

ORDINANCE NO. O-2017-4287

AN ORDINANCE AMENDING CHAPTER 46, CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, TO CREATE NEW ZONING DISTRICTS SF-3 (SINGLE FAMILY – MIXED LOT), OF-2 (OFFICE – MID RISE), MU-R (MIXED USE – REDEVELOPMENT AND SMALL LOT), AND MU-G (MIXED USE – GREENFIELD AND LARGE LOT), AND BY AMENDING SECTIONS 46-160, 46-195, AND 46-199; 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 46-132(a), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended to read as follows

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

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

Base Zoning Districts	
<i>Residential Zoning Districts</i>	
SF-R	Single-family - rural
SF-1	Single-family - large lot
SF-2	Single-family - standard lot
<u>SF-3</u>	<u>Single Family – Mixed Lot</u>
<u>SF-D</u>	<u>Single Family – Downtown</u>
MH	Manufactured housing
TF	Two-family

TH	Townhouse
MF-1	Multifamily - low density
MF-2	Multifamily - medium density
MF-3	Multifamily - urban
<i>Commercial Zoning Districts</i>	
C-1	General commercial
C-1a	General commercial - limited
C-2	Local commercial
<i>Employment zoning districts</i>	
OF	Office
<u>OF-2</u>	<u>Office – Mid Rise</u>
BP	Business park
LI	Light industrial
I	Industrial
<i>Special Purpose Zoning Districts</i>	
AG	Agricultural
PF-1	Public facilities - low intensity
PF-2	Public facilities - medium intensity
PF-3	Public facilities - high intensity
SR	Senior

MI	Mining
OS	Open space
MU-1a	Mixed-use southwest downtown
MU-1	Mixed-use historic commercial core
MU-2	Mixed-use downtown medium density
MU-L	Mixed-use limited
<u>MU-R</u>	<u>Mixed Use – Redevelopment and Small Lot</u>
<u>MU-G</u>	<u>Mixed Use – Greenfield and Large Lot</u>
PUD	Planned unit development
<i>Overlay Zoning Districts</i>	
H	Historic overlay
CT	Chisholm Trail overlay
PV	Palm Valley overlay

## II.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-136.2, which shall read as follows:

### **Sec. 46-136.2 - SF-3 (Single Family – Mixed Lot) district.**

(a) Purpose. To establish and preserve areas of low intensity land use primarily devoted to low density residential development on lots of various sizes and with increased design standards than other single family residential zoning districts. This district is intended for subdivisions that can accommodate a variety of lot sizes and detached housing types.

(b) Permitted uses.

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(1) The following uses are permitted by right:

<u>Use</u>	<u>Supplementary Standard</u>
<u>Park, neighborhood</u>	<u>None</u>
<u>Place of worship</u>	<u>None</u>
<u>Public safety facility</u>	<u>None</u>
<u>Single-family detached home</u>	<u>None</u>

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(2) The following uses are permitted with conditions:

<u>Use</u>	<u>Supplementary Standard</u>
<u>Amenity center</u>	<u>46-160(a)</u>
<u>Day care (in home) for six or fewer children</u>	<u>46-160(i)(1)</u>
<u>Group home</u>	<u>46-160(m)</u>
<u>Park, community</u>	<u>46-160(t)</u>
<u>Park, linear/linkage</u>	<u>46-160(u)</u>
<u>Place of worship (with accessory uses totaling less than 2,500 square feet)</u>	<u>46-160(w)</u>
<u>School, elementary</u>	<u>46-160(bb)(1)</u>
<u>School, middle</u>	<u>46-160(bb)(2)</u>
<u>Utilities, minor</u>	<u>46-160(hh)</u>
<u>Utilities, intermediate</u>	<u>46-160(hh)</u>
<u>Wireless transmission facilities</u>	<u>46-160(kk)</u>

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(c) Density and development standards. All development within the SF-3 (Single Family – Mixed Lot) district shall conform to the density, development, and special standards described below.

(1) Density and development standards.

<u>Description</u>	<u>Requirement<sup>(1)</sup></u>		
	<u>Single Family Detached - Estate Lot</u>	<u>Single Family Detached – Standard Lot</u>	<u>Single Family Detached – Small Lot</u>
<u>Minimum lot area</u>	<u>10,000 sq. ft.</u>	<u>6,500 sq. ft.</u>	<u>5,000 sq. ft.</u>
<u>Minimum lot width</u>	<u>70 ft.</u>	<u>50 ft.</u>	<u>40 ft.<sup>(2)</sup></u>
<u>Minimum lot depth</u>	<u>110 ft.</u>	<u>=</u>	<u>=</u>
<u>Minimum width of principal building</u>	<u>50 ft.</u>	<u>35 ft.</u>	<u>30 ft.</u>
<u>Minimum setback from street (ROW)</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>15 ft.</u>
<u>Minimum garage door setback from street (ROW)</u>	<u>25 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<u>Minimum garage door setback from street (ROW) for side entry garages</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>=</u>
<u>Minimum rear setback</u>	<u>20 ft.</u>	<u>10 ft.</u>	<u>10 ft.</u>
<u>Minimum side setback</u>	<u>5 ft.</u>	<u>5 ft.</u>	<u>5 ft.</u>
<u>Minimum setback for accessory building<sup>(3)</sup></u>	<u>5 ft.</u>	<u>5 ft.</u>	<u>5 ft.</u>
<u>Maximum height of principal building</u>	<u>2.5 stories</u>	<u>2.5 stories</u>	<u>2 stories</u>
<u>Maximum height of accessory building</u>	<u>15 ft.</u>	<u>15 ft.</u>	<u>15 ft.</u>
<u>Minimum dwelling unit area<sup>(4)</sup></u>	<u>2000 sq. ft.</u>		
<u>Maximum lot coverage for buildings</u>	<u>40%</u>	<u>50%</u>	<u>55%</u>
<u>Maximum height of fence within front street yard<sup>(6)</sup></u>	<u>3 ft.</u>	<u>3 ft.</u>	<u>3 ft.</u>
<u>Maximum height of fence outside front street yard<sup>(5)(6)</sup></u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>
<u><sup>(1)</sup> Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.</u>			
<u><sup>(2)</sup> Lots less than 45 feet in width shall provide garages with rear access to an alley.</u>			

<u>(3) Accessory buildings or structures are not permitted in any front street yard.</u>
<u>(4) The living area of the primary residential structure exclusive of porches and garages.</u>
<u>(5) All fences shall provide a finished face to abutting streets.</u>
<u>(6) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.</u>

- (2) 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.
- (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 outlined above if it has a roadway connectivity index of 1.40 or greater and 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;
    4. Brick or natural stone subdivision walls.
- (5) Fencing.
  - a. Single family lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the zoning administrator.
  - b. Fences that abut parks, trails, or similar public or private open spaces shall be of wrought iron or tubular steel. Masonry bases not exceeding three (3) feet in height and/or masonry columns are permitted in conjunction with a wrought iron or tubular steel fence.
  - c. Fence requirements and maintenance.
    1. These regulations shall apply only to fences that:

- i. face a public street, a public park, a public recreation facility, a school, a library, or a government office; or
- ii. are adjacent to a public drainage facility and are visible from a public street.

2. Fences are not required in the SF-3 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:

- i. 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.
- ii. 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.
- iii. A fence shall not have any missing posts, panels, or pickets.
- iv. Painted fence components shall be regularly maintained to prevent rusting, peeling, or blistering surfaces.
- v. 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.

(d) Design standards.

(1) Exterior wall finish.

- 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) Garage and driveway treatment.
- a. The garage doors facing a public street shall not exceed a total of 18 feet in width.
- b. A street-facing garage shall not extend beyond the front building façade.
- c. 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 garage doors facing the street.
- d. Swing in, side entry garages are permitted as a primary garage or 3<sup>rd</sup> 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.
- (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 consist of the following:
1. One large tree or two small trees per 40 linear feet, or fraction thereof; and
2. One small tree per 60 linear feet, or fraction thereof.
- c. Sidewalks a minimum of five (5) feet in width shall be provided along both sides of the arterial and collector streets. The sidewalks shall be permitted to meander inside and outside the street 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 section 36-116 of the Code of Ordinances.

### III.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-144.1, which shall read as follows:

**Sec. 46-144.1 - OF-2 (Office – Mid Rise) district.**

(a) Purpose. To establish and preserve areas of medium to high intensity land use primarily devoted to offices and related accessory uses. This district is intended to allow for more intense development that is compatible with commercial and employment zoning districts.

(b) Location criteria.

(1) New OF-2 zoning is prohibited adjacent to existing or planned single-family or two-family neighborhoods.

(2) OF-2 zoned properties shall front on a designated arterial roadway or freeway/tollway.

(c) Permitted uses.

(1) The following uses are permitted by right:

<u>Use</u>	<u>Supplementary Standard</u>
<u>Colleges and universities</u>	<u>None</u>
<u>Community service</u>	<u>None</u>
<u>Office</u>	<u>None</u>
<u>Park, community</u>	<u>None</u>
<u>Park, linear/linkage</u>	<u>None</u>
<u>Park, neighborhood</u>	<u>None</u>
<u>Public safety facility</u>	<u>None</u>

<u>Use</u>	<u>Supplementary Standard</u>
<u>Schools: business or trade</u>	<u>None</u>

(2) The following uses are permitted with conditions:

<u>Use</u>	<u>Supplementary Standard</u>
<u>Day care</u>	<u>46-160(i)</u>
<u>Eating establishment</u>	<u>46-160(j)</u>
<u>Medical office</u>	<u>46-160(s)</u>
<u>Parking, commercial</u>	<u>46-160(g)</u>
<u>Retail sales and service</u>	<u>46-160(aa)</u>
<u>Utilities, minor</u>	<u>46-160(hh)</u>
<u>Utilities, intermediate</u>	<u>46-160(hh)</u>
<u>Wireless transmission facilities</u>	<u>46-160(kk)</u>

(d) Density and development standards. All development within the OF-2 (Office – Mid Rise) district shall conform to the density, development, and special standards described below.

(1) Density and development standards.

<u>Description</u>	<u>Requirement<sup>(1)</sup></u>	
	<u>Standard</u>	<u>IH-35/SH 45/SH 130<sup>(2)</sup></u>
<u>Minimum lot width</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum lot size</u>	<u>2 acres</u>	<u>2 acres</u>
<u>Minimum setback from street (ROW)</u>	<u>25 ft.</u>	<u>25 ft.</u>
<u>Minimum rear setback<sup>(3)</sup></u>	<u>0 ft./10 ft.</u>	<u>0 ft./10 ft.</u>

<u>Minimum side setback<sup>(3)</sup></u>	<u>0 ft./10 ft.</u>	<u>0 ft./10 ft.</u>
<u>Minimum setback for accessory building<sup>(4)</sup></u>	<u>0 ft./5 ft.</u>	<u>0 ft./5 ft.</u>
<u>Maximum height of principal building</u>	<u>5 stories or 75 feet, whichever is less</u>	<u>12 stories</u>
<u>Maximum height of accessory building<sup>(4)(5)</sup></u>	<u>15 ft.</u>	<u>15 ft.</u>
<u>Maximum height of fence within street yard</u>	<u>3 ft. <sup>(6)</sup></u>	<u>3 ft. <sup>(6)</sup></u>
<u>Maximum height of fence outside street yard</u>	<u>8 ft. <sup>(6)</sup></u>	<u>8 ft. <sup>(6)</sup></u>
<u>(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.</u>		
<u>(2) For lots with frontage on IH-35, SH 45, or SH 130.</u>		
<u>(3) The minimum rear and side setbacks shall be 10 feet, except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes.</u>		
<u>(4) Accessory buildings or structures are not permitted in any front street yard.</u>		
<u>(5) The minimum setback for accessory buildings shall be five (5) feet, except that common walls are not required to have a setback.</u>		
<u>(6) All fences shall provide a finished face to abutting streets.</u>		

- (2) Landscaping. Landscaping requirements apply to all development in the OF-2 district. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique character, identity, and environment for the city. These regulations are located in section 46-195.
- (3) Off-street parking and loading. Off-street parking requirements apply to development in the OF-2 district. These regulations are located in section 46-196.
- (4) Traffic impact studies. Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in section 46-197.
- (5) Access and circulation. Vehicle access and circulation standards apply to development in the OF-2 district. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in section 46-198.

- 1           (6) Fire access requirement. At least one face of the tallest segment of a multi-story building  
2           shall front on a designated fire lane.
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- 4   (e) Mid-rise office design standards. The following design standards apply to all buildings in the OF-2  
5   district. These standards are intended to ensure an attractive built environment in Round Rock.  
6   Alternative designs may be approved in writing by the zoning administrator in order to implement  
7   a specific, recognized architectural style not accommodated by the design standards below,  
8   excluding corporate architecture.
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- 10          (1) Exterior wall materials. The building materials of a project shall be durable, require low  
11          maintenance, and be of the same or higher quality as surrounding developments.  
12          Building materials shall be harmonious and compatible with adjacent developments.  
13          a.       The exterior finish of all buildings shall be natural stone, simulated stone, brick,  
14                stucco, architectural concrete masonry unit (CMU), glass with steel framing, or  
15                architecturally finished steel or metal, except for doors, windows and trim. The  
16                use of other materials shall be limited to accent features.  
17          b.       Architectural CMU shall have an ashlar pattern.
- 18          (2) Exterior color. Color schemes shall be harmonious and compatible with adjacent  
19          developments. Accent colors shall be compatible with the main color theme.
- 20          (3) Glass. Mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior  
21          walls and roofs of all buildings and structures.
- 22          (4) Orientation requirements. Building elevations that face a public street shall have at least  
23          25 percent of the wall facing the street consist of windows and/or pedestrian entrance  
24          areas.
- 25          (5) Signage. Signs should meet the requirements of chapter 30 of this Code and be in  
26          harmony with the style and character of the development and should be an integral  
27          design component of the building architecture, building materials, landscaping, and  
28          overall site development.
- 29
- 30   (f) OF-2 compatibility standards. Compatibility standards are intended to protect lower intensity  
31   properties from the adverse impacts sometimes associated with adjacent higher intensity  
32   development.
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- 34          (1) Visual screening. Screening standards for detention/water quality ponds; dumpsters,  
35                trash receptacles, outdoor storage; ground mounted equipment; and other similar  
36                structures and facilities are located in subsection 46-195(i).
- 37          (2) Roof-mounted mechanical equipment. All roof-mounted mechanical equipment shall  
38                be screened from public view. Screening shall utilize the same or similar materials  
39                as the principal structure.
- 40          (3) Lighting.
- 41          a.       Site lighting design requirements.

1. Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way.
  2. Light source (lamp). Only incandescent, fluorescent, metal halide, color corrected high-pressure sodium, or light emitting diodes may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.
  3. Mounting. Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
  4. Height of fixture. The height of a fixture shall not exceed 25 feet.
- b. Excessive illumination.
1. Interferes with use or enjoyment. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
  2. Direct glare or excessive illumination onto streets. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

#### IV.

That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended by adding a new Section 46-155.4, which shall read as follows:

#### **Sec. 46-155.4 – MU-R (Mixed Use – Redevelopment and Small Lot) district.**

##### **(a) Purpose.**

- (1) To allow for the development of small lots where the desired development or redevelopment cannot be accommodated with existing commercial district standards. This district also permits mixed-uses, including a residential component that typically would not otherwise be accommodated. The development standards establish projects with a more pedestrian-oriented and urban scale.
- (2) The standards herein are not intended to be of a particular style or period, but to encourage high-quality construction and development that fits the proportions and

functional characteristics of a mixed-use district with an urban and pedestrian-oriented feel.

(b) Permitted uses.

(1) The following uses are permitted by right:

<u>Use</u>	<u>Supplementary Standard</u>
<u>Accessory dwelling unit/carriage house</u>	<u>None</u>
<u>Bed and breakfast</u>	<u>None</u>
<u>Office</u>	<u>None</u>
<u>Overnight accommodations</u>	<u>None</u>
<u>Park, community</u>	<u>None</u>
<u>Park, linear/linkage</u>	<u>None</u>
<u>Park, neighborhood</u>	<u>None</u>
<u>Place of worship</u>	<u>None</u>
<u>Public safety facility</u>	<u>None</u>

(2) The following uses are permitted with conditions:

<u>Use</u>	<u>Supplementary Standard</u>
<u>Community service</u>	<u>46-160(h)</u>
<u>Eating establishment</u>	<u>46-160(j)</u>
<u>Indoor entertainment activities</u>	<u>46-160(p)</u>
<u>Live/work units</u>	<u>46-160(q)</u>
<u>Medical office</u>	<u>46-160(s)</u>

<u>Use</u>	<u>Supplementary Standard</u>
<u>Retail sales and service</u>	<u>46-160(aa)</u>
<u>Upper story residential</u>	<u>46-160(gg)</u>
<u>Utilities, minor</u>	<u>46-160(hh)</u>
<u>Utilities, intermediate</u>	<u>46-160(hh)</u>
<u>Wireless transmission facilities</u>	<u>46-160(kk)</u>

(3) The following uses are permitted with special exceptions:

<u>Day care</u>
<u>Eating establishment with an outdoor cooking area. In order for an eating establishment with an outdoor cooking area to qualify for a special exception, no outdoor cooking areas shall be permitted to share a common lot line with an existing single family use.</u>
<u>Event center</u>
<u>Outdoor entertainment</u>
<u>Passenger terminal</u>

(c) Density and development standards. All development within the MU-R (Mixed Use – Redevelopment and Small Lot) district shall conform to the density, development, and special standards described below.

(1) Density and development standards.

<u>Description</u>	<u>Requirement<sup>(1)</sup></u>
<u>Minimum lot width</u>	<u>20 ft.</u>
<u>Minimum setback from street (ROW)</u>	<u>10 ft. / Contextual<sup>(2)</sup></u>
<u>Minimum rear setback</u>	<u>5 ft.</u>

<u>Minimum rear setback where sharing common lot line with existing single family uses</u>	<u>10 ft.</u>
<u>Minimum side setback<sup>(3)</sup></u>	<u>0 ft.</u>
<u>Minimum side setback where sharing common lot line with existing single family uses</u>	<u>5 ft.</u>
<u>Maximum height of principal building<sup>(4)</sup></u>	<u>3 stories / 50 ft.</u>
<u>Maximum height of accessory building</u>	<u>15 ft.</u>
<u>Minimum setback for accessory building<sup>(5)</sup></u>	<u>0 ft./5 ft.</u>
<u>Maximum height of fence within street yard</u>	<u>3 ft.</u>
<u>Maximum height of fence outside street yard<sup>(6)</sup></u>	<u>6 ft. / 8 ft.</u>
<u>(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.</u>	
<u>(2) A contextual setback may be considered when the frontage within a block is occupied or partially occupied by a building or buildings with front yards of greater depth than 10 feet. The zoning administrator shall consider roadway type, development patterns, and adopted land use plans for the block on which the project is located in determining a modification to this setback.</u>	
<u>(3) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.</u>	
<u>(4) Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement. The height of the structure abutting an existing single-family residential use is limited to the height of the single-family structure's nearest wall excluding the roof and attic plus one foot in height from every foot of distance from the existing single-family residential use.</u>	
<u>(5) Accessory buildings or structures are not permitted in any front street yard.</u>	
<u>(6) Fences may be eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.</u>	

(2) *Parking.* On-site parking shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.

a. *On-site parking.*

1. Due to the variable nature of lot sizes and use, a parking generation study shall be provided with each development application for all non-

- 1 residential uses. The parking generation study shall include the following  
2 criteria:
- 3 i. A demand analysis of parking need based on industry standards.  
4 ii. Characteristics of those using parking, including turnover rate.
- 5 2. On-site parking shall be required for all residential uses, or residential  
6 portions of any building.
- 7 i. Required residential parking per unit:
- |   |                            |                 |
|---|----------------------------|-----------------|
| 8 | <u>1 Bedroom:</u>          | <u>1 space</u>  |
| 9 | <u>2 Bedrooms or more:</u> | <u>2 spaces</u> |
- 10 ii. For residential units without defined bedrooms:
- |    |                                 |                 |
|----|---------------------------------|-----------------|
| 11 | <u>Under 800 square feet:</u>   | <u>1 space</u>  |
| 12 | <u>800 square feet or more:</u> | <u>2 spaces</u> |
- 13 iii. Tandem parking shall be permitted to accommodate the  
14 residential parking requirement.
- 15 3. Alternative solutions may include a shared parking agreement as  
16 described in section 46-196(c)(2) or other solution as approved by the  
17 transportation director.
- 18 b. All parking shall be constructed in accordance with the following requirements in  
19 addition to standards provided in section 46-196:
- 20 1. Parking and access shall be permitted only on improved surfaces.  
21 2. Vehicular entrances to all parking areas shall be no wider than the  
22 minimum standard allowed by the Design and Construction Standards.  
23 3. On-site parking areas are prohibited in any street yard, and all parking  
24 shall be setback a minimum of five (5) feet from any street-facing  
25 building façade. For the purposes of through lots, the street yard shall be  
26 designated as that which fronts on the roadway with the higher  
27 classification.
- 28 4. All existing driveways that are no longer required for parking access shall  
29 be removed and replaced with landscaping at the time of site plan review  
30 and street improvements installed to match adjacent areas.
- 31 5. On-site parking areas visible from a public street shall be screened by a  
32 building or wall, hedge or other landscaping screen that is at least three  
33 (3) feet in height.
- 34 c. On-street parking.
- 35 1. The applicant for a building permit may provide on-street parking  
36 adjacent to the property, if the existing right-of-way will accommodate it.  
37 The materials, design and location of the parking improvements shall be  
38 approved by the City.
- 39 d. Structured parking. All structured parking garages where any of the parking is  
40 above grade shall meet the following standards, in addition to the standards in  
41 subsection (c) above:

1. The first 20 feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from view from a public street by means of landscaping or manufactured materials.
  2. Exterior garage building materials shall be limited to natural stone, simulated stone, brick, split-face or stone-face concrete masonry units (CMU), or architecturally finished steel or metal.
  3. The glazing percentage requirements provided in subsection (d)(7) shall apply to ground-level occupant spaces, if any.
  4. Pedestrian access.
    - i. Pedestrian ingress and egress to all parking structures shall provide access directly to a street or public frontage except for underground parking levels, where pedestrians may exit the parking area directly into a building.
    - ii. Pedestrians shall have direct access from parking areas to the street on the primary frontage.
    - iii. There shall be direct access to the street from commercial uses.
  5. Service access shall be from the rear or a secondary frontage where one exists and shall be enclosed or screened from view.
- (3) Traffic impact analysis. A Traffic Impact Analysis (TIA), deferral, or waiver shall be required for any development in the MU-R district prior to any site plan approval.
- (4) Access and circulation.
- a. Vehicle access and circulation standards provided in section 46-198 apply to all new development. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways.
  - b. Drive throughs shall be prohibited except on lots fronting arterials, as defined by the Transportation Master Plan. The following conditions shall apply to any site where a drive through is incorporated:
    1. Only one (1) business on a site shall have a drive through.
    2. Drive throughs shall be part of a building containing two (2) or more occupants or uses.
    3. The principal use associated with the drive through shall not occupy more than 50% of the gross floor area of a single story building. For multi-story buildings, the principal use may occupy the entire first floor.
    4. Off-street vehicle stacking spaces are prohibited in any front street yard and shall meet the stacking area standards and design provided in section 46-196(j).

- 1                   5.       Vehicular entrances and exits shall be no wider than the minimum  
2                   required for one (1) vehicle and shall be in accordance with the Design  
3                   and Construction Standards.
- 4       (5)     *Lot fencing design standards.*
- 5           a.       The following standards apply to all lot fencing in the MU-R district:
- 6                   1.       Fences shall be constructed of brick, natural stone, simulated stone, or  
7                   wrought iron. Other decorative masonry materials, reinforced concrete,  
8                   or wrought iron equivalents may be approved by the Zoning  
9                   Administrator.
- 10                  2.       Fence posts shall be constructed of rust resistant metal parts, concrete-  
11                  based masonry or concrete pillars of sound structural integrity.
- 12                  3.       Fence posts and fence panels shall be capped.
- 13                  4.       All fences shall provide a finished face to abutting single-family or  
14                  townhouse uses.
- 15                  5.       All fences shall provide a finished face to abutting streets.
- 16           b.       All nonresidential uses shall be required to install and maintain a fence  
17                  constructed of masonry materials such as brick, natural stone, simulated stone,  
18                  decorative reinforced concrete, or other equivalent material approved by the  
19                  zoning administrator, a minimum of six feet in height, along every property line  
20                  which is shared with a SF or TF use and is not in the street yard. The zoning  
21                  administrator may waive the requirement based upon a finding of any of the  
22                  following:
- 23                          1.       The zoning administrator determines that due to the site plan layout  
24                          and/or existing site conditions, potential impacts will be negligible;
- 25                          2.       The zoning administrator receives a letter from the adjacent residential  
26                          property owner(s) requesting that the fence not be installed; or
- 27                          3.       The zoning administrator determines that existing and/or proposed  
28                          vegetation will serve as an adequate screen.
- 29       (6)     *Landscaping.*
- 30           a.       Where the building setback provides adequate space, landscaping foundation  
31                  treatment shall be required in accordance with the Category 3 standards in  
32                  section 46-195(h).
- 33           b.       Minor modifications to design and development standards may be permitted to  
34                  protect and accommodate protected trees.
- 35           c.       Screening for parking shall be in accordance with subsection (c)(2)b.5. above.
- 36           d.       Pervious concrete and pervious pavers for parking and maneuvering areas are  
37                  permitted. Other permeable surfaces may be approved by the zoning  
38                  administrator.
- 39       (7)     *Outdoor storage and display.*
- 40           a.       General outdoor storage is prohibited.

- b. Outdoor display and limited outdoor storage shall be allowed in accordance with section 46-199.
- c. Limited outdoor storage is prohibited in the street yard.
- (8) Site furniture.
- a. Site furniture for non-residential uses, as defined in section 46-5, shall be required to be of a commercial grade and manufactured for exterior use.
- b. Site furniture may also include moveable outdoor site features such as outdoor café tables and planters.
- (9) Special conditions for public open space including parks, trails, creeks, and public plazas.
- a. No opaque fences shall be allowed on the portion of a lot abutting any public open space. Wrought iron fencing or equivalent may be used.
- b. There shall be no loading or service areas between the buildings and public open spaces.
- c. An eight (8) foot wide linear landscaped area in accordance with section 46-195(g)(4) shall be required on lots abutting public open space that have their parking between the buildings and the public open space. If site constraints inhibit the incorporation of the required landscaped area, alternative landscaping may be approved by the zoning administrator.
- (d) MU-R district design standards. The following design standards apply to all buildings in the MU-R district, with the exception of certain expansions, as addressed in subsection (e). Additional standards for expansions and conversions are provided in subsections (e) and (f) below and replace their counterparts in this subsection where applicable. Alternate design standards may be approved by the zoning administrator to permit a more flexible or creative design that still meets the intent of the MU-R district design standards.
- (1) Exterior wall finish. The exterior finish of all buildings shall be natural stone, simulated stone, brick, architectural concrete masonry units (CMU), glass, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally finished steel or metal, except for doors, windows, accents and trim.
- a. Fiber cement siding shall not comprise more than 33 percent of the exterior wall finish.
- b. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.
- c. The use of materials such as wood shingles and wood siding shall be limited to accent features.
- d. Other wall materials or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.
- (2) Orientation requirements.
- a. Main entrances shall be visible to pedestrians from the street or a public plaza on the primary frontage.

- 1            b. Buildings with multiple street frontages shall be designed with primary facades  
2            facing each public street.
- 3            c. Where ramps or other accessibility-related structures are installed, they shall be  
4            integrated into the building design by facing the structure with the same exterior  
5            materials as the building, using the same stone material that was used in the  
6            landscape if applicable, or screening structures behind planters and other  
7            landscape features.
- 8            (3) Exterior color. Day-Glo, luminescent, neon, or similar types of color finishes are  
9            prohibited.
- 10           (4) Building elevation variation.
- 11           a. The length of walls facing public streets shall be broken into smaller planes. Wall  
12           planes shall not extend more than an average of 50 feet without an offset or  
13           interruption by a pilaster or structural frames, change in roof line or architectural  
14           materials.
- 15           b. For buildings with a primary façade length of greater than 100 feet, offsets of at  
16           least three (3) feet in depth shall be required for every 50 feet of façade length.
- 17           c. The composition of windows and other major features shall relate to the wall  
18           plane between each offset or other feature identified in subsection b. immediately  
19           above.
- 20           (5) Building articulation.
- 21           a. All buildings shall be designed to include varied relief to provide interest and  
22           variety and to avoid monotony. This shall include details that create shade and  
23           cast shadows to provide visual relief to the buildings. Horizontal and vertical  
24           elements of exterior walls should vary in height, design and projection to provide  
25           architectural interest and style.
- 26           b. The following is a list of design features that may be used as part of an  
27           integrated, comprehensive building design to provide architectural interest and  
28           style. Such interest and style shall include a minimum of five (5) of the following:
- 29           1. Decorative cornices.
- 30           2. Eaves.
- 31           3. Bow window.
- 32           4. Bay window.
- 33           5. Arched window.
- 34           6. Gable window.
- 35           7. Transom windows.
- 36           8. Multiple sashed and/or paned upper story windows.
- 37           9. Oval or round windows.
- 38           10. Shutters.
- 39           11. Arched entry, balcony or breezeway entrance.
- 40           12. Recessed entryways.
- 41           13. Storefront (for retail uses).

14. Arcade/Gallery (for retail uses).
  15. Stone or brick accent wall.
  16. Decorative stone or brick band.
  17. Decorative tile.
  18. Veranda, porch or balcony.
  19. Projected wall or dormer.
  20. Variation of roof lines on the building.
  21. Decorative caps and chimneys.
  22. Stone coursing around windows.
  23. Metal canopies.
  24. Fabric awnings that relate to window and door bays.
  25. Other feature as approved by the zoning administrator.
- (6) Special design features for buildings with a setback greater than zero feet. The following is a list of special design features that shall be used as part of an integrated, comprehensive building and site design to provide architectural interest and style. Such interest and style shall include a minimum of at least one (1) of the following:
- a. Stoops.
  - b. Rooftop decks.
  - c. Courtyard.
  - d. Forecourt .
  - e. Structural landscape elements or public art that are installed within the setback.
- (7) Windows. In order to ensure appropriate proportion, shape, position, location, pattern and size of windows on a building, the following shall be required:
- a. The ground floor of the primary façade shall have a minimum of 40 percent glazing. All glazing on the primary façade of the ground floor shall have a light transmittance of 70 percent.
  - b. Upper floors of the primary façade shall have a minimum of 30 percent glazing.
  - c. At least 25 percent of the wall area on any side or rear elevation facing a park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.
  - d. To assist with energy efficiency and solar gain the requirements in this subsection may be reduced by the Zoning Administrator to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.
- (8) Glass. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or more is prohibited on the exterior walls and roofs of buildings and structures.
- (9) Roofing Materials.
- a. Roofing materials for pitched roofs shall consist of a minimum 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, copper or other similar materials as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections

- 1                   shall be permitted to be flat to provide for mechanical equipment wells or roof  
2                   decks provided all pitched sections of the roof meet the roofing material  
3                   requirements.
- 4                   b.       All roof-mounted mechanical equipment shall be screened from public view so as  
5                   to not be visible from an abutting street, public plaza or public open space. The  
6                   screen shall utilize the same or similar materials as the principal structure.
- 7                   (10)   Awnings and Canopies. Awnings and canopies attached to buildings shall meet the  
8                   following standards:
- 9                   a.       Awnings and canopies shall be placed so as to avoid obscuring details of the  
10                  building façade.
- 11                  b.       Awnings and canopies shall be placed so that there is a minimum clearance of  
12                  eight (8) feet at its lowest point when over a sidewalk or other pedestrian  
13                  walkway.
- 14                  c.       Awnings and canopies may encroach up to 10 feet or 66 percent of the distance  
15                  from the building face to the curb, whichever is less.
- 16
- 17                  (e)       Expansions.
- 18
- 19                  (1)       Expansions to existing structures shall meet the height and setback standards  
20                  established in subsection (c) or the contextual setback as defined in section 46-163.
- 21                  (2)       Expansions that are less than 35 percent of the existing gross floor area shall meet the  
22                  following criteria:
- 23                  a.       Expansions shall reflect the architectural style of the original building, including  
24                  roof, articulation, windows, doors, and exterior finish. If the existing style is not  
25                  desired for the expanded portion of the structure, the expansion shall meet the  
26                  design standards provided in subsection (d), as applicable.
- 27                  b.       Newly constructed portions of the building shall meet all development standards  
28                  in subsection (c), as applicable.
- 29                  (3)       The cumulative expansion of 35 percent or more of the gross floor area over any five (5)  
30                  year period shall meet the following standards:
- 31                  a.       Each street-facing façade shall be required to incorporate a minimum of three (3)  
32                  improvements in accordance with subsection (d).
- 33                  b.       Newly constructed portions of the building shall meet all development standards  
34                  in subsection (c), as applicable.
- 35
- 36                  (f)       Conversions.
- 37
- 38                  (1)       Conversions in the MU-R District from single-family residential to a non-residential use  
39                  shall meet the following development standards in subsection (c):
- 40                  a.       parking (subsection (c)(1));
- 41                  b.       traffic impact analysis (subsection(c)(2));

- c. access and circulation (subsection (c)(3));
- d. fencing design standards (subsection (c)(4));
- e. landscaping (subsection (c)(5));
- f. outdoor display and storage (subsection (c)(6));
- g. site furniture (subsection (c)(7)); and
- h. special conditions for public open space (subsection(c)(8)).

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

- a. exterior wall finish (subsection (d)(1));
- b. orientation requirements (subsection (d)(2)a. and (d)(2)c.);
- c. exterior color (subsection (d)(3));
- d. roofing (subsection (d)(9));
- e. awnings and canopies (subsection (d)(10)); and

(2) Expansions in the gross floor area during the conversion process shall meet the standards in subsection (d) above, as applicable.

(g) *MU-R compatibility standards.* Compatibility standards are intended to protect lower intensity properties from the adverse impacts sometimes associated with adjacent higher intensity development.

(1) *Roof-mounted mechanical equipment.* All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

(2) *Lighting.*

a. *Site lighting design requirements.*

1. *Fixture (luminaire).* The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way.

2. *Light source (lamp).* Only incandescent, fluorescent, metal halide, color corrected high-pressure sodium, or light emitting diodes may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.

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

4. *Height of fixture.* The height of a freestanding light fixture shall not exceed 15 feet.

b. *Excessive illumination.*

1. *Interferes with use or enjoyment.* Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily

1 illuminates another lot if it clearly exceeds the requirements of this  
2 section, or if the standard could reasonably be achieved in a manner  
3 that would not substantially interfere with the use or enjoyment of  
4 neighboring properties.

5 2. Direct glare or excessive illumination onto streets. Lighting shall not be  
6 oriented so as to direct glare or excessive illumination onto streets in a  
7 manner that may distract or interfere with the vision of drivers on such  
8 streets.

10  
11 **V.**

12 That Chapter 46, Code of Ordinances (2010 Edition), City of Round Rock, Texas,  
13 is hereby amended by adding a new Section 46-155.5, which shall read as follows:

14 **Sec. 46-155.5 – MU-G (Mixed Use – Greenfield and Large Lot) district.**

15  
16 **(a) Purpose.**

17  
18 (1) To establish areas of mixed land uses for the comprehensive development of a mixed-  
19 use project that includes a large tract of land and one of the following conditions:

20 a. Where commercial zoning districts and a residential component could not  
21 otherwise be accommodated;

22 b. Where desired development or redevelopment cannot be accommodated with  
23 existing commercial zoning standards; or

24 c. Where the desired development is of an urban scale which is oriented toward the  
25 pedestrian.

26 (2) This district is intended to serve as the base zoning district in PUD negotiations for  
27 developers to utilize for new, large mixed-use development.

28 (3) Mixed-use zoning for this district refers to the combining of complementary residential  
29 and commercial uses in the same building, on the same site, or in the same block. The  
30 standards herein are not intended to be of a particular style or period, but to encourage  
31 high-quality construction and development that fits the proportions and functional  
32 characteristics of a mixed-use district with an urban and pedestrian-oriented feel.

33 (4) This district is intended to serve as an option for property owners to use for new, large-  
34 scale mixed-use development instead of creating a PUD, or as the base zoning district in  
35 PUD negotiations.

36  
37 **(b) Site and land use criteria.** The following site and land use criteria shall be provided for all  
38 proposed projects:  
39

- (1) The total acreage of the project, which shall be a minimum of 10 acres.
- (2) A general plan indicating the layout, land uses, and percentages of each land use.
- (3) Allocation of open space accessible to the public comprising a minimum of 15% of the total acreage.
- (4) Each project shall have a designated main street which is configured in a block layout and serves as the core of each development.
  - a. The maximum block size shall be three (3) acres in size and 400 feet in length.
  - b. Buildings on the main street shall have their primary façade facing the main street.
  - c. The design of building facades in the first block off the main street shall reflect the design of the buildings on the main street.
- (5) A minimum of two (2) land use/zoning categories (residential, commercial, employment) shall be identified.
  - a. If a development is entirely non-residential it shall have at least one (1) of the following:
    1. Any type of residential neighborhood or multifamily development abutting at least one (1) side of the proposed project.
    2. The entirety of the proposed project fronts on a multi-lane divided roadway and is on average not more than one (1) block in depth according to the measurement standards for blocks provided within this section.
    3. The proposed project contains a building with overnight accommodations that occupies a minimum of four (4) stories.
  - b. When residential uses are incorporated into a project, the first phase of the project shall meet at least one (1) of the following criteria:
    1. All development abutting a thoroughfare shall have non-residential uses on at least seventy-five (75%) percent of the ground floor of buildings.
    2. At least forty (40%) percent of any building(s) shall be allocated to non-residential uses.
    3. For buildings in the first phase of a project to include more than sixty (60%) percent residential, all multi-unit residential buildings shall have units accessed from the interior of the building without exterior stairs to access main entrances of units.
- (c) Thoroughfare criteria. A general plan indicating the internal roadway system throughout a proposed project shall be provided. Special emphasis should be placed on a roadway system that emphasizes a grid pattern that allows for pedestrian linkages and visual enhancements. Street design should encourage commercial and residential buildings with a build-to line without intervening parking between buildings, sidewalks, and roads, and provides for community-serving retail, commercial, office, and service uses available to those that access the site as pedestrians or in vehicles.

- (1) The following thoroughfare provisions shall be required of all proposed projects:
- a. All streets shall be private streets, unless the city agrees to accept dedication of some or all as public streets. Private street standards shall be subject to city approval.
  - b. All streets shall be open for public use and shall not be gated or have restricted access, except for permitted special events.
  - c. A private street lot or public right-of-way may vary in width but must be sufficient to accommodate travel lanes, medians, sidewalks, utilities, street furniture and fixtures, and landscaping of public or common ownership.
  - d. *Street design.*
    1. All proposed projects shall have a main street which serves as the core of the project and is designed in accordance with the “Walkable Thoroughfares” standards in the table in subsection (2) below. No parking garages or surface parking lots shall have a driveway on the main street.
    2. Street design shall allow a variety of routes from point of origin to destination.
    3. Street design shall allow for parking on one or both sides of the road.
    4. Street design shall provide continuous landscaping, especially for shade trees.
    5. Culs-de-sac shall be prohibited.
  - e. *Pedestrian orientation.* The individual uses, buildings, and clusters of development within a mixed use project shall provide the following:
    1. Interconnecting pedestrian areas including but not limited to sidewalks, plazas, and trails.
    2. Pedestrian connections to the City’s parks and trails system where applicable.
    3. Internalized pedestrian connections between residential and nonresidential land uses.
    4. Multi-modal transportation access where applicable.
- (2) The following table shall serve as guidelines for the development of the streetscape and pedestrian realm within the PUD. The source of the table is “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach” (RP-036A) published in 2010 by the Institute of Transportation Engineers in partnership with the Congress for the New Urbanism.

<u>Characteristic</u>	<u>Walkable Thoroughfares</u>	<u>Vehicle-Oriented Thoroughfares</u>
<u>Target speed range</u>	<u>15-25 mph</u>	<u>25-35 mph</u>

<u>Pedestrian separation from moving traffic</u>	<u>Curb parking and streetside furnishing</u>	<u>Optional, typically separation achieved with planting strip.</u>
<u>Streetside width</u>	<u>Minimum 9 feet (residential) and 12 feet (commercial) to accommodate sidewalk, landscaping and street furniture.</u>	<u>Minimum 5 feet</u>
<u>Block lengths</u>	<u>200-660 feet</u>	<u>Up to one-quarter of a mile</u>
<u>Protected pedestrian crossing frequency (pedestrian signals or high-visibility markings at unsignalized crossings)</u>	<u>200-600 feet</u>	<u>As needed to accommodate pedestrian demands</u>
<u>Pedestrian priority at signalized intersection</u>	<u>Pedestrian signals and pedestrian countdown heads, adequate crossing times, shorter cycle lengths and median refuges for very long crossings.</u>	<u>Vehicle priority; may have longer cycle lengths and require two cycles for slower pedestrians to cross wide streets with medians.</u>
<u>Pedestrian crossings</u>	<u>High-visibility crosswalks shortened by curb extensions where there is on-street parking.</u>	<u>Full street-width</u>
<u>Median width</u>	<u>6 feet minimum width at crosswalk, if used as pedestrian refuge, plus 10 feet for left turn lane, if provided. 14 foot total width for left-turn lane if no refuge needed.</u>	<u>14–18 feet for single left-turn lane; 26–30 feet for double left-turn lane.</u>
<u>Vehicular access across sidewalks</u>	<u>24 feet or less, except if specific frequent design vehicle requires added width.</u>	<u>As needed</u>
<u>Curb parking</u>	<u>Normal condition except at bus stops and pedestrian crossings.</u>	<u>None</u>
<u>Curb return radius</u>	<u>10–30 feet; low-speed channelized right turns where other options are unworkable.</u>	<u>30–75 feet; high-volume turns channelized.</u>

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(d) Permitted uses.

(1) All uses are permitted, with the exception of the prohibited uses listed in section 46-133 and the following: single family detached with the exception of zero lot line and village lots; manufactured housing; two family; funeral home/mortuary, cemetery, mausoleum, columbarium, and memorial park; institutions; auto service facilities; car wash; self-service storage; vehicle sales, rental, or leasing facilities; auto body, painting and repair shops; fuel sales; pawn shops; sexually oriented businesses; taxidermists; retail sales and service consisting of predominantly outdoor storage or consumer loading areas; light industrial services including manufacturing and assembly; wholesale trade; outdoor kennels; livestock veterinary clinics; warehouse and freight movement; large vehicle and equipment repair; heavy equipment sales and leasing; vehicle storage and towing; waste-related services; agricultural operations; fowl or livestock raising; mineral extraction; and commercial parking with the exception of multistory structured parking.

(2) The following uses are permitted only with a special exception granted by the ZBA: outdoor entertainment, passenger terminals.

(e) *Density and development standards.* All development within the MU-G (Mixed Use – Greenfield and Large Lot) district shall conform to the density, development, and special standards described below.

(1) *Density and development standards.*

<u>Description</u>	<u>Requirement<sup>(1)</sup></u>		
	<u>Internal Streets</u>	<u>Arterial Streets</u>	<u>Freeways</u>
<u>Minimum lot width</u>	<u>25 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Maximum front setback from street (ROW)</u>	<u>10 ft.<sup>(2)</sup></u>	<u>50 ft.</u>	<u>100 ft.</u>
<u>Minimum rear setback</u>	<u>5 ft.</u>	<u>5 ft.</u>	<u>5 ft.</u>
<u>Minimum side setback<sup>(3)</sup></u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>0 ft.</u>
<u>Maximum height, principal building</u>	<u>5 stories</u>	<u>5 stories</u>	<u>15 stories</u>
<u>(1) Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.</u>			
<u>(2) For courtyard multifamily uses, the front setback from the street (ROW) may be more than the maximum as long as the courtyard fills the space from the maximum setback to the façade of any building.</u>			
<u>(3) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.</u>			
<u>(4) Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement.</u>			

1  
2 (2) Parking.

3 The following standards are meant to encourage a pedestrian-friendly environment by  
4 minimizing curb cuts. On-site parking shall be placed in an unobtrusive location that  
5 minimizes impacts to pedestrian circulation.

6 a. On-site parking.

7 1. Due to the variable nature of uses and lot sizes, a parking generation  
8 study shall be provided with each development application for all non-  
9 residential uses. The parking generation study shall include the following  
10 criteria:

11 i. A demand analysis of parking need based on industry standards.

12 ii. Characteristics of those using parking, including turnover rate.

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

15 i. Required residential parking per unit:

16 1 Bedroom: 1 space

17 2 Bedrooms or more: 2 spaces

18 ii. For residential units without defined bedrooms:

19 Under 800 square feet: 1 space

20 800 square feet or more: 2 spaces

21 iii. Tandem parking shall be permitted to accommodate the  
22 residential parking requirement.

23 3. Alternative solutions may include a shared parking agreement as  
24 described in section 46-196(c)(2) or other solution as approved by the  
25 Transportation Director.

26 b. All parking shall be constructed in accordance with the following requirements in  
27 addition to standards provided in section 46-196:

28 1. Parking and access shall be permitted only on improved surfaces.

29 2. Vehicular access shall be from the secondary frontage where possible.

30 3. Vehicular entrances to all parking areas shall be no wider than the  
31 minimum standard allowed by the Design and Construction Standards.

32 4. On-site parking areas are prohibited in any front street yard of any  
33 internal thoroughfare, and all parking shall be setback a minimum of five  
34 (5) feet from any thoroughfare-facing building façade. No parking shall  
35 be permitted in any street yard of a public right-of way.

36 5. On-site parking areas visible from a public right of way shall be screened  
37 by a building or wall, hedge or other landscaping screen that is at least  
38 three (3) feet in height.

39 c. Thoroughfare parking.

40 1. Parking adjacent to the property may be used to fulfill a parking  
41 requirement determined in a parking generation study, as determined by

- 1                   the zoning administrator. The materials, design and location of the  
2                   parking improvements shall be approved by the City.
- 3       d.       Structured parking. All structured parking garages where any of the parking is  
4                   above grade shall meet the following standards:
- 5                   1.       The first 20 feet in height of the frontage of a garage that faces a public  
6                   street, with the exception of pedestrian and vehicular ingress and egress  
7                   areas, shall require either a ground-level use or vehicle parking areas to  
8                   be screened from view from a public street by means of landscaping or  
9                   manufactured materials.
- 10                  2.       Exterior garage building materials shall be limited to natural stone,  
11                  simulated stone, brick, split-face or stone-face concrete masonry units  
12                  (CMU), or architecturally finished steel or metal.
- 13                  3.       The glazing percentage requirements provided in subsection (g)(2)  
14                  below shall apply to ground-level occupant spaces, if any.
- 15                  4.       Pedestrian access.
- 16                          i.       Pedestrian ingress and egress to all parking structures shall  
17                          provide access directly to a street or public frontage except for  
18                          underground parking levels, where pedestrians may exit the  
19                          parking area directly into a building.
- 20                          ii.       Pedestrians shall have direct access from parking areas to the  
21                          street on the primary frontage.
- 22                          iii.       There shall be direct access to the street from commercial uses.
- 23                  5.       Vehicular access shall be from the secondary frontage where possible.
- 24                  6.       Service access shall be from an alley where possible. Where an alley  
25                  does not exist, service access shall be from a secondary frontage where  
26                  one exists and shall be enclosed or screened from view.
- 27       (3)       Traffic impact analysis. A Traffic Impact Analysis (TIA) shall be required for any  
28                   development in the MU-G district.
- 29       (4)       Access and circulation.
- 30                  a.       Vehicle access and circulation standards provided in section 46-198 apply to all  
31                          new development. These include requirements for connections to existing and  
32                          future roads, connection to adjacent development, and design requirements for  
33                          driveways.
- 34                  b.       Drive throughs shall be prohibited except on lots fronting arterials, as defined by  
35                          the Transportation Master Plan. The following conditions shall apply to any site  
36                          where a drive through is incorporated:
- 37                          1.       Only one (1) business on a site shall have a drive through.
- 38                          2.       Drive throughs shall be part of a building containing two (2) or more  
39                          occupants or uses.

- 1                   3.       The primary use associated with the drive through shall not occupy more  
2                   than 50 percent of the gross floor area of a single story building. For  
3                   multi-story buildings, the principal use may occupy the entire first floor.  
4                   4.       Off-street vehicle stacking spaces are prohibited in any front street yard  
5                   and shall meet the stacking area standards and design provided in  
6                   section 46-196(j).  
7                   5.       Vehicular entrances and exits shall be no wider than the minimum  
8                   required for one (1) vehicle and shall be in accordance with the Design  
9                   and Construction Standards.  
10               (5)   Lot fencing design standards. The following standards apply to fencing in the MU-G  
11               district:  
12               a.       Fences shall be constructed of brick, natural stone, simulated stone, or wrought  
13               iron. Other decorative masonry materials, reinforced concrete, or wrought iron  
14               equivalents may be approved by the Zoning Administrator.  
15               b.       The maximum height of a fence shall be six (6) feet, except that fences may be  
16               eight (8) feet in height to accommodate topographical changes, as approved by  
17               the zoning administrator.  
18               (6)   Landscaping.  
19               a.       Where the building setback provides adequate space, landscaping foundation  
20               treatment shall be required in accordance with the Category 3 standards in  
21               section 46-195(h).  
22               b.       Minor modifications to design and development standards may be permitted to  
23               protect and accommodate protected trees.  
24               c.       Screening for parking shall be in accordance with subsection (e)(2)b.5. above.  
25               d.       Pervious concrete and pervious pavers for parking and maneuvering areas are  
26               permitted. Other permeable surfaces may be approved by the zoning  
27               administrator.  
28               (7)   Outdoor storage and display.  
29               a.       General outdoor storage is prohibited.  
30               b.       Outdoor display and limited outdoor storage shall be allowed in accordance with  
31               section 46-199.  
32               c.       Limited outdoor storage is prohibited in the street yard.  
33               (8)   Site furniture.  
34               a.       Site furniture for non-residential uses, as defined in section 46-5, shall be  
35               required to be of a commercial grade and manufactured for exterior use.  
36               b.       Site furniture may also include moveable outdoor site features such as outdoor  
37               café tables and planters.  
38               (9)   Special conditions for open spaces including parks, trails, creeks, and plazas.  
39               a.       No opaque fences shall be allowed on the portion of a lot abutting any public  
40               open space. Wrought iron fencing or equivalent may be used.

- b. There shall be no loading or service areas between the buildings and open spaces.
- a. An eight (8) foot wide linear landscaped area in accordance with section 46-195(g)(4) shall be required on lots abutting public open space that have their parking between the buildings and the public open space. If site constraints inhibit the incorporation of the required landscaped area, alternative landscaping may be approved by the zoning administrator.

(f) Baseline design standards. The following design standards shall be utilized as the baseline for PUD negotiations for all buildings in the MU-G District.

(1) Exterior wall finish. The exterior finish of all buildings shall be natural stone, simulated stone, brick, architectural concrete masonry units (CMU), glass, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally finished steel or metal, except for doors, windows, accents and trim.

- a. Fiber cement siding shall not comprise more than 33 percent of the exterior wall finish.
- b. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.
- c. The use of materials such as wood shingles and wood siding shall be limited to accent features.
- d. Other wall materials or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.

(2) Orientation requirements.

- a. Buildings shall have their main entrance off a thoroughfare or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.
- b. Buildings on corner lots shall be designed with primary facades facing each thoroughfare.

(3) Building elevation variation.

- a. For buildings on the main street, the length of walls facing any street shall be broken into smaller planes. Wall planes shall not extend more than an average of 50 feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials.
- b. The composition of windows and other major features shall relate to the wall plane between each offset or other feature identified in subsection (a.) immediately above.
- c. For buildings on any thoroughfare, any wall facing the street in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two (2) feet and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

(4) Roofing materials.

- 1 a. Roofing materials for pitched roofs shall consist of a minimum 25-year  
2 architectural dimensional shingles, tile (clay, cement, natural or simulated stone),  
3 non-reflective prefinished metal, copper or other similar materials as approved by  
4 the zoning administrator.
- 5 b. All roof-mounted mechanical equipment shall be screened from public view by  
6 parapets or other opaque screening materials so as to not be visible from an  
7 abutting street, public plaza or public open space. The parapet or screen shall  
8 utilize the same or similar materials as the principal structure.
- 9 (5) Glass. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or  
10 more is prohibited on the exterior walls and roofs of buildings and structures.  
11
- 12 (g) MU-G district design standards for buildings within one (1) block of the main street.  
13
- 14 (1) Building articulation.
- 15 a. All buildings shall be designed to include varied relief to provide interest and  
16 variety and to avoid monotony. This shall include details that create shade and  
17 cast shadows to provide visual relief to the buildings. Horizontal and vertical  
18 elements of exterior walls should vary in height, design and projection to provide  
19 architectural interest and style.
- 20 b. The following is a list of design features that may be used as part of an  
21 integrated, comprehensive building design to provide architectural interest and  
22 style. Such interest and style shall include a minimum of five (5) of the following:
- 23 1. Decorative cornices.  
24 2. Eaves.  
25 3. Bow window.  
26 4. Bay window.  
27 5. Arched window.  
28 6. Gable window.  
29 7. Transom windows.  
30 8. Multiple sashed and/or paned upper story windows.  
31 9. Oval or round windows.  
32 10. Shutters.  
33 11. Arched entry, balcony or breezeway entrance.  
34 12. Recessed entryways.  
35 13. Storefront (for retail uses).  
36 14. Arcade/Gallery (for retail uses).  
37 15. Stone or brick accent wall.  
38 16. Decorative stone or brick band.  
39 17. Decorative tile.  
40 18. Veranda, porch or balcony.  
41 19. Projected wall or dormer.

20. Variation of roof lines on the building.
21. Decorative caps and chimneys.
22. Stone coursing around windows.
23. Metal canopies.
24. Fabric awnings that relate to window and door bays.
25. Other feature as approved by the zoning administrator.
- (2) Windows. In order to ensure appropriate proportion, shape, position, location, pattern and size of windows on a building, the following shall be required:
- a. The ground floor of the primary façade shall have a minimum of 40 percent glazing. All glazing on the primary façade of the ground floor shall have a light transmittance of 70 percent.
- b. Upper floors of the primary façade shall have a minimum of 30 percent glazing.
- c. At least 25 percent of the wall area on any side or rear elevation facing a park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.
- d. To assist with energy efficiency and solar gain the requirements in this subsection may be reduced by the zoning administrator to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.
- (3) Awnings and canopies. Awnings and canopies attached to buildings shall meet the following standards:
- a. Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
- b. Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
- c. Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.
- d. Awnings and canopies may encroach up to 10 feet or 66 percent of the distance from the building face to the curb, whichever is less.
- (h) MU-G compatibility standards. Compatibility standards are intended to protect lower intensity properties from the adverse impacts sometimes associated with adjacent higher intensity development.
- (1) Visual screening. Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in subsection 46-195(i).
- (2) Roof-mounted mechanical equipment. All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

1 (3) Lighting.

2 a. Site lighting design requirements.

3 1. Fixture (luminaire). The light source shall be completely concealed  
4 (recessed) within an opaque housing and shall not be visible from  
5 any street right-of-way.

6 2. Light source (lamp). Only incandescent, fluorescent, metal halide,  
7 color corrected high-pressure sodium, or light emitting diodes may  
8 be used. The same type shall be used for the same or similar types  
9 of lighting on any one site throughout any master planned  
10 development.

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

13 4. Height of fixture. The height of a freestanding light fixture shall not  
14 exceed 30 feet.

15 b. Excessive illumination.

16 1. Interferes with use or enjoyment. Lighting within any lot that  
17 unnecessarily illuminates and substantially interferes with the use or  
18 enjoyment of any other lot is not permitted. Lighting unnecessarily  
19 illuminates another lot if it clearly exceeds the requirements of this  
20 section, or if the standard could reasonably be achieved in a manner  
21 that would not substantially interfere with the use or enjoyment of  
22 neighboring properties.

23 2. Direct glare or excessive illumination onto streets. Lighting shall not be  
24 oriented so as to direct glare or excessive illumination onto streets in a  
25 manner that may distract or interfere with the vision of drivers on such  
26 streets.

27  
28 **VI.**

29 That Chapter 46, Section 46-160, subsections (c), (d), (h), (i), (j), (p), (q), (s), (aa),  
30 and (gg), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby  
31 amended to read as follows:

32 **Sec. 46-160 – Supplementary use standards.**  
33

34 (c) *Auto body, painting and repair shops and large vehicle and equipment repair facilities are*  
35 *permitted subject to the following conditions:*

36  
37 (1) All activities shall be conducted within an enclosed building.

38 (2) All damaged vehicles shall be enclosed behind a minimum six-foot screening fence.

1 (3) Buildings shall not be less than 100 feet from the boundary of any SF-R, SF-1, SF-2,  
2 SF-3, SF-D, TF, TH, MF-1, MF-2, MF-3 or SR district.

3 (4) No facilities shall be permitted to have bay doors facing an SF-R, SF-1, SF-2, SF-3,  
4 SF-D, TF, TH, MF-1, MF-2, MF-3 or SR district.  
5

6 (d) *Auto service and repair facilities.*  
7

8 (1) Facilities are permitted subject to the following conditions:

9 a. All services and repairs shall be conducted within an enclosed building.

10 b. Outdoor storage of vehicles is prohibited.

11 c. Buildings shall not be less than 50 feet from the boundary of any SF-R, SF-  
12 1, SF-2, SF-3, SF-D, TF, TH, MF-1, MF-2, MF-3 or SR district.

13 d. No automobile service and repair facility shall be permitted to have bay  
14 doors facing an SF-R, SF-1, SF-2, SF-3, SF-D, TF, TH, MF-1, MF-2, MF-3 or  
15 SR district.

16 (2) Auto service and repair facilities in the C-2 district are restricted to gas stations  
17 (without vehicle repair/service bays) developed in conjunction with a retail  
18 convenience store.  
19

20 (h) *Community service.*  
21

22 (1) A community service use located in the C-2, OF, or MU-R districts or any district  
23 adjacent to a residential district shall have its principal vehicular entrance and exit on  
24 a collector street or local street within 200 feet of its intersection with a collector or  
25 arterial street.

26 (2) A community service use located in the C-2, OF, or MU-R districts shall be limited to  
27 2,500 square feet of gross floor area and shall not serve as a location primarily for in-  
28 person customer contact.

29 (32) A community service use located in the OS district shall be set back not less than  
30 100 feet from any property in a residential district.

31 (43) A community service use located in the SR district shall be for the use of seniors.  
32

33 (i) *Day care.* A day care facility shall be permitted, subject to the following conditions, in  
34 addition to the general development standards applicable in the districts:  
35

36 (1) All day care facilities shall meet the minimum state requirements for such facilities.

37 (2) Day care facilities located in C-2 and OF districts that do not have frontage on a  
38 designated arterial roadway may not exceed 5,000 square feet. All day care facilities  
39 located in C-2 and OF districts shall meet following requirements as required for the  
40 size of the facility:

- a. All day care facilities regardless of size shall provide a 25-foot unencumbered landscape buffer along property lines that adjoin existing or planned single- or two-family homes. However, this increased buffer shall not be required if the outdoor play/instruction area is located adjacent to a principal building elevation that is the farthest away from the single- or two-family lots.
- b. All day care facilities less than 7,500 square feet shall provide a masonry fence at least six feet in height along property lines that adjoin existing or planned single- or two-family homes with a residential zoning designation.
- c. All day care facilities that exceed 7,500 square feet shall provide a masonry fence at least eight feet in height along property lines that adjoin existing or planned single- or two-family homes.
- d. All day care facilities that exceed 7,500 square feet shall submit a traffic impact analysis (TIA) for review and approval by the transportation division. The TIA shall address the projected traffic impacts to the surrounding neighborhood and how these impacts will be mitigated. This TIA is required regardless of whether or not the proposed facility generates at least 100 trips during the peak hour.
- e. All day care facilities 10,000 square feet and larger shall require special exception approval by the zoning board of adjustment (ZBA) and shall meet the aforementioned standards.

(3) Day care facilities in the OF-2 district may not be located in a building with no other uses.

(j) *Eating establishments.*

- (1) *Freestanding eating establishments.* In the C-1, ~~and~~ C-1a, ~~and~~ MU-R districts, freestanding eating establishments which include outdoor eating, drinking, or entertainment areas, patios, or drive-through lanes and associated facilities shall be located more than 150 feet from any residential property line.
- (2) *Eating establishments in a multi-tenant building.* In the C-1, ~~and the~~ C-1a, ~~and~~ MU-R districts, any outdoor eating, drinking, or entertaining areas, patios, or drive-through lanes and associated facilities with an eating establishment in a multi-tenant building shall be located more than 150 feet from any residential property line.
- (3) *Requirements for C-2.* Eating establishments permitted in the C-2 district are subject to the following requirements:
  - a. On sites smaller than two acres, the gross floor area shall not exceed 2,500 square feet for eating establishments.
  - b. On sites larger than two acres, the gross floor area of each eating establishment shall not exceed 5,000 square feet.

- 1 c. On sites with 50 percent or greater frontage on an arterial roadway, the  
2 gross floor area for eating establishments shall not exceed 7,500 square  
3 feet.
- 4 d. No drive-through service is allowed.
- 5 (4) *Requirements for BP and OF-2.* Eating establishments permitted in the BP and OF-2  
6 districts are subject to the following requirements:
- 7 a. The gross floor area of any single establishment shall not exceed 2,500  
8 square feet.
- 9 b. The eating establishment shall clearly be a secondary, support use for the  
10 regular operation of the business park or office building.
- 11 c. The eating establishment may not be located in a building with no other  
12 uses.
- 13 (5) *Requirements for MU-1a.* Eating establishments permitted in the MU-1a district are  
14 subject to the following requirements:
- 15 a. Outdoor rear or side dining areas abutting a single-family or townhouse  
16 residential use shall be screened by a solid fence at least six feet in height.
- 17 b. Service hours for outdoor dining areas shall not extend past 10:00 p.m.
- 18 c. No drive-through service is allowed.
- 19 d. No outdoor audio paging systems are allowed.
- 20 e. No eating establishments are permitted to abut an existing single-family  
21 residence, as identified and listed by separate resolution adopted by city  
22 council. Sandwich and coffee shops are permitted to abut an existing single-  
23 family residence provided they do not have a full commercial kitchen.
- 24 f. Outdoor cooking areas shall only be permitted by special exception.
- 25 g. Shared patio areas shall be permitted.
- 26 (6) *Requirements for MU-2.* Eating establishments permitted in the MU-2 district shall be  
27 subject to the following requirements:
- 28 a. Outdoor rear or side dining areas shall be required to install and maintain a  
29 natural stone, simulated stone, or brick fence that is eight feet in height  
30 along any shared property line with a residential use, with the exception of  
31 multi-story apartments and upper story residential.
- 32 The zoning administrator may waive the above requirement based upon a  
33 finding of any of the following:
- 34 1. The zoning administrator determines that due to the site plan layout  
35 and/or existing conditions, potential impacts will be negligible;
- 36 2. The zoning administrator receives a letter from the adjacent  
37 residential property owner(s) requesting that the fence not be  
38 installed; or
- 39 3. The zoning administrator determines that existing and/or proposed  
40 vegetation will serve as an adequate screen.

- b. All eating establishments that serve alcohol must hold a food and beverage certificate issued by the Texas Alcoholic Beverage Commission pursuant to V.T.C.A., Alcoholic Beverage Code § 28.18.

(p) *Indoor entertainment activities.*

- (1) In the C-1 or C-1a districts, a freestanding indoor entertainment activities facility, including the building footprint, outdoor eating, drinking and entertainment areas/patios, drive-through lanes and associated facilities, trash dumpsters and receptacles, and loading/unloading facilities, shall not be permitted within 150 feet of a residential property line.
- (2) In the C-1 and C-1a districts, an indoor entertainment activities facility within a multi-tenant building shall not be permitted within 50 feet of a residential property line. Outdoor eating, drinking and entertainment areas/patios and drive-through lanes and associated facilities shall not be permitted within 150 feet of a residential property line.
- (3) An indoor entertainment activities facility in the MU-1a district is subject to the following standards:
  - a. Firing ranges and video arcades with more than five machines are not permitted in an MU-1a district.
  - b. Noise from indoor entertainment activities shall be contained by keeping all establishment doors and windows closed before 7:00 a.m. and after 9:00 p.m.
  - c. Outdoor rear or side patio areas shall be screened by a masonry fence at least six feet in height with service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m.
- (4) In MU-1, ~~and~~ MU-2, and MU-R districts, indoor entertainment activities shall be subject to the following standards:
  - a. Video arcades with more than five machines and firing ranges are not permitted.
  - b. Outdoor rear or side patio areas shall be screened by a natural stone, simulated stone, or brick fence that is eight feet in height in MU-2 and at least six feet in height in MU-1 and MU-R.

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

    1. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;
    2. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or

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

(q) *Live/work units.*

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

- a. The occupant of the unit shall be the person who operates the business or trade that occupies the unit.
- b. The unit may have nonresident employees and a commercial exterior.
- c. The unit shall have the elements of a dwelling unit, including a kitchen and a bathroom but may not have more than one kitchen.
- d. Home occupation requirements as provided for in subsection 46-161(b) shall apply to a nonresidential use in a townhouse or upper-story residence.
- e. The work component of a live/work unit shall be limited to the nonresidential uses permitted for that district in which the unit is located.

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

- a. The work component of a live/work unit in the MU-L district shall be limited to office or to the limited retail sales and services provided in subsection 46-160(aa)(~~57~~).

(s) *Office, medical.*

(1) Emergency medical services are not permitted.

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

(aa) *Retail sales and service.*

(1) *C-1a district.* Retail sales and service uses in the C-1a district are subject to the following standards:

- a. Amusement parks or carnivals; boat sales (except on IH-35); camper sales (except on IH-35); campgrounds; flea markets; heavy equipment sales, rental and leasing; kennels; landscaping services; manufactured home sales; pawn shops; portable building sales; recreational vehicle parks; self-service storage; sexually oriented businesses; shooting ranges; tattoo parlors; truck service or repair; and truck stops are not permitted in the C-1a district.

- 1 b. Resale stores in the C-1a district are not permitted on lots with frontage on  
2 IH-35.
- 3 (2) *C-2 district.* Retail sales and service uses in the C-2 district are subject to the  
4 following requirements:
- 5 a. On sites smaller than two acres, retail sales and service uses shall be limited  
6 to 2,500 square feet of gross floor area. No drive-through facilities are  
7 permitted.
- 8 b. On sites larger than two acres, retail sales and service uses shall be limited  
9 to 5,000 square feet of gross floor area. No drive-through facilities are  
10 permitted.
- 11 c. On sites with 50 percent or greater frontage on an arterial roadway, retail  
12 sales and service uses shall be limited to 7,500 square feet of gross floor  
13 area. Drive-through facilities are permitted for banks as long as there is an  
14 intervening building that effectively screens the drive-through area, including  
15 stacking spaces, from adjacent residences.
- 16 (3) *OF-2 district.*
- 17 a. Retail sales and services are permitted only when incorporated into the ground  
18 floor of a multi-story structure.
- 19 b. Animal boarding; art and craft studios with welding or heavy machinery; auto  
20 parts sales; auto sales, rental, and leasing facilities; boat sales; camper sales;  
21 donation centers; flea markets; fortune tellers/psychic readers; heavy equipment  
22 sales; machinery repair and services; manufactured home sales; mortuaries;  
23 pawn shops; portable building sales; self-service storage; sexually oriented  
24 businesses; shooting/archery ranges; tattoo/piercing shops; taxidermists; and  
25 title loan or payday loan services are prohibited.
- 26 (43) *BP district.* Retail sales and service uses in the business park (BP) district are  
27 restricted to commercial gyms only. They are permitted provided that they generally  
28 serve the employee population of the business park.
- 29 (54) *MU-1a district.* Retail sales and services in the MU-1a district are subject to the  
30 following standards:
- 31 a. Attached wireless transmission facilities, animal boarding, auto service  
32 facilities, campgrounds, car washes, donation centers, flea markets, gasoline  
33 and fuel sales, gun or firearm shops, heavy equipment sales, machinery  
34 repair and services, manufactured home sales, mini-warehouses,  
35 monopoles, mortuaries, pawn shops, portable building sales, recycling  
36 centers, self-enclosed monopoles, self-service storage, sexually oriented  
37 businesses (as defined in the Code), shooting ranges, tattoo and piercing  
38 shops, taxidermists, vehicle parts sales, vehicle repair services and body  
39 shops, vehicle sales, veterinary clinics, wholesale nurseries, and wrecking  
40 yards are not permitted in the MU-1a district.
- 41 b. Art and craft studios with welding or heavy machinery are not permitted.

- (65) ~~MU-1, and MU-2, and MU-R~~ districts. Retail sales and services in the MU-1, ~~and MU-2, and MU-R~~ districts are subject to the following standards:
- a. Attached wireless transmission facilities, animal boarding, auto service facilities, boat sales, camper sales, campgrounds, car washes, donation centers, flea markets, gasoline and fuel sales, heavy equipment sales, machinery repair and services, manufactured home sales, mini-warehouses, monopolies, mortuaries, pawn shops, portable building sales, recycling centers, self-enclosed monopolies, self-service storage, sexually oriented businesses (as defined in the Code), shooting ranges, taxidermists, vehicle parts sales, vehicle repair services and body shops, vehicle sales, wholesale nurseries, and wrecking yards are not permitted in the MU-2 district.
  - b. Art and craft studios with welding or heavy machinery are not permitted.
  - c. Tattoo and/or piercing shops shall be prohibited within a 500-foot radius of an existing tattoo and piercing shop, as measured from property line to property line.
  - d. Gun and/or firearm shops shall be prohibited within a 500-foot radius of an existing gun and/or firearm shop, as measured from property line to property line.
  - e. Veterinary clinics and animal grooming shops are prohibited in MU-1, but permitted in MU-2 and MU-R.
- (76) ~~MU-L~~ district. It is the intent of the MU-L district to encourage the establishment of specialized personal services, boutique shops selling specialty items, and artisanal workshops. Therefore, retail sales and service uses are subject to the following standards:
- a. The following uses are prohibited: art and craft studios with welding and heavy machinery, attached wireless transmission facilities, animal boarding, auto service facilities, banks including savings and loans, credit unions, and check-cashing facilities, campgrounds, car washes, donation centers, dry cleaning, flea markets, food sales with a commercial kitchen of greater than 500 square feet, fortune tellers/psychic readers, gasoline and fuel sales, gun or firearm shops, hair salons, heavy equipment sales, laundromats, machinery repair and services, manufactured home sales, mini-warehouses, monopolies, mortuaries, nail salons, pawn shops, portable building sales, recycling centers, self-enclosed monopolies, self-service storage, sexually oriented businesses (as defined in the Code), shooting ranges, tanning salons, tattoo and piercing shops, taxidermists, vehicle parts sales, vehicle repair services and body shops, vehicle sales, wholesale nurseries, and wrecking yards are not permitted in the MU-L district.
  - b. All permitted uses shall have no more than 2,000 total square feet of sales floor, service areas accessible to the public, food preparation areas, and manufacturing areas.

(gg) *Upper story residential.*

(1) Except as provided in subsection (gg)(2) of this section, upper story residential uses are permitted subject to the following standards:

- a. In the C-1 and C-1a districts, upper story residential is permitted only in the downtown development area, the CT overlay, and the PV overlay.
- b. In the C-2 district, upper story residential uses are permitted only on sites larger than two acres.
- c. In the C-1, C-1a and C-2 districts, the residential use shall be clearly secondary to the principal commercial use. The gross floor area of the entire building shall include not more than 50 percent residential uses.
- d. In the C-1, C-1a and C-2 districts, separate designated parking spaces for use by the residential units are required. Shared parking calculations shall not be permitted.

(2) Upper story residential uses in the MU-1a, MU-1, ~~and~~ MU-2, and MU-R districts shall comply with the following standards:

- a. For upper story residences, on-site resident parking shall be separated from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.
- b. The ground floor of the building shall be occupied by nonresidential uses.
- c. The residential use shall have a separate entrance from the nonresidential uses.
- d. On the primary facade, direct access from the ground level to balconies or landings of upper story residential uses is prohibited.

## VII.

That Chapter 46, Section 46-195, subsections (f), (g), and (h), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

### **Sec. 46-195. – Landscaping.**

(f) *Interior parking lot landscape requirements by zoning district.*

- (1) *OF (Office), OF-2 (Office – Mid-rise), C-2 (Local commercial), C-1a (General commercial - limited), C-1 (General commercial), LI (Light industrial), MU-R (Mixed-Use – Redevelopment and Small Lot), MU-G (Mixed-Use Greenfield and Large Lot) and MF-2 (Multifamily - medium density) zoning districts.*

- a. Large trees shall be provided in parking areas. The construction of off-street parking areas requires the planting of one large tree per ten new parking spaces, or portion thereof. Each tree shall be planted in an island so that there are no more than ten contiguous parking spaces between islands, except as otherwise provided herein.
- b. End islands shall be provided at the terminus of each parking bay. Interrupting islands shall be provided within each parking bay as required herein. End islands and interrupting islands shall have a minimum width of nine feet from face of curb to face of curb. Head-to-head parking bays shall include two such end islands.
- c. In a row of parking immediately adjacent to a perimeter parking lot landscape area, required interrupting islands may be eliminated by planting two additional large trees in the landscape area for each interrupting island so eliminated.
- d. A median island with a minimum width of nine feet, from face of curb to face of curb, shall be required between every six single parking bays and along primary internal and external access drives. Medium or large trees shall be planted at a rate of one per each 50 linear feet or fraction thereof. Median island intervals may be expanded in order to preserve existing trees, provided an alternative median location has been approved by the zoning administrator.
- e. Other plant materials may be substituted for a large tree between the building and the first drive aisle as per the foundation landscape requirements provided in subsection 46-195(h) below. Specifically, plant materials totaling 30 foundation treatment points as set out in the table in subsection (h)(1) c. below, shall be required for each large tree to be substituted.
- f. The preservation of existing healthy trees of a protected species, as set forth in the definition of "protected tree" in chapter 43, may be used as credits towards the landscaping required by this subsection. These credits may not be used to replace an end island or median island tree unless the preserved tree is located within the required end island or median island. Each preserved tree is credited towards the adjacent ten, 20, or 30 parking spaces, accordingly:
  1. Each healthy large tree with a diameter of at least four inches but less than eight inches within ten feet of a parking area will be counted as a credit towards one required parking lot tree.
  2. Each healthy protected large tree with a diameter of eight inches to 20 inches preserved within 15 feet of a parking area will be counted as a credit towards two required parking lot trees.

3. Each healthy protected large tree with a diameter of more than 20 inches preserved within 20 feet of a parking area will be counted as a credit towards three required parking lot trees.
- g. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the zoning administrator. The remainder of the area shall consist of planting groundcover.
- h. Notwithstanding the requirements of the tree technical manual, large trees required to meet the tree island requirements may be planted closer than 30 feet from a building, but in no event closer than 12 from a building.
- (2) *I (Industrial) zoning district.*
- a. End islands shall be provided at the terminus of each parking bay. End islands shall have a minimum width of nine feet from face of curb to face of curb. Head-to-head parking bays shall include two such end islands. A large tree shall be planted in each end island.
- b. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the zoning administrator. The remainder of the area shall consist of planting groundcover.
- c. Notwithstanding the requirements of the tree technical manual, large trees required to meet the tree island requirements may be planted closer than 30 feet from a building, but in no event closer than 12 from a building.
- (g) *Parking lot landscape buffers by zoning district.*
- (1) *OF (Office), OF-2 (Mid-Rise Office), C-2 (Local commercial), C-1a (General commercial - limited), C-1 (General commercial), ~~and~~ LI (Light industrial), MU-G (Mixed-Use Greenfield and Large Lot) and MF (Multifamily) zoning districts.*
- a. Landscaping shall be provided between parking areas and all public streets in an eight-foot wide linear landscaped area. The minimum landscaping required for this purpose shall be based on the measured linear footage of parking including vehicular circulation routes that extend along the length of the property line (excluding ingress/egress to the public road) adjacent to the public right-of-way.
- b. The required minimum quantity of landscaping is as follows:
1. One large tree or two small trees per 40 linear feet, or fraction thereof;
  2. One small tree per 60 linear feet, or fraction thereof; and
  3. One large shrub, small shrub, or ornamental grass per four linear feet, or fraction thereof. Any combination of the foregoing is acceptable.

- c. There shall be no gap between required landscaping exceeding 25 percent of the length of the landscaped area, unless approved by the zoning administrator.
- d. Notwithstanding the requirements of the tree technical manual, small trees may be grouped no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for the purpose of meeting the requirements of this subsection (g).
- e. If there are overhead utilities above the landscape area, then the required large and/or small trees may be placed in end islands or interrupting islands within the first row of parking adjacent to the public street. Such islands shall have a minimum width of nine feet from face of curb to face of curb. In addition, the owner shall have the option of reducing the eight-foot wide linear landscaped area described in subsection (g)(1)a. above, to a four-foot wide area to accommodate only shrubs.
- f. The area within islands and medians shall not include sod or turf grass, and shall not include more than 50 percent decorative groundcover material, unless approved by the zoning administrator. The remainder of the area shall consist of planting groundcover.

(2) *I (Industrial) zoning district.*

- a. Landscaping shall be provided between parking areas and all public streets in an eight-foot wide linear landscaped area. The minimum landscaping required for this purpose shall be based on the measured linear footage of parking, including vehicular circulation routes that extend along the length of the property line (excluding ingress/egress to the public road) adjacent to the public right-of-way.
- b. The required minimum quantity of landscaping is as follows:
  - 1. One large or medium tree per 40 linear feet (75 percent of ~~the~~ these trees shall be of a large tree);
  - 2. One small tree per 30 linear feet; and
  - 3. One large shrub per eight linear feet.
- c. Notwithstanding the requirements of the tree technical manual, small trees may be grouped no closer than 12 feet apart and large trees may be grouped no closer than 30 feet apart for the purpose of meeting the requirements of this subsection (g).
- d. If there are overhead utilities above the landscape area, then the required large trees may be placed in end islands or interrupting islands within the first row of parking adjacent to the public street. Such islands shall have a minimum width of nine feet from face of curb to face of curb. In addition, the owner shall the option of reducing the eight-foot wide linear landscaped area described in subsection (g)(2)a. above, to a four-foot wide area to accommodate only shrubs.

- 1 (3) *MU-1a (Mixed-use southwest downtown) zoning district.*
- 2 a. Landscaping shall be provided between parking areas and all public streets.
- 3 The required planting area shall have a minimum width of six feet and shall
- 4 be free of utilities, sidewalks, obstructions and easements. The minimum
- 5 landscaping required for this purpose shall be based on the measured linear
- 6 footage that extends along the length of the property line (excluding
- 7 driveways) adjacent to the public right-of-way. The required minimum
- 8 quantity of landscaping is as follows:
- 9 1. One small tree per 20 linear feet or one medium tree every 40 linear
- 10 feet;
- 11 2. One large shrub per four linear feet, which may be grouped to
- 12 encourage strategic views into the site; and
- 13 3. A three-foot high fence constructed of wrought iron or similar
- 14 material, as approved by the zoning.
- 15 (4) MU-1 (Mixed-use historic commercial core), ~~and~~ MU-2 (Mixed-use downtown
- 16 medium density), and MU-R (Mixed-Use – Redevelopment and Small Lot) zoning
- 17 districts.
- 18 a. Landscaping shall be provided between parking areas and all public open
- 19 space in an eight-foot wide linear landscaped area. The minimum
- 20 landscaping required for this purpose shall be based on the measured linear
- 21 footage of parking including vehicular circulation routes that extend along the
- 22 length of the property line adjacent to the public open space.
- 23 b. The required minimum quantity of landscaping is as follows:
- 24 1. One large tree or two small trees per 40 linear feet, or fraction
- 25 thereof;
- 26 2. One small tree per 60 linear feet, or fraction thereof; and
- 27 3. One large shrub, small shrub, or ornamental grass per four linear
- 28 feet, or fraction thereof. Any combination of the foregoing is
- 29 acceptable.
- 30 c. There shall be no gap between required landscaping exceeding 25 percent
- 31 of the length of the landscaped area, unless approved by the zoning
- 32 administrator.
- 33 d. Notwithstanding the requirements of the tree technical manual, small trees
- 34 may be grouped no closer than 12 feet apart and large trees s may be
- 35 grouped no closer than 30 feet apart for the purpose of meeting the
- 36 requirements of this subsection (g).
- 37 e. The area within islands and medians shall not include sod or turf grass, and
- 38 shall not include more than 50 percent decorative groundcover material,
- 39 unless approved by the zoning administrator. The remainder of the area
- 40 shall consist of planting groundcover.
- 41

(h) *Foundation treatment by zoning district.*

(1) OF (Office), OF-2 (Mid-Rise Office), C-2 (Local commercial), C-1a (General commercial - limited), C-1 (General commercial), ~~and~~ LI (Light industrial), and MU-G (Mixed-Use Greenfield and Large Lot) zoning districts.

a. The purpose of this subsection (h) is to outline requirements for the treatment of landscape areas adjacent to buildings in the ~~OF (Office), C-2 (Local commercial), C-1a (General commercial - limited), C-1 (General commercial), and LI (Light industrial),~~ aforementioned zoning districts. The intent of this section is to allow a variety of landscape treatments in order to achieve particular design goals, e.g., increased building visibility, view corridors to signage, and highlighting special architectural features. Minimum requirements are determined based on the arrangement of parking in the street yard and vary according to the site plan layout. A minimum number of foundation treatment points (FTP's) must be provided based on the site layout and the categories set forth in subsection (h)(1)b. below.

Notwithstanding the requirements of the tree technical manual, large trees required to meet the foundation treatment requirements may be planted closer than 30 feet to a building, but in no event closer than 12 from a building.

b. Foundation treatment points (FTP) determination by category.

1. *Category 1:* Building with three or more single parking bays in the street yard.

For Category 1 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of four. For example, a Category 1 building with 100 linear feet of street-facing facade requires 400 FTPs ( $100 \times 4 = 400$ ).

2. *Category 2:* Building with one or two single parking bays in the street yard.

For Category 2 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of three. For example, a Category 2 building with 100 linear feet of street-facing facade requires 300 FTPs. ( $100 \times 3 = 300$ ).

3. *Category 3:* Buildings with no parking in the street yard.

For Category 3 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of two. For example, a Category 3 building with 100 linear feet of street-facing facade requires 200 FTPs. ( $100 \times 2 = 200$ ).

c. Foundation treatment point credits. The number of required FTP's shall be achieved by providing a combination of no less than three of the following elements contained in the table below to be located between the building

and the first drive aisle. Additional elements may be considered and a point value will be established by the zoning administrator on a case by case basis.

Landscape Feature	Points Credited
Specimen tree	60
Medium or large tree	30
Ornamental tree	15
Large shrub	5
Small shrub	3
Groundcover planting	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)
Perennials and annuals	0.5 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.)
Decorative paving	2.5 (per sq. ft.)
Shade structure	30
Shade structure with vines	33
Site furniture	30
Bike rack	20
Trash receptacle	20

## VIII.

That Chapter 46, Section 46-199, subsections (b) and (c), Code of Ordinances (2010 Edition), City of Round Rock, Texas, are hereby amended to read as follows:

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

- (b) *Permitted outdoor display and storage.* Outdoor storage shall be allowed in the districts designated in the table below:

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

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

(1) *Outdoor display.*

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

(2) *Limited outdoor storage.*

- a. Limited outdoor storage is temporary storage of goods in individual packaging and not in storage containers. Organic materials in plastic packaging are considered limited outdoor storage.
- b. Limited outdoor storage shall be screened from view outside the site by a solid masonry wall at least six feet in height. Limited outdoor storage in the I (Industrial) and MI (Mining) districts is exempt from the screening requirements provided that district buffering standards have been met.
- c. Limited outdoor storage shall not be allowed in any off-street parking spaces.

- 1 d. In MU-1a, MU-1, MU-2, ~~and MU-L~~, MU-R, and MU-G districts, limited  
2 outdoor storage shall not be allowed in the street yard.
- 3 (3) *General outdoor storage.*
- 4 a. General outdoor storage consists of all remaining forms of outdoor storage  
5 including temporary, as provided for in subsection 46-162(e), not classified  
6 as outdoor display or limited outdoor storage. General outdoor storage also  
7 includes items stored in shipping containers, conexes, and semi-trailers not  
8 attached to a truck.
- 9 b. Shipping containers, conexes, and semi-trailers not attached to a truck shall  
10 not be stacked more than two units high. In the C-1 (General commercial)  
11 district, shipping containers, conexes, and semi-trailers shall not be stacked.
- 12 c. General outdoor storage shall be allowed in unlimited quantity, provided that  
13 the storage area is screened from any public right-of-way by means of an  
14 opaque wall at least six feet in height. General outdoor storage in the I  
15 (Industrial) and MI (Mining) districts is exempt from the screening  
16 requirements provided that district buffering standards have been met.  
17 General outdoor storage in the C-1 (General commercial) district shall be screened  
18 from any public right-of-way or abutting property by means of a masonry wall that  
19 provides a complete screening of the storage. The construction materials of the wall  
20 shall match material used on the principal building located on the same lot.
- 21 d. Except for the I (Industrial) and MI (Mining) districts, no general outdoor  
22 storage shall be permitted within the following areas:
- 23 1. A required front setback.
- 24 2. Between a front setback and the building front.
- 25 3. Between a side setback along a public right-of-way and any building  
26 or structure.
- 27 e. General outdoor storage shall not be allowed in any off-street parking areas.
- 28 f. General outdoor storage in the OS district shall only be permitted in  
29 metropolitan and regional parks.
- 30 g. The placement of general outdoor storage shall not conflict with any public  
31 utilities, easements or rights-of-way.
- 32 h. The location of general outdoor storage shall meet the accessory building  
33 requirements for that zoning district.
- 34 i. Where general outdoor storage is temporary, as provided for in  
35 subsection 46-162(e), the zoning administrator may require alternative  
36 screening depending on the uniqueness of the situation.
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**IX.**

**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.

**READ** and **APPROVED** on first reading this the \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ, APPROVED** and **ADOPTED** on second reading this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:

\_\_\_\_\_  
SARA L. WHITE, City Clerk