
36 articulation, to be identified on the architectural plans submitted for a building permit:

37 1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches.

38 2. A covered front porch or patio with a minimum of 60 square feet.

39 3. A shed roof at least 18 inches deep above garage door for an additional architectural  
40 detail.

1 4. A combination of at least two roof types (e.g., hip and gable) or two different roof  
2 planes of varying height and/or direction.

3 ~~5. Two or more masonry finishes to complement the architectural style of the home.~~

4 65. The addition of one or more dormers on the front elevation to complement the  
5 architectural style of the home.

6 (e) *Subdivision features.*

7 (1) Arterial and collector road landscaping is defined as the following:

8 a. A minimum 10-foot landscape easement from each side of the right-of-way to the abutting  
9 public utility easement. Exceptions may be granted by the zoning administrator for limited  
10 site specific variations where a reduction of the 10 feet is requested. The landscape  
11 easement shall contain sidewalks, street tree plantings, plant beds, subdivision walls, and  
12 neighborhood entry monuments.

13 b. The landscaping within the landscape easement shall comply with Sec. 8-10(g)(1)b.1 and  
14 8-10(g)(1)b.2.

15 c. Meandering five (5) foot sidewalks shall be provided along both sides of the arterial and  
16 collector streets. The sidewalks shall be permitted to meander inside and outside the  
17 collector right-of-way and landscape easement.

18 (2) Enhanced detention facilities includes the following: limestone cladding on cement walls; a  
19 minimum of 25% greater trees and shrubs than is required by the code; and if any permanent  
20 bodies of water are proposed they shall be curvilinear, non-rectangular shapes and which  
21 provide passive or active recreation opportunities. Enhanced bridge/culvert design includes  
22 colored concrete or a masonry veneer to complement the subdivision walls.

23 (3) The size and number of usable open spaces shall be clearly defined in the preliminary plat of  
24 the subdivision.

25 (4) The brick or natural stone subdivision wall shall conform to the regulations found in Sec. 4-30.

26 ~~(f) Design Standard Incentive. A developer shall be allowed to have a subdivision comprised of no less~~  
27 ~~than 60% standard lots and no more than 40% small lots with no requirement of estate lots, so long~~  
28 ~~as the following conditions are met:~~

29 ~~(1) The exterior wall finish shall be a minimum of 75% stone, simulated stone, brick, or stucco. No~~  
30 ~~more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding~~  
31 ~~(excluding flat, unarticulated panels).~~

32 ~~(2) An alternative wall finish consisting of 100% stucco will be permitted, but only in conjunction~~  
33 ~~with a tile roof.~~

34 ~~(3) The use of materials such as wood shingles, wood siding, and architectural steel or metal shall~~  
35 ~~be limited to accent features.~~

36 ~~(4) The front elevation of each home shall have two or more masonry finished to compliment the~~  
37 ~~architectural style of the home.~~

38  
39 **V.**

40 That Zoning and Development Code, Chapter 2, Article II, Section 2-17(d), Code  
41 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
42 follows:

1 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

2  
3 **Sec. 2-17. SF-D (Single-Family – Downtown) district.**

4  
5 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,  
6 the following regulations apply to the SF-D district:

7 (1) *Parking requirements.*

- 8 a. Parking and access shall be permitted only on improved surfaces.
- 9 b. On-site parking is not required for single-family dwelling units, but is required for the  
10 following uses:
- 11 1. A bed and breakfast shall provide one on-site parking space for each guest room.
- 12 2. Other uses shall provide on-site parking in accordance with chapter 8, article VI.
- 13 c. Garages shall not be required. When a garage is constructed, it shall be complementary in  
14 materials and design to the primary structure on the lot.
- 15 d. Where an alley exists and is clear of man-made obstructions, new garages shall be  
16 oriented toward the alley. If no alley exists, new garages shall be oriented toward an  
17 available secondary frontage. If the garage is oriented toward the secondary frontage, the  
18 facade that faces the primary frontage shall include articulation such as windows.
- 19 e. A driveway constructed to access a new garage shall be no wider than 18 feet within the  
20 setback, and no wider than the garage at any point.
- 21 f. No single garage door facing a public street shall exceed 18 feet in width.
- 22 g. On-site parking placement.
- 23 1. Where access is available from an alley or secondary frontage, parking shall be  
24 located at the rear of the property behind the principal structure.
- 25 2. If a property has an existing driveway, it may be utilized to meet any on-site parking  
26 requirement but may not be expanded in the street yard to accommodate additional  
27 parking. Slight modifications may be made to the existing driveway to access  
28 additional parking located at the rear of the structure. A driveway shall be no wider  
29 than 18 feet within the required front or side setback.

30 (2) *Exterior wall finish.*

- 31 ~~a. Permitted exterior wall materials include wood siding (novelty, tongue and groove, shiplap,~~  
32 ~~or equivalent), stone (such as rough faced limestone), brick, and lapped fiber cement~~  
33 ~~siding that is smooth and without a drop in the panel (not cottage lap).~~
- 34 ~~b. Stone and masonry bonding patterns, size, and color shall be similar to existing structures~~  
35 ~~in the district. Limestone shall have an ashlar pattern, and other stone shall be installed in~~  
36 ~~uniform patterns and shapes.~~
- 37 ~~c. Exterior insulation and finishing systems (EIFS), concrete tilt wall, concrete block, artificial~~  
38 ~~brick, simulated stone, and synthetic wood shingles are prohibited.~~
- 39 ~~d. Accessory structures less than 150 square feet are exempt from exterior wall finish~~  
40 ~~requirements.~~
- 41 ~~e. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.~~

42 (3) Height, massing and placement requirements.

- 43 a. Front facades of the primary structure shall be parallel to the street.
- 44 b. The scale of a new building or addition shall reflect the scale of adjacent buildings.



- 1 c. The scale and placement of façade elements such as doors, windows, porches, columns,  
2 and other architectural features shall be similar to surrounding buildings.
- 3 (4) *Additions to the primary structure on a lot.* Additions shall be compatible and secondary in size,  
4 design, proportion, and detail to the primary residential structure on a lot.
- 5 (5) *Roofs.*
- 6 ~~a.—Roof pitch shall be a minimum of 4:12.~~
- 7 ~~b.—Synthetic wood shingles or synthetic clay tile roofs are prohibited.~~
- 8 (6) *Lot fencing.*
- 9 a. Fences shall be constructed of the following materials: brick, stone, wrought iron, or wood.  
10 Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may  
11 be approved by the zoning administrator.
- 12 b. Fence posts shall be constructed of wood, rust-resistant metal parts, concrete-based  
13 masonry or concrete pillars.
- 14 c. Fence posts and fence panels for non-wood fences shall be capped.
- 15 d. All fences shall provide a finished face to all public rights-of-way.
- 16 e. Fences shall not conflict with sight triangles at street intersections or obstruct views from  
17 adjacent driveways.
- 18 (7) *Fence requirements and maintenance.*
- 19 a. These regulations shall apply only to fences that:
- 20 1. Face a public street, a public park, a public recreation facility, a school, a library, or a  
21 government office; or
- 22 2. Are adjacent to a public drainage facility and are visible from a public street.
- 23 b. Fences are not required in the SF-D district. However, the owners of fences subject to this  
24 section shall maintain fences in a safe condition and in good repair, with all components  
25 free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to  
26 withstand the wind load for which they were designed. In addition, the following regulations  
27 shall apply:
- 28 1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical  
29 measured at the top of the fence, with the exception of fencing measuring four (4) feet  
30 or less in height, which vertical alignment shall not be more than six (6) inches from  
31 the vertical measured at the top of the fence.
- 32 2. A fence shall not have any broken, loose, damaged or rotted components having a  
33 combined total area of twenty (20) square feet or more, said area being calculated  
34 over any 50 contiguous linear foot section of fence.
- 35 3. A fence shall not have any missing posts, panels, or pickets.
- 36 4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or  
37 blistering surfaces.
- 38 5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise  
39 in violation of this chapter, it shall be repaired, replaced or demolished within 60 days  
40 upon first notification of non-compliance. Repairs shall be made with materials  
41 comparable in composition, color, size, shape and quality to the original fence.  
42 Products not intended to be used as fencing are prohibited from being used in the  
43 repair of a fence.



- 1 (8) *Mechanical equipment and trash receptacles for nonresidential uses.*  
2 a. Roof-mounted equipment shall be set back from the edges of roofs and screened so as not  
3 to be visible from public view.  
4 b. No mechanical or service areas shall be placed in the street yard.  
5 c. Trash receptacles shall be screened from the street and pedestrian areas with fencing or  
6 appropriate height landscaping.

7  
8 **VI.**

9 That Zoning and Development Code, Chapter 2, Article II, Section 2-18(d), Code  
10 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
11 follows:

12 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

13 **Sec. 2-18. MH (Manufactured Housing) district.**

14 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,  
15 the following regulations apply to the MH district:

16 ~~(1) Exterior wall materials. Metal of any type is prohibited except horizontal prefinished aluminum~~  
17 ~~siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from~~  
18 ~~this requirement.~~

19 (21) *Garage door width.* No single garage door facing a public street shall exceed 18 feet in width.

20 (32) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the  
21 following requirements:

- 22 a. The converted area shall not operate as a separate dwelling unit.  
23 b. The converted area shall not include additional utility meters.  
24 c. The converted area shall not include an exterior entry door.  
25 d. If garage doors are removed, they must be replaced with a wall with new exterior materials  
26 that match the existing structure's primary exterior materials. If the replaced doors are less  
27 than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear  
28 feet or more, then at least two windows are required. If only one window is installed, it shall  
29 be centered on the wall. If two or more windows are installed, they shall be installed  
30 symmetrically on the wall.

31 (43) *Fence requirements and maintenance.*

- 32 a. These regulations shall apply only to fences that:  
33 1. Face a public street, a public park, a public recreation facility, a school, a library, or a  
34 government office; or  
35 2. Are adjacent to a public drainage facility and are visible from a public street.  
36 b. Fences are not required in the MH district. However, the owners of fences subject to this  
37 section shall maintain fences in a safe condition and in good repair, with all components  
38 free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to  
39 withstand the wind load for which they were designed. In addition, the following regulations  
40 shall apply:

1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
3. A fence shall not have any missing posts, panels, or pickets.
4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

## VII.

That Zoning and Development Code, Chapter 2, Article II, Section 2-19(d), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

### CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

#### Sec. 2-19. TF (Two-Family) district.

(d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the TF district:

~~(1) Exterior wall materials. Metal of any type is prohibited except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.~~

(21) *Garage door width.* No single garage door facing a public street shall exceed 18 feet in width.

(32) *Garage conversions.* Where otherwise permitted, garage conversions are subject to the following requirements:

- a. The converted area shall not operate as a separate dwelling unit.
- b. The converted area shall not include additional utility meters.
- c. The converted area shall not include an exterior entry door.
- d. If garage doors are removed, they must be replaced with a wall with new exterior materials ~~that match the existing structure's primary exterior materials.~~ If the replaced doors are less than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear feet or more, then at least two windows are required. If only one window is installed, it shall be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(43) *Fence requirements and maintenance.*

- a. These regulations shall apply only to fences that:

1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
  2. Are adjacent to a public drainage facility and are visible from a public street.
- b. Fences are not required in the TF district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:
1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
  2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.
  3. A fence shall not have any missing posts, panels, or pickets.
  4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
  5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

(54) *Landscaping*. Landscaping requirements apply to the development of new homes in the TF district as outlined in Sec. 8-10(l).

## VIII.

That Zoning and Development Code, Chapter 2, Article II, Section 2-20(e)(g) and (h), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

### CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

#### Sec. 2-20. TH (Townhouse) district.

- (e) *Townhouse design standards*. The following design standards apply to all buildings in the TH district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the zoning administrator in order to permit a more flexible or creative design.
- (1) *Building elevation variation*. Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.
  - (2) *Exterior wall color finishes*. Day-glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.

1 ~~(3) Exterior wall materials. The exterior finish of all buildings shall be natural stone, simulated~~  
2 ~~stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally~~  
3 ~~finished steel or metal, except for doors, windows and trim. The use of other materials shall be~~  
4 ~~limited to accent features. Other wall finishes or recognized architectural styles not explicitly~~  
5 ~~permitted by this section may be approved in writing by the zoning administrator.~~

6 ~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated~~  
7 ~~stone, or brick.~~

8 ~~b. A minimum of two different materials shall be used on each structure, and each material~~  
9 ~~used shall comprise no less than 20 percent of the exterior wall finish.~~

10 ~~c. No more than 33 percent of the building facade may be fiber cement siding or~~  
11 ~~architecturally finished steel or metal.~~

12 (43) Glass. Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls  
13 and roofs of all buildings and structures.

14 (54) Orientation requirements. Building elevations that face a public street shall have at least 15  
15 percent of the wall facing the street consist of windows and/or entrance areas.

16 (65) Windows. Windows shall be provided with trim. Windows shall not be flush with exterior wall  
17 treatment. Windows shall be provided with an architectural surround at the jamb, header and  
18 sill.

19 ~~(76) Roofing materials. Roofing materials shall consist of 25-year architectural dimensional shingles,~~  
20 ~~tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective~~  
21 ~~metal such as copper or other similar metals as approved by the zoning administrator. Portions~~  
22 ~~of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks,~~  
23 ~~provided that such flat areas are screened by pitched sections of the roof that meet the roofing~~  
24 ~~material requirements.~~

25 (87) Special design features. All buildings, other than garages, shall be designed to include varied  
26 relief to provide interest and variety and to avoid monotony. This shall include details that create  
27 shade and cast shadows to provide visual relief to the buildings. A minimum of five (5) features  
28 from the following list shall be incorporated into the building design:

29 a. Bow window.

30 b. Bay window.

31 c. Arched window.

32 d. Gable window.

33 e. Oval or round windows.

34 f. Shutters.

35 g. Arched entry, balcony or breezeway entrance.

36 h. Stone or brick accent wall.

37 i. Decorative stone or brick band.

38 j. Decorative tile.

39 k. Veranda, terrace, porch or balcony.

40 l. Projected wall or dormer.

41 m. Variation of roof lines on the building.

42 n. Decorative caps on chimneys.

43 o. Other feature as approved by the zoning administrator.

1 (f) *Amenities*. At least one (1) amenity accessible to all residents shall be provided for each new  
 2 townhouse development with 30 or more dwelling units. Additional amenities shall be included at the  
 3 following rate:

Number of dwelling units	Minimum number of amenities
0—29	0
30—59	1
60—89	2
90—120	3
Greater than 120	4

4 Amenities include but are not limited to the following:

- 5 (1) Playground equipment,
- 6 (2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet,
- 7 (3) Private fitness facility\*,
- 8 (4) Picnic area, to contain no fewer than two tables and two cooking grills,
- 9 (5) Swimming pool,
- 10 (6) Business center, to contain no less than one computer, printer, fax machine, copier, and  
 11 scanner (printer, fax machine, copier, and scanner may be integrated into a single device),  
 12 available for resident use\*,
- 13 (7) Tennis court,
- 14 (8) Basketball court,
- 15 (9) Volleyball court,
- 16 (10) Kitchen available for resident use\*,
- 17 (11) Social room available for resident use\*,

18 \* These amenities may be located in the amenity center and each one qualifies toward the  
 19 amenity requirement.

20 (g) Design standard incentive. A Developer shall be allowed to have a townhouse development  
 21 containing up to 14 dwelling units per acre, so long as all of the following conditions are met:

- 22 1. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone,  
 23 or brick.
- 24 2. A minimum of two different materials shall be used on each structure, and each material used  
 25 shall comprise no less than 20 percent of the exterior wall finish.
- 26 3. No more than 33 percent of the building façade may be fiber cement or architecturally finished  
 27 steel or metal.
- 28 4. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement,  
 29 natural, or simulated stone), non-reflective pre-finished metal, or reflective metal such as copper  
 30 or other similar metals as approved by the zoning administrator.

31 (gh) Single-lot (fee simple unit) additional restrictions.

- 1 (1) *Garage requirements.* Garages shall not protrude toward the street greater than six (6) feet  
2 beyond the ground floor of the front building façade. All garages that protrude beyond the  
3 ground floor of the front building façade shall contain living space above them.

4  
5 **IX.**

6 That Zoning and Development Code, Chapter 2, Article II, Section 2-21(e), Code  
7 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as  
8 follows:

9 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

10 **Sec. 2-21. SR (Senior) district.**

11 (e) *Senior design standards.* The following design standards apply to all buildings in the SR district.  
12 These standards are intended to ensure an attractive built environment in Round Rock. These  
13 standards supplement any district-specific standards. Alternative design standards may be approved  
14 by the zoning administrator in order to permit a more flexible or creative design.

15 (1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at  
16 least two feet in depth, to preclude a box design. There shall be no less than one offset for  
17 every 40 feet of horizontal length.

18 (2) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color  
19 finishes are prohibited.

20 ~~(3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated~~  
21 ~~stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally~~  
22 ~~finished steel or metal except for doors, windows and trim. The use of other materials shall be~~  
23 ~~limited to accent features. Other wall finishes or recognized architectural styles not explicitly~~  
24 ~~permitted by this section may be approved in writing by the zoning administrator.~~

25 ~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated~~  
26 ~~stone, or brick.~~

27 ~~b. A minimum of two different materials shall be used on each structure, and each material~~  
28 ~~used shall comprise no less than 20 percent of the exterior wall finish.~~

29 ~~c. No more than 33 percent of the building facade may be fiber cement siding or~~  
30 ~~architecturally finished steel or metal.~~

31 (43) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls  
32 and roofs of all buildings and structures.

33 (54) *Orientation requirements.* Building elevations that face a public street shall have at least 15  
34 percent of the wall facing the street consist of windows and/or entrance areas.

35 (65) *Windows.* Windows shall be provided with trim. Windows shall not be flush with exterior wall  
36 treatment. Windows shall be provided with an architectural surround at the jamb, header and  
37 sill.

38 (76) ~~*Roofing materials.* Roofing materials shall consist of 25-year architectural dimensional shingles,~~  
39 ~~tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective~~  
40 ~~metal such as copper or other similar metals as approved by the zoning administrator.~~ Portions  
41 of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks,  
42 provided that such flat areas are screened by pitched sections of the roof ~~that meet the roofing~~  
43 ~~material requirements.~~

1 (87) *Special design features.* All buildings, other than garages, shall be designed to include varied  
2 relief to provide interest and variety and to avoid monotony. This shall include details that create  
3 shade and cast shadows to provide visual relief to the buildings. A minimum of five (5) features  
4 from the following list shall be incorporated into the building design:

- 5 a. Bow window.
- 6 b. Bay window.
- 7 c. Arched window.
- 8 d. Gable window.
- 9 e. Oval or round windows.
- 10 f. Shutters.
- 11 g. Arched entry, balcony or breezeway entrance.
- 12 h. Stone or brick accent wall.
- 13 i. Decorative stone or brick band.
- 14 j. Decorative tile.
- 15 k. Veranda, terrace, porch or balcony.
- 16 l. Projected wall or dormer.
- 17 m. Variation of roof lines on the building.
- 18 n. Decorative caps on chimneys.
- 19 o. Other feature as approved by the zoning administrator.

20  
21 **X.**

22 That Zoning and Development Code, Chapter 2, Article II, Section 2-22(e)(g) and  
23 (h), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended  
24 as follows:

25 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

26 **Sec. 2-22. MF-1 (Multifamily – Low Density) district.**

27 (e) *Low density multifamily design standards.* The following design standards apply to all residential  
28 buildings in the MF-1 (Multifamily - Low Density) district. Other recognized architectural designs may  
29 be approved by the zoning administrator in order to permit a more flexible, compatible or creative  
30 design:

- 31 (1) *Building orientation.* Building elevations that face a public street shall have at least 15 percent of  
32 the wall facing the street consist of windows and/or entrance areas.
- 33 (2) *Building elevation variation.* Any wall in excess of 40 feet in length shall include offsets of at  
34 least two feet in depth. There shall be no less than one offset for every 30 feet of horizontal  
35 length.
- 36 (3) *Building design variation.* The design of individual buildings within multi-building developments  
37 shall vary. No two identical buildings shall be located adjacent to one another.



1 (4) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color  
2 finishes are prohibited.

3 ~~(5) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated~~  
4 ~~stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass, or~~  
5 ~~architecturally finished steel or metal, except for doors, windows, accents and trim. The use of~~  
6 ~~other materials shall be limited to accent features. Other wall finishes or recognized~~  
7 ~~architectural styles not explicitly permitted by this section may be approved in writing by the~~  
8 ~~zoning administrator.~~

9 ~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated~~  
10 ~~stone, or brick.~~

11 ~~b. A minimum of two different materials shall be used on each structure, and each material~~  
12 ~~used shall comprise no less than 20 percent of the exterior wall finish.~~

13 ~~c. No more than 33 percent of the building facade may be fiber cement siding or~~  
14 ~~architecturally finished steel or metal.~~

15 (65) *Exterior stairwells.* Exterior stairwells shall be permitted provided that the design, color, and  
16 materials complement the architectural theme of the dwelling structure. Final exterior stairwell  
17 design shall be approved by the zoning administrator.

18 (76) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls  
19 and roofs of all buildings and structures.

20 (87) *Windows.* Windows shall be incorporated on every elevation that is visible from a public street.  
21 Windows shall be provided with trim and shall not be flush with exterior wall treatment. Windows  
22 shall be provided with an architectural surround at the jamb, header and sill.

23 ~~(98) *Roofing materials.* Roofing materials shall consist of 25-year architectural dimensional shingles,~~  
24 ~~tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective~~  
25 ~~metal such as copper or other similar metals as approved by the zoning administrator. Portions~~  
26 ~~of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks,~~  
27 ~~provided that such flat areas are screened by pitched sections of the roof that meet the roofing~~  
28 ~~material requirements.~~

29 (409) *Special design features.* A minimum of five (5) features from the following list shall be  
30 incorporated into the building design:

31 a. Bay window.

32 b. Arched window.

33 c. Gable window.

34 d. Oval or round windows.

35 e. Shutters.

36 f. Arched entry, balcony or breezeway entrance.

37 g. Stone or brick accent wall.

38 h. Decorative stone or brick band.

39 i. Decorative tile.

40 j. Veranda, terrace, patio, porch or balcony.

41 k. Projected wall or dormer.

42 l. Variation of roof lines on the building.

43 m. Decorative caps on chimneys.

44 n. Other feature as approved by the zoning administrator.

1 (f) *Multifamily house design standards.* A multifamily house is a structure that is designed to appear as  
2 a large, custom-built single-family home but may contain up to six (6) dwelling units inside. Individual  
3 dwelling units are indistinguishable within the larger building form. Design aspects not specifically  
4 addressed below shall be regulated by subsection (e) above. Other recognized architectural designs  
5 may be approved by the zoning administrator in order to permit a more flexible, compatible or  
6 creative design.

7 (1) *Access.* Each building shall have a singular principal entryway on the front that is in scale with  
8 the overall mass of the building. Secondary entrances shall be located along the rear or side of  
9 the building.

10 (2) *Additional setback requirements.* Chimneys, roof overhangs, bay windows, and other  
11 architectural elements approved by the zoning administrator may encroach into the setback by  
12 a maximum of 24 inches. Porches and patios may encroach into the front setback by up to eight  
13 (8) feet and into the side setback by up to five (5) feet.

14 (3) *Porch/patio/balcony requirement.* Each unit shall have a minimum of 60 square feet of outdoor  
15 living space in the form of a patio, porch or balcony adjacent to its principal living space. The  
16 minimum depth of the space shall be six (6) feet. This space shall qualify as one of the required  
17 special design features.

18 (g) Design standard incentive. A Developer shall be allowed to have multi-family housing in the MF-1  
19 district with an increased density from 12 units per acre to 14 units per acre; have no limit on the  
20 number of units per building; and shall be permitted to have only 50 percent of parking enclosed  
21 within a garage, so long as all of the following conditions are met:

22 1. The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber  
23 cement siding (excluding flat, unarticulated panels), glass or architecturally finished steel or  
24 metal, except for doors, windows, accents and trim. The use of other materials shall be limited to  
25 accent features. Other wall finishes or recognized architectural styles not explicitly permitted by  
26 this section may be approved in writing by the zoning administrator.

27 2. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated  
28 stone, or brick.

29 3. A minimum of two different materials shall be used on each structure, and each material used  
30 shall comprise no less than 20 percent of the exterior wall finish.

31 4. No more than 33 percent of the building façade may be fiber cement siding or architecturally  
32 finished steel or metal.

33 5. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement,  
34 natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper  
35 or other similar metals as approved by the zoning administrator.

36 (gh) *Applicability to PUDs.* Design and development standards specifically addressed in planned unit  
37 developments (PUDs) adopted prior to October 25, 2012 shall prevail.

## 38 XI.

39  
40 That Zoning and Development Code, Chapter 2, Article II, Section 2-23 (e)(f) and  
41 (g), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended  
42 as follows:

1 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

2 **Sec. 2-23. MF-2 (Multifamily – Medium Density) district.**

3 (e) *Multifamily - medium density design standards.* The following design standards apply to all  
4 residential buildings in the MF-2 (Multifamily - medium density) district:

5 (1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at  
6 least two feet in depth. There shall be no less than one offset for every 40 feet of horizontal  
7 length.

8 (2) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color  
9 finishes are prohibited.

10 ~~(3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated~~  
11 ~~stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass,~~  
12 ~~architecturally finished steel or metal, or a combination thereof, except for doors, windows,~~  
13 ~~accents and trim. The use of other materials shall be limited to accent features. Other wall~~  
14 ~~finishes or recognized architectural styles not explicitly permitted by this section may be~~  
15 ~~approved in writing by the zoning administrator.~~

16 ~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated~~  
17 ~~stone, or brick.~~

18 ~~b. A minimum of two different materials shall be used on each structure, and each material~~  
19 ~~used shall comprise no less than 20 percent of the exterior wall finish.~~

20 ~~c. No more than 33 percent of the building facade may be fiber cement siding or architectural~~  
21 ~~steel or metal.~~

22 (43) *Exterior stairwells.* Exterior stairwells facing the public right-of-way shall comply with the  
23 following standards:

24 a. They shall be concealed within a fully enclosed structure, except for appropriately sized  
25 cutouts to allow for ventilation and pedestrian access;

26 b. The landing shall be recessed a minimum of five (5) feet into said structure; and

27 c. The stairwell structure shall not protrude more than eight (8) feet beyond the facade of the  
28 residential structure.

29 (54) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls  
30 and roofs of all buildings and structures.

31 (65) *Orientation requirements.* Buildings adjacent to a public street shall be oriented such that their  
32 longest facade faces the street, unless a building is located on the corner of a lot where two (2)  
33 streets intersect. Building elevations that face a public street shall have at least 15 percent of  
34 the wall facing the street consist of windows, balconies and/or stairwells. Alternative orientation  
35 due to physical site constraints such as topography or natural features may be approved by the  
36 zoning administrator.

37 (76) *Windows.* Windows shall be provided with trim and shall not be flush with exterior wall treatment  
38 unless approved by the zoning administrator as part of a recognized architectural style.

39 ~~(87) *Roofing materials.* Roofing materials shall consist of 25-year architectural dimensional shingles,~~  
40 ~~tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective~~  
41 ~~metal such as copper or other similar metals as approved by the zoning administrator.~~ Portions  
42 of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks,  
43 provided that such flat areas are screened by pitched sections of the roof ~~that meet the roofing~~  
44 ~~material requirements.~~ Alternative roof designs associated with recognized architectural styles  
45 may be permitted by the zoning administrator.

46 (98) *Special design features.* A minimum of five (5) features from the following list shall be  
47 incorporated into the building design:

- 1 a. Bay window.
- 2 b. Arched window.
- 3 c. Gable window.
- 4 d. Oval or round windows.
- 5 e. Shutters.
- 6 f. Arched entry, balcony or breezeway entrance.
- 7 g. Stone or brick accent wall.
- 8 h. Decorative stone or brick band.
- 9 i. Decorative tile.
- 10 j. Veranda, terrace, porch or balcony.
- 11 k. Projected wall or dormer.
- 12 l. Variation of roof lines on the building.
- 13 m. Decorative caps on chimneys.
- 14 n. Entry onto the public facade for ground floor units facing the public ROW.
- 15 o. Other feature as approved by the zoning administrator.

16 (f) Design standard incentive. A Developer shall be allowed to have multifamily housing in the MF-2  
 17 district with an increased density from 20 units per acre to 24 units per acre, and shall be permitted  
 18 to have four stories without a requirement of "tuck under" garage parking, if the developer has 10  
 19 percent garage parking and 40 percent covered parking, so long as all of the following conditions are  
 20 met:

- 21 1. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated  
 22 stone, or brick.
- 23 2. A minimum of two different materials shall be used on each structure, and each material used  
 24 shall comprise no less than 20 percent of the exterior wall finish.
- 25 3. No more than 33 percent of the building façade may be fiber cement siding or architecturally  
 26 finished steel or metal.
- 27 4. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement,  
 28 natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper  
 29 or other

30 ~~(f)~~ *Applicability to PUDs.* Design and development standards specifically addressed in planned unit  
 31 developments (PUDs) adopted prior to October 25, 2012 shall prevail.

32  
 33 **XII.**

34 That Zoning and Development Code, Chapter 2, Article III, Sections 2-32.C-1  
 35 (e)(1), 2-33.C-1a (e)(1), and 2-34.C-2 (e)(1) Code of Ordinances (2018 Edition), City of  
 36 Round Rock, Texas, is hereby amended as follows:

37  
 38

1 **CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS**

2 **Sec. 2-32. C-1 (General Commercial) district.**

3 (e) *General commercial design standards.* The following design standards apply to all buildings in the C-  
4 1 district. These standards are intended to ensure an attractive built environment in Round Rock.  
5 Alternative designs may be approved in writing by the zoning administrator in order to implement a  
6 specific, recognized architectural style not accommodated by the design standards below, excluding  
7 corporate architecture. Additions to sites and projects with existing buildings may continue the design  
8 style that has been previously established.

9 (1) *Exterior wall finish.* ~~The building materials of a project shall be durable, require low~~  
10 ~~maintenance, and be of the same or higher quality as surrounding developments.~~

11 ~~a. For all buildings, except for concrete tilt-wall construction:~~

12 ~~1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall~~  
13 ~~be natural stone, simulated stone, brick, stone-face or split-face concrete masonry~~  
14 ~~unit (CMU); and~~

15 ~~2. No more than 25% may consist of stucco, fiber cement siding, architectural steel or~~  
16 ~~metal, CMU other than split-face or stone-face, or glass with steel framing, except as~~  
17 ~~modified by subsection (e)(1)e, below.~~

18 ~~b. For buildings utilizing concrete tilt-wall construction:~~

19 ~~1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall~~  
20 ~~be natural stone, simulated stone, brick, stone-face or split-face concrete masonry~~  
21 ~~unit (CMU), or stucco.~~

22 ~~2. Where stucco exceeds 75% of the total exterior wall finish, a minimum of four-foot (4')~~  
23 ~~wainscot of stone, simulated stone, or brick shall be incorporated.~~

24 ~~3. No more than 25% may consist of fiber cement siding, architectural steel or metal,~~  
25 ~~CMU other than split-face or stone-face, or glass with steel framing, except as~~  
26 ~~modified by subsection (e)(1)e, below.~~

27 ~~c. New or emerging materials not explicitly permitted herein may comprise a maximum of~~  
28 ~~25% of the total exterior wall finish if approved in writing by the zoning administrator based~~  
29 ~~upon the product's durability and longevity.~~

30 ~~da.~~ All CMU shall have an ashlar pattern.

31 ~~eb.~~ Glass with steel framing shall not exceed 25% of the total exterior wall finish for buildings  
32 less than three (3) stories tall. Buildings that are three (3) stories or taller may consist of a  
33 maximum 50% glass with steel framing.

34 **Sec. 2-33. C-1a (General Commercial - Limited) district.**

35 (e) *General commercial - limited design standards.* The following design standards apply to all buildings  
36 in the C-1a district. These standards are intended to ensure an attractive built environment in Round  
37 Rock. Alternative designs may be approved in writing by the zoning administrator in order to  
38 implement a specific, recognized architectural style not accommodated by the design standards  
39 below, excluding corporate architecture. Additions to sites and projects with existing buildings may  
40 continue the design style that has been previously established.

41 (1) *Exterior wall finish.* ~~The building materials of a project shall be durable, require low~~  
42 ~~maintenance, and be of the same or higher quality as surrounding developments.~~

43 ~~a. For all buildings, except for concrete tilt-wall construction:~~

44 ~~1. At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall~~  
45 ~~be natural stone, simulated stone, brick, stone-face or split-face concrete masonry~~  
46 ~~unit (CMU); and~~

1 ~~2.— No more than 25% may consist of stucco, fiber cement siding, architectural steel or~~  
2 ~~metal, CMU other than split face or stone face, or glass with steel framing, except as~~  
3 ~~modified by subsection (e)(1)e, below.~~

4 ~~b.— For buildings utilizing concrete tilt-wall construction:~~

5 ~~1.— At least 75% of the total exterior wall finish, except for doors, windows, and trim, shall~~  
6 ~~be natural stone, simulated stone, brick, stone-face or split-face concrete masonry~~  
7 ~~unit (CMU), or stucco.~~

8 ~~2.— Where stucco exceeds 75% of the total exterior wall finish, a minimum four-foot (4')~~  
9 ~~wainscot of stone, simulated stone, or brick shall be incorporated.~~

10 ~~3.— No more than 25% may consist of fiber cement siding, architectural steel or metal,~~  
11 ~~CMU other than split face or stone face, or glass with steel framing, except as~~  
12 ~~modified by subsection (e)(1)e, below.~~

13 ~~c.— New or emerging materials not explicitly permitted herein may comprise a maximum of~~  
14 ~~25% of the total exterior wall finish if approved in writing by the zoning administrator based~~  
15 ~~upon the product's durability and longevity.~~

16 ~~da.~~ All CMU shall have an ashlar pattern.

17 ~~eb.~~ Glass with steel framing shall not exceed 25% of the total exterior wall finish for buildings  
18 less than three (3) stories tall. Buildings that are three (3) stories or taller may consist of a  
19 maximum 50% glass with steel framing.

20 **Sec. 2-34. C-2 (Local Commercial) district.**

21 (e) *Local commercial design standards.* The following design standards apply to all buildings in the C-2  
22 district. These standards are intended to ensure an attractive built environment in Round Rock.  
23 Selection of materials, color, building orientation, articulation, and windows shall reflect the design  
24 themes established in the neighborhood which the proposed development borders. Alternative  
25 designs may be approved in writing by the zoning administrator in order to implement a specific,  
26 recognized architectural style not accommodated by the design standards below, excluding  
27 corporate architecture. Additions to sites and projects with existing buildings may continue the design  
28 style that has been previously established.

29 (1) *Exterior wall finish.* ~~The building materials of a project shall be durable, require low~~  
30 ~~maintenance, and be of the same or higher quality as surrounding developments.~~

31 ~~a.— At least 50 percent of the exterior wall finish of all buildings shall be natural stone,~~  
32 ~~simulated stone, or brick, except for doors, windows and trim.~~

33 ~~b.— Other materials allowed for the exterior wall finish are: stucco; fiber cement siding;~~  
34 ~~architecturally finished steel or metal; glass with steel framing; or architectural concrete~~  
35 ~~masonry units (CMU). These materials shall not comprise more than 50 percent of the total~~  
36 ~~exterior wall finish (breezeways are not included in this calculation). However, 100 percent~~  
37 ~~stucco may be permitted in conjunction with a tile roof. The use of materials other than~~  
38 ~~those listed in this section and in subsection (e)(1)a, above, shall be limited to accent~~  
39 ~~features.~~

40 ~~c.— Fiber cement siding shall not comprise more than 25% of the total exterior wall finish. Flat,~~  
41 ~~unarticulated panels are prohibited.~~

42 ~~d.— Architectural CMU shall have an ashlar pattern.~~

1 **XIII.**

2  
3 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are  
4 expressly repealed.

5 **B.** The invalidity of any section or provision of this ordinance shall not  
6 invalidate other sections or provisions thereof.

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

13 Alternative 1.

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

17 **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_ day of  
18 \_\_\_\_\_, 2019.

19 Alternative 2.

20 **READ and APPROVED** on first reading this the \_\_\_\_ day of  
21 \_\_\_\_\_, 2019.

22 **READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_ day of  
23 \_\_\_\_\_, 2019.



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CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

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SARA L. WHITE, City Clerk