

ORDINANCE NO. O-2016-3780

AN ORDINANCE AMENDING CHAPTER 46, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, TO CREATE NEW ZONING DISTRICT SF-D (SINGLE-FAMILY - DOWNTOWN), BY ADDING SECTION 46-136.1 AND AMENDING SECTION 46-160; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-136.1, which shall read as follows:

Sec. 46-136.1 - SF-D (Single-family - downtown) district.

(a) *Purpose.* To establish and preserve areas of land use primarily devoted to low density residential development. This district provides for traditional residential development and includes standards to reinforce the scale and design of an established residential neighborhood with numerous historic structures.

(b) *Permitted uses.*

(1) The following uses are permitted by right:

Use	Supplementary Standard
Park, community	None
Park, linear/linkage	None
Park, neighborhood	None
Place of worship	None
Single-family detached home	None

(2) The following uses are permitted with conditions:

Use	Supplementary Standard
Bed and breakfast	46-160(e)(2)
Day care (in home) for six or fewer children	46-160(i)(1)
Group home	46-160(m)
School, elementary	46-160(bb)(1)
School, middle	46-160(bb)(2)
Self-enclosed monopole	46-160(k)(k)
Utilities, minor	46-160(hh)
Utilities, intermediate	46-160(hh)
Wireless transmission facilities, stealth	46-160(kk)

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

(1) *Density and development standards.*

Description	Requirement
Minimum lot area	4,356 sq. ft.
Minimum lot width	None
Minimum width of principal building	None
Minimum setback from street (ROW)	contextual. ⁽¹⁾
Minimum garage door setback from street (ROW)	25 ft./15 ft. ⁽²⁾
Minimum rear setback	5 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 for buildings	60 percent
Maximum height of fence within front street yard	3 ft. non-wrought iron ⁽⁵⁾ 6 ft. wrought iron
Maximum height of fence outside front street yard	6 ft. or 8 ft. ⁽⁵⁾
⁽¹⁾ Front setback shall be the same as adjacent buildings +/- 5 feet. If the two setbacks on either side of the subject property are greater than 10 feet different from one another, the owner of the subject property may choose which adjacent property to use to establish the contextual setback.	
⁽²⁾ All portions of a garage and garage doors shall be set back a minimum of 5 feet from the front elevation of the main structure.	
⁽³⁾ Accessory buildings or structures are prohibited in any street yard.	

(4)	Floor to floor heights shall be the same as adjacent structures in a block.
(5)	Fences may be up to eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.

(2) *Setback requirements.*

a. All required setbacks shall be free from all encroachments, including accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.

b. Structures shall not encroach into any public utility easements

(3) *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 Sec. 46-196.

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. The garage doors facing a public street shall not 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.

(d) *SF-D district design standards.*

1. *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.

2. *Height, massing and placement requirements.* For explanation of measurements, computations, and exceptions, see section 46-163.

- 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.

3. *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.

4. *Roofs.*

- a. Roof pitch shall be a minimum of 4:12.
- b. Synthetic wood shingles or synthetic clay tile roofs are prohibited.

5. *Lot fencing.*

- a. Fences shall be constructed of the following materials: brick, stone, wrought iron, or wood. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the zoning administrator.
- b. Fence posts shall be constructed of wood, rust-resistant metal parts, concrete-based masonry or concrete pillars.
- c. Fence posts and fence panels for non-wood fences shall be capped.
- d. All fences shall provide a finished face to all public rights-of-way.
- e. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

6. *Fence requirements and maintenance.*

- a. These regulations shall apply only to fences that:

- 112 1) face a public street, a public park, a public recreation facility, a school, a
113 library, or a government office; or
114 2) are adjacent to a public drainage facility and are visible from a public
115 street.
- 116 b. Fences are not required in the SF-D district. However, the owners of fences
117 subject to this section shall maintain fences in a safe condition and in good
118 repair, with all components free from deterioration, dilapidation, rot, rust,
119 loosening, or leaning. Fences shall be able to withstand the wind load for which
120 they were designed. In addition, the following regulations shall apply:
- 121 1) A fence shall not be out of vertical alignment more than one (1) foot from
122 the vertical measured at the top of the fence, with the exception of
123 fencing measuring four (4) feet or less in height, which vertical alignment
124 shall not be more than six (6) inches from the vertical measured at the
125 top of the fence.
- 126 2) A fence shall not have any broken, loose, damaged or rotted
127 components having a combined total area of twenty (20) square feet or
128 more, said area being calculated over any 50 contiguous linear foot
129 section of fence.
- 130 3) A fence shall not have any missing posts, panels, or pickets.
- 131 4) Painted fence components shall be regularly maintained to prevent
132 rusting, peeling, or blistering surfaces.
- 133 5) If the city determines a fence is unsafe, dilapidated or a public nuisance,
134 or otherwise in violation of this chapter, it shall be repaired, replaced or
135 demolished within 60 days upon first notification of non-compliance.
136 Repairs shall be made with materials comparable in composition, color,
137 size, shape and quality to the original fence. Products not intended to be
138 used as fencing are prohibited from being used in the repair of a fence.
- 139 6. *Mechanical equipment and trash receptacles for non-residential uses.*
- 140 a. Roof-mounted equipment shall be set back from the edges of roofs and screened
141 so as not to be visible from public view.
- 142 b. No mechanical or service areas shall be placed in the street yard.
- 143 c. Trash receptacles shall be screened from the street and pedestrian areas with
144 fencing or appropriate height landscaping.

146 II.

147 That Chapter 46, Section 46-160, subsection (e)(2), Code of Ordinances (2010
148 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

150 **Sec. 46-160. - Supplementary use standards.**

- 151 (e) Bed and breakfast.

(2) A bed and breakfast located in ~~an~~the SF-2 or SF-D district shall be subject to the following additional standards:

- a. A bed and breakfast located in an SF-2 district shall be in the downtown development area.
- b. The operator of the bed and breakfast shall be a full-time resident of the dwelling in which the bed and breakfast establishment is housed.
- c. A maximum of four guest rooms shall be provided in any one bed and breakfast establishment.

III.

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

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

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

Alternative 1.

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

READ, PASSED, and ADOPTED on first reading this _____ day of _____, 2016.

181 Alternative 2.

182 **READ** and **APPROVED** on first reading this the _____ day of

183 _____, 2016.

184 **READ, APPROVED** and **ADOPTED** on second reading this the _____ day of

185 _____, 2016.

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191 ATTEST:

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ALAN MCGRAW, Mayor
City of Round Rock, Texas

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194 _____
SARA L. WHITE, City Clerk