

CITY OF ROUND ROCK
MEMO TO THE PLANNING AND ZONING COMMISSION

Meeting Date: June 5, 2013
Prepared By: Brad Dushkin, Planner; Joelle Jordan, Senior Planner
Re: Three new zoning districts for downtown

This is the first of several items in the sequence of proposed actions regarding downtown zoning. Attached is a draft adopting ordinance with proposed amendments to the Code that would create three new mixed-use zoning districts. This action is the result of a recommendation in the 2010 Downtown Master Plan to create new zoning for downtown.

The three proposed zoning districts include:

1) MU-1: Mixed-Use Historic Commercial Core

This district has standards that are complementary to the existing historic district and emphasizes retail, restaurant and entertainment uses for the core of downtown.

2) MU-2: Mixed-Use Downtown Medium Density

This district provides standards for moderate density development of both commercial and a variety of multifamily residential uses.

3) MU-L: Mixed-Use Limited

This district allows single family and limited commercial uses in structures that are single family residential in style.

Additions have been made to the Supplementary Use Standards portion of the code where necessary for certain uses permitted in the three districts. The addition of these districts also warrants the inclusion of a number of new definitions to the Zoning chapter of the Code. Other references throughout the Code have also been appropriately updated to include the new districts, where applicable. All of these proposed amendments are included in the attached adopting ordinance.

At the May 15th P&Z meeting, you postponed deliberation of this item and requested a public meeting prior to June 5th. On May 29th, the City of Round Rock and the Heart of Round Rock Neighborhood Association hosted a joint public meeting to answer questions from concerned residents regarding the rezoning proposal. Staff prepared and distributed an FAQ sheet in both Spanish and English, which is attached. The meeting was well-attended and resulted in a list of “joys”, “concerns” and “possible solutions”.

Staff has made a few modifications to the draft ordinance since your May 15th meeting. At Wednesday’s meeting, we will provide a brief overview of the content of the districts, and we will review the changes to the standards that have recently occurred. In summary, the following changes have been made to each district:

MU-1:

- Parking not required for residential uses
- If a structure is destroyed by act of god it can be re-built in its current form

MU-2:

- New single family homes are now a permitted use; however, the homes must be constructed to MU-2 standards
- Time limit to rebuild to current standards after a home is destroyed has been increased to 5 years after adoption of proposed zoning
- Existing homes can expand without any new design requirements
- Accessory structures for single family uses will be subject to the same accessory structure requirements outlined in the standard single family district
- Maximum height in district has been lowered from 5 stories to 3 stories
- No bars allowed (where more than ½ of total sales are from alcohol)
- Fence requirements for indoor entertainment and outdoor seating areas may be waived if adjacent property owners agree to the proposal

MU-L:

- Accessory structures <150 square feet for single family uses not required to meet exterior materials requirements

These changes are redlined in the MU-1, MU-2, and MU-L sections and are redlined and highlighted in the supplementary use standards.

Amendments to rezone downtown properties to the three proposed districts follow this item.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 46, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, BY ADDING NEW SECTIONS 46.155.1, 46.155.2, AND 46.155.3, AND AMENDING SECTIONS 46-5, 46-132, 46-160, 46-195, AND 46-199, AND AMENDING CHAPTERS 14, 40, AND 43 BY AMENDING SECTIONS 14-210, 40-23, AND 43-22, REGARDING MIXED-USE ZONING; 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 Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-155.1 which shall read as follows:

Sec. 46-155.1 MU-1 (Mixed-Use Historic Commercial Core) District

(a) Purpose.

To establish areas of mixed land uses primarily devoted to combining low to moderate density commercial development with limited residential uses.

Mixed-use zoning for this district refers to the combining of a variety of complementary commercial uses, such as retail, office, restaurant and entertainment uses, in the same building, on the same site, or in the same block with limited residential on upper stories or as live/work units, creating an active and pedestrian-friendly streetscape.

The standards herein are intended to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure.

(b) Permitted Uses.

(1) The following uses are permitted subject to applicable supplementary use standards provided in Section 46-160:

Use	Supplementary Use Standards
Eating Establishments	None
Government Facilities including parking lots and garages	None
Indoor Entertainment Activities	46-160(p)
Live/Work Units	46-160(q)
Office	46-160(r)

Outdoor Entertainment	None
Overnight Accommodations	46-160(s-1)
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Services	46-160(aa)
Upper-Story Residential	46-160(gg)
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

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2 (2) The following use is permitted subject to Special Exception criteria provided in Section
3 46-101 and requires approval by the Zoning Board of Adjustment:
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Use
Passenger Terminals

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6 (c) *Density and Development Standards.*
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8 All development within the MU-1 (Mixed-Use Historic Commercial Core) District shall conform to
9 the Density, Development, and Special Standards described below.
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11 (1) MU-1 (Mixed-Use Historic Commercial Core) Density and Development Standards.

Density & Development Standards for MU-1 (Mixed-Use Historic Commercial Core)⁽¹⁾	
Description	Requirement
Minimum lot width, freestanding buildings	24 ft.
Minimum lot width, common-wall building	20 ft.
Maximum setback from street (ROW)	0 ft. ⁽²⁾
Minimum rear setback	5 ft.
Minimum side setback	0 ft. ⁽³⁾
Frontage occupancy	90% ⁽⁴⁾
Minimum height, principal building	20 ft.
Maximum height, principal building	3 stories/ 2 stories (historic buildings) ⁽⁵⁾
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft.

(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.
 (2) When courtyards, patios with outdoor seating, and plazas are incorporated into a site, the façade of the building may be recessed. Elements of building articulation such as recessed storefront entries, steps, stoops, and other access features shall qualify as portions of a façade that meet the 0 foot setback.
 (3) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.
 (4) Buildings and courtyards, patios with outdoor seating, and plazas shall qualify towards the frontage occupancy.
 (5) Height of the structure shall not exceed 40 feet. Designated historic structures shall not exceed two stories in height.

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13 (2) Setback Requirements.

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- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards Maximum setbacks shall be adjusted to accommodate conflicts with utility easements.
- c. When courtyards, patios with outdoor seating, and plazas are incorporated, the maximum front setback line shall be defined with a low wall, fence/gate, or other defining feature.
- d. Side setback areas that are part of the required frontage occupancy may include outdoor areas such as courtyards, patios with outdoor seating, and plazas. These areas may also serve as access to an alley or rear parking areas.
- e. Site furniture shall be permitted within the required setbacks.

(3) Parking.

- a. Parking requirements.

~~Except as provided in subsection (4) below, On-site parking is not required for non-residential establishments any use in the MU-1 district, with the exception of the residential portion of a live/work unit or unless a parking generation study as described in subsection (4) below requires an alternative parking solution.~~

~~1. On-site parking shall be required for all residential uses or residential portions of any building.~~

~~Required residential parking.~~

- ~~1 Bedroom: 1 space~~
- ~~2 Bedrooms or more: 2 spaces~~
- ~~For residential units without defined bedrooms, including the residential portion of live/work units:~~
 - ~~Under 800 square feet: 1 space~~
 - ~~800 square feet or more: 2 spaces~~

- b. On-site surface-level parking.

1. If on-site surface-level parking is proposed or required it shall be in accordance with the following requirements in addition to standards provided in Section 46-196 of this Code:

- i. Parking and access shall be permitted only on improved surfaces.

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- ii. Wherever possible, alleys shall be utilized to access on-site parking areas.
- iii. If a property owner desires vehicular access from the alley and the alley is not improved, the property owner shall be responsible for the necessary improvements from the alley entrance to the entrance of the parking area.
- iv. Vehicular entrances and exits for all parking areas shall be no wider than the minimum standard allowed by the City’s Design and Construction Standards.
- v. On-site parking areas shall not be permitted in any street yard, and all parking shall be set back a minimum of five (5) feet from any street-facing building façade.
- vi. All existing driveways that are no longer required for parking access shall be removed and replaced with landscaping at the time of site plan review and street improvements installed to match adjacent areas.
- vii. On-site parking areas visible from a public street shall be screened by a building or wall, hedge or other landscaping screen that is at least three (3) feet in height.

c. On-street parking.

- 1. The applicant for a building permit may provide interim on-street parking adjacent to the property if the existing right-of-way will accommodate it. The materials, design and location of the interim parking improvements shall be in accordance with the Downtown Master Plan and approved by the City.

d. Structured parking.

All structured parking garages where any of the parking is above grade shall meet the following standards:

- 1. The first twenty (20) feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from public view by means of landscaping or manufactured materials.
- 2. Exterior garage building materials shall be limited to stone, cast stone, brick, or split-face or stone-face concrete masonry units (CMU). In addition, architectural steel or metal may be used as accent features.

- a. Site furniture, as defined in Section 46-5, shall be required to be of a commercial grade and manufactured for exterior use.
 - b. Site furniture may also include moveable outdoor site features such as outdoor café tables and planters.
 - c. No plastic site furniture shall be permitted.
- (10) Special Conditions for public open space including parks, trails, creeks, and public plazas.
- a. No opaque fences shall be allowed on the portion of a lot abutting any public open space. Wrought iron fencing or equivalent may be used.
 - b. There shall be no loading or service areas between the buildings and public open spaces.
 - c. An eight (8) foot wide linear landscaped area in accordance with Section 46-195(g)(1) shall be required on lots abutting public open space that have their parking between the buildings and the public open space.

(d) *MU-1 (Mixed-Use Historic Commercial Core) District Design Standards.*

The following design standards apply to all buildings in the MU-1 District, with the exception of certain expansions, as addressed in subsection (e). Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design that still meets the intent of the MU-1 District design standards.

(1) Exterior Wall Finish.

The exterior finish of all buildings shall be stone, brick, and/or three-step hard coat stucco, except for doors, windows, accents, and trim. The use of wood shingles or wood siding shall be limited to accent features.

(2) Orientation Requirements.

- a. Buildings shall have their main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.
- b. Where ramps or other accessibility-related structures are installed, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

(3) Exterior Color.

- a. Day-Glo, luminescent, neon, or similar types of color finishes are not permitted.
- b. Color schemes shall be compatible with the era and architectural style of the building.

(4) Building Elevation Variation.

- a. The design of the primary façade of the ground floor of all buildings shall be symmetrical by the placement of windows, doors and other architectural features.

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- b. The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials.
- c. The composition of windows and other major features shall relate to the wall plane between each offset or other feature identified in subsection (b.).
- d. A horizontal design feature between the first and second floors of a building shall be indicated on the building's primary façade. Examples of design features delineating first and second floors include awnings, canopies, transoms, moldings, balconies, pergolas, wainscoting, decorative stone or brick band, or changes in color or texture.
- e. Where a single occupant occupies more than 60 feet of street frontage on the primary façade of a building, the primary façade shall appear to have multiple primary entrances with no more than 50 feet between entries.

(5) Building Articulation.

- a. All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide architectural interest and style.
- b. The following is a list of design features that may be used as part of an integrated, comprehensive building design to provide architectural interest and style. Such interest and style shall include a minimum of five (5) of the following:
 - 1. Cornices
 - 2. Eaves
 - 3. Arched windows
 - 4. Gable windows
 - 5. Transom windows
 - 6. Multiple sashed and/or multiple-paned upper story windows
 - 7. Shutters
 - 8. Recessed storefront entryways
 - 9. Forecourt
 - 10. Shopfront
 - 11. Decorative stone or brick band
 - 12. Decorative tile
 - 13. Arcade/gallery
 - 14. Veranda, porch or balcony
 - 15. Variation of roof lines on the building
 - 16. Stone coursing around windows
 - 17. Simply designed secondary facades when compared to primary facades
 - 18. Metal canopies
 - 19. Fabric awnings that relate to window and door bays
 - 20. Other features as approved the Zoning Administrator
- c. For buildings with a primary façade length of greater than 120 feet, offsets of at least two (2) feet shall be required for every 60 feet of building façade.

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(6) Windows.

In order to ensure appropriate proportion, shape, position, location, pattern and size of windows on a building, the following shall be required:

- a. Windows shall be provided with relief. Examples include architectural surround, trim, changes in color, changes in texture or coursing.
- b. The ground floor of the primary façade shall have a minimum of sixty percent (60%) glazing with light transmittance of seventy percent (70%). The maximum sill height shall be twenty-four (24) inches; however, eighteen (18) inches is recommended.
- c. Upper floors of the primary façade shall have a minimum of thirty percent (30%) glazing.
- d. At least twenty-five percent (25%) of the wall area on any side or rear elevation facing a public street, park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.
- e. Mullions shall not be placed between panes of glass in windows and doors.
- f. To assist with energy efficiency and solar gain the requirements in this subsection may be reduced to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.

(7) Glass.

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs of buildings and structures.

(8) Roof Pitch.

The roof pitch for a structure that shares a common or immediately abutting wall with another structure shall not be visible from any portion of an adjacent right-of-way.

(9) Roofing Materials.

- a. Roofing materials for pitched roofs shall consist of a minimum twenty-five (25) year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, copper or other similar materials as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- b. All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza or public open space. The parapet shall utilize the same or similar materials as the principal structure.

(10) Awnings and Canopies.

Awnings and canopies attached to buildings shall meet the following standards:

- 1 a. Awnings and canopies shall be placed so as to avoid obscuring details of the
2 building façade.
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- 4 b. Fabric awnings for windows shall be a drop-front style, except at arched window
5 openings, and shall relate to each window or bay.
- 6
- 7 c. Awnings and canopies shall be placed so that there is a minimum clearance of
8 eight (8) feet at its lowest point when over a sidewalk or other pedestrian
9 walkway.
- 10
- 11 d. Awnings and canopies may encroach up to ten (10) feet or sixty-six percent
12 (66%) of the distance from the building face to the curb, whichever is less.
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14 (11) Signs.

15 All signs shall comply with the regulations set forth in Chapter 30 of the Code of
16 Ordinances.

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19 (e) *Expansions.*

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- 21 (1) Expansions that are less than thirty-five percent (35%) of the existing gross floor area
22 shall meet the following criteria:
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 - 24 a. Expansions shall reflect the architectural style of the original building, including
25 roof, articulation, windows, doors, and exterior finish. If the existing style is not
26 desired for the expanded portion of the structure, the expansion shall meet the
27 design standards provided in subsection (d), as applicable.
 - 28
 - 29 b. Newly constructed portions of the building shall meet all applicable density and
30 development standards in subsection (c).
 - 31
- 32 (2) The cumulative expansion of over 35% of the gross floor area over any five (5) year
33 period shall be required to incorporate a minimum of three (3) improvements to each
34 street facing façade in accordance with subsection (d).
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36 (f) *Conversions.*

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- 38 (1) Conversions in the MU-1 District from single-family residential to a non-residential use
39 shall meet the density and development standards in subsection (c) pertaining to the
40 following:
 - 41
 - 42 a. parking (subsection (c)(3));
 - 43 b. traffic impact and parking generation studies (subsection(c)(4));
 - 44 c. access and circulation (subsection (c)(5));
 - 45 d. fencing design standards (subsection (c)(6));
 - 46 e. landscaping (subsection (c)(7));
 - 47 f. outdoor display and storage (subsection (c)(8));
 - 48 g. site furniture (subsection (c)(9)); and
 - 49 h. special conditions for public open space (subsection(c)(10)).
- 50 (2) The following requirements from the district design standards (subsection (d)) may apply
51 when changes to the exterior of a building are being made to a conversion:
 - 52
 - 53 a. exterior wall finish (subsection (d)(1));
 - 54 b. orientation requirements (subsection (d)(2));

- 1 c. exterior color (subsection (d)(3));
- 2 d. glass (subsection (d)(7));
- 3 e. roofing materials (subsection (d)(9));
- 4 f. awnings and canopies (subsection (d)(10)); and
- 5 g. signs (subsection (d)(11)).

6 (3) Expansions in the gross floor area during the conversion process shall meet the
 7 standards in subsection (e) above, as applicable.

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 9 (4) Driveways that access garages and carports shall no longer be permitted to be used for
 10 that purpose. Driveways may still be used for access to on-site parking in permitted
 11 locations if access from an alley or secondary frontage is not possible.

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 13 (g) *MU-1 District Compatibility Standards.*

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 15 Compatibility standards are intended to minimize the adverse impacts sometimes associated with
 16 adjacent higher intensity development.

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 18 (1) Visual Screening. Screening standards for detention/water quality ponds, dumpsters,
 19 trash receptacles, outdoor storage, ground-mounted equipment and other similar
 20 structures are provided in Section 46-195(i).

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 22 (2) Noise. Noise shall be regulated by Chapter 14 of the Code of Ordinances.

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 24 (3) Lighting.

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 26 a. Building Illumination.

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 28 1. Fully recessed downlights, gooseneck lights or other compact
 29 fluorescent, incandescent, or light emitting diode fixtures appropriate to
 30 the style of a building shall be used.

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 32 2. Illumination of a façade to highlight architectural details is permitted.
 33 Fixtures shall be small, shielded and directed toward the building or
 34 downward rather than toward the street, residential units or adjacent
 35 properties.

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 37 b. Site Lighting Design Requirements.

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 39 1. Fixture (luminaire)

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 41 The light source shall be completely concealed within an opaque housing
 42 and shall not be visible from any street or residential development.

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 44 2. Light Source (lamp)

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 46 Only incandescent, compact fluorescent, color-corrected high-pressure
 47 sodium, or light emitting diodes may be used. The same type shall be
 48 used for the same or similar types of lighting on any one site throughout
 49 a development.

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 51 3. Mounting

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 53 Fixtures shall be mounted in such a manner that the cone of light does
 54 not cross any property line of the site.

Bed and Breakfast	None
Eating Establishments	46-160(j)
Government Facilities including parking lots and garages	None
Indoor Entertainment Activities	46-160(p)
Live/Work Units	46-160(q)
Multifamily	None
Office	None
Office, Medical	46-160(s)
Overnight Accommodations	46-160(s-1)
Park, Community	None
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Service	46-160(aa)
Single Family Detached Home	46-160(dd)
Upper Story Residential	46-160(gg)
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

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- (2) The following uses are permitted subject to Special Exception criteria provided in Section 46-101 and require approval by the Zoning Board of Adjustment:

Use
Daycare. In order to qualify for a Special Exception, an existing daycare shall not be located within a 750-foot radius of the proposed daycare, as measured from property line to property line.
Eating Establishments with outdoor cooking areas. In order to qualify for a Special Exception, an outdoor cooking area shall not share a common lot line with an existing single family use.
Outdoor Entertainment
Passenger Terminals

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- (c) *Density and Development Standards.*

8 All development within the MU-2 (Mixed-Use Downtown Medium Density) District shall conform to
9 the density, development, and special standards described below.

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- (1) MU-2 (Mixed-Use Downtown Medium Density) Density & Development Standards.

Density & Development Standards for MU-2 ⁽¹⁾
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Description	Requirement
Minimum lot width	20 ft.
Minimum front setback from street (ROW), <u>new single family, multifamily and buildings with non-residential uses</u>	0 ft.
Maximum front setback from street (ROW), <u>new single family, multifamily and buildings with non-residential uses</u>	10 ft. ⁽²⁾
Minimum front setback from street (ROW), existing single family uses	10 ft.
Maximum front setback from street (ROW), existing single family uses	20 ft.
Minimum setback from front building façade, single family garages	10 ft. ⁽³⁾
Minimum rear setback	5 ft.
Minimum side setback	0 ft. ⁽⁴⁾
Minimum side setback, <u>new and</u> existing single family uses	5 ft.
Maximum height, principal building	43 stories or 5 stories , not to exceed 75-50 ft. ⁽⁵⁾
Maximum height, <u>new and</u> existing single family uses	2.5 stories
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft. ⁽⁶⁾
<u>Accessory structures for new and existing single family uses</u>	<u>See section 46-136 for accessory structure regulations in SF-2</u>
<p>(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.</p>	
<p>(2) Steps, stoops and other access features are allowed in the front setback. For courtyard multifamily, the setback may be more than the maximum as long as the courtyard fills the space from the maximum setback to the façade of any building.</p>	
<p>(3) When a garage for an existing single family dwelling takes access from the front of the property, it shall be setback from the primary façade of the house.</p>	
<p>(4) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.</p>	
<p>(5) Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement. For five (5) story buildings, the ground floor shall be occupied by non-residential uses, with the exception of overnight accommodations which need to meet the ground floor standards for this use as specified in Section 46-160(s-2).</p>	
<p>(6) Fences may be eight (8) feet in height to accommodate topographical changes, as approved by the Zoning Administrator.</p>	

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(2) Setback Requirements.

- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Maximum setback shall be adjusted to accommodate conflicts with utility easements.
- c. Site furniture shall be permitted within the required setbacks.

(3) Parking.

In accordance with the Downtown Master Plan, the following standards are meant to encourage a pedestrian-friendly environment by minimizing curb cuts and the presence

of on-site parking. Where on-site parking is incorporated, it shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.

a. On-site parking.

On-site parking may consist of surface-level or structured parking.

1. On-site parking is not required for non-residential establishments, with the following exceptions:

i. Overnight accommodations at the ratio provided in Section 46-196.

ii. The residential portion of a live/work unit.

iii. Parking determined to be required as a result of a parking generation study performed in accordance with (4)(b.) below. Alternative solutions may include a shared parking agreement as described in Section 46-196(c)(2), on-site parking, or other solution as approved by the Transportation Director.

2. On-site parking shall be required for all residential uses, or residential portions of any building.

i. Required residential parking.

Single-family detached: 2 spaces

Other residential units (townhouse, apartments, upper-story residential):

1 Bedroom: 1 space

2 Bedrooms or more: 2 spaces

For residential units without defined bedrooms, including the residential portion of live/work units:

Under 800 square feet: 1 space

800 square feet or more: 2 spaces

ii. New garages for residential units.

(1) The location of new garages and their associated driveways shall be approved by the City.

(2) Garages are not permitted in any street yard.

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b. If on-site surface-level parking is proposed or required, it shall be in accordance with the following requirements in addition to standards provided in Section 46-196 of this Code:

- 1. Parking and access shall be permitted only on improved surfaces.
- 2. Wherever possible, alleys shall be utilized to access on-site parking areas.
- 3. If a property owner desires vehicular access from the alley and the alley is not improved, the property owner shall be responsible for the necessary improvements from the alley entrance to the entrance of the parking area.
- 4. Vehicular entrances to all parking areas shall be no wider than the minimum standard allowed by the City’s Design and Construction Standards.
- 5. On-site parking areas shall not be permitted in any street yard, and all parking shall be setback a minimum of five (5) feet from any street-facing building façade.
- 6. All existing driveways that are no longer required for parking access shall be removed and replaced with landscaping at the time of site plan review and street improvements installed to match adjacent areas.
- 7. On-site parking areas visible from a public street shall be screened by a building or wall, hedge or other landscaping screen that is at least three (3) feet in height.

c. On-street parking.

- 1. The applicant for a building permit may provide interim on-street parking adjacent to the property, if the existing right-of-way will accommodate it. The materials, design and location of the interim parking improvements shall be in accordance with the Downtown Master Plan and approved by the City.

d. Structured parking.

All structured parking garages where any of the parking is above grade shall meet the following standards:

- 1. The first twenty (20) feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from view from a public street by means of landscaping or manufactured materials.

- 1 2. Exterior garage building materials shall be limited to stone, cast stone,
2 brick, or split-face or stone-face concrete masonry units (CMU). In
3 addition, architectural steel or metal may be used as accent features.
4
- 5 3. The glazing percentage requirements provided in subsection (d)(7) shall
6 apply to ground-level occupant spaces, if any.
7
- 8 4. Pedestrian access.
9
- 10 i. Pedestrian ingress and egress to all parking structures shall
11 provide access directly to a street or public frontage except for
12 underground parking levels, where pedestrians may exit the
13 parking area directly into a building.
14
- 15 ii. Pedestrians shall have direct access from parking areas to the
16 street on the primary frontage.
17
- 18 iii. There shall be direct access to the street from commercial uses.
19
- 20 5. Vehicular access shall be from the secondary frontage where possible.
21
- 22 6. Service access shall be from an alley where possible. Where an alley
23 does not exist, service access shall be from a secondary frontage where
24 one exists and shall be enclosed or screened from view.

25 (4) Traffic Impact and Parking Generation Studies.

- 26 a. A Traffic Impact Analysis (TIA) shall not be required for any development in the
27 MU-2 district.
28
- 29 b. A parking generation study for non-residential uses shall be required for any new
30 development, conversion, or change of use within a building that has a gross
31 floor area of greater than 10,000 square feet. The parking generation study shall
32 include the following criteria:
33
- 34 1. A demand analysis of parking need based on industry standards.
35
- 36 2. Characteristics of those using parking, including turnover rate.
37
- 38 c. In instances where a required parking generation study determines that a use will
39 utilize ten (10) or more on-street parking spaces at a turnover rate of greater than
40 every two (2) hours, the use shall be required to identify alternative parking
41 solutions. Alternative solutions may include a shared parking agreement as
42 described in Section 46-196(c)(2), on-site parking, or other solution as approved
43 by the Transportation Director.
44

45 (5) Access and Circulation.

- 46 a. Vehicle access and circulation standards provided in Section 46-198 apply to all
47 new development. These include requirements for connections to existing and
48 future roads, connection to adjacent development, and design requirements for
49 driveways.
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- b. Drive throughs shall be prohibited except on lots fronting on Mays Street. The following conditions shall apply to any site where a drive through is incorporated:
 - 1. Only one (1) business on a site shall have a drive through.
 - 2. Drive throughs shall be part of a building containing two (2) or more occupants or uses.
 - 3. The principal use associated with the drive through shall not occupy more than fifty percent (50%) of the gross floor area of a single story building. For multi-story buildings, the principal use may occupy the entire first floor.
 - 4. Off-street vehicle stacking spaces shall not be permitted in any front street yard and shall meet the stacking area standards and design provided in Section 46-196(j).
 - 5. Vehicular entrances and exits shall be no wider than the minimum required for one (1) vehicle and shall be in accordance with the City's Design and Construction Standards.

(6) Fencing Design Standards.

The following standards apply to fencing in the MU-2 District.

- a. Fences shall be constructed of the following materials: brick, stone, or wrought iron. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the Zoning Administrator. Existing single family uses may replace existing wood fencing with a similar material and in accordance with subsections (c.), (d.), and (e.) below.
- b. Fence posts shall be constructed of rust resistant metal parts, concrete-based masonry or concrete pillars of sound structural integrity.
- c. Fence posts and fence panels shall be capped.
- d. All fences shall provide a finished face to abutting single-family or townhouse uses.
- e. All fences shall provide a finished face to abutting streets.

(7) Landscaping.

- a. Where the building setback provides adequate space, landscaping foundation treatment shall be required in accordance with the Category 3 standards in Section 46-195(h).
- b. Minor modifications to design and development standards may be permitted to protect and accommodate protected trees as identified in Chapter 43.
- c. Screening for parking shall be in accordance with subsection (c)(3)(b.)(7.).
- d. Pervious concrete and pervious pavers for parking and maneuvering areas are permitted. Other permeable surfaces may be approved by the Zoning Administrator.

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- (8) Outdoor Display and Storage.
 - a. General outdoor storage is prohibited.
 - b. Outdoor display and limited outdoor storage shall be allowed in accordance with Section 46-199.
 - c. Limited outdoor storage is prohibited in the street yard.

- (9) Site Furniture.
 - a. Site furniture for non-residential uses, as defined in Section 46-5, shall be required to be of a commercial grade and manufactured for exterior use.
 - b. Site furniture may also include moveable outdoor site features such as outdoor café tables and planters.

- (10) Special Conditions for public open space including parks, trails, creeks, and public plazas.
 - a. No opaque fences shall be allowed on the portion of a lot abutting any public open space. Wrought iron fencing or equivalent may be used.
 - b. There shall be no loading or service areas between the buildings and public open spaces.
 - c. An eight (8) foot wide linear landscaped area in accordance with Section 46-195(g)(1) shall be required on lots abutting public open space that have their parking between the buildings and the public open space.

(d) *MU-2 (Mixed-Use Downtown Medium Density) District Design Standards.*

The following design standards apply to all buildings in the MU-2 District, with the exception of certain expansions, as addressed in subsection (f). Additional standards for apartments, single-family residential uses, structured parking, expansions, and conversions are provided below this subsection and replace their counterparts in this subsection where applicable.

Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design that still meets the intent of the MU-2 District design standards.

- (1) Exterior Wall Finish. The exterior finish of all buildings shall be stone, cast stone, brick, architectural concrete masonry units (CMU), glass, three-step hard coat stucco, fiber cement siding, architectural steel or metal with a minimum 30-year warranty, or a combination thereof, except for doors, windows, accents and trim.
 - a. Fiber cement siding shall not comprise more than thirty-three percent (33%) of the exterior wall finish.
 - b. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.
 - c. The use of materials such as wood shingles and wood siding shall be limited to accent features.
 - d. Other wall materials, accent materials or recognized architectural styles may be approved by the Zoning Administrator.

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- (2) Orientation Requirements.
 - a. Buildings shall have their main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.
 - b. Buildings on corner lots shall be designed with primary facades facing each public street.
 - c. Where ramps or other accessibility-related structures are installed, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

- (3) Exterior Color.

Day-Glo, luminescent, neon, or similar types of color finishes are not permitted.

- (4) Building Elevation Variation.
 - a. The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials.
 - b. For buildings with a primary façade length of greater than 140 feet, offsets of at least three (3) feet in depth shall be required for every 70 feet of façade length.
 - c. The composition of windows and other major features shall relate to the wall plane between each offset or other feature identified in subsection (b.) immediately above.

- (5) Building Articulation.
 - a. All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide architectural interest and style.
 - b. The following is a list of design features that may be used as part of an integrated, comprehensive building design to provide architectural interest and style. Such interest and style shall include a minimum of five (5) of the following:
 - 1. Cornices
 - 2. Eaves
 - 3. Bow window
 - 4. Bay window
 - 5. Arched window
 - 6. Gable window
 - 7. Transom windows
 - 8. Multiple sashed and/or paned upper story windows
 - 9. Oval or round windows
 - 10. Shutters
 - 11. Arched entry, balcony or breezeway entrance

- 1 12. Recessed storefront entryways
- 2 13. Shopfront (for retail uses)
- 3 14. Arcade/Gallery (for retail uses)
- 4 15. Stone or brick accent wall
- 5 16. Decorative stone or brick band
- 6 17. Decorative tile
- 7 18. Veranda, porch or balcony
- 8 19. Projected wall or dormer
- 9 20. Variation of roof lines on the building
- 10 21. Decorative caps and chimneys
- 11 22. Stone coursing around windows
- 12 23. Metal canopies
- 13 24. Fabric awnings that relate to window and door bays
- 14 25. Other features as approved the Zoning Administrator

15 (6) Special design features. The following is a list of special design features that shall be
16 used as part of an integrated, comprehensive building and site design to provide
17 architectural interest and style. Such interest and style shall include a minimum of at
18 least one (1) of the following:

- 19 a. Stoops
- 20 b. Rooftop decks
- 21 c. Patios
- 22 d. Decorative street yard fencing
- 23 e. Low masonry walls at property lines
- 24 f. Dooryard
- 25 g. Forecourt

26 (7) Windows.

27 In order to ensure appropriate proportion, shape, position, location, pattern and size of
28 windows on a building, the following shall be required:

- 29 a. The primary façade shall have a minimum of thirty percent (30%) glazing with
30 light transmittance of seventy percent (70%) on the ground floor.
- 31 b. The maximum sill height on the ground floor shall be thirty (30) inches; however,
32 eighteen (18) inches is recommended for retail uses. Sill height requirements
33 shall not apply to multifamily.
- 34 c. At least twenty-five percent (25%) of the wall area on any side or rear elevation
35 facing a public street, park or plaza shall consist of glazing or as permitted by the
36 Building Code, whichever is less.
- 37 d. To assist with energy efficiency and solar gain the requirements in this
38 subsection may be reduced to the extent that the required level or location of
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1 glazing conflicts with the standards of the Building Code or a recognized green
2 building program.

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4 (8) Glass.

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6 Except for photovoltaic cells, mirrored glass with a reflectivity of twenty percent (20%) or
7 more is not permitted on the exterior walls and roofs of buildings and structures.

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9 (9) Pitched Roof.

10
11 When a visibly pitched roof is incorporated into a project, the roof shall have a pitch equal
12 to or greater than four (4) to twelve (12).

13
14 (10) Roofing Materials.

15
16 a. Roofing materials for pitched roofs shall consist of a minimum twenty-five (25)
17 year architectural dimensional shingles, tile (clay, cement, natural or
18 manufactured stone), non-reflective prefinished metal, copper or other similar
19 materials as approved by the Zoning Administrator. Portions of the roof
20 screened by pitched roof sections shall be permitted to be flat to provide for
21 mechanical equipment wells or roof decks provided all pitched sections of the
22 roof meet the roofing material requirements.

23
24 b. All roof-mounted mechanical equipment shall be screened from public view by
25 parapets so as to not be visible from an abutting street, public plaza or public
26 open space. The parapet shall utilize the same or similar materials as the
27 principal structure.

28
29 (11) Awnings and Canopies.

30
31 Awnings and canopies attached to buildings shall meet the following standards:

32
33 a. Awnings and canopies shall be placed so as to avoid obscuring details of the
34 building façade.

35
36 b. Fabric awnings for windows shall be a drop-front style, except at arched window
37 openings, and shall relate to each window or bay.

38
39 c. Awnings and canopies shall be placed so that there is a minimum clearance of
40 eight (8) feet at its lowest point when over a sidewalk or other pedestrian
41 walkway.

42
43 d. Awnings and canopies may encroach up to ten (10) feet or sixty-six percent
44 (66%) of the distance from the building face to the curb, whichever is less.

45
46 (12) Signs.

47
48 All signs shall comply with the regulations set forth in Chapter 30 of the Code of
49 Ordinances.

50
51 (e) Multifamily.

52
53 All residential uses that consist of multiple dwelling units that are not in combination with a
54 commercial use shall meet the following standards:

55
56 (1) Dwelling forms. Regardless of the number of residential units, live/work units and upper-
57 story residential units shall not be considered a multifamily use; such units shall meet the

design standards in subsection (d) above. Changes in use from single family or commercial to multifamily shall be required to meet all standards below, as applicable. The following multifamily dwelling forms shall be permitted:

- a. Multi-story apartments.
 - 1. Apartments shall be in buildings that are 100% residential, and shall be a minimum of two (2) stories.
 - 2. The ground floor of all facades that face a public street shall be one hundred (100%) percent stone, brick, or cast stone.
- b. Townhouses. Townhouses shall be subject to the following standards.
 - 1. ~~Townhouses shall be in a “row house” form consisting of no less than three (3) attached units.~~
 - 2. Townhouses shall have raised front steps off the sidewalk to access the main entrance.
 - 3. Each unit shall include an off-set in wall planes and individual roof lines separated by recessed entries or shall be distinguished by a change in façade materials.
 - 4. All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows. The following is a list of features that may be used as part of an integrated, comprehensive design to provide visual relief to townhouse buildings. Such interest and style shall include a minimum of five (5) of the following:
 - i. Bow windows
 - ii. Bay windows
 - iii. Arched windows
 - iv. Gable windows
 - v. Oval or round windows
 - vi. Shutters
 - vii. Arched entry, balcony or breezeway entrance
 - viii. Stone or brick accent wall
 - ix. Decorative stone or brick band
 - x. Decorative tile
 - xi. Veranda, terrace, porch or balcony
 - xii. Projected wall or dormer
 - xiii. Variation of roof lines on the building
 - xiv. Decorative caps on chimneys
 - xv. Other features as approved the Zoning Administrator
 - 5. Pedestrian Access. Each unit shall have its main pedestrian entrance off of the street or a landscaped courtyard.
 - 6. ~~Garages or carports are not permitted in any street yard. Garage doors shall not face a public street.~~

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- 7. Fencing located within ten feet of an alley or common lot boundary shall not impede the visibility of drivers entering or exiting the alley.
 - c. Courtyard Building. Attached or detached dwelling units which are arranged around a central courtyard or series of courtyards on a single site.
 - 1. Pedestrian access.
 - i. At least one (1) courtyard on a site shall provide direct access to the street.
 - ii. Each building shall have their primary access from an internal courtyard.
 - 2. At least fifteen percent (15%) of the square footage of all building footprints on a site shall be developed as common courtyard areas. No more than a total of three (3) courtyards may be developed on one (1) site. When a site has less than four (4) units, the courtyard shall be one (1) contiguous area. Paseos, parking areas, designated on-site walkways and building entry areas shall not count towards the common courtyard area.
 - d. Villa. A large house containing two (2) to eight (8) dwelling units which are individually accessed from one (1) internal common area.
 - 1. Pedestrian access. The internal common area shall be accessible from a main entrance at the street level on the primary façade.
 - e. Multifamily house. A structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside.
 - 1. Pedestrian access. Each unit shall have a primary entrance on the front or side of the building. Any secondary entrances shall be located on the side or rear of the building.
 - f. Carriage house/accessory dwelling unit. Attached or detached accessory unit above a garage or at grade. Habitable area shall not exceed 450 square feet per floor. Design and materials should be compatible with the primary structure on the lot.
- (2) The following standards apply to all multifamily uses.
- a. Exterior Wall Finish. The exterior finish of all buildings shall be stone, cast stone, brick, architectural concrete masonry units (CMU), glass, three-step hard coat stucco, fiber cement siding, architectural steel or metal with a minimum 30-year warranty, or combination thereof, except for doors, windows, accents, and trim.
 - 1. The ground floor of all buildings shall be a minimum of seventy-five percent (75%) stone, cast stone, brick, or architectural CMU with the exception of multi-story apartments as stated in subsection (e)(1)(a).(2.).
 - 2. A minimum of two (2) different materials shall be used on each structure and each material used shall comprise no less than twenty percent (20%) of the exterior wall finish.
 - 3. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.

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- 4. No more than thirty-three percent (33%) of the building façade may be fiber cement siding or architectural steel or metal.
 - 5. Carriage house/accessory dwelling units shall be permitted to have the same exterior materials as the primary structure on the lot.
 - 6. The use of wood shingles and wood siding shall be limited to accent features. Other wall finishes, accent materials, or recognized architectural styles may be approved by the Zoning Administrator.
- b. Parking. All multifamily uses shall provide on-site parking in accordance with subsection (c)(3).

(f) *Expansions.*

(1) Expansions to existing single family structures shall meet the height and setback standards established in subsection (c) or the contextual setback as defined in Section 46-163(c)(3).

(2) Expansions, excluding existing single family, that are less than thirty-five percent (35%) of the existing gross floor area shall meet the following criteria:

- a. Expansions shall reflect the architectural style of the original building, including roof, articulation, windows, doors, and exterior finish. If the existing style is not desired for the expanded portion of the structure, the expansion shall meet the design standards provided in subsection (d), as applicable.
- b. Newly constructed portions of the building shall meet all density and development standards in subsection (c), as applicable.

(3) ~~(2)~~ The cumulative expansion of thirty-five percent (35%) or more of the gross floor area over any five (5) year period shall meet the following standards, with the exception of existing single family:

- a. Each street-facing façade shall be required to incorporate a minimum of three (3) improvements in accordance with subsection (d).
- b. Newly constructed portions of the building shall meet all density and development standards in subsection (c), as applicable.

(g) *Conversions.*

(1) Conversions in the MU-2 District from single-family residential to a non-residential use shall meet the following density and development standards in subsection (c):

- a. parking (subsection (c)(3));
- b. traffic impact and parking generation studies (subsection(c)(4));
- c. access and circulation (subsection (c)(5));
- d. fencing design standards (subsection (c)(6));
- e. landscaping (subsection (c)(7));
- f. outdoor display and storage (subsection (c)(8));
- g. site furniture (subsection (c)(9)); and

1 h. special conditions for public open space (subsection(c)(10)).
2

3 (2) The following requirements from the district design standards (subsection (d)) may apply
4 when changes to the exterior of a building are being made to a conversion:
5

- 6 a. exterior wall finish (subsection (d)(1));
- 7 b. orientation requirements (subsection (d)(2)(a.) and (d)(2)(c.));
- 8 c. exterior color (subsection (d)(3));
- 9 d. roofing (subsection (d)(10));
- 10 e. awnings and canopies (subsection (d)(11)); and
- 11 f. signs (subsection (d)(12)).
12

13 (3) Expansions in the gross floor area during the conversion process shall meet the
14 standards in subsection (f) above, as applicable.

15 (h) *MU-2 District Compatibility Standards.*
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17 Compatibility standards are intended to minimize the adverse impacts sometimes associated with
18 adjacent higher intensity development.
19

20 (1) Visual Screening. Screening standards for detention/water quality ponds, dumpsters,
21 trash receptacles, outdoor storage, ground-mounted equipment and other similar
22 structures are provided in Section 46-195(i).
23

24 (2) Noise. Noise shall be regulated by Chapter 14 of the Code of Ordinances. Outdoor
25 paging systems shall not be permitted, except for eating establishments and outdoor
26 entertainment.
27

28 (3) Lighting.
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30 a. External lighting shall be arranged and controlled so as to deflect light away from
31 any residential areas.
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33 b. Building Illumination.
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35 1. Fully recessed down lights, gooseneck lights or other compact
36 fluorescent, incandescent, or light emitting diode fixtures appropriate to
37 the style of a building shall be used.
38

39 2. Illumination of a façade to highlight architectural details is permitted.
40 Fixtures shall be small, shielded and directed toward the building or
41 downward rather than toward the street or adjacent properties.
42

43 c. Site Lighting Design Requirements.
44

45 1. Fixture (luminaire).
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47 The light source shall be completely concealed within an opaque housing
48 and shall not be visible from any street or residential development.
49

50 2. Light Source (lamp).
51

52 Only incandescent, compact fluorescent, color-corrected high-pressure
53 sodium, or light emitting diodes may be used. The same type shall be

used for the same or similar types of lighting on any one site throughout a development.

3. Mounting.

Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

4. Height of Fixture.

The height of a freestanding fixture shall not exceed twelve (12) feet.

d. Excessive Illumination.

- 1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- 2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
- 3. The foot candle reading at the property line shall not exceed one (1) foot candle. Uses requiring more illumination for security purposes may seek approval from the Zoning Administrator.

III.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-155.3 which shall read as follows:

Sec. 46-155.3 MU-L (Mixed-Use Limited) District.

(a) Purpose.

The purpose of the MU-L district is to allow single family and limited commercial uses in structures that are single family residential in style. For the purposes of this district, limited commercial uses include bed and breakfast, office, live/work units, and very limited retail uses including personal services, artisanal production, and boutique shops. Changes from single family to a limited commercial use shall be considered a conversion.

(b) Permitted uses.

The following uses are permitted subject to applicable supplementary use standards provided in Section 46-160:

Use	Supplementary Use Standards
Bed and Breakfast	None
Carriage House/Accessory Dwelling Unit	46-160(q-1)
Government Facilities	None
Live/Work	46-160(q)
Office	None
Park, Community	None
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Retail Sales and Services	46-160(aa)
Single Family Detached Home	None
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

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(c) *Density and Development Standards.*

All development, including expansions and new construction, within the MU-L (Mixed-Use Limited) district shall conform to the density and development standards described below.

(1) MU-L (Mixed-Use Limited) density and development standards.

Density and Development Standards for MU-L ⁽¹⁾	
Description	Requirement
Minimum front setback from street (ROW)	Contextual ⁽²⁾
Minimum rear setback, garages and carports	5 ft.
Minimum rear setback with alley	5 ft.
Minimum rear setback without alley	20 ft.
Minimum side setback	5 ft.
Minimum setback, accessory buildings	5 ft. ⁽³⁾
Maximum height, principal building	2.5 stories
Maximum height, accessory building	15 ft., or 25 ft. ⁽⁴⁾
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft.

(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.
 (2) Buildings shall be subject to a contextual front setback in accordance with Section 46-163(c)(3). The contextual setback shall establish the minimum required depth.
 (3) The setback on all side lot lines shall be 5 feet; the front setback shall be measured from the front building façade of the principal structure.
 (4) A one-story accessory building shall be no taller than 15 feet. If an accessory dwelling unit is located on top of a garage, the height may be up to 25 feet, or 5 feet taller than the principal building if the principal building is over 25 feet tall.

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(2) Setback requirements.

- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Setbacks shall be adjusted to accommodate conflicts with utility easements.

(3) Parking.

In accordance with the Downtown Master Plan, the following standards are meant to encourage a pedestrian-friendly environment by minimizing curb cuts and the presence of on-site parking. Where on-site parking is incorporated, it shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.

- a. All non-residential uses shall provide on-site parking equal to one (1) space per 400 square feet of gross floor area.
- b. Parking and access shall be permitted only on improved surfaces.
- c. A minimum of two (2) on-site parking spaces shall be required for single family uses.
- d. For live/work units, parking shall be calculated at the rate indicated above for the gross floor area of the entire structure.
- e. On-site parking placement.
 - 1. Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure.
 - 2. A new garage shall be permitted with the following standards.
 - i. Where an alley exists, garages shall be oriented toward the alley. If an alley does not exist, garages shall be oriented toward a secondary frontage. If the garage is oriented toward the secondary frontage, the façade that faces the primary frontage shall include articulation such as windows and doors.
 - ii. No portion of a garage is permitted in any street yard along the primary frontage.
 - iii. A driveway constructed to access a new garage shall be no wider than eighteen (18) feet within the setback, and no wider

than the garage at any point.

- 3. If a property has an existing driveway, it may be utilized to meet the on-site parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access additional parking located at the rear of the structure. A driveway shall be no wider than eighteen (18) feet within the required front or side setback.
- 4. A driveway may be constructed in the front street yard only if it is the sole means for accessing on-site parking at the rear of the property. A driveway shall be no wider than eighteen (18) feet within the required front setback.
- 5. A property may only have more than one (1) driveway when the existing driveway accesses a garage and an additional driveway is necessary to access on-site parking at the rear of the property to meet the parking requirement.
- 6. If required on-site parking cannot be accommodated, the zoning administrator may approve alternative solutions.

(4) Traffic impact analysis.

A Traffic Impact Analysis (TIA) shall not be required for any development in the MU-L District.

(5) Fencing standards.

- a. The following design standards apply to fencing in the MU-L District.
 - i. Fences shall be constructed of the following materials: brick, stone, wrought iron, or wood. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the Zoning Administrator.
 - ii. Fence posts shall be constructed of rust resistant metal parts, concrete-based masonry or concrete pillars.
 - iv. Fence posts and fence panels for non-wood fences shall be capped.
 - v. All fences shall provide a finished face to all public rights-of-way.
 - vi. Fences may be eight (8) feet in height to accommodate topographical changes, as approved by the Zoning Administrator.
 - vii. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

- b. All non-residential uses shall be required to install and maintain a fence constructed of masonry materials such as brick, stone, decorative reinforced concrete, or other equivalent material approved by the zoning administrator, a minimum of six (6) feet in height, along every property line which is adjacent to a residential use. The zoning administrator may waive the requirement based upon a finding of any of the following:
 - i. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;
 - ii. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or
 - iii. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

(6) Landscaping.

- a. Landscaping foundation treatment shall be required in accordance with the Category 3 standards in Section 46-195(h) for all non-residential uses.
- b. Minor modifications to design and development standards may be adjusted to protect and accommodate protected trees as identified in Chapter 43.

(7) Outdoor display and storage.

No equipment, goods, supplies or materials associated with the limited commercial use shall be displayed or stored where visible from an abutting right-of-way or at the property line of an abutting property at a point six (6) feet above the finished grade.

(d) *MU-L (Mixed-Use Limited) district design standards.*

- (1) Architectural changes to an existing building and expansions shall reflect the original architecture, including roof materials, articulation, windows, doors, and exterior finish, and shall be in compliance with the Historic Residential Character recommendations in the Downtown Master Plan where it does not conflict with the standards herein. An appeal to this design requirement shall be heard by the Historic Preservation Commission.
- (2) Pitched roofs shall be required for all detached structures and shall have a pitch equal to or greater than four to twelve. The pitch may be three to twelve if the span is greater than 60 feet.

1 (3) The exterior finish of all new buildings shall be of stone, cast stone, brick, three-step hard
2 coat stucco, fiber cement siding, or wood siding. Single family uses with structures under
3 150 square feet shall be exempt from exterior finish requirements.

4
5 (4) New construction on a vacant lot shall consist of detached structures not sharing a
6 common wall and shall have only one (1) entrance fronting on the street bearing the
7 address.

8
9 (5) All signs shall comply with the regulations set forth in Chapter 30 of the Code of
10 Ordinances.

11 (e) *MU-L (Mixed-Use Limited) district compatibility standards.*

12 Compatibility standards are intended to minimize the adverse impacts sometimes associated with
13 adjacent higher intensity development.

14
15 (1) The hours of operation of any non-residential use shall be limited to 7:00 a.m. to 8:00
16 p.m. for access by the public. Appeals to these operating hours may be heard by the
17 Zoning Board of Adjustment.

18
19 (2) Visual Screening.
20
21 For conversions from single family to non-residential uses, visual screening with
22 landscaping or fencing of trash receptacles, ground-mounted equipment, and other
23 similar features shall be required where visible from any public street.

24
25 (3) All non-residential uses shall not produce external noise, vibration, smoke, dust, odor,
26 heat, glare, fumes, electrical interference or waste runoff.

27
28 (4) Lighting.
29
30 a. External lighting shall be arranged and controlled so as to deflect light away from
31 any abutting residential uses.

32
33 b. Building Illumination.
34
35 Compact fluorescent, incandescent, or light emitting diode (LED) fixtures
36 appropriate to a residential style of a building shall be used.

37
38 c. Site Lighting Design Requirements.
39
40 1. Mounting.
41
42 Fixtures shall be mounted in such a manner that the cone of light does
43 not cross any property line of the site.
44
45 2. Height of Fixture.
46
47 The height of a freestanding fixture shall not exceed eight (8) feet.

48
49 d. Excessive Illumination.
50

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- 3 1. Lighting within any lot that unnecessarily illuminates and substantially
- 4 interferes with the use or enjoyment of any other lot is not permitted.
- 5 Lighting unnecessarily illuminates another lot if it clearly exceeds the
- 6 requirements of this Section, or if the standard could reasonably be
- 7 achieved in a manner that would not substantially interfere with the use
- 8 or enjoyment of neighboring properties.
- 9
- 10 2. Lighting shall not be oriented so as to direct glare or excessive
- 11 illumination onto the street in a manner that may distract or interfere with
- 12 the vision of drivers on such streets.
- 13
- 14 3. The foot candle reading at the property line shall not exceed one (1) foot
- 15 candle.
- 16

IV.

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19 That Chapter 46, Article I, In General, Section 46-5. Definitions, Code of
20 Ordinances (2010 Edition), City of Round Rock, Texas is hereby amended to add the
21 following new or revised definitions to be placed in their proper alphabetical order in
22 said section:

23 Alley - A vehicular way located to the rear of lots providing access to service areas, parking, and
24 outbuildings and containing utility easements.

25
26 Arcade - A type of building articulation typical for retail uses wherein the facade is a colonnade or series
27 of piers or columns supporting habitable space that overlaps the sidewalk, while the building facade
28 remains at the allowable building setback.

29
30 Carriage house – An attached or detached accessory dwelling unit located above a garage or at grade.

31
32 Courtyard – An improved surface at the interior of a lot surrounded by buildings or fence/walls.

33
34 Courtyard building – Attached or detached dwelling units which are arranged around a central courtyard
35 or series of courtyards on a single site where a courtyard provides access to the public street.

36
37 Dooryard – A private property with a shallow front setback and front garden or patio occupying that
38 setback, usually with a low wall at the lot line.

39
40 Downtown Development Area - The Downtown Development Area is defined geographically beginning
41 with the eastern edge of the northbound frontage road of Interstate Highway 35 where it crosses the
42 approximate center line of Brushy Creek, then proceeding south along said edge of the northbound
43 frontage road to the approximate center line of Lake Creek, then proceeding southeast along the
44 approximate center line of Lake Creek to the approximate center line of the northern most track of the
45 Union Pacific Railroad, then proceeding northeast along the approximate center line of the northern most
46 track of the Union Pacific Railroad to the western line of the original P.A. Holder Survey, then proceeding
47 north along said western line of the survey (east of College Street) to the approximate center line of

1 Brushy Creek, then proceeding west along the approximate center line of Brushy Creek to the eastern
2 edge of the northbound frontage road of Interstate Highway 35, being the point of beginning. Standards
3 that apply in the Downtown Development Area shall not apply to properties zoned MU-1, MU-2, or MU-L.

4
5 Downtown Master Plan – A master plan document adopted by City Council on June 24, 2010, to serve as
6 a vision and implementation strategy for the redevelopment of downtown.

7
8 Forecourt - A type of building articulation wherein a portion of the primary façade is at the lot line, and the
9 central portion is recessed around a courtyard.

10
11 Frontage occupancy - The minimum percent of the lot width that must be occupied at the maximum
12 setback line by the building's primary façade and other specified improvements.

13
14 Gallery - A type of building articulation wherein the façade of the building is aligned close to the maximum
15 allowed setback with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

16
17 Historic residential character – An area identified in the Downtown Master Plan for which guidelines are
18 provided to preserve historic context and visual character.

19
20 Improved surface - A continuous area used for the movement or parking of vehicles that is constructed of
21 concrete, asphalt, brick, pavers or other equivalent materials approved by the city engineer prior to
22 installation, but not including gravel or crushed stone.

23
24 Live/Work Unit - A **non-residential** structure with a combination of uses where work activities associated
25 with the operations of a business or trade occur as allowed in the zoning district, and includes a dwelling
26 unit for the occupant. Such units shall have only one kitchen, at least one bathroom, and shall be
27 occupied by the person operating the business.

28
29 Paseo - A pathway, open or roofed, that serves as an extension of the sidewalk, often between buildings
30 to access courtyards, parking areas or other public spaces.

31
32 Patio – An area that adjoins a building or other improved areas of a lot, improved with pavers or other
33 hardscape material, typically used for outdoor dining and seating.

34
35 Plaza – A public open space whose boundaries are defined typically with at least one building on its
36 perimeter.

37
38 Primary façade - The building frontage designated to bear the address and principal entrance to the
39 building.

40
41 Primary structure - Any structure that is not an accessory building/structure.

42
43 Secondary façade – The elevation of a building that faces a public right of way on a corner lot and is not
44 the primary facade.

45
46 Secondary frontage – any public right-of-way that is not on the same side of the building as the primary
47 façade.

48
49 Shopfront – A type of building articulation that is conventional for retail use, with substantial fenestration,
50 wherein the primary facade is aligned close to the lot line with the building entrance at sidewalk grade and
51 sometimes slightly recessed.

1
2 Stoop – A type of building articulation wherein first story and primary entrance is elevated from the
3 sidewalk, with an exterior stair and landing at the entrance.
4

5 Street yard -- For the purpose of this chapter, the area of a lot which lies between the property line
6 adjacent to street or right-of-way, excluding public alleys, and any wall line of the building, as such
7 building wall line extends from the outward corners of the building, parallel to the street.
8

9 Unimproved surface – A portion of a lot that is not improved with buildings or hardscaping materials.

10
11 Villa – A multi-unit building designed as a large house where units are individually accessed from an
12 internal common area.

13
14 **V.**

15
16 That Chapter 46, Section 46-132(a), Code of Ordinances (2010 Edition), City of
17 Round Rock, Texas, is hereby amended to read as follows:

18 **Sec. 46-132. - Establishment of districts.**

19
20 (a) *Districts.* For the purpose of this zoning ordinance, portions of the city, as specified on the official
21 zoning map of the city, are hereby divided into the following zoning districts:

Base Zoning Districts	
<i>Residential Zoning Districts</i>	
SF-R	Single-family - rural
SF-1	Single-family - large lot
SF-2	Single-family - standard lot
MH	Manufactured housing
TF	Two-family
TH	Townhouse
MF-1	Multifamily - low density
MF-2	Multifamily - medium density
MF-3	Multifamily - urban
<i>Commercial Zoning Districts</i>	
C-1	General commercial
C-1a	General commercial - limited
C-2	Local commercial
<i>Employment zoning districts</i>	
OF	Office
BP	Business park
LI	Light industrial
I	Industrial

<i>Special Purpose Zoning Districts</i>	
AG	Agricultural
PF-1	Public facilities - low intensity
PF-2	Public facilities - medium intensity
PF-3	Public facilities - high intensity
SR	Senior
MI	Mining
OS	Open space
MU-1a	Mixed-use southwest downtown
<u>MU-1</u>	<u>Mixed-use historic commercial core</u>
<u>MU-2</u>	<u>Mixed-use downtown medium density</u>
<u>MU-L</u>	<u>Mixed-use limited</u>
PUD	Planned unit development
<i>Overlay Zoning Districts</i>	
H	Historic overlay
CT	Chisholm Trail overlay
PV	Palm Valley overlay

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VI.

That Chapter 46, Section 46-160(j), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new subsection (6), which shall read as follows:

Sec. 46-160. - Supplementary use standards.

(j) *Eating establishments.*

(6) Requirements for MU-2. Eating establishments permitted in the MU-2 district shall be subject to the following requirements:

a. Outdoor rear or side dining areas shall be required to install and maintain a stone or brick fence at least six (6) feet in height along any shared property line with a residential use, with the exception of multi-story apartments and upper story residential.

The zoning administrator may waive the requirement based upon a finding of any of the following:

i. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;

ii. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or

iii. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

b. All eating establishments that serve alcohol must hold a food and beverage certificate issued by the Texas Alcoholic Beverage Commission pursuant to § 28.18 of the Texas Alcoholic Beverage Code.

VII.

That Chapter 46, Section 46-160(p), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new subsection (4), which shall read as follows:

(p) *Indoor entertainment activities.*

(4) In MU-1 and MU-2 districts, indoor entertainment activities shall be subject to the following standards:

a. Video arcades with more than five machines and firing ranges are not permitted.

b. Outdoor rear or side patio areas shall be screened by a stone or brick fence at least six feet in height.

The zoning administrator may waive the requirement based upon a finding of any of the following:

i. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;

ii. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or

iii. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

VIII.

That Chapter 46, Section 46-160, subsections (q), (r), and (s), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

(q) *Live/work units.*

(1) Live/work units permitted in the MU-1, MU-1a and MU-2 districts ~~are shall be~~ subject to the following standards:

~~(1a.)~~ The occupant of the unit shall be the person who operates the business or trade that occupies the unit.

~~(2b.)~~ The unit may have nonresident employees and a commercial exterior.

~~(3c.)~~ The unit shall have the elements of a dwelling unit, including a kitchen and a bathroom but may not have more than one kitchen.

~~(4d.)~~ Home occupation requirements as provided for in subsection 46-161(b) shall apply to a nonresidential use in a townhouse or upper-story residence.

e. The work component of a live/work unit shall be limited to the non-residential uses permitted for that district.

~~(5) Nonresidential parking requirements as set forth in subsection (e)(3)j, shall apply to live/work units.~~

(2) Live/work units permitted in the MU-L district shall be subject to the following standards:

a. The work component of a live/work unit in the MU-L district shall be limited to office or to the limited retail sales and services provided in Section 46-160(aa)(5).

(q-1) Multifamily. Multifamily units permitted in the MU-L district shall be subject to the following standards:

(1) In the MU-L District, carriage house/accessory dwelling units shall be subject to the following standards:

a. Detached accessory dwelling units shall not exceed 450 square feet per floor.

b. Accessory dwelling units that are above a garage may occupy the same footprint of the garage, excluding balconies, landings, and similar structures, with a maximum area of 625 square feet.

c. The design and materials shall be compatible with the primary structure on the lot.

(r) *Office.*

(1) Office uses in the C-2 district are subject to the following requirements:

~~(1)a.~~ On sites smaller than two acres, office uses shall not exceed 2,500 square feet of gross floor area.

~~(2)b.~~ On sites larger than two acres, office uses shall not exceed 5,000 square feet of gross floor area.

~~(3)c.~~ On sites with 50 percent or greater frontage on an arterial roadway, office uses shall not exceed 10,000 square feet of gross floor area.

(2) Office uses in the MU-1 district are subject to the following requirements:

a. Except as provided below, in the two blocks of Main Street between Mays and Sheppard, office uses are prohibited on the ground floor of all buildings. Regardless of the foregoing, office

use shall be permitted on the ground floor of buildings that contain office uses on the ground floor as of June _____, 2013, which such buildings are located at the following addresses, to wit: 100 E. Main, 102 E. Main, 104 E. Main, 105 E. Main, 108 E. Main, 109 E. Main, 110 E. Main, 115 E. Main, 116 E. Main, 206 E. Main, and 212 E. Main.

(s) *Office, medical.*

- (1) Emergency medical services are not permitted.
- (2) With the exception of sleep clinics, medical offices in the MU-2, OF and C-2 districts shall be limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m. Sleep clinics are ~~allowed~~ prohibited in the ~~OF and C-2~~ MU-2 districts.

(s-1) Overnight accommodations.

- (1) Overnight accommodations in the MU-1 and MU-2 districts shall be subject to the following standards:
 - a. For multi-story overnight accommodations, all guest rooms shall have access through the lobby or reception area;
 - b. Exterior entrances to guest rooms shall not face a public street or parking lot;
 - c. One hundred percent (100%) of the primary face of the ground floor shall consist only of lobby, reception areas, dining areas, drinking areas, and/or other facilities associated with the overnight accommodation use.

IX.

That Chapter 46, Section 46-160(aa), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding new subsections (5) and (6), which shall read as follows:

(aa) *Retail sales and service.*

- (5) MU-1 and MU-2 district. Retail sales and services in the MU-1 and MU-2 districts are subject to the following standards:
 - a. Attached wireless transmission facilities, animal boarding, auto service facilities, campgrounds, car washes, donation centers, flea markets, gasoline and fuel sales, heavy equipment sales, machinery repair and services, manufactured home sales, mini-warehouses, monopoles, mortuaries, pawn shops, portable building sales, recycling centers, self-enclosed monopoles, self-service storage, sexually oriented businesses (as defined in the Code), shooting ranges, taxidermists, vehicle parts sales, vehicle repair services and body shops, vehicle sales, wholesale nurseries, and wrecking yards are not permitted in the MU-2 district.
 - b. Art and craft studios with welding or heavy machinery are not permitted.
 - c. Tattoo and/or piercing shops shall be prohibited within a 500 foot radius of an existing tattoo and piercing shop, as measured from property line to property line.
 - d. Gun and/or firearm shops shall be prohibited within a 500 foot radius of an existing gun and/or firearm shop, as measured from property line to property line.
 - e. Veterinary clinics and animal grooming shops are prohibited in MU-1, but permitted in MU-2.

1 (6) MU-L district. It is the intent of the MU-L district to encourage the establishment of specialized
2 personal services, boutique shops selling specialty items, and artisanal workshops. Therefore,
3 retail sales and service uses are subject to the following standards:

4 a. The following uses are prohibited: Art and craft studios with welding and heavy machinery,
5 attached wireless transmission facilities, animal boarding, auto service facilities, banks
6 including savings and loans, credit unions, and check-cashing facilities, campgrounds, car
7 washes, donation centers, dry cleaning, flea markets, food sales with a commercial
8 kitchen of greater than 500 square feet, fortune tellers/psychic readers, gasoline and fuel
9 sales, gun or firearm shops, hair salons, heavy equipment sales, laundromats, machinery
10 repair and services, manufactured home sales, mini warehouses, monopoles, mortuaries,
11 nail salons, pawn shops, portable building sales, recycling centers, self-enclosed
12 monopoles, self-service storage, sexually oriented businesses (as defined in the Code),
13 shooting ranges, tanning salons, tattoo and piercing shops, taxidermists, vehicle parts
14 sales, vehicle repair services and body shops, vehicle sales, wholesale nurseries, and
15 wrecking yards are not permitted in the MU-L district.

16 b. All permitted uses shall have no more than 2,000 total square feet of sales floor, service
17 areas accessible to the public, food preparation areas, and manufacturing areas.

18
19 **X.**

20
21 That Chapter 46, Section 46-160(dd), Code of Ordinances (2010 Edition), City of
22 Round Rock, Texas, is hereby amended by deleting the current subsection (2) and by
23 adding a new subsection (2), which shall read as follows:

24 (dd) *Single-family attached and single-family detached dwelling units.*

25
26 (23) -MU-2 district.

27 -Single family dwelling units are subject to the following standards:

28 ~~a. New single family uses shall be prohibited.~~

29
30 ~~ba. Repairs and/or modifications may be made which are necessary or prudent to improve~~
31 ~~the structural integrity of single family homes~~

32 ~~a.cb. A single family use that is converted to a non-residential use shall not be permitted to~~
33 ~~return to single family use.~~

34 ~~b.de. Single family uses shall not be required to provide on-site parking in a garage.~~

35 ~~c. ed. Non-residential uses shall not be required to provide a compatibility buffer adjacent to~~
36 ~~single family uses.~~

37 ~~e. Except as provided in f. below, existing single family uses shall be considered non-~~
38 ~~conforming uses and subject to the requirements of Section 46-224.~~

39 ~~d. ge. After the effective date of this ordinance 1st day of August, 2013, if a single family~~
40 ~~structure is damaged or destroyed to an extent greater than 50 percent by fire or natural~~
41 ~~disaster, the single family structure may be rebuilt if it meets the following density and~~
42 ~~development standards and time deadlines:~~

43 ~~(i) No minimum lot area required;~~

44 ~~(ii) Front, side, and rear setbacks shall conform to either SF-2 or MU-2 standards.~~

45 ~~(iii) Height shall be limited to 2.5 stories;~~

(iv) The exterior finish of all new buildings shall be of stone, cast stone, brick, three-step hard coat stucco, and/or fiber cement siding;

(v) If the Building Official has not issued a Certificate of Occupancy within **twofive** (5) years following the date of destruction of the single family structure, all future use of the property must conform to all MU-2 standards.

XI.

That Chapter 46, Section 46-160, subsections (gg)(2), (hh)(3), and (kk), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

(gg) *Upper story residential.*

- (2) Upper story residential uses in the MU-1a, MU-1 and MU-2 districts shall comply with the following standards:
 - a. For upper story residences, on-site resident parking shall be separated from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.
 - b. The ground floor of the building shall be occupied by nonresidential uses.
 - c. The residential use shall have a separate entrance from the nonresidential uses.
 - d. On the primary façade, direct access from the ground level to balconies or landings of upper story residential uses is prohibited.

(hh) *Utilities.*

- (3) MU-1a and MU-2 districts. Major utilities in an MU-1a and MU-2 districts shall be fully enclosed within a building.

(kk) *Wireless transmission facility (WTF).* Wireless transmission facilities shall comply with the standards provided in Chapter 40.

XII.

That Chapter 46, Section 46-195(g)(1) Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-195. – Landscaping.

(g). – Parking lot landscaping along public streets by zoning district.

- (1) *OF (Office), C-2 (Local commercial), C-1a (General commercial - limited), C-1 (General commercial), and LI (Light industrial), ~~and~~ MF (Multifamily), MU-1 (Mixed-Use Historic Commercial Core), and MU-2 (Mixed-Use Downtown Medium Density) zoning districts.*
 - a. Landscaping shall be provided between parking areas and all public streets in an eight-foot wide linear landscaped area. The minimum landscaping required for this purpose shall be based on the measured linear footage of parking including vehicular circulation routes that

- 1 extend along the length of the property line (excluding ingress/egress to the public road)
- 2 adjacent to the public right-of-way.
- 3 b. The required minimum quantity of landscaping is as follows:
 - 4 1. One large tree or two small trees per 40 linear feet, or fraction thereof;
 - 5 2. One small tree per 60 linear feet, or fraction thereof; and
 - 6 3. One large shrub, small shrub, or ornamental grass per four linear feet, or fraction
 - 7 thereof. Any combination of the foregoing is acceptable.
- 8 c. There shall be no gap between required landscaping exceeding 25 percent of the length of
- 9 the landscaped area, unless approved by the zoning administrator.
- 10 d. Notwithstanding the requirements of the tree technical manual, small trees may be
- 11 grouped no closer than 12 feet apart and large tree may be grouped no closer than 30 feet
- 12 apart for the purpose of meeting the requirements of this subsection (g).
- 13 e. If there are overhead utilities above the landscape area, then the required large and/or
- 14 small trees may be placed in end islands or interrupting islands within the first row of
- 15 parking adjacent to the public street. Such islands shall have a minimum width of nine feet
- 16 from face of curb to face of curb. In addition, the owner shall have the option of reducing
- 17 the eight-foot wide linear landscaped area described in subsection (g)(1)a. above, to a
- 18 four-foot wide area to accommodate only shrubs.
- 19 f. The area within islands and medians shall not include sod or turf grass, and shall not
- 20 include more than 50 percent decorative groundcover material, unless approved by the
- 21 zoning administrator. The remainder of the area shall consist of planting groundcover.

XIII.

22 That Chapter 46, Section 46-199(a), (b), and (c)(1) and (2), Code of Ordinances

23 (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

24 **Sec. 46-199. - Outdoor display and storage.**

- 25 (a) *General.* Outdoor display and storage is allowed in certain nonresidential districts in accordance with
- 26 this section. Any merchandise, material or equipment situated outdoors shall be subject to the
- 27 requirements of this section. For the purpose of this section, outdoor display and storage shall be
- 28 broken down into the following categories.
- 29 (b) *Permitted outdoor display and storage.* Outdoor storage shall be allowed in the districts designated
- 30 in the table below:

Permitted Outdoor Display and Storage Table											
Category	C-1	C-1a	C-2	OF	BP	PF-1, PF-2, PF-3	LI, I, MI	SR	OS	MU-1a, MU-1, MU-2	MU-L
Outdoor display	X	X							X	X	
Limited outdoor storage	X	X				X	X			X	X
General outdoor storage	X						X		X		
Temporary outdoor storage	X	X	X	X	X	X	X	X	X		

1 (c) *Categories of outdoor display and storage.*

2 (1) *Outdoor display.*

- 3 a. Outdoor display is display of items actively for sale.
- 4 b. Outdoor display shall be allowed adjacent to a principal building wall and, except as
5 provided in this subsection, extend to a distance no greater than ten feet from the wall.
6 Such display shall not be permitted to block windows, entrances or exits, and shall not
7 impair the ability of pedestrians to use the sidewalks.
- 8 c. Outdoor display located more than ten feet from the wall of a principal building shall be
9 fenced in by a masonry, wrought iron or similar material fence/wall. The location and
10 fencing of such a display shall be approved by the planning director.
- 11 d. Outdoor display in the OS district shall only be permitted in metropolitan and regional
12 parks.
- 13 e. Outdoor display in the downtown development area and in the MU-1a, MU-1, and MU-2
14 districts may be permitted in limited quantities provided it does not impede pedestrian
15 traffic.

16 (2) *Limited outdoor storage.*

- 17 a. Limited outdoor storage is temporary storage of goods in individual packaging and not in
18 storage containers. Organic materials in plastic packaging are considered limited outdoor
19 storage.
- 20 b. Limited outdoor storage shall be screened from view outside the site by a solid masonry
21 wall at least six feet in height. Limited outdoor storage in the I (Industrial) and MI (Mining)
22 districts is exempt from the screening requirements provided that district buffering
23 standards have been met.
- 24 c. Limited outdoor storage shall not be allowed in any off-street parking spaces.
- 25 d. In MU-1a, MU-1, MU-2, and MU-L districts, limited outdoor storage shall not be allowed in
26 the street yard.

28 **XIV.**

29
30 That Chapter 14, Section 14-210, Code of Ordinances (2010 Edition), City of Round
31 Rock, Texas, is hereby amended to read as follows:

32 **Sec. 14-210. - Definitions.**

33
34 The following words and terms, when used in this article, have the following meanings unless
35 otherwise clearly indicated. All technical definitions not defined in this section will be interpreted in
36 accordance with applicable publications and standards of the American National Standards Institute
37 (ANSI).

38 *A-weighting* means the electronic filtering in sound level meters that models human hearing
39 frequency sensitivity.

40 *Chief of police* means the Chief of Police of the City of Round Rock or his designated representative.

41 *Construction* means any site preparation, assembly, erection, repair, alteration or similar action, or
42 demolition of buildings or structures.

43 *dB(A)* means the A-weighted unit of sound pressure level.

1 *Daytime* means 7:00 a.m. to 9:00 p.m. the same day.

2 *Decibel (dB)* means the unit of measurement for sound pressure level at a specific location.

3 *Domestic power tool* means any mechanically, electrically, or gasoline motor-driven tool, including:

- 4 (1) Chainsaws;
- 5 (2) Lawn equipment;
- 6 (3) Drills; and
- 7 (4) Power sprayers.

8 *Emergency work* means any work or action necessary to deliver essential services including
9 repairing water, gas, electric, telephone, sewer facilities, or public transportation facilities, removing fallen
10 trees from rights-of-way, or abating life threatening conditions.

11 *Impulsive sound* means a sound having duration of less than one second with an abrupt onset and
12 rapid decay.

13 *Measuring instrument* means an instrument such as a sound level meter, integrating sound level
14 meter, or dosimeter used to measure sound pressure levels conforming to Type 1 or Type 2 standards as
15 specified in the latest version of ANSI standard S1.4-1983.

16 *Motor vehicle* means any vehicle that is propelled or drawn on land by an engine or motor.

17 *Muffler* means a sound dissipative device or system for attenuating the sound of escaping gases of
18 an internal combustion engine.

19 *Nighttime* means 9:00 p.m. to 7:00 a.m. the following day.

20 *Noise* means any sound of a level and duration that is or can be harmful to human health, or would
21 unreasonably interfere with the enjoyment of life or property in the city.

22 *Noise control ordinance* means the Round Rock Noise Control Ordinance.

23 *Noise disturbance* means any sound which:

- 24 (1) Disturbs a reasonable person of normal sensitivities;
- 25 (2) Exceeds the sound level limits set forth in this article; or
- 26 (3) Is plainly audible as defined in this section.

27 *Plainly audible* means any sound or noise from any source that can be clearly heard by a person
28 with normal hearing faculties at a distance of 200 feet or more from the real property line of the source of
29 the sound or noise.

30 *Public right-of-way* means any street, avenue, boulevard, road, highway, sidewalk, or alley that is
31 leased, owned, or controlled by a governmental entity.

32 *Public space* means any real property or structure thereon that is leased, owned, or controlled by a
33 governmental entity.

34 *Real property line* means either:

- 35 (1) The imaginary line, including its vertical extension, that separates one parcel of real property
36 from another; or
- 37 (2) The vertical and horizontal boundaries of a dwelling unit in a multi-dwelling unit building.

38 *Sound level* means the instantaneous sound pressure level measured in decibels with a sound level
39 meter set for A-weighting on slow integration speed.

40 *Sound pressure level* means 20 multiplied by the logarithm, to the base 10, of the measured sound
41 pressure divided by the sound pressure associated with the threshold of human hearing, in units of
42 decibels.

1 (2) A stealth WTF may be attached to a nonresidential building or structure that is a permitted or
2 | accessory use in SF-R, SF-1, SF-2, TF, TH, MH, MF-1, ~~and SR,~~ and MU-L residential zoning
3 districts, including but not limited to, a homeowners' association amenity center, a school, a
4 church, a municipal or governmental building or facility, an agricultural building or a building or
5 structure owned by a utility, subject to the conditions of this article.

6
7 **XVI.**

8
9 That Chapter 43, Section 43-22(a), Code of Ordinances (2010 Edition), City of
10 Round Rock, Texas, is hereby amended to read as follows:

11 **Sec. 43-22. - Sizes and types of protected trees.**

- 12 (a) Size. Except as provided below, a tree having a diameter of eight inches or more is a protected tree:
- 13 (1) On all developed lots in zoning districts SF-1, SF-2, MH, ~~and TF,~~ and MU-L, and on developed
- 14 | lots smaller than 15,000 square feet in all other zoning districts, only monarch trees are
- 15 | protected trees.
- 16 (2) On all undeveloped lots in zoning districts SF-1, SF-2, MH, ~~and TF,~~ and MU-L, and on
- 17 | undeveloped lots smaller than 15,000 square feet in all other zoning districts, trees having a
- 18 | diameter of 20 inches or more are protected trees.
- 19

20
21
22 **XVII.**

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

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

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

1 Alternative 1.

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

5 **READ, PASSED, and ADOPTED** on first reading this ____ day of
6 _____, 2013.

7 Alternative 2.

8 **READ** and **APPROVED** on first reading this the ____ day of
9 _____, 2013.

10 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
11 _____, 2013.

12
13 _____
14 ALAN MCGRAW, Mayor
15 City of Round Rock, Texas
16

17 ATTEST:

18
19 _____
20 SARA L. WHITE, City Clerk