**Item Nos. H.1-H.2**

# Round Rock 2030 Comprehensive Plan Amendment
# Zoning and Development Code Amendment
# Housing and MF-2 Code Amendments

**DATE OF REVIEW:** July 15, 2025

**REFERENCES:** *Round Rock 2030* Comprehensive Plan, Section 1-50 (Definitions), Section 2-23 MF-2 (Multi-family - Medium Density), and Section 2-26 (Residential Lot and Building Dimensional Standards)

**STAFF REVIEW AND ANALYSIS:**

## Background:

Due to changing market conditions for multi-family development, the development community voiced concerns to the City that structured parking requirements for MF-3 (Urban Multifamily) Development make development unfeasible due to high costs associated with construction of structured parking. The Code currently includes the MF-2 (Multifamily - Medium Density) zoning district but the location requirements in the Round Rock 2030 Comprehensive Plan make it difficult to find locations in Round Rock where MF-2 is permitted; therefore, that district is rarely utilized. The strict location requirements for MF-2 (Multifamily - Medium Density) development stemmed from Council's desire to limit traditional suburban-style walkup apartments characterized by external stairways and surface parking, often with parking in the street yard.

As a result of a recent Council Work session discussing these issues, staff was directed to reevaluate the criteria for medium density multi-family in the Round Rock 2030 Comprehensive Plan and to update the MF-2 (Multifamily - Medium Density) zoning district with revised development standards that ensure a higher quality urban-style aesthetic so the MF-2 zoning district can be utilized throughout the City by developers who desire a mix of parking options. There is still a desire for the higher density MF-3 (Multifamily - Urban) zoning district to be utilized near employment centers and major transportation and commercial nodes, so that zoning district will be retained for those applications.

## Proposed Revisions:

*Round Rock 2030 Comprehensive Plan*

- Added a paragraph into the housing policy section describing the changing market conditions and their impact on multi-family development which prompted us to consider more flexible parking standards and revisions to the multi-family zoning districts.
- Updated the definitions for low, medium, and high-density multi-family development
- Renamed "medium density multifamily" to "medium density urban multifamily"
- Adjusted the location criteria to remove the limitations for where medium density multi-family can be permitted.
- Removed the implementation strategy limiting the percentage of medium density multi-family that is permitted in relation to the overall housing stock.

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*Definitions (Section 1-50):*

- Added a definition for juliet balcony to the Code.

*Residential Lot and Building Dimensional Standards chart (Section 2-26):*

- Increased the maximum building height from 4 stories to 5 stories
- Added a required minimum setback from single family/two family for 5 story structures to ensure compatibility with adjacent development

*MF-2 (Multifamily - Medium Density) zoning district (Section 2-23):*

- Changed the zoning district name from MF-2 (Multifamily – Medium Density) to MF-2 (Multifamily – Medium Density Urban)
- Allow flexible parking options for MF-2 development:
    - Structured parking garage, surface parking, carport parking, detached garage parking, and tuck-under garage parking
    - A minimum of 50% shall be garaged or covered, with a minimum of 35% to be within garages of any type.
    - When utilizing the design standard incentive, garage parking can be further reduced to 40% garaged or covered, with a minimum of 25% to be within garages of any type.
    - Limit detached garages and surface parking to be located only in side and rear yards.
- Added design standards for detached garages to ensure that appearance and materials are comparable in quality and appearance to the primary structures
- Updated the MF-2 (Multifamily - Medium Density) to match the higher standards from the MF-3 (Multifamily - Urban) district including:
    - Number of required amenities
    - Requirement for landscaped open space
    - Requirement for Special Streetscape and Landscape Features
- Allow juliet balcony type (as opposed to standard balconies with occupiable space) for units facing single-family/two-family development

Staff expect that the changes above will result in a high quality urban-style MF-2 zoning district that will provide flexibility to the development community since it is no longer limited by location. Additionally, it may reduce the number of Planned Unit Developments requests for MF-3 (Multifamily - Urban) development since we anticipate increased demand and eligibility for straight zoning to the new MF-2 zoning district because of these amendments.

**RECOMMENDED MOTION:**

Staff recommend approval of the amendments.

# HOUSING

## Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.

**Policy Description:**

The vast majority of the city's housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low-density single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the city have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they can continue to live in Round Rock.

**Accomplishments of Past Decade:**

- MF-1, MF-2, and MF-3 multifamily zoning districts (2012)
- 8 single-family condominium projects approved as PUDs since 2015
- SF-D and SF-3 single-family zoning districts (2018)

The majority of Round Rock's existing housing stock was constructed after 1970 and consists of single-family houses and walk-up multifamily complexes. The 2010 Comprehensive Plan acknowledged that Round Rock's population was diversifying and recommended revisiting development standards to accommodate a variety of housing types and sizes. Although the 2010 Comprehensive Plan recommended continuing the longstanding policy of limiting multifamily to 20% of housing units and encouraging large-lot housing subdivisions, it also recommended a greater portion of multifamily units in mixed-use and multi-use areas. Currently, 28.3% of housing units are located in multifamily complexes, including multi-unit senior housing complexes. The city has since adopted several significant changes in residential zoning districts.

The 2010 Comprehensive Plan noted that the fastest-growing residential land use category was multifamily. The zoning ordinance at that time had one Multifamily (MF) zoning district, which allowed densities of up to 20 units per acre, thus encouraging the construction of large walk-up multifamily

complexes. In 2012, the MF zoning district was replaced by low, medium and high-density multifamily zoning districts (MF-1, MF-2, and MF-3) to encourage a greater variety of apartment types.

All existing MF-zoned properties were then rezoned as MF-2 (Multifamily - Medium Density), because MF-2 had the same maximum density as the preexisting MF zoning district. For the new districts, MF-2 location standards significantly limited the construction of apartments adjacent to single-family neighborhoods and near other MF-2 projects, encouraging MF-1 (Multifamily -Low Density) instead. The MF-3 (Multifamily - Urban) zoning district allowed mid- and high-rise apartments at higher densities than previously permitted in the city and required structured parking.

Starting in 2025, the multifamily development community expressed concerns regarding the high cost of structured parking garages in the MF-3 (Multifamily – Urban) zoning district, noting that economic conditions made such projects infeasible after the building boom of the early 2020s subsided. At their strategic planning meeting, City Council directed staff to consider the development standards of the multifamily zoning districts to include flexible parking requirements for urban-style multifamily that include a combination of structured, detached and/or tuck-under garages, and carport parking. This change in policy opens the door to more medium-density multifamily development while retaining design standards that create a more urban style of site design as opposed to a suburban walk-up style.

*New single-family home in Round Rock*

*Three story walk-up multifamily complex in Round Rock*

Two new single-family zoning districts were adopted in 2018. The SF-D district (Single-Family - Downtown) was created to encourage continuation of downtown's traditional development pattern, which often did not include elements such as two-car garages that are required in the SF-1 (Single-Family - Large Lot) and SF-2 (Single-Family - Standard Lot) zoning districts.

The new SF-3 (Single Family - Mixed) zoning district was created to encourage a variety of single-family lot sizes and price points within a single development. Up to 30% of the lots may be smaller (5,000 sq.

ft.) than was previously permitted in Round Rock, if at least 40% are large lots (minimum 10,000 sq. ft.) and at least 30% are medium lots (minimum 6, 500 sq. ft.). The SF-3 zoning district has proved a popular option with developers. Between May 2018 and July 2019, almost 700 undeveloped acres were zoned SF-3.

Since 2015, eight condominium projects consisting of single-family houses on a common lot have been approved as Planned Unit Developments (PUDs). These projects have demonstrated demand for a new type of housing for Round Rock which are smaller owner-occupied single-family units with exterior maintenance performed by a condominium association. Increased density and less land consumed by public infrastructure results in lower development costs. With this housing product, developers have been able to deliver new housing units at a more affordable price than houses in conventional subdivisions.

**Implementation Background:**

In addition to a continuing concern for greater housing unit variety, public input for *Round Rock 2030* also revealed significant concerns about housing affordability, referring to the price point of market rate housing rather than subsidized housing. This is a change from the concern expressed in the 2010 Comprehensive Plan that too much of the city's housing stock consisted of inexpensive starter homes.

Concerns about housing affordability and lack of availability of certain housing types are often common in high-growth areas. The need for intermediately-sized and priced housing that falls between single-family houses and large apartment complexes is frequently referred to as the missing middle. Planning policy experts are currently experimenting with ways to encourage more missing middle housing. The popularity of single-family garden style residential in Round Rock indicates a demand for smaller, lower maintenance, and affordable housing.

*Townhome development in downtown Round Rock*

*Single-family home in established neighborhood (1970s) in Round Rock*

Challenges in the next decade include both expanding the range of housing forms constructed and widening the mix of unit types within a subdivision. For example, a new zoning district similar to SF-3 might also allow duplexes and bungalow courts. The city should investigate ways to diversify housing types in existing subdivisions, such as allowing accessory dwelling units. With an increased demand for smaller single-family homes, best practices should also be investigated for single-family houses with shared parking, tiny houses, row houses, and bungalow courts.

# LOCATION CRITERIA

Location criteria are contained within *Round Rock 2030* to ensure the appropriate siting of land uses and ultimately to guide zoning decisions. They are developed using planning principles and City Council direction through plan adoptions and zoning approvals over time. All of the future land use designations on the FLUM have associated location criteria. The future land use categories on the FLUM are intentionally broadly defined, and location criteria are more specific than the land uses identified on the FLUM because they are used to organize land uses relative to each other rather than to apply specific development standards or densities.

**Future Land Use Designations**

*Round Rock 2030*'s Future Land Use Map (FLUM) contains designations very similar to those of the 2010 Comprehensive Plan, with the following differences:

- "Business Park" was renamed "Employment Center" to reflect actual land use and not physical form.
- "Commercial/Multifamily," "Dell Mixed-Use" and "Avery Centre Mixed-Use" have been combined as "Mixed-Use". "Downtown Mixed-Use" remains distinct due to its unique context, scale, and history.
- "Regional Attraction" is a new land use designation intended to include large-scale entertainment and tourism oriented projects. This includes:
    - Kalahari Resorts (350 acres, under construction);
    - Round Rock Amphitheater (18 acres, in planning phases);
    - Northeast retail cluster, including Round Rock Premium Outlets (86 acres, opened 2006), Ikea (2 acres, opened 2007) and Bass Pro Shops (18 acres, opened 2015); and
    - Dell Diamond (30 acres, opened 2000).

## FIGURE 30. FUTURE LAND USE DESIGNATIONS

| 2020 FLUM | 2030 FLUM |
|---|---|
| Open Space | Open Space |
| Commercial | Commercial |
| Residential | Residential |
| Business Park | Employment Center |
| Industrial | Industrial |
| Public Facilities | Public Facilities |
| Mining | Mining |
| Downtown MU | Downtown MU |
| Dell MU | Mixed-Use |
| Avery Centre MU | |
| Commercial/Multifamily | |
| | Regional Attraction (new) |

**Open Space**

The Open Space land use designation is used for any parcel, tract of land, or water feature that is either designated as a public park or private amenity, or which consists of floodplain land adjoining a watercourse or drainage way. Since floodplain land is inundated by floodwater in a storm, development is generally limited to recreational and/or drainage uses.

### LOCATION CRITERIA

**Open Space**

Municipal parks are located according to the city's adopted plan for parks and recreational facilities. Floodplain land is defined by the natural creeks and waterways in the area.

**Residential**

The Residential land use designation is used for any parcel or tract of land that is appropriate for dwelling units. Non-residential uses, such as low-rise offices and neighborhood commercial businesses, are considered complementary to residential since they provide goods and services to neighborhoods. The descriptions and location criteria for low-rise offices and neighborhood commercial are contained in the Commercial land use section.

Single-family residential dwelling units are designed to accommodate a living area for one family, while two-family dwelling units have separate accommodations for two families within the same structure.

## LOCATION CRITERIA

### Single-Family

The location of single-family and two-family housing should minimize potential conflicts with non-residential uses.

Single-family garden style residential is a type of development in which single-family dwelling units are arranged around a system of private access drives and which contains amenities for the residents.

## LOCATION CRITERIA

### Single-Family Garden Style

1. Maximum of approximately 30 acres of net developable area;
2. Primary access allowed via an arterial roadway or collector street;
3. A property characterized by:
    - A shape, size and/or physical constraints which cause it to be otherwise difficult to be developed for other single-family uses; or
    - An infill location, within a previously built area which is already served by water and wastewater utilities.
4. Is not adjacent to an existing or planned single family garden style residential development.

Multifamily residential is a type of housing where three or more dwelling units attached to one another. An apartment building is a structure in which units share common walls and/or floors and ceilings with other units, with each unit having single access from a shared hallway or walkway. A townhouse is a structure in which dwelling units share one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access.

Multifamily development is further characterized by ~~the unit density~~ building height, measured by ~~units per acre~~ stories.

- Low-density multifamily – generally not to exceed 12 units per acre with a maximum building height of 2.5 stories. This is intended to serve as "missing middle" housing and integrate with lower density single and two family residential. Provides a good option for obtaining higher density on small infill lots;
- Medium-density urban multifamily – no limit on density and maximum building height of 5 stories. Replaces the older garden style apartments to provide urban style multifamily with buildings oriented toward street frontages and a mix of parking options located outside of the street yard~~not to exceed 20 units per acre~~; and
- Urban multifamily – no limit on density and maximum building height shall be defined in the Planned Unit Development that is required to establish MF-3 development ~~exceeds 20 units per acre~~. Urban multifamily is characterized by large residential buildings with an attached parking structure, located in or near an activity center consisting of employment, retail, and/or educational facilities.

## LOCATION CRITERIA

### Low-Density Multifamily

1. Primary access allowed via arterial roadway or collector street; and
2. Direct access to abutting single-family neighborhoods is discouraged unless integrated as part of a master planned community or as required to implement transportation network policy objectives; and
3. Low-density multifamily developments shall not be located immediately adjacent to other low-density multifamily developments; they must be separated by open space such as parkland or natural features.

## LOCATION CRITERIA

### Medium-Density Urban Multifamily

1. Primary access allowed via arterial roadway; and
2. Located near existing or planned commercial nodes (areas of commercial activity). ~~; and~~
~~3. New medium-density multifamily buildings shall be not be located within 500 feet of any single-family neighborhood or one-half (1/2) mile of any existing or zoned medium-density or urban multifamily use.~~

## LOCATION CRITERIA

### Urban Multifamily

Urban multifamily should be located near employment centers or major transportation or commercial nodes.

~~Urban/high density multifamily is characterized by living units with an attached parking structure, located within an activity center consisting of employment, retail, educational facilities, and a transportation node.~~

# HOUSING

## Enable a mixture of housing types within the city to meet all residents' needs and preferences through all stages of life.

**Policy Description:**

The vast majority of the city's housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low-density single-use neighborhoods occupy significant amounts of land in the city and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the city have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they can continue to live in Round Rock.

*Senior housing, single-family garden style home, and small multifamily complex*

# HOUSING

## IMPLEMENTATION STRATEGIES:

- ~~Strive to limit two and three story walk-up multifamily units to 20% of the housing stock to the extent feasible, except when located in mixed- and multi-use areas~~Encourage a mixture of multifamily options within the City with varying densities and building heights.
- Examine tools to provide incentives for specific dwelling types that do not currently exist in Round Rock or where more units are desired.
- Provide information regarding affordable housing initiatives and programs available to Round Rock residents.
- Examine parking and garage requirements for all residential types.
- Consider amendments to the small lot requirements of the Round Rock Development Code or the creation of a new zoning district to facilitate more affordable single-family homes
- Research best planning practices concerning tiny homes and other housing trends to consider integration into the Round Rock Development Code.
- Explore policies for allowing accessory dwelling units in neighborhoods including specific criteria and design features except where prohibited by homeowners associations.
- Consider rezoning proposals that facilitate the development of missing middle housing. Examples might include low-density townhome and multifamily integrated into neighborhoods, multiple units on one lot, identification of corridors where condominium arrangements are small detached or attached units, high rise multifamily in mixed-use developments, and small lot single-family neighborhoods with special parking requirements.

Sec. 1-50. - Definitions.

The purpose of this section is to define words, terms and phrases contained within this code, unless otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English language, unabridged, subject to interpretation by the PDS director.

| Term | Definition |
|---|---|
| Juliet balcony | A railing or panel attached to a structure adjacent to a door or full-length window. In contrast to a traditional balcony which extrudes from a structure, a juliet balcony is an architectural feature that provides no occupiable space, but which allows for upper story doors and full-length windows to be safely opened for ventilation. |

(Ord. No. O-2019-0202, § I, 5-9-2019; Ord. No. O-2020-0012, § I, 1-9-2020; Ord. No. O-2020-0158, § I, 6-11-2020; Ord. No. O-2020-0288, § I, 10-22-2020; Ord. No. O-2022-052, § I, 2-10-2022; Ord. No. O-2021-187, § I, 7-8-2021; Ord. No. O-2022-234, § I, 7-14-2022; Ord. No. O-2024-168, § I, 6-27-2024; Ord. No. O-2024-266, § XX, 9-26-2024; Ord. No. O-2025-044, § I, 2-13-2025; Ord. No. O-2025-277, § I, 10-23-2025)

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

(a) *Purpose*. To establish and preserve areas of medium intensity land use primarily devoted to medium density urban style multifamily residential development.

(b) *Permitted uses.* Uses permitted in the MF-2 district may be found in Sec. 2-25.

(c) *Lot and building dimensional standards*. Property and buildings in the MF-2 district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:

(1) ~~Detached garages shall be set back from the street a minimum of 50 feet.~~ Detached garages shall not be permitted between multifamily structures and the street.

(2) ~~Residential structures shall be permitted to reach four (4) stories in height provided that the first level is garage parking and the upper three (3) stories are dwelling units. In situations where there is a natural gradient change that can accommodate walk-out living units, the zoning administrator may permit four (4) stories of dwelling units. In no case shall a structure exceed four (4) stories.~~

(d) *Supplementary development standards*. In addition to the standards found in C~~c~~hapter 8 of this Code, the following regulations apply to the MF-2 district:

~~(1) *Unit limit.* Density shall not exceed 20 units per acre. Apartments shall not exceed 400 units per complex. Any parcel with MF (Multifamily) district zoning prior to October 25, 2012 is not subject to this limit.~~

~~The open space shall comply with all compatibility standards.~~

(1) *Amenities.* At least one amenity accessible to all residents shall be provided for each urban multifamily complex. Additional amenities are required at the following rate:

| Number of dwelling units | Minimum number of amenities |
|---|---|
| 0—99 | 1 |
| 100—199 | 2 |
| 200—299 | 3 |
| 300 or more | 4 |

~~*Amenities*. At least one amenity accessible to all residents shall be provided for each medium density multifamily complex with 50 or more dwelling units. Additional amenities shall be included at the following rate:~~

| ~~Number of dwelling units~~ | ~~Minimum number of amenities~~ |
|---|---|
| ~~0—49~~ | ~~0~~ |
| ~~50—99~~ | ~~1~~ |
| ~~100—149~~ | ~~2~~ |
| ~~150—199~~ | ~~3~~ |

| | |
|---|---|
| ~~200—249~~ | ~~4~~ |
| ~~250 or more~~ | ~~5~~ |

Amenities include but are not limited to the following:

a. Playground equipment.

b. Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet.

c. Private fitness facility*.

d. Picnic area, to contain no fewer than two tables and two cooking grills.

e. Swimming pool.

f. Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*.

g. Tennis court.

h. Basketball court.

i. Volleyball court.

j. Kitchen available for resident use*.

k. Social room available for resident use*.

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

(2) *Off-street parking requirements.*

a. No less than 50 percent of the required residential parking shall be covered or in garages, and no less than ~~25~~ 35 percent of all required residential parking shall be in garages.

b. No parking shall be permitted in any street yard.

c. Driveways in front of "tuck under" garages, if they are at least 20 feet deep, shall count toward the required residential parking.

d. If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.

(3) *Garage requirements*. Garages shall comply with the following standards:

a. Detached garages shall be constructed of the same exterior materials and include similar roof pitch to the residential structures.

b. Detached garages shall not consist of more than six (6) garage doors, with the exception of double-sided garages that have doors on opposite sides of the structure with a dividing wall in the middle, for a maximum total of 12 garage doors on a single structure.

~~c. No detached garage shall be placed between a residential building and its adjacent drive aisle.~~

~~d. Where a detached garage is placed adjacent to a residential building, a landscaped area no less than 10 feet wide shall be installed between the garage and the building.~~

c. No garage door shall face a single-family home within 250 feet. ~~or be permitted in a street yard.~~

(4) *Landscaping.* In addition to the regulations located in Sec. 8-10, a linear area with improved soils and planted with annuals, perennials, and small shrubs shall be installed and maintained along the foundation of all elevations facing the public right-of-way. This area shall measure a minimum of four (4) feet wide on average, and at no point shall be less than two (2) feet wide. This requirement shall not apply where sidewalks and driveways meet the building perpendicularly.

(5) *Lot fencing.* A view fence in the front street yard shall be permitted to reach a height of six (6) feet.

(6) *Light fixture height*. The height of a light fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.

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

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

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

~~(3) *Exterior stairwells.* Exterior stairwells facing the public right-of-way shall comply with the following standards:~~

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

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

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

(3) *Balconies.*

a. No less than 25 percent of all dwelling units shall have a balcony.

b. Balconies facing single-family and two-family zoning or use shall be limited to Juliet balconies.

(~~3~~4) *Stairways.* All stairways shall be located completely within the residential structure.

(~~4~~5) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of all buildings and structures.

(~~5~~6) *Orientation requirements.* Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two (2) streets intersect. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows, doors, and ~~,~~ balconies. ~~and/or stairwells.~~ Alternative orientation due to physical site constraints such as topography or natural features may be approved by the zoning administrator.

(~~6~~7) *Windows.* Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the zoning administrator as part of a recognized architectural style.

(~~7~~8) *Roofing.* Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells or roof decks, provided that such flat areas are screened by pitched sections of the roof.

Alternative roof designs associated with recognized architectural styles may be permitted by the zoning administrator.

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

a. Bay window.

b. Arched window.

c. Gable window.

d. Oval or round windows.

e. Shutters.

f. Arched entry, balcony or breezeway entrance.

g. Stone or brick accent wall.

h. Decorative stone or brick band.

i. Decorative tile.

j. Veranda, terrace, porch or balcony.

k. Projected wall or dormer.

l. Variation of roof lines on the building.

m. Decorative caps on chimneys.

n. Entry onto the public facade for ground floor units facing the public ROW.

o. Other feature as approved by the zoning administrator.

(f) *Design standard incentive.* A Developer shall be allowed to have multifamily housing in the MF-2 district ~~with~~with reduced covered and enclosed parking ~~an increased density from 20 units per acre to 24 units per acre, and shall be permitted to have four stories without a requirement of "tuck under" garage parking, if the developer has~~ percentages of ~~10~~ 25 percent garage parking ~~-~~ and 40 percent covered parking, so long as all of the following conditions are met:

(1) The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.

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

(3) No more than 33 percent of the building façade may be fiber cement siding or architecturally finished steel or metal.

(4) Materials for visible roofs~~Roofing materials~~ shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other [similar metals as approved by the zoning administrator.]

(g) *Open space.* A landscaped open space shall be provided immediately adjacent to or across a local street from each residential building containing 100 or more dwelling units. If located across a local street, a pedestrian crosswalk shall be provided. One (1) extra amenity may be permitted to satisfy the open space requirement as approved by the Zoning Administrator.

(h) *Special streetscape and landscape features.* A minimum of four (4) of the following streetscape and landscape features shall be installed along the public right-of-way:

(1) Benches.

(2) Bicycle racks.

(3) Public art to be installed or displayed along the primary street frontage.

(4) Courtyards or plazas.

(5) Decorative paving.

(6) Water features such as fountains.

(7) Other feature as approved by zoning administrator.

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

(Ord. No. O-2019-0463, § XI, 11-26-2019; Ord. No. O-2020-0158, § IV, 6-11-2020)

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

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

| Description | Zoning District | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | AG | SF-R | SF-1 | SF-2 | | | SF-3 | | | SF-D | MH | TF | TH | | SR | MF-1 | MF-2 |
| | | | | Conventional | Zero Lot Line | Village Residential | Estate Lot | Standard Lot | Small Lot | | | | Single-lot (fee simple units) | Common-lot | | | |
| Minimum lot area | 10 acres | 2 acres | 10,000 sq. ft. | 6,500 sq. ft. | 5,500 sq. ft. | 5,000 sq. ft. | 10,000 sq. ft. | 6,500 sq. ft. | 5,000 sq. ft. | 4,356 sq. ft. | 6,500 sq. ft. | 3,500 sq. ft. | 2,500 sq. ft./unit | 20,000 sq. ft. | 20,000 sq. ft. | 10,000 sq. ft./20,000 sq. ft. | 1 acre |
| Minimum lot width | 200 ft. | 200 ft. | 70 ft. | 50 ft. | 45 ft. | 40 ft. | 70 ft. | 50 ft. | 40 ft. | - | 50 ft. | 35 ft. | 25 ft./unit | 150 ft. | 50 ft. | 100 ft. | 200 ft. |
| Minimum lot depth | - | - | - | - | - | - | 110 ft. | - | - | - | - | - | - | - | - | - | - |
| Minimum width of principal building | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 50 ft. | 35 ft. | 30 ft. | - | 20 ft. | - | - | - | - | - | - |
| Minimum dwelling unit area | - | - | - | - | - | - | 2,000 sq. ft. | - | - | - | - | - | - | - | - | - | - |
| Minimum setback from street (ROW) | 50 ft. | 50 ft. | 30 ft. | 20 ft. | 15 ft. | 15 ft. | 20 ft. | 15 ft. | 15 ft. | Context-ual | 20 ft. | 20 ft. | 15 ft. | 15 ft. | 25 ft. | 20 ft. | ~~15 ft.~~ |
| Minimum garage setback from street (ROW) | 50 ft. | 50 ft. | 35 ft. | 25 ft./15 ft. | 25 ft./15 ft. | 50 ft. | 25 ft. | 20 ft. | 20 ft. | 25 ft./15 ft. | 25 ft./15 ft. | 25 ft. | 25 ft. | 25 ft. | - | 25 ft. | ~~50 ft.~~ |
| Minimum garage setback from street (ROW) for side entry garages | - | - | - | - | - | - | 20 ft. | 20 ft. | - | - | - | - | - | - | - | - | - |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Maximum setback from street (ROW) | | | | | | | | | | | | | | | | | 25 ft. |
| Minimum rear setback | 50 ft. | 50 ft. | 20 ft. | 20 ft. | 15 ft. | 50 ft. | 20 ft. | 10 ft. | 10 ft. | 5 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 25 ft. | 20 ft. | 25 ft. |
| Minimum rear setback adjacent to SF/TF lots when pre-cast concrete panel fence is used | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 story: 25 ft.<br>2 stories: 50 ft.<br>3 stories: 75 ft.<br>4 stories: Not permitted | 25 ft. | 1 story: 25 ft.<br>2 stories: 50 ft.<br>3 stories: 80 ft.<br>4 stories: 100 ft.<br><br>5 stories: 125 ft. |
| Minimum rear setback adjacent to SF/TF lots when masonry fence is used | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 story: 20 ft.<br>2 stories: 40 ft.<br>3 stories: 65 ft.<br>4 stories: Not permitted | 20 ft. | 1 story: 20 ft.<br>2 stories: 40 ft.<br>3 stories: 80 ft.<br>4 stories: 100 ft.<br><br>5 stories: 125 ft. |
| Minimum side setback | 20 ft. | 20 ft. | 5 ft. | 5 ft. | 0 ft./12 ft. | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 0 ft./ 5 ft. | 5 ft./20 ft. | 10 ft./20 ft. | 25 ft. | 10 ft. | 25 ft. |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Minimum side setback adjacent to SF/TF lots when pre-cast concrete fence is used | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 story: 25 ft.<br>2 stories: 50 ft.<br>3 stories: 75 ft.<br>4 stories: Not permitted | 25 ft. | 1 story: 25 ft.<br>2 stories: 50 ft.<br>3 stories: 80 ft.<br>4 stories: 100 ft.<br><br>5 stories: 125 ft. |
| Minimum side setback adjacent to SF/TF lots when masonry fence is used | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1 story: 20 ft.<br>2 stories: 40 ft.<br>3 stories: 65 ft.<br>4 stories: Not permitted | 20 ft. | 1 story: 20 ft.<br>2 stories: 40 ft.<br>3 stories: 80 ft.<br>4 stories: 100 ft.<br><br>5 stories: 125 ft. |
| Minimum setback for accessory building | 20 ft. | 20 ft. | 5 ft. | 5 ft. | 5 ft. | 0 ft./5 ft. | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 0 ft./ 5 ft. | 0 ft./5 ft. | 5 ft. | 0 ft./5 ft. | 15 ft./20 ft. | 15 ft. |
| Maximum height of principal building | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 2.5 stories | 4 stories | 2.5 stories | ~~4~~ 5 stories |
| Minimum height of principal building | - | - | - | - | - | - | - | - | - | - | - | - | 3 stories | 3 stories | - | - | - |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Maximum height of accessory building | 35 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. |
| Maximum lot coverage for buildings | 10% | 10% | 40% | 40% | 50% | 50% | 40% | 50% | 55% | 60% | 40% | 50% | 50% | 50% | 40% | 40% | 40% |

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

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

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

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

(f) *Accessory building setbacks in SF-1, SF-2 and S-3.* When a rear or rear side lot line does not abut a developed or planned single-family lot, there is no setback requirement.

(g) Maximum setbacks are intended to create an urban-style interface between structures and the street. The setback shall include any public utility easement (PUE) as well as landscaping and/or foundation treatment. Modifications to the setback distance may be provided by the Zoning Administrator in response to unique development constraints.

(Ord. No. O-2019-0080, § I, 2-14-2019; Ord. No. O-2020-0206, § I, 7-23-2020; Ord. No. O-2022-053, § II, 2-10-2022)