

I.

That Zoning and Development Code, Chapter 8, Article VI, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby replaced in its entirety and shall read as follows:

Sec. 8-45. - General.

(a) *Applicability.*

- (1) *New development.* The off-street parking and loading standards of this section apply to any new building constructed and to any new use established, except as specified below in Sec. 8-46(a).
- (2) *Expansions and alterations.* The off-street parking and loading standards of this section apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces will be required to serve the entire building or use. The number of off-street parking and loading spaces provided for the entire use (pre-existing + expansion) shall equal at least 100 percent of the minimum requirement established in the off-street parking requirements table, in Sec. 8-46(a) of this section, except for the uses which do not have minimum parking requirements.

(b) *No reduction below requirement.* Existing parking and loading spaces may not be reduced below the requirements established in this section for uses subject to minimum parking requirements. Uses with no minimum parking requirement may reduce off-street parking spaces voluntarily. Any change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this code unless parking and loading spaces are provided in accordance with the provisions of this section.

(c) *Accessible parking.* Whenever off-street parking spaces are provided, whether required or optional, they shall include the number of accessible parking spaces, signage, dimensions, and accessible routes required by the Americans with Disabilities Act (ADA), the Texas Accessibility Standards (TAS), and Sec. 42-310 of the Code of Ordinances. When no off-street parking spaces are provided, no accessible parking spaces are required.

(d) *Fleet parking.* On-site parking for fleet vehicles shall be required where applicable.

Sec. 8-46. - Off-street parking requirements.

(a) *Off-street parking requirements table.* The following table lists minimum off-street parking requirements by land use category.

- (1) Where a minimum parking requirement is not specified for a use, off-street parking shall not be required, except where minimum parking requirements apply to certain uses in the SF-R, SF-2, SF-D, C-2, and MU-R zoning districts.
- (2) In instances where a PUD has a required minimum parking ratio for a specific use that differs from the corresponding use specified in Chapter 8, Article VI, Sec.8-46(a) as amended, the minimum parking requirement shall revert to the requirements in Sec.8-46(a). Any use specified in the PUD without a corresponding use in Sec.8-46(a) shall be required to meet the minimum PUD parking requirement for that specific use.

Off-Street Parking Requirements			
Use	Minimum Parking Requirement	Optional Recommendation	Additional Notes
<i>Residential Uses</i>			
Single-Family: attached, detached, zero lot line, village residential (SF-R, SF-1, SF-2, SF-3, MH, TF)	For lots in platted subdivisions recorded prior to January 1, 2002: 2 off-street spaces per dwelling unit. For lots in platted subdivisions recorded in 2002 and later: 4 per dwelling unit; a minimum of 2 spaces shall be garage-enclosed	N/A	
Townhouse	4 per dwelling unit. Additional 5 percent of total number of required spaces A minimum of 2 spaces per unit shall be garage-enclosed	N/A	
MF-1	1 per 1 or 2 bedroom unit; 2 per 3+ bedroom unit.	N/A	All minimum parking shall be garage enclosed spaces.
MF-2	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; and 2.5 per 3+ bedroom unit. Additional 5 percent of total number of required spaces	N/A	
Upper story residential	1.5 per bedroom	N/A	
Group home, six or fewer persons	N/A	N/A	

Assisted living	0.5 per dwelling unit; 1.5 per 2 employees	N/A	Variations to this standard shall be considered by the zoning administrator to reflect the mobility needs of the targeted population of a specific development
Senior housing, attached (independent living)	1 per dwelling unit	N/A	
<i>Public and Civic Uses</i>			
Community Service	N/A except in C-2 and MU-R districts: 1 per 250 ft. GFA	1 per 250 ft. GFA	All fleet parking must be accommodated on site
Day care, in-home six or fewer children	N/A	N/A	
Day Care	3.5 per 1,000 ft. GFA	N/A	Vehicle stacking spaces included in any student drop-off area may qualify as permitted parking spaces provided the drop-off area meets the specifications described in Sec. 8-50 (e), below
Elementary and Middle Schools	3 per classroom	N/A	
High Schools	10 per classroom	N/A	
All other Educational Facilities, including higher education	A parking study shall be required to determine the required number of parking spaces.	N/A	

Government Facilities	N/A except in C-2 and MU-R districts: 1 per 250 ft. GFA; and 1 per fleet vehicle	1 per 250 ft. GFA; and 1 per fleet vehicle	All fleet parking must be accommodated on site
Hospitals	4 per patient bed	N/A	
Institutions	1 per 250 ft. GFA; and 1.5 per 2 employees	N/A	
Community Parks	Varies		Parking requirement based on uses in park; must be reviewed and approved by zoning administrator
Amenity Centers	1.5 per 250 ft. GFA; 1 per 300 square feet of designated outdoor recreation areas	N/A	
Parks (community, linear/linkage, neighborhood, regional/metropolitan); Parks and Recreation facilities; Country Clubs	Varies		Parking requirement based on uses in each park/club; must be reviewed and approved by zoning administrator
Golf Courses	N/A	4 per hole; and 1.5 per 250 ft. GFA of accessory use structures	All fleet parking must be accommodated on site
Cemeteries, Columbaria, Mausoleums, Memorial Parks and Crematoria	N/A	1 per 50 interment plots (cemeteries and memorial parks); 1 per 350 ft. GFA (mausoleum and crematorium)	All fleet parking must be accommodated on site

Funeral Home	N/A	1 per 100 ft. GFA Minimum of 20 spaces	All fleet parking must be accommodated on site
Park and Ride Facility	N/A	N/A	
All other Passenger Terminals	N/A except in MU-R district: 2 per 250 ft. GFA	2 per 250 ft. GFA	All fleet parking must be accommodated on site
Place of Worship, no accessory uses	1 per 3 seats	N/A	
Place of Worship, with accessory uses	1 per 3 seats in place of worship. Spaces necessary to accommodate accessory uses based on requirement for accessory use	N/A	
Wireless Transmission Facilities	N/A	N/A	
Major Utilities	N/A	1 per facility; 1 additional per 250 ft. GFA; and 1 per fleet vehicle	All fleet parking must be accommodated on site
Intermediate Utilities	N/A	N/A	All fleet parking must be accommodated on site
Minor Utilities	N/A	N/A	All fleet parking must be accommodated on site
<i>Commercial Uses</i>			
Restaurants/bars	N/A except in C-2 and MU-R districts: 1 per 100 ft. GFA; and with 1 per 100 square ft. of outdoor seating areas	1 per 100 ft. GFA; and with 1 per 100 square ft. of outdoor seating	All fleet parking must be accommodated on site

Outdoor entertainment facilities	Stadium: 1 per 4 people based on maximum seating capacity Amusement park/Miniature golf course: 1 space for each 200 ft. GFA of enclosed building space devoted to customer service and administration, plus 1 space for every 3 people that the outdoor facilities are designed to accommodate at maximum capacity	N/A	
Indoor entertainment activities	1 per 250 ft. GFA; or 1 per 4 seats for theaters. 1 additional per 500 ft. GFA up to 50,000 ft. GFA; 1 per 1,000 ft. thereafter, excluding theaters	N/A	
Event center	1 space per two occupants based on maximum occupancy	N/A	
Office	N/A except in C-2 and MU-R districts: 1 per 250 ft. GFA	1 per 250 ft. GFA	All fleet parking must be accommodated on site
Medical Office Building	1 per 200 ft. GFA	N/A	
Animal hospital/veterinary clinic	1 per 200 ft. GFA	N/A	
Call Center	N/A	8 per 1,000 ft. GFA	

Bed and Breakfast	N/A except in SF-R, SF-2, SF-D, C-2, and MU-R districts: 1 per bedroom; and 1.5 per 2 resident owners	1 per bedroom; and 1.5 per 2 resident owners	
Hotel/Motel/Lodging	0.8 per bedroom; 1.5 per 2 employees; and 1 per 150 ft. of conference space over 2,000 ft. GFA	N/A	
Shopping Centers (mixture of uses) ≥ 100,000 sq. ft.	N/A	1 per 225 ft. GFA	
All other Retail Sales and Service	N/A except in C-2 and MU-R districts: 1 per 250 ft. GFA	1 per 250 ft. GFA	All fleet parking must be accommodated on site
Self-Service Storage	N/A	1 space per 50 storage units	All fleet parking must be accommodated on site
Car wash, full-service	N/A except stacking spaces requirements listed in <u>Sec. 8-52(a)</u>	1 per 150 ft. GFA	
Car wash, self-service	N/A except stacking spaces requirements listed in <u>Sec. 8-52(a)</u>	1 per facility	
Auto repair, service, and body shop facilities	1 per 250 ft. GFA; 1 additional per 1,000 square feet of outdoor lot, storage or repair bay area	N/A	Shall meet off-street stacking space requirements from this section
Auto sales, rental or leasing facilities	1 per 500 ft. GFA indoor facility; and 1 additional per 1,000 ft. GFA outdoor lot area	N/A	

All other auto sales and service	1 per 250 ft. GFA; and 5 per service bay	N/A	
<i>Industrial Uses</i>			
Light Industrial Service, Manufacturing and Assembly	1 per 500 ft. GFA indoor facility; and 1 per additional 1,000 ft. GFA outdoor facility; and 1 per 2,500 ft. indoor storage area	N/A	
Warehouse and Freight Movement	1 per 500 ft. GFA indoor facility; and 1 per additional 1,000 ft. GFA outdoor facility; and 1 per 2,500 ft. indoor storage area	N/A	
Mineral Extraction	1 per 300 ft. GFA indoor facility; and 1.5 per 2 employees	N/A	
Waste-Related Service	1 per 250 ft. GFA; and 1 per additional 1,000 ft. GFA outdoor facility; 1 per 2,500 ft. indoor storage area	N/A	
Wholesale Trade	1 per 300 ft. GFA indoor facility; and 1 per additional 1,000 ft. GFA outdoor facility; and 1 per 2,500 ft. indoor storage area	N/A	

Heavy Equipment Sales and Leasing	1 per 500 sq. ft. GFA; and 1 additional per 500 sq. ft. of outdoor sales and display area up to 50,000 sq. ft.	N/A	
Office/Warehouse	1 per 500 ft. GFA	N/A	

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(b) *Residential parking requirements.*

- (1) *Applicability.* This subsection (b) shall apply to any lot in a residential zoning district, as identified in Chapter 2, Zoning Districts and Use Regulations, except for the AG (Agricultural), MF-2 (Multifamily - Medium Density) and MF-3 (Multifamily - Urban) zoning districts.
- (2) *Standards.* Driveways and improved surfaces shall be constructed and designed pursuant to the driveway standards as stated in the Design and Construction Standards Transportation Criteria Manual (DACs), as adopted or amended by the city.
- (3) *Driveway maintenance.* Improved driveways and improved surfaces shall be maintained in good and safe condition, free of holes, cracks, spoiling or other failures that may affect the use, drainage or longevity of the material. This shall not prohibit the use of approved surfaces specifically designed to include an alternative component, for example, grass or sand between paving stones.
- (4) *Street yard coverage.* For non-corner residential lots, no combination of improved driveways and/or improved surfaces shall cover more than 50 percent of the street yard. For corner residential lots, no combination of improved driveways and/or improved surfaces shall cover more than 25 percent of the street yard. The regulations of this subsection shall not affect or prohibit the construction of the minimum driveway, as required by the DACs.

(c) *Screening.* Where vehicle parking on a residential lot is required to be screened, the screening shall consist of:

- (1) A solid, opaque fence or wall at least six (6) feet in height;
- (2) Vegetation consisting of a solid hedge row or evergreen shrubs, or trees and shrubs, providing full screening from the ground to a minimum height of six (6) feet; or
- (3) A combination of the subsections (c)(1) and (2) of this section.

Screening shall not be required in the rear yard for vehicles parked on an improved driveway that is constructed in accordance with the DACs.

(d) *Unimproved driveways and unimproved parking areas; nonconforming use.*

- (1) An unimproved driveway and an unimproved parking area, which are located in a street yard or a side yard shall be considered as nonconforming uses and subject to the regulations regarding nonconforming uses in Sec. 2-98(c). Specifically, such unimproved driveway or unimproved parking area shall not be extended or expanded, nor changed except to an improved driveway, an improved surface used for parking, or an unimproved surface.
- (2) If the building or structure that is served by the unimproved driveway is damaged or destroyed to an extent greater than 50 percent of its fair market value (as determined by the most recent appraised value of the appraisal district in which the building or structure is located), and if such building or structure is repaired or replaced, the unimproved driveway shall no longer be permitted, and all off-street parking shall be required to be on an improved driveway.

- 1 (3) If the building or structure that is served by the unimproved driveway is increased by 25 percent
2 or more in the square footage, the unimproved driveway shall no longer be permitted, and all off-
3 street parking shall be required to be on an improved driveway.

4 **Sec. 8-47. - Alternative parking plan and shared parking.**

5 (a) *Alternative parking plan.* An alternative parking plan may be approved by the zoning administrator for
6 specific developments with uses subject to minimum parking requirements that are deemed to require
7 a different amount of parking than the standards shown in the off-street parking requirements table.
8 Uses without minimum parking requirements may voluntarily submit an alternative parking plan. The
9 zoning administrator shall establish conditions necessary to insure the adequacy of future on-site
10 parking when approving an alternate parking plan. Any alternative standard shall meet the criteria
11 below:

- 12 (1) The use of the building is specific and occupied by a single user.
13 (2) The applicant provides a detailed breakdown of his or her parking requirements indicating
14 employee counts, shift distribution and visitor or customer needs.
15 (3) The applicant provides a site plan showing how additional parking to meet standard requirements
16 would be provided if the use changed or parking needs increase.

17 (b) *Shared parking.* Required parking for one use may satisfy the requirements for another use if the
18 nonresidential uses have different peak hour parking needs. Uses without minimum parking
19 requirements may participate in shared parking agreements on a voluntary basis. In order for shared
20 parking to be approved, the following requirements must be met:

21 (1) The following documentation shall be submitted to the city as part of the review process if
22 requesting shared parking:

- 23 a. The names and addresses of the uses and the owners or tenants that are sharing the
24 parking;
25 b. The location and number of parking spaces that are being shared;
26 c. An analysis showing that the peak parking demands for the different uses occur at different
27 times and that the parking area will supply at least the minimum number of required spaces
28 for each use during its respective peak parking time;
29 d. A legal instrument such as an easement that guarantees access to the joint parking for all
30 uses;
31 e. A shared parking agreement executed by all the users and the owner of the property
32 proposed to be used for parking; and
33 f. The agreement shall be notarized and recorded, with a provision that the consent of the city
34 must be obtained for termination of the agreement.

35 (2) In the event of the termination of an existing shared parking agreement for required on-site
36 parking, a new shared parking agreement shall be executed within 60 days prior to termination.
37 If a new shared parking agreement is not executed, then documentation shall be submitted to the
38 zoning administrator supporting that the uses on all affected properties meet their respective
39 parking requirements. This process of amending a shared parking agreement applies to all
40 existing parking agreements impacted by sale, change of use, or expansions on any affected
41 property.

42 (c) *Alternative agreements.* In limited cases, off-site parking agreements, and reciprocal access and
43 parking agreements may be approved by the zoning administrator.

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1 **Sec. 8-48. - Rules for computing requirements.**

2 The following rules apply when computing off-street parking and loading requirements:

- 3 (a) *Multiple uses.* Lots containing more than one use shall provide parking and loading in an amount
4 equal to the total of the requirements for all uses that have minimum parking requirements; uses
5 without minimum parking requirements do not contribute to the total.
- 6 (b) *Fractions.* When measurements of the number of required spaces result in a fractional number,
7 any fraction of one-half or less will be rounded down to the next lower whole number and any
8 fraction of more than one-half will be rounded up to the next higher whole number.
- 9 (c) *Area measurements.* Unless otherwise expressly stated, all square-footage-based parking and
10 loading standards shall be computed on the basis of gross floor area, as defined in Sec. 1-50.
- 11 (d) *Occupancy-based standards.* For the purpose of computing parking requirements based on
12 employees, residents or occupants, calculations shall be based on the largest number of persons
13 working on any single shift, the maximum enrollment or the maximum fire-rated capacity,
14 whichever is applicable and whichever results in the greater number of spaces.
- 15 (e) *Unlisted uses.* Upon receiving a development application for a use not specifically listed in the
16 off-street parking requirements table, the zoning administrator shall apply the off-street parking
17 standard specified for the listed use that is deemed most similar to the proposed use or require a
18 parking study in accordance with an alternative parking plan, as described in Sec. 8-47, above.

19 **Sec. 8-49. - Location, setbacks and buffering of required parking.**

20 Except where an alternative parking plan has been approved by the zoning administrator, all off-street
21 parking spaces shall be located on the same lot as the principal use. Unless otherwise expressly stated,
22 off-street parking areas shall be set back in accordance with Sec. 8-10.

23 **Sec. 8-50. - Parking space and parking lot design.**

- 24 (a) *Parking space dimensions.* All off-street parking spaces shall have minimum dimensions of nine (9)
25 feet in width by 18 feet in length. Parallel parking spaces shall have minimum dimensions of eight and
26 a half (8.5) feet in width by 22 feet in length.
- 27 (b) *Aisle widths.* Drive aisle widths adjoining off-street parking spaces shall comply with the following
28 standards:

Minimum Width for Specified Parking			
90 degrees	75 degrees	60 degrees	45 degrees or less
26 ft.	23 ft.	16 ft.	12.5 ft.

29 Note: Two-way aisles shall always require a minimum width of 26 feet.

- 30 (c) *Markings.*
 - 31 (1) Each off-street parking space and off-street parking area shall be identified by surface markings
32 at least four (4) inches in width. Markings shall be visible at all times. Such markings shall be
33 arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles.
 - 34 (2) One-way and two-way accesses into required parking facilities shall be identified by directional
35 arrows.
- 36 (d) *Surfacing and maintenance.* All off-street parking areas, drive aisles, internal roadways, and loading
37 areas for all uses shall be paved and kept in a dust-free condition at all times.

- 1 (e) *Access and circulation.*
- 2 (1) Parking spaces shall not have direct access to a street or highway. Access to parking spaces
- 3 shall be provided by on-site driveways. Off-street parking spaces shall be accessible without
- 4 backing into or otherwise reentering a public right-of-way.
- 5 (2) Site plans for retail developments greater than a cumulative 50,000 gross square feet shall
- 6 designate a primary vehicle circulation route entering and exiting the development.
- 7 a. Landscape median islands or end islands, as described in Sec. 8-10(f)(1)d., shall be
- 8 immediately adjacent to the primary vehicle circulation route for the entire length of the route
- 9 (excluding pedestrian access and the face of primary buildings).
- 10 b. Parking is prohibited along primary vehicle circulation routes in order to prevent overflow
- 11 stacking onto rights-of-way and primary circulation routes. Parking is prohibited adjacent to
- 12 the entire elevation of a building which includes the primary pedestrian access to cause
- 13 internal circulation conflicts.
- 14 (3) Day care facilities which incorporate a drop-off area must designate said area on the site plan.
- 15 The drop-off area shall be separated from all internal drive aisles by a physical barrier such as a
- 16 median, curbing, a building or other similar site improvements, and shall not impede on- or off-
- 17 site traffic movements including access for emergency vehicles. Each stacking space shall be a
- 18 minimum of 10 feet by 20 feet. Stacking spaces shall qualify toward the minimum parking
- 19 requirement.
- 20 (f) *Tandem parking.* Tandem parking in the multifamily or senior zoning districts shall be permitted only
- 21 when it is located in front of a garage, which is attached to a dwelling unit and the tandem space is
- 22 assigned only to the dwelling unit to which the garage is attached.

23 **Sec. 8-51. - Use of parking spaces.**

- 24 (a) Off-street parking areas shall be used solely for the parking of licensed motor vehicles in operating
- 25 condition. Required spaces may not be used for storage of trash dumpsters, the display of goods for
- 26 sale or lease, for motor vehicle repair or service work of any kind, storage of vehicles, boats,
- 27 motorhomes, campers, mobile homes, or building materials, or for display or storage of vehicles for
- 28 lease, sale or rent.
- 29 (b) Whenever off-street parking areas are provided, they may not be converted for the use of storage,
- 30 outdoor display, or similar site functions without compliance with other relevant sections of the code
- 31 including applicable screening requirements.
- 32 (c) Recreational vehicles shall not be stored on any lot or street other than a residential lot of the owner
- 33 or a site specifically designed and approved by the zoning administrator to accommodate them.

34 **Sec. 8-52. - Vehicle stacking areas.**

- 35 (a) *Minimum number of spaces.* Off-street stacking spaces shall be provided as indicated in the following
- 36 table:

Minimum Off-Street Stacking Spaces		
Activity Type	Minimum Spaces	Measured From
Bank teller lane	4	Teller or window
Automated teller machine lane	3	Automated Teller Machine

Restaurant drive-through lane	6	Order box
	4	Order box to pick-up window
Car wash stall, automatic	4	Entrance to wash bay
Car wash stall, self-service	2	Entrance to wash bay
Gasoline pump island	2	Pump island
Pharmacy drive-through lane	3	Service window
Dry Cleaner drive-through lane	3	Service window
Other	Determined by zoning administrator	

- 1 (b) *Design and layout.* Required stacking spaces are subject to the following design and layout standards:
2 (1) *Size.* Stacking spaces shall be a minimum of 10 feet by 20 feet in size.
3 (2) *Location.* Stacking spaces may not impede on- or off-site traffic movements or movements into,
4 or out of off-street parking spaces.

5 **Sec. 8-53. - Parking and storage of large vehicles and equipment.**

- 6 (a) Outdoor storage or parking of tractor-trailers, semi-trucks, semi-trailers, or other vehicles having a
7 gross vehicle weight rating of 17,000 pounds or more, shall be prohibited in any residential district and
8 in the C-2 and OF-1 zoning districts. This prohibition shall not apply to pickup trucks, or personal
9 recreational equipment. Construction equipment shall not be stored on lots in residential or commercial
10 districts except during the period of permitted construction.
11 (b) This section shall not prevent the parking or standing of the vehicles described in Sec. 8-53(a) of this
12 section in any district for the purpose of expeditiously loading and unloading passengers, freight, or
13 merchandise.
14 (c) Screening from public rights-of-way or lower intensity residential uses shall be required in multifamily
15 developments for areas designated or available for parking and storage of recreation vehicles, boats,
16 small trailers and other noncommercial equipment. Such screening shall consist of permanent material
17 such as concrete, masonry, wood, steel, etc.

18 **Sec. 8-54. - Off-street loading.**

- 19 (a) *No use of public right-of-way.* At no time shall goods be loaded or unloaded from the right-of-way of
20 a collector or arterial street. No part of any vehicle shall be allowed to extend into the right-of-way of a
21 collector or arterial street while being loaded or unloaded.
22 (b) *Location.* Plans for location, design and layout of all loading spaces shall be indicated on required site
23 plans. Loading space size shall be based on need and in accordance with standard engineering
24 requirements as determined by the zoning administrator.

25 **Secs. 8-55—8-59. - Reserved.**

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II.

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91(s), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-91. - Supplementary use standards.

(s) *Hospital heliports.*

- (1) Hospital heliports shall comply with FAA hospital heliport design standards (U.S. Department of Transportation, Federal Aviation Administration, Advisory Circular No. 150/5390-2A, as amended).
- (2) Hospital heliports shall be limited in use to touchdown and lift-off areas only and shall not include maintenance, storage or refueling facilities.
- (3) Touchdown and lift-off areas may be located at ground level or on the rooftop of a hospital facility.
- (4) Ground level touchdown and lift-off areas shall be paved and maintained in accordance with Sec. 8-50(d).
- (5) Touchdown and lift-off areas shall not be located on required parking spaces for the hospital facility.
- (6) Touchdown and lift-off areas shall be shown on the site development plan submitted for the hospital facility.
- (7) Touchdown and lift-off areas shall not be located within 1,000 feet of residentially zoned property.

III.

That Zoning and Development Code, Chapter 2, Article VI, Section 2-71(d)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district.

(d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-1 district:

(2) *Access and circulation.*

- a. Vehicle access and circulation standards provided in Sec. 8-60 shall not apply to development in the MU-1 district.
- b. New drive-through services shall be prohibited. Buildings with existing drive-throughs shall be permitted to change the location or configuration of a drive-through in accordance with the following standards:

- 1 1. Off-street vehicle stacking spaces are prohibited in any front street yard and shall meet
2 the stacking area standards and design provided in subsection Sec. 8-52.
- 3 2. Vehicular entrances and exits shall be no wider than the minimum required for one
4 vehicle and shall be in accordance with the city's Design and Construction Standards.

5 **IV.**

6 That Zoning and Development Code, Chapter 2, Article VI, Section 2-74(d)(3),
7 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as
8 follows:

9 **Sec. 2-74. - MU-R (Mixed-Use Redevelopment and Small Lot) district.**

10 (d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of
11 this Code, the following regulations apply to the MU-R district:

12 (3) *Access and circulation.*

- 13 a. Vehicle access and circulation standards provided in Sec. 8-60 apply to all new development.
14 These include requirements for connections to existing and future roads, connection to
15 adjacent development, and design requirements for driveways.
- 16 b. Drive-throughs shall be prohibited except on lots fronting arterials, as defined by the
17 Transportation Master Plan. The following conditions shall apply to any site where a drive-
18 through is incorporated:
 - 19 1. Only one (1) business on a site shall have a drive-through.
 - 20 2. Drive-throughs shall be part of a building containing two (2) or more occupants or uses.
 - 21 3. The principal use associated with the drive-through shall not occupy more than 50% of
22 the gross floor area of a single-story building. For multi-story buildings, the principal use
23 may occupy the entire first floor.
 - 24 4. Off-street vehicle stacking spaces are prohibited in any front street yard and shall meet
25 the stacking area standards and design provided in Sec. 8-52.
 - 26 5. Vehicular entrances and exits shall be no wider than the minimum required for one (1)
27 vehicle and shall be in accordance with the Design and Construction Standards.

28 **V.**

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30 That Zoning and Development Code, Chapter 2, Article VI, Section 2-75(f)(3),
31 Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as
32 follows:

1 **Sec. 2-75. - MU-G (Mixed-Use Greenfield and Large Lot) district.**

2 (f) *Baseline supplementary development standards.* In addition to the applicable standards found in
3 Chapter 8 of this Code, the following regulations shall provide the baseline for PUD negotiations for
4 the MU-G district:

5 (3) *Access and circulation.*

6 a. Vehicle access and circulation standards provided in Sec. 8-60 apply to all new development.
7 These include requirements for connections to existing and future roads, connection to
8 adjacent development, and design requirements for driveways.

9 b. Drive-throughs shall be prohibited except on lots fronting arterials, as defined by the
10 Transportation Master Plan. The following conditions shall apply to any site where a drive-
11 through is incorporated:

12 1. Only one (1) business on a site shall have a drive-through.

13 2. Drive-throughs shall be part of a building containing two (2) or more occupants or uses.

14 3. The primary use associated with the drive-through shall not occupy more than 50
15 percent of the gross floor area of a single-story building. For multi-story buildings, the
16 principal use may occupy the entire first floor.

17 4. Off-street vehicle stacking spaces are prohibited in any front street yard and shall meet
18 the stacking area standards and design provided in Sec. 8-52.

19 5. Vehicular entrances and exits shall be no wider than the minimum required for one (1)
20 vehicle and shall be in accordance with the Design and Construction Standards.

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22 **VI.**

23 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are
24 expressly repealed.

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

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

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Alternative one.

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

READ, PASSED, and ADOPTED on first reading this ____ day of _____, 2026.

Alternative 2.

READ and APPROVED on first reading this the ____ day of _____, 2026.

READ, APPROVED and ADOPTED on second reading this the ____ day of _____, 2026.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

ANN FRANKLIN, City Clerk