

Memorandum

TO: Planning and Zoning Commission
FROM: Joelle Jordan, AICP
Senior Planner
RE: Proposed text amendment to the Code of Ordinances permitting garage conversions
DATE: December 2, 2015

The Planning and Development Services Department has received many inquiries from homeowners concerning the conversion of garage space into additional living space (also known as "garage conversions"). Currently the City requires two garage enclosed parking spaces and two driveway spaces in residential zoning districts, effectively prohibiting garage conversions. Some illegal conversions have occurred over the years that have not been inspected for life/safety code compliance which may mean that converted spaces have inadequate egress and poor ventilation. After presenting some recommendations to City Council at a briefing earlier this fall, staff has received direction to move forward with an ordinance amendment.

Prior to the 2002 Zoning Ordinance, residentially-zoned properties were not required to have two garage-enclosed parking spaces. Currently, two garage-enclosed spaces are required, and many newer subdivisions have deed restrictions that prevent garage conversions. Therefore, a garage conversion ordinance would apply, for the most part, to homes in older neighborhoods (please see attached list of affected subdivisions). In order to specify which dwelling units would be eligible, the ordinance proposes allowing garage conversions for a home on a lot platted prior to 2002 in single-family and two-family zoning districts. Most driveways have been constructed to accommodate up to four cars (with sidewalk blocked), and often garages are not used for parking cars at a home and are serving as storage space instead. After conversion, a minimum of two off-street parking spaces will continue to be required for each dwelling unit.

The proposed amendment contains language to ensure that the conversion is not utilized as a separate dwelling unit and includes standards to assist with the integration of the garage portion of the structure with the architecture of the rest of the structure. Although not required, if a garage door is removed, new exterior materials must match an existing structure's primary exterior materials and at least two symmetrically-placed windows must be installed. No additional entry doors visible from any public street may be added to the converted portion of the structure. Allowing garage conversions in certain circumstances to occur legally would mean that the City would require a building permit and ensure the conversions are meeting life/safety code requirements.

To address compliance with residents who have already converted their garages, Planning is proposing outreach to encourage voluntary compliance through permitting during a specified period of time post-adoption of an amendment. All new conversions would require a building permit and inspection to ensure life/safety and zoning compliance.



Neighborhoods Affected

- Mesa Park
- Chisholm Valley
- Greenslopes
- Dove Creek
- Twin Ridge
- Hyridge
- South Creek
- Windy Park
- South Park
- Southern Terrace
- Kensington Place
- Windy Terrace
- Greenlawn Place
- Hillside Terrace
- Eggers Acres
- Greenhill
- Chapel Hill North
- Settlement
- Meadow Lake*
- Sunrise Park
- Sunrise Vista
- Mesa Ridge
- Jester Farms*
- Round Rock West
- Cimarron
- Shadow Brook
- Creekmont West
- Lake Creek West
- Bellview
- Westwind
- Apache Oaks
- Rock Hollow*
- Willowbend Estates
- Stoney Brook
- Downtown
- Cushing Park
- High Country
- Bradford Park
- Westchester Park*
- Flower Hill*
- Forest Bluff
- Ryan's Crossing*
- Rainbow Parke*
- Pioneer Crossing*
- Onion Creek Village
- Oak Hollow
- Creekbend
- The Hermitage
- Sam Bass Trails
- Somerset
- Old Town Meadows
- Peach Tree Valley
- Westside
- Little Oaks
- Oak Springs
- Remington Heights*
- Spring Ridge
- Pecan Hills

*** Neighborhood with HOA or Architectural Review Committee, but does not specify that garage conversions are prohibited**

ORDINANCE NO. O-2015-_____

AN ORDINANCE AMENDING CHAPTER 46, SECTIONS 46-5, 46-134, 46-135, 46-136, 46-137, AND 46-138, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING GARAGE CONVERSION; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Chapter 46, Section 46-5, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to amend the definition of "Dwelling unit" to read as follows:

Sec. 46-5. - Definitions.

Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. Buildings with more than one set of cooking, <u>utility meters and/or laundry</u> facilities are considered to be multi-dwelling structures. The term "dwelling unit" does not include hotels, motels, lodging houses, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirtings.
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II.

That Chapter 46, Section 46-134, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-134. SF-R (Single-family - rural lot) district.

- (a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to large lot rural residential development.
- (b) Permitted uses.
 - (1) The following uses are permitted by right:

Use	
Single family, detached home	
Industrialized housing	
Park, neighborhood	
Place of worship	

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(2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Day care (in home) for six or fewer children	46-160(i)
Group home (six or fewer persons)	46-160(m)
Livestock raising	chapter 8, animals
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
Self-enclosed monopole	46-160(kk)
Utilities, minor	46-160(hh)
Utilities, intermediate	46-160(hh)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

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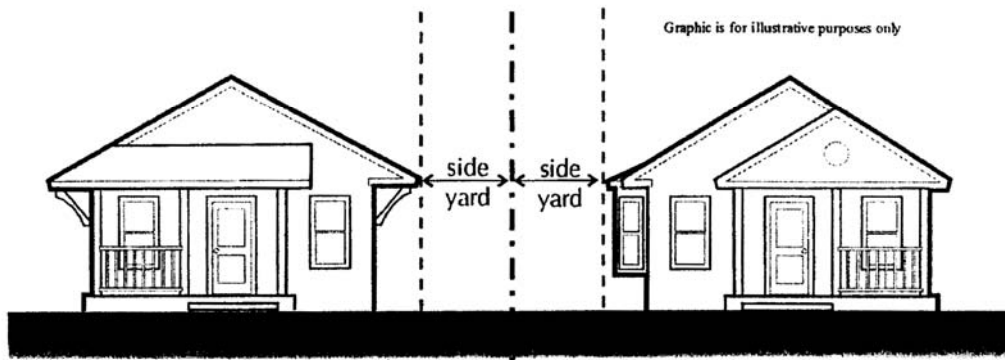
(c) Density and development standards. All development within the SF-R (single-family-rural) district shall conform to the density and development standards described in this subsection.

1 (1) Single family rural lot density and development standards.

Density and Development Standards for Conventional Single Family Rural Lots ⁽¹⁾	
Description	Requirement
Minimum lot area	2 acres
Minimum lot width	200 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	50 ft.
Minimum garage door setback from street (ROW)	50 ft.
Minimum rear setback	50 ft.
Minimum side setback	20 ft.
Minimum setback for accessory building	20 ft. ⁽²⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	10 percent
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings or structures are not permitted in any street yard.	

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- 3 (2) Exterior wall finish. Metal of any type is not permitted except horizontal pre-finished aluminum
- 4 siding. Accessory buildings are exempt from this requirement.
- 5 (3) Off-street parking requirements. For lots in platted subdivisions recorded prior to January 1,
- 6 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For
- 7 lots in platted subdivisions recorded in 2002 and later, Aa minimum of two garage-enclosed
- 8 parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided
- 9 in accordance with section 46-196.
- 10 (4) Setback encroachment. All required setbacks shall be free from any encroachments including
- 11 but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and

fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.



(5) Height and placement requirements. For explanation of measurements, computations and exceptions see section 46-163.

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

a. The conversion shall not operate as a separate dwelling unit;

b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

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, and at least two symmetrically placed windows on the each street-facing façade.

III.

That Chapter 46, Section 46-135, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-135. SF-1 (Single family - large lot) district.

(a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to large lot, low density residential development.

(b) Permitted uses.

(1) The following uses are permitted by right:

Use	
Single family, detached home	
Industrialized housing	

Park, neighborhood	
Place of worship	

(2) The following uses are permitted with conditions:

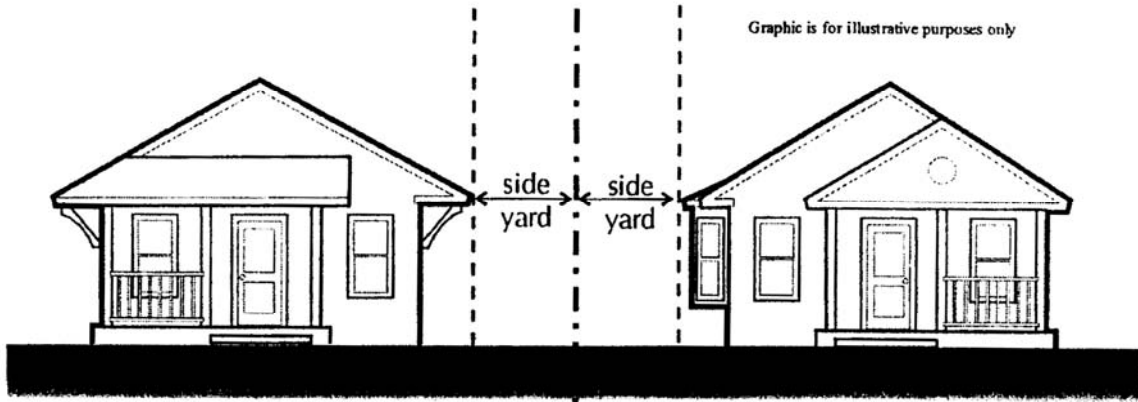
Use	Special Standard
Amenity center	46-160(a)
Day care (in home) for six or fewer children	46-160(i)
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb)(1)
School, middle	46-160(bb)(2)
Self-enclosed monopole	46-160(kk)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(2)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

(c) Density and development standards. All development within the SF-1 (single-family-large lot) district shall conform to the density, development, and special standards described below.

(1) Single-family large lot density and development standards.

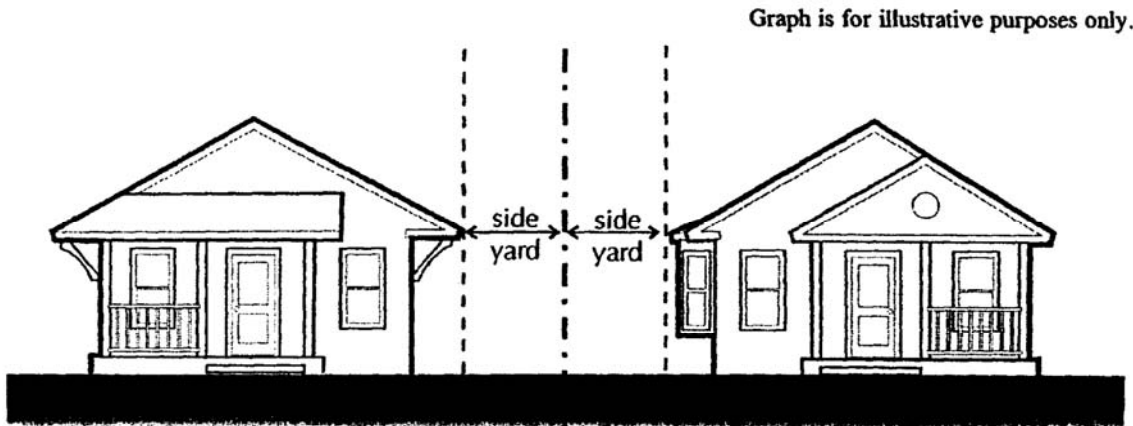
Density and Development Standards for Conventional Single Family Large Lots⁽¹⁾

Description	Requirement
Minimum lot area	10,000 sq. ft.
Minimum lot width	70 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	30 ft.
Minimum garage door setback from street (ROW)	35 ft.
Minimum rear setback	20 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽²⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	40 percent
Maximum height of fence within front street yard	3 ft. ⁽³⁾
Maximum height of fence outside front street yard	8 ft. ⁽³⁾⁽⁴⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings or structures are not permitted in any front street yard.	
⁽³⁾ All fences shall provide a finished face to abutting streets.	
⁽⁴⁾ Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.	



SF-1: Single Family - Large lot

- (2) Exterior wall finish. Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.
- (3) Off-street parking requirements. For lots in platted subdivisions recorded prior to January 1, 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For lots in platted subdivisions recorded in 2002 and later, a minimum of two garages-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with section 46-196.
- (4) Setback encroachment. All required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.



- (5) Height and placement requirements. For explanation of measurements, computations and exceptions see section 46-163.
- (6) Garage conversions. Where otherwise permitted, garage conversions are subject to the following requirements:
 - a. The conversion shall not operate as a separate dwelling unit;
 - b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street: and

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, and at least two symmetrically placed windows on the each street-facing façade.

IV.

That Chapter 46, Section 46-136, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-136. SF-2 (Single-family - standard lot) district.

(a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to low density residential development. This district provides for traditional residential development and allows for a variety of housing types with specific standards.

(b) Permitted uses.

(1) The following uses are permitted by right:

Use	
Single-family, detached home	
Single-family, zero lot line	
Single-family, village residential	
Industrialized housing	
Park, neighborhood	
Place of worship	

(2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Bed and breakfast	46-160(e)

Day care (in home) for six or fewer children	46-160(i)(1)
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb)(1)
School, middle	46-160(bb)(2)
Self-enclosed monopole	46-160(kk)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(2)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

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- 2 (c) Density and development standards. All development within the SF-2 (single-family-standard lot)
- 3 district shall conform to the density, development, and special standards described below.
- 4 (1) Single-family detached home density and development standards.

Density and Development Standards for Conventional Single-Family Standard Lots ⁽¹⁾	
Description	Requirement
Description	Requirement
Minimum lot area	6,500 sq. ft.
Minimum lot width	50 ft.
Minimum width of principal building	20 ft.

Minimum setback from street (ROW)	20 ft.
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	20 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽³⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	40 percent
Maximum height of fence within front street yard	3 ft. ⁽⁴⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁴⁾⁽⁵⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-entry garages may have a 15 ft. setback from street (ROW).	
⁽³⁾ Accessory buildings or structures are not permitted in any front street yard.	
⁽⁴⁾ All fences shall provide a finished face to abutting streets.	
⁽⁵⁾ Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.	

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

(3) Off-street parking requirements.

- a. For lots in platted subdivisions recorded prior to January 1, 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For lots in platted subdivisions recorded in 2002 and later, A a minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with section 46-196.

b. The garage doors facing a public street shall not exceed a total of 18 feet in width.

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

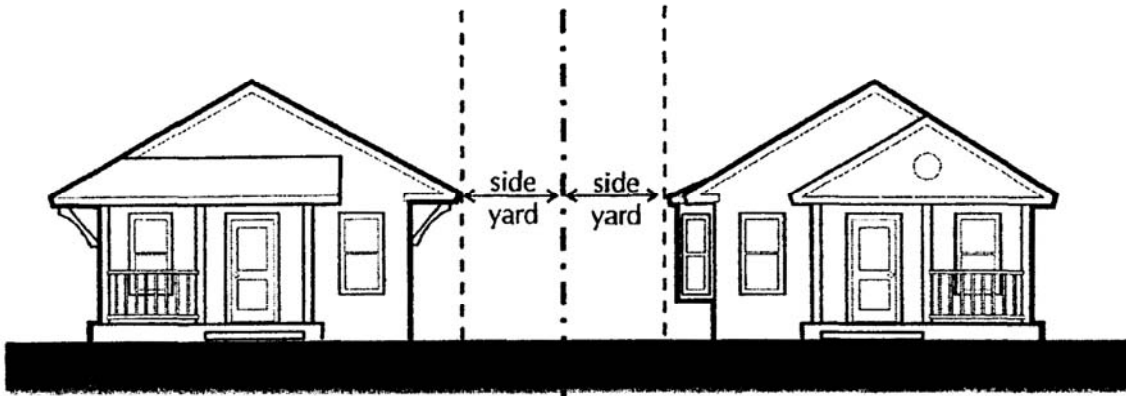
a. The conversion shall not operate as a separate dwelling unit;

b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

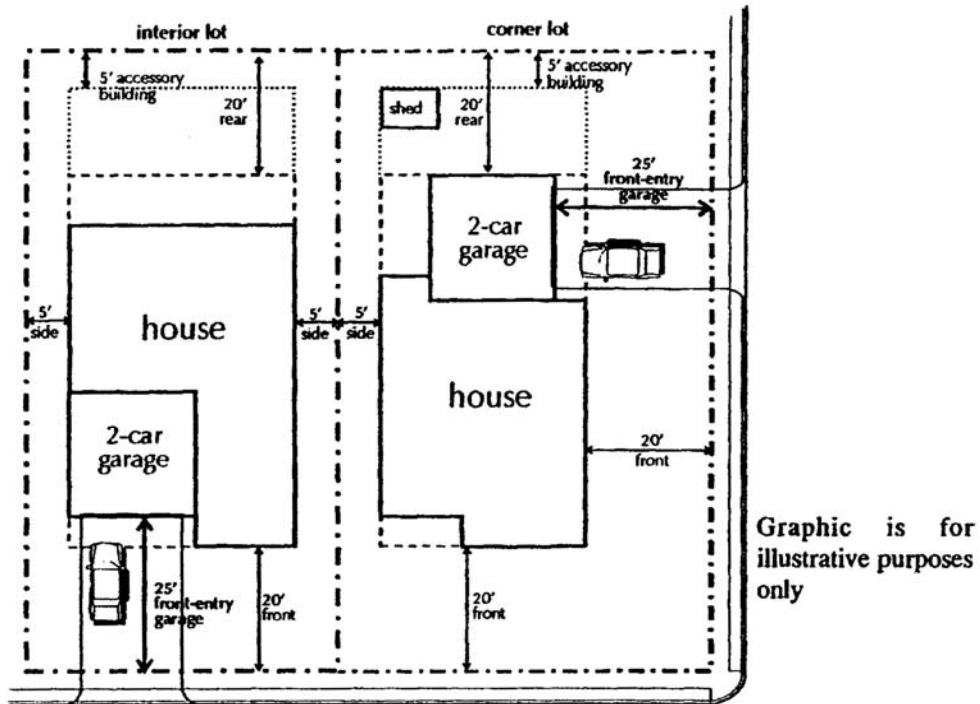
d. If garage doors are removed, they must be replaced with a wall with new exterior materials that match the existing structure's primary exterior materials, and at least two symmetrically placed windows on the each street-facing façade.

(45) Setback encroachment. All required setbacks shall be free from any encroachments, including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

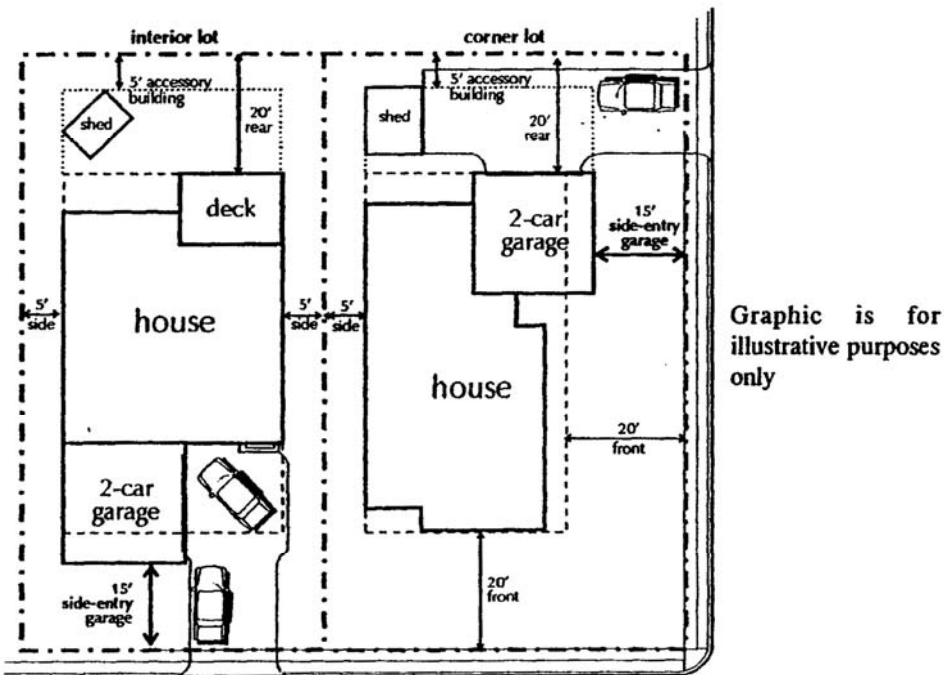


(56) Compatibility standard. Where SF-2 lots are subdivided abutting existing homes on lots 10,000 sq. ft. and over, the SF-2 lots that immediately abut the large lots shall be a minimum of 10,000 sq. ft.

(67) Height and placement requirements. For explanation of measurements, computations and exceptions, see section 46-163.



SF-2: Front Entry Option



SF-2: Side Entry Option

(78) Additional conditions for zero lot line. Although lot size and dimensions may be reduced for zero lot line lots, the reduced lot size shall be compensated by providing common open space equal to the difference between the minimum required lot area for conventional single-family lots and

- 1 the smaller lots. This common open space requirement is not credited toward the parkland
2 dedication requirements specified in the city subdivision ordinance.
- 3 (89) Zero lot line residential lot density and development standards.

Density and Development Standards for Zero Lot Line Residential ⁽¹⁾	
Description	Requirement
Minimum lot area	5,500 sq. ft.
Minimum lot width	45 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	15 ft.
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	15 ft.
Minimum side setback	0 ft./12 ft. ⁽³⁾
Minimum setback for accessory building	5 ft. ⁽⁴⁾
Maximum height of principal building	2 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	50 percent
Maximum height of fence within front street yard	3 ft. ⁽⁵⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁵⁾⁽⁶⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-entry garages may have a 15 ft. setback from street (ROW).	
⁽³⁾ One side setback may be zero ft.; the other side setback shall be at least 12 ft.	

(4) Accessory buildings or structures are not permitted in any front street yard.

(5) All fences shall provide a finished face to abutting streets.

(6) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

(910) Special standards for zero lot line residential lots.

- a. Eaves. The eaves on the side of a house with a reduced setback may project a maximum of 24 inches over the adjacent property line. In this case, an easement for the eave projection shall be recorded on the deed for the lot where the projection occurs.
- b. Maintenance easement. An easement between the two property owners to allow for maintenance or repair of the house is required when the eaves or side wall of the house are less than five feet from the adjacent property line. The easement on the adjacent property shall provide at least five feet of unobstructed space between the furthestmost projection of the structure and the edge of the easement.
- c. Privacy. If the side wall of the house is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side setback of the adjacent lot are not permitted. Windows that do not allow visibility into the side setback of the adjacent lot, such as a clerestory window or a translucent window, are permitted.

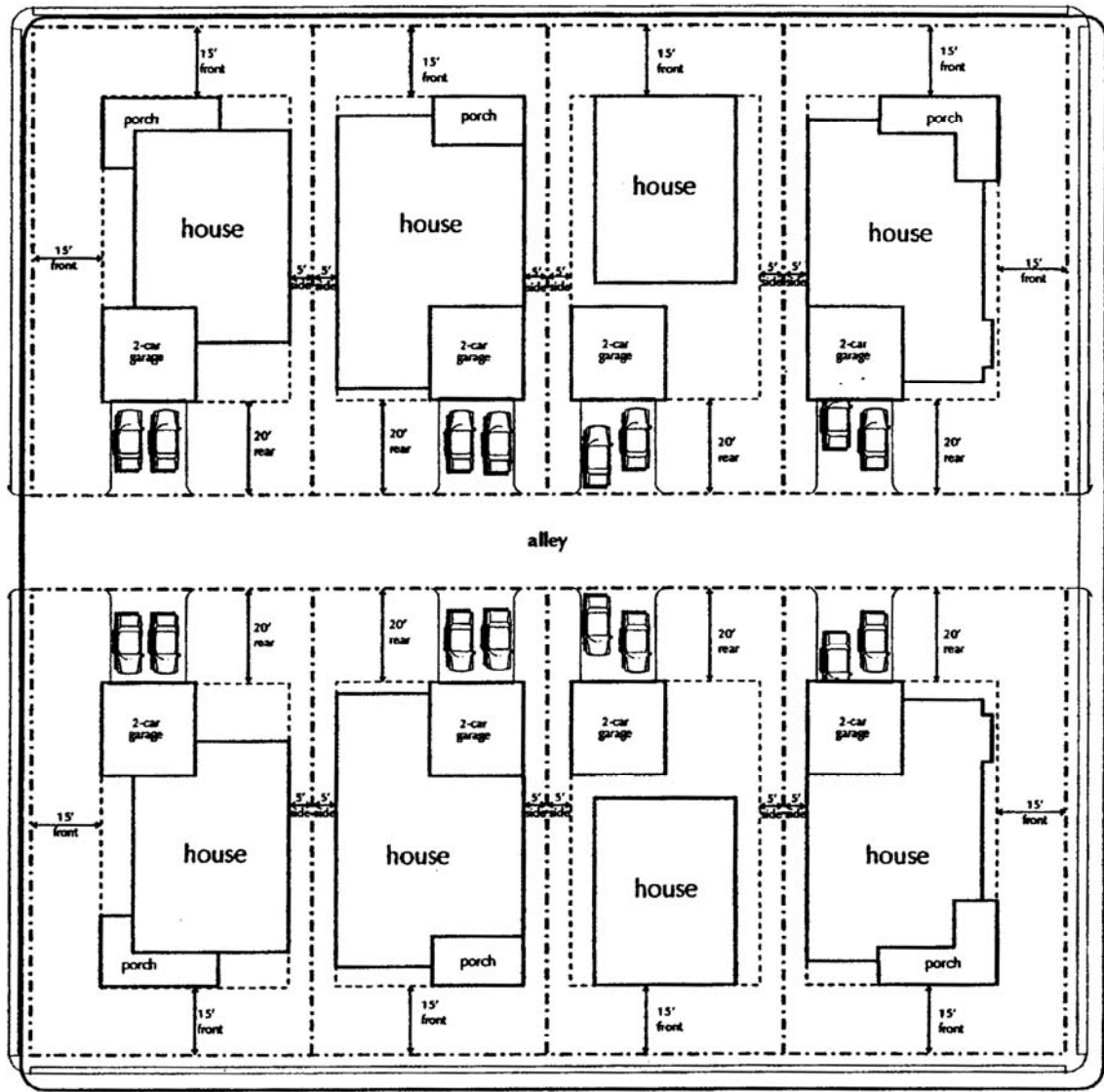
(1011) Additional conditions for village residential lots. Although lot size and dimensions may be reduced for village residential lots, the reduced lot size shall be compensated by providing common open space equal to the difference between the minimum required lot area for conventional single-family lots and the smaller lots. This common open space requirement is not credited toward the parkland dedication requirements specified in the city subdivision ordinance.

(1112) Village residential lot density and development standards.

Density and Development Standards for Village Residential ⁽¹⁾	
Description	Requirement
Minimum lot area	5,000 sq. ft.
Minimum lot width	40 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	15 ft.
Minimum garage door setback from street (ROW)	50 ft.
Minimum garage door setback from alley	20 ft.

Minimum rear setback	50 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	0/5 ft. ⁽²⁾⁽³⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	50 percent
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Accessory buildings are not permitted in any street yard.	
⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback.	
⁽⁴⁾ All fences shall provide a finished face to abutting streets.	

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2 (1213) Special standards for village residential lots.
3 a. All village residential lots shall provide garages with rear access to an alley.
4 b. Garages on village residential lots may not face or have direct access to the front right-of-
5 way.
6 c. Fencing located within ten feet of an alley right-of-way or common lot boundary shall be
7 constructed of materials which will not impede the visibility of drivers backing into the alley.



Graphic is for illustrative purposes only

Village Residential

V.

That Chapter 46, Section 46-137, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Sec. 46-137. MH (Manufactured housing) district.

- (a) Purpose. To establish and provide for the inclusion of manufactured housing on single lots at locations which are suitable for such housing and to provide adequate space and site diversification for residential purposes.

1 (b) Permitted uses.

2 (1) The following uses are permitted by right:

Use	
Single-family, detached manufactured home	
Industrialized housing	
Park, neighborhood	
Place of worship	

3
4 (2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Day care (in home) for six or fewer children	46-160(i) ⁽¹⁾
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkage	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb) ⁽¹⁾
School, middle	46-160(bb) ⁽²⁾
Utilities, minor	46-160(hh) ⁽¹⁾
Utilities, intermediate	46-160(hh) ⁽²⁾
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

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- 2 (c) Prohibited uses. Mobile homes are prohibited within the corporate limits of the city.
- 3 (d) Density and development standards. All development within the MH (manufactured housing) district
- 4 shall conform to the density, development, and special standards described in this subsection.
- 5 (1) Manufactured housing density and development standards.

Density and Development Standards for Manufactured Housing Lots ⁽¹⁾	
Description	Requirement
Minimum lot area	6,500 sq. ft.
Minimum lot width	50 ft.
Minimum width of principal building	20 ft.
Minimum setback from street (ROW)	20 ft.
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	20 ft.
Minimum side setback	5 ft.
Minimum setback for accessory building	5 ft. ⁽³⁾
Maximum height of principal building	2.5 stories ⁽⁴⁾
Maximum height of accessory building	15 ft.
Maximum lot coverage	40 percent
Maximum height of fence within front street yard	3 ft. ⁽⁵⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁵⁾⁽⁶⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ Side-entry garages may have a 15 ft. setback from street (ROW).	

(3) Accessory buildings or structures are not permitted in any front street yard.

(4) Stacking of manufactured homes is prohibited.

(5) All fences shall provide a finished face to abutting streets

(6) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

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

(3) Subdivision requirement. All manufactured housing shall be constructed on lots subdivided in conformance with chapter 36.

(4) Off-street parking requirements.

a. For lots in platted subdivisions recorded prior to January 1, 2002, a minimum of two off-street parking spaces shall be provided for each dwelling unit. For lots in platted subdivisions recorded in 2002 and later, Aa minimum of two garage-enclosed parking spaces shall be provided for each dwelling unit. Parking for other uses shall be provided in accordance with section 46-196.

b. The garage doors facing a public street shall not exceed a total of 18 feet in width.

(5) Setback encroachment. All required setbacks shall be free from any encroachments, including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

(6) Compatibility standards. Where manufactured housing lots are subdivided abutting existing homes on lots 10,000 square feet and over, the manufactured housing lots that immediately abut the large lots shall be a minimum of 10,000 square feet.

(7) Height and placement requirements. For explanation of measurements, computations and exceptions, see section 46-163.

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

a. The conversion shall not operate as a separate dwelling unit;

b. The conversion shall not include an additional kitchen or additional laundry facilities;

c. The conversion shall not include an additional entry door visible from any public street; and

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, and at least two symmetrically placed windows on the each street-facing façade.

1 **VI.**

2 That Chapter 46, Section 46-138, Code of Ordinances (2010 Edition), City of
3 Round Rock, Texas, is hereby amended to read as follows:

4 **Sec. 46-138. TF (Two-family) district.**

5
6 (a) Purpose. To establish and preserve areas of low-medium intensity land use primarily devoted to
7 moderate density residential development.

8 (b) Permitted uses.

9 (1) The following uses are permitted by right:

Use	
Single-family, attached house (2 dwelling units)	
Industrialized housing	
Park, neighborhood	
Place of worship	

10
11 (2) The following uses are permitted with conditions:

Use	Special Standard
Amenity center	46-160(a)
Day care (in home) six or fewer children	46-160(i)(1)
Group home (six or fewer persons)	46-160(m)
Park, community	46-160(t)
Park, linear/linkages	46-160(u)
Place of worship (with accessory uses not exceeding 2,500 square feet)	46-160(w)
School, elementary	46-160(bb)(1)

School, middle	46-160(bb)(2)
Single-family, detached home	46-160(dd)(2)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(1)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

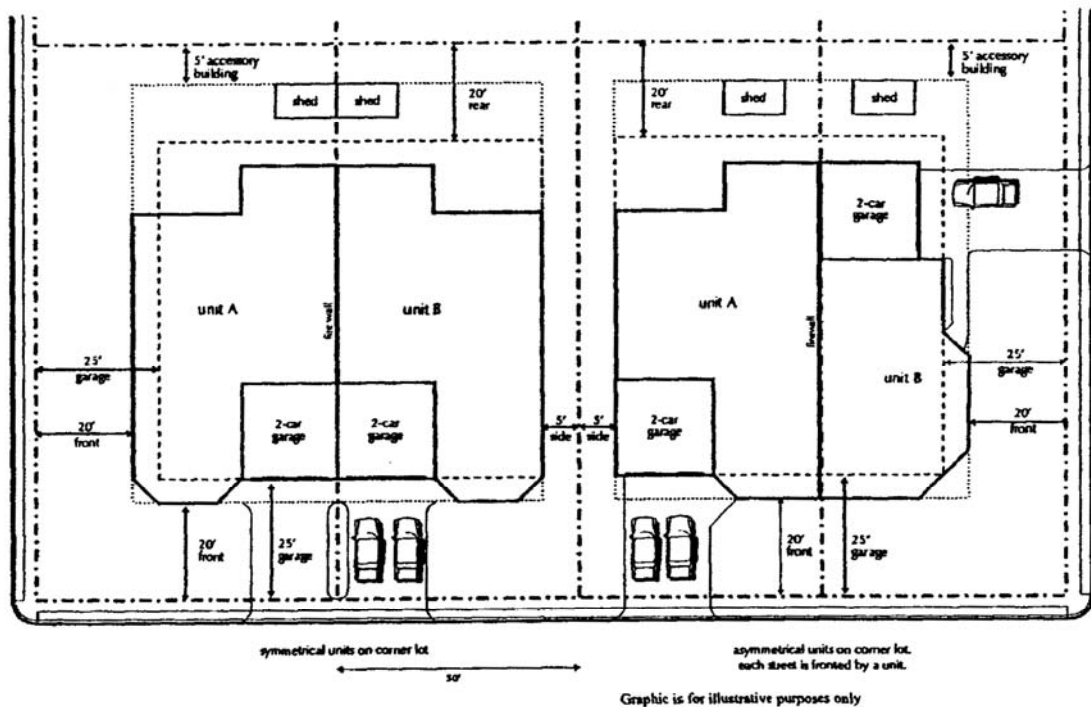
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2 (c) Density and development standards. All development within the TF district shall conform to the
3 density, development, and special standards described in this subsection.

- 4 (1) Two-family lot density and development standards.

Density and Development Standards for Conventional Two-Family Lots ⁽¹⁾	
Description	Requirement
Minimum lot area	3,500 sq. ft. ⁽²⁾
Minimum lot width	35 ft. ⁽²⁾
Minimum setback from street (ROW)	20 ft.
Minimum garage door setback from street (ROW)	25 ft.
Minimum rear setback	20 ft.
Minimum side setback	0 or 5 ft. ⁽³⁾
Minimum setback for accessory building	0 or 5 ft. ⁽³⁾⁽⁴⁾
Maximum height of principal building	2.5 stories
Maximum height of accessory building	15 ft.
Maximum lot coverage	50 percent

Maximum height of fence within front street yard	3 ft. ⁽⁵⁾
Maximum height of fence outside front street yard	8 ft. ⁽⁵⁾⁽⁶⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.	
⁽²⁾ For fee simple lot containing one dwelling unit in a two dwelling unit building.	
⁽³⁾ The setback shall be 5 ft., except that common walls are not required to have a setback.	
⁽⁴⁾ Accessory buildings are not permitted in any front street yard.	
⁽⁵⁾ All fences shall provide a finished face to abutting streets.	
⁽⁶⁾ Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.	

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TF (Two-family) District

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- (2) Exterior wall finish. Metal of any type is not permitted except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.

1 (3) Off-street parking requirements.

2 a. A minimum of two garage-enclosed parking spaces shall be provided for each dwelling
3 unit. Parking for other uses shall be provided in accordance with section 46-196.

4 b. The garage doors facing a public street shall not exceed a total of 18 feet in width.

5 (4) Setback encroachment. All required setbacks shall be free from any encroachments including
6 but not limited to, accessory buildings or structures, eaves, roof overhangs, box windows and
7 fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from
8 this requirement.

9 (5) Height and placement requirements. For explanation of measurements, computations and
10 exceptions, see section 46-163.

11 (6) Garage conversions. Where otherwise permitted, garage conversions are subject to the
12 following requirements:

13 a. The conversion shall not operate as a separate dwelling unit;

14 b. The conversion shall not include an additional kitchen or additional laundry facilities;

15 c. The conversion shall not include an additional entry door visible from any public street; and

16 d. If garage doors are removed, they must be replaced with a wall with new exterior materials
17 that match the existing structure's primary exterior materials, and at least two
18 symmetrically placed windows on the each street-facing façade.

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20 **VII.**

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

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

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

1 Alternative 1.

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

5 **READ, PASSED, and ADOPTED** on first reading this ____ day of
6 _____, 2015.

7 Alternative 2.

8 **READ** and **APPROVED** on first reading this the ____ day of
9 _____, 2015.

10 **READ, APPROVED and ADOPTED** on second reading this the ____ day of
11 _____, 2015.

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ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk