

Text Amendments CODE AMENDMENT

DATE: October 2, 2019

CODE AMENDMENT SECTIONS: Part III – Zoning and Development Code: Building Materials in Residential and Commercial Districts and to revise the lot composition requirements in the SF-3 district - Sections 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-32(C-1), 2-33(C-1a) and 2-34(C-2)

STAFF REVIEW AND ANALYSIS: The following sections are revised in order to comply with HB 2439, effective on September 1, 2019. The bill amends the Texas Local Government Code to prohibit or limit the use or installation of a building product or material on residential or commercial buildings if the building product or material is approved for use by a national model code.

Note: The revisions are not presented in numerical order, but instead are grouped by the type of changes being made to each section.

Sections 2-13, 2-14, 2-15, 2-17, 2-18, 2-19 and 2-21: These sections regulate the SF-R (Single Family – Rural), SF-1 (Single Family – Large Lot), SF-2 (Single Family – Standard Lot), SF-D (Single Family – Downtown), MH (Manufactured Housing), TF (Two-Family) and SR (Senior) zoning districts. Each have provisions for exterior wall materials which are removed in order to comply with HB 2439.

Section 2-16: This section regulates the SF-3 (Single Family – Mixed Lot) zoning district. There are two changes: (1) The lot composition requirement is revised in order to define the percentages of lot types required when the subdivision has a higher connectivity index and includes certain design features; and (2) The exterior wall materials requirement is removed and replaced with an incentive to include the requirement by allowing for a revised lot composition requirement.

- (1) Lot composition requirement: Part (4) (d.) is revised to require that at least 10% of the lots be estate lots and that the number of estate lots and standard lots combined comprise more than 50% of the total number of lots. This change to the lot composition requirement is only allowed when the subdivision has a higher connectivity index and includes certain design features. Previously the code stated only that fewer estate lots or more small lots were allowed with the option.
- (2) Incentive for wall materials: To provide an incentive for including higher quality exterior wall materials, a subdivision which includes these materials may be comprised of 60% standard lots and 40% small lots. This incentive replaces the standard requirement for 40% estate lots, 30% standard lots and 30% small lots.

Sections 2-20 and 2-22: These sections regulate the TH (Townhouse) and MF-1 (Multi-Family – Low Density) zoning districts. To provide an incentive for including higher quality exterior wall and roofing materials, an option to increase the density of the development from 12 units per acre to 14 units per acre is added.

Section 2-23: This section regulates the MF-2 (Multi-Family – Medium Density) zoning district. To provide an incentive for including higher quality exterior wall and roofing materials, an option

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to increase the density of the development from 20 units per acre to 24 units per acre and to remove the “tuck under” garage parking requirement, so long as at least 10% of the required parking is in garages and 40% is covered, is added.

Section 2-32 (C-1), 2-33(C-1a) and 2-34(C-2): These sections regulate the C-1 (General Commercial), C-1a (General Commercial – Limited) and C-2 (Local Commercial) zoning districts. Each have provisions for exterior wall materials which are removed in order to comply with HB 2439.

RECOMMENDED MOTION:

Staff recommends approval of the Code amendments in order to comply with State law.

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTIONS 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, REGARDING BUILDING MATERIALS IN RESIDENTIAL DISTRICTS AND ARTICLE III, SECTIONS 2-32(C-1), 2-33(C-1a), 2-34(C-2) REGARDING BUILDING MATERIALS IN COMMERCIAL DISTRICTS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

I.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

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

(32) *Fence requirements and maintenance.*

- a. These regulations shall apply only to fences that:
 1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or

2. Are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the SF-R district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

1. A fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence, with the exception of fencing measuring four (4) feet or less in height, which vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.

2. A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet or more, said area being calculated over any 50 contiguous linear foot section of fence.

3. A fence shall not have any missing posts, panels, or pickets.

4. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.

5. If the city determines a fence is unsafe, dilapidated or a public nuisance, or otherwise in violation of this chapter, it shall be repaired, replaced or demolished within 60 days upon first notification of non-compliance. Repairs shall be made with materials comparable in composition, color, size, shape and quality to the original fence. Products not intended to be used as fencing are prohibited from being used in the repair of a fence.

II.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

a. The converted area shall not operate as a separate dwelling unit.

b. The converted area shall not include additional utility meters.

c. The converted area shall not include an exterior entry door.

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

be centered on the wall. If two or more windows are installed, they shall be installed symmetrically on the wall.

(32) Fence requirements and maintenance.

a. These regulations shall apply only to fences that:

1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
2. Are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the SF-1 district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

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

III.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

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

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

(43) Fence requirements and maintenance.

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

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

IV.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

(c) *Lot and building dimensional standards.* Property and buildings in the SF-3 district shall conform to the standards found in Sec. 2-26, with the following supplementary notes:

- (1) *Alleys.* Lots less than 45 feet in width shall provide garages with rear access to an alley.
- (2) *Minimum dwelling area.* The living area of the primary residential structure exclusive of porches and garages.
- (3) *Compatibility standard.* Where SF-3 lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the SF-3 lots that immediately abut the large lots shall be a minimum of 10,000 sq. ft.
- (4) *Lot composition.* Except as provided below, each new subdivision with SF-3 zoning shall meet the following lot size composition:
 - a. Estate lots shall compose no less than 40% of the total number of residential lots.
 - b. Standard lots shall compose no less than 30% of the total number of residential lots.
 - c. Small lots shall compose no more than 30% of the total number of residential lots.
 - d. A subdivision may ~~contain fewer estate lots or more small lots than~~ vary from the lot size composition outlined above, so long as: (1) the number of estate lots comprise no less than 10% of the total number of residential lots; and (2) the number of estate lots and standard lots combined comprise more than 50% of the total number of residential lots. In order to be eligible for this exception, the subdivision must have if it has a connectivity index of 1.4 or greater and must ~~includes~~ the following features, as further described in subsection (e) below:
 1. Arterial and collector road landscaping;
 2. Enhanced detention facilities and bridge/culvert design;
 3. Usable open spaces (such as parks, amenity centers, and trails) which exceed the parkland requirement by a minimum of 25%; ~~or~~ and
 4. Brick or natural stone subdivision walls.

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

~~(1) Exterior wall materials.~~

- ~~a. The exterior wall finish shall be a minimum 75% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to 25% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels).~~
- ~~b. An alternative wall finish consisting of 100% stucco may be permitted only in conjunction with a tile roof.~~
- ~~c. The use of materials such as wood shingles, wood siding, and architectural steel or metal shall be limited to accent features.~~
- ~~d. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the percentage and materials requirements listed above.~~

~~(2)~~ (21) *Garage and driveway treatment.*

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

- b. An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required for all garages facing the street.
 - c. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:
 1. The exterior wall of the garage facing any public street shall include a minimum of one (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and
 2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.
- (32) *Front Elevation Requirements.* The front elevation of all homes shall conform with subsection (3)a. or b. below:
- a. A street-facing garage shall not extend beyond the front building façade; or
 - b. The front elevation shall contain a minimum of two of the following elements of wall plane articulation, to be identified on the architectural plans submitted for a building permit:
 1. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches.
 2. A covered front porch or patio with a minimum of 60 square feet.
 3. A shed roof at least 18 inches deep above garage door for an additional architectural detail.
 4. A combination of at least two roof types (e.g., hip and gable) or two different roof planes of varying height and/or direction.
 - ~~5. Two or more masonry finishes to complement the architectural style of the home.~~
 65. The addition of one or more dormers on the front elevation to complement the architectural style of the home.
- (e) *Subdivision features.*
- (1) Arterial and collector road landscaping is defined as the following:
 - a. A minimum 10-foot landscape easement from each side of the right-of-way to the abutting public utility easement. Exceptions may be granted by the zoning administrator for limited site specific variations where a reduction of the 10 feet is requested. The landscape easement shall contain sidewalks, street tree plantings, plant beds, subdivision walls, and neighborhood entry monuments.
 - b. The landscaping within the landscape easement shall comply with Sec. 8-10(g)(1)b.1 and 8-10(g)(1)b.2.
 - c. Meandering five (5) foot sidewalks shall be provided along both sides of the arterial and collector streets. The sidewalks shall be permitted to meander inside and outside the collector right-of-way and landscape easement.
 - (2) Enhanced detention facilities includes the following: limestone cladding on cement walls; a minimum of 25% greater trees and shrubs than is required by the code; and if any permanent bodies of water are proposed they shall be curvilinear, non-rectangular shapes and which provide passive or active recreation opportunities. Enhanced bridge/culvert design includes colored concrete or a masonry veneer to complement the subdivision walls.
 - (3) The size and number of usable open spaces shall be clearly defined in the preliminary plat of the subdivision.
 - (4) The brick or natural stone subdivision wall shall conform to the regulations found in Sec. 4-30.

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

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

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

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

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

V.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

(1) *Parking requirements.*

- a. Parking and access shall be permitted only on improved surfaces.
- b. On-site parking is not required for single-family dwelling units, but is required for the following uses:
 1. A bed and breakfast shall provide one on-site parking space for each guest room.
 2. Other uses shall provide on-site parking in accordance with chapter 8, article VI.
- c. Garages shall not be required. When a garage is constructed, it shall be complementary in materials and design to the primary structure on the lot.
- d. Where an alley exists and is clear of man-made obstructions, new garages shall be oriented toward the alley. If no alley exists, new garages shall be oriented toward an available secondary frontage. If the garage is oriented toward the secondary frontage, the facade that faces the primary frontage shall include articulation such as windows.
- e. A driveway constructed to access a new garage shall be no wider than 18 feet within the setback, and no wider than the garage at any point.
- f. No single garage door facing a public street shall exceed 18 feet in width.
- g. 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. If a property has an existing driveway, it may be utilized to meet any 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 18 feet within the required front or side setback.

(2) *Exterior wall finish.*

~~a. Permitted exterior wall materials include wood siding (novelty, tongue and groove, shiplap, or equivalent), stone (such as rough-faced limestone), brick, and lapped fiber cement siding that is smooth and without a drop in the panel (not cottage lap).~~

~~b. Stone and masonry bonding patterns, size, and color shall be similar to existing structures in the district. Limestone shall have an ashlar pattern, and other stone shall be installed in uniform patterns and shapes.~~

~~c. Exterior insulation and finishing systems (EIFS), concrete tilt wall, concrete block, artificial brick, simulated stone, and synthetic wood shingles are prohibited.~~

~~d. Accessory structures less than 150 square feet are exempt from exterior wall finish requirements.~~

~~e. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.~~

(3) Height, massing and placement requirements.

a. Front facades of the primary structure shall be parallel to the street.

b. The scale of a new building or addition shall reflect the scale of adjacent buildings.

c. The scale and placement of façade elements such as doors, windows, porches, columns, and other architectural features shall be similar to surrounding buildings.

(4) *Additions to the primary structure on a lot.* Additions shall be compatible and secondary in size, design, proportion, and detail to the primary residential structure on a lot.

(5) *Roofs.*

~~a. Roof pitch shall be a minimum of 4:12.~~

~~b. Synthetic wood shingles or synthetic clay tile roofs are prohibited.~~

VI.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

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

a. The converted area shall not operate as a separate dwelling unit.

b. The converted area shall not include additional utility meters.

- 1 c. The converted area shall not include an exterior entry door.
- 2 d. If garage doors are removed, they must be replaced with a wall with new exterior materials
- 3 that match the existing structure's primary exterior materials. If the replaced doors are less
- 4 than 14 linear feet, then at least one window is required. If the replaced doors are 14 linear
- 5 feet or more, then at least two windows are required. If only one window is installed, it shall
- 6 be centered on the wall. If two or more windows are installed, they shall be installed
- 7 symmetrically on the wall.

8 **(43) Fence requirements and maintenance.**

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

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35 **VII.**

36 That Zoning and Development Code, Chapter 2, Article II, Section 2-19, Code of

37 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

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

39 **Sec. 2-19. TF (Two-Family) district.**

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

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

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

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

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

(43) *Fence requirements and maintenance.*

a. These regulations shall apply only to fences that:

1. Face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
2. Are adjacent to a public drainage facility and are visible from a public street.

b. Fences are not required in the TF district. However, the owners of fences subject to this section shall maintain fences in a safe condition and in good repair, with all components free from deterioration, dilapidation, rot, rust, loosening, or leaning. Fences shall be able to withstand the wind load for which they were designed. In addition, the following regulations shall apply:

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

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

VIII.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

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

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

~~b. 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.~~

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

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

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

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

~~(76) *Roofing materials.* 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. 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 that meet the roofing material requirements.~~

~~(87)~~ *Special design features.* All buildings, other than garages, 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. A minimum of five (5) features from the following list shall be incorporated into the building design:

a. Bow window.

b. Bay window.

- c. Arched window.
 - d. Gable window.
 - e. Oval or round windows.
 - f. Shutters.
 - g. Arched entry, balcony or breezeway entrance.
 - h. Stone or brick accent wall.
 - i. Decorative stone or brick band.
 - j. Decorative tile.
 - k. Veranda, terrace, porch or balcony.
 - l. Projected wall or dormer.
 - m. Variation of roof lines on the building.
 - n. Decorative caps on chimneys.
 - o. Other feature as approved by the zoning administrator.
- (f) *Amenities.* At least one (1) amenity accessible to all residents shall be provided for each new townhouse development with 30 or more dwelling units. Additional amenities shall be included at the following rate:

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

Amenities include but are not limited to the following:

- (1) Playground equipment,
- (2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet,
- (3) Private fitness facility*,
- (4) Picnic area, to contain no fewer than two tables and two cooking grills,
- (5) Swimming pool,
- (6) 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*,
- (7) Tennis court,
- (8) Basketball court,
- (9) Volleyball court,
- (10) Kitchen available for resident use*,
- (11) Social room available for resident use*,

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

(g) Design standard incentive. A Developer shall be allowed to have a townhouse development containing up to 14 dwelling units per acre, 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.
3. 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.
4. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.
5. 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.

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

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

IX.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

- (1) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at least two feet in depth, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.
- (2) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color finishes are prohibited.
- ~~(3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally finished steel or metal except for doors, windows and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.~~
 - ~~a. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.~~
 - ~~b. 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.~~

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

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

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

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

~~(76) *Roofing materials.* 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.~~ 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 ~~that meet the roofing material requirements.~~

(87) *Special design features.* All buildings, other than garages, 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. A minimum of five (5) features from the following list shall be incorporated into the building design:

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

X.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

(2) *Building elevation variation.* Any wall in excess of 40 feet in length shall include offsets of at least two feet in depth. There shall be no less than one offset for every 30 feet of horizontal length.

(3) *Building design variation.* The design of individual buildings within multi-building developments shall vary. No two identical buildings shall be located adjacent to one another.

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

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

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

~~b. 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.~~

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

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

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

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

~~(98) *Roofing materials.* 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. 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 that meet the roofing material requirements.~~

(109) *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, patio, porch or balcony.
 - k. Projected wall or dormer.
 - l. Variation of roof lines on the building.
 - m. Decorative caps on chimneys.
 - n. Other feature as approved by the zoning administrator.
- (f) *Multifamily house design standards.* A multifamily house is 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. Individual dwelling units are indistinguishable within the larger building form. Design aspects not specifically addressed below shall be regulated by subsection (e) above. Other recognized architectural designs may be approved by the zoning administrator in order to permit a more flexible, compatible or creative design.
- (1) *Access.* Each building shall have a singular principal entryway on the front that is in scale with the overall mass of the building. Secondary entrances shall be located along the rear or side of the building.
 - (2) *Additional setback requirements.* Chimneys, roof overhangs, bay windows, and other architectural elements approved by the zoning administrator may encroach into the setback by a maximum of 24 inches. Porches and patios may encroach into the front setback by up to eight (8) feet and into the side setback by up to five (5) feet.
 - (3) *Porch/patio/balcony requirement.* Each unit shall have a minimum of 60 square feet of outdoor living space in the form of a patio, porch or balcony adjacent to its principal living space. The minimum depth of the space shall be six (6) feet. This space shall qualify as one of the required special design features.
- (g) *Design standard incentive.* A Developer shall be allowed to have multi-family housing in the MF-1 district with an increased density from 12 units per acre to 14 units per acre; have no limit on the number of units per building; and shall be permitted to have only 50 percent of parking enclosed within a garage, so long as all of the following conditions are met:
- 1. The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), glass, or architecturally finished steel or metal, except for doors, windows, accents and trim. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.
 - 2. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, or brick.
 - 3. 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.
 - 4. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.
 - 5. 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.

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

XI.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

~~b. 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.~~

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

(43) *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.

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

(65) *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, balconies and/or stairwells. Alternative orientation due to physical site constraints such as topography or natural features may be approved by the zoning administrator.

(76) *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.

(87) *Roofing materials.* ~~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.~~ 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 ~~that meet the roofing material requirements.~~ Alternative roof designs associated with recognized architectural styles may be permitted by the zoning administrator.

(98) *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 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 10 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 facade may be fiber cement siding or architecturally finished steel or metal.
4. 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.

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

XII.

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

CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

da. All CMU shall have an ashlar pattern.

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

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

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

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

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

b. ~~Other materials allowed for the exterior wall finish are: stucco; fiber cement siding; architecturally finished steel or metal; glass with steel framing; or architectural concrete masonry units (CMU). These materials shall not comprise more than 50 percent of the total exterior wall finish (breezeways are not included in this calculation). However, 100 percent~~

1 ~~stucco may be permitted in conjunction with a tile roof. The use of materials other than~~
2 ~~those listed in this section and in subsection (e)(1)a, above, shall be limited to accent~~
3 ~~features.~~

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

6 ~~d. Architectural CMU shall have an ashlar pattern.~~

7
8 **XIII.**

9
10 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are
11 expressly repealed.

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

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

20 Alternative 1.

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

24 **READ, PASSED, and ADOPTED** on first reading this ____ day of
25 _____, 2019.

Alternative 2.

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

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

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk