

## ORDINANCE NO. O-2019-\_\_\_\_

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTIONS 2-15 (d)(2), 2-16 (d)(2)(a), 2-17 (d)(1)(f), 2-18 (d)(2), and 2-19 (d)(2), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING GARAGE DOOR WIDTH; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

TEXAS:

I.

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

CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

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

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

- (1) *Exterior wall materials.* Metal of any type is prohibited except horizontal pre-finished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.
- (2) *Garage door width.* ~~The~~No single garage doors facing a public street shall ~~not~~ exceed ~~a total of~~ 18 feet in width.

II.

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

CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

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

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

(1) *Exterior wall materials.*

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

(2) *Garage and driveway treatment.*

- a. ~~The~~No single 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 garages facing the street.
- d. Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:
  1. The exterior wall of the garage facing any public street shall include a minimum of one (1) three-foot (3') by five-foot (5') window for every nine (9) linear feet in width; and
  2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.

### III.

That Zoning and Development Code, Chapter 2, Article II, Section 2-17 (d)(1)(f), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

#### CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

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

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

(1) *Parking requirements.*

- a. Parking and access shall be permitted only on improved surfaces.
- b. On-site parking is not required for single-family dwelling units, but is required for the following uses:

1. A bed and breakfast shall provide one on-site parking space for each guest room.
2. Other uses shall provide on-site parking in accordance with chapter 8, article VI.
- c. Garages shall not be required. When a garage is constructed, it shall be complementary in materials and design to the primary structure on the lot.
- d. Where an alley exists and is clear of man-made obstructions, new garages shall be oriented toward the alley. If no alley exists, new garages shall be oriented toward an available secondary frontage. If the garage is oriented toward the secondary frontage, the facade that faces the primary frontage shall include articulation such as windows.
- e. A driveway constructed to access a new garage shall be no wider than 18 feet within the setback, and no wider than the garage at any point.
- f. ~~The~~No single garage doors facing a public street shall ~~not~~ exceed 18 feet in width.
- g. On-site parking placement.
  1. Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure.
  2. If a property has an existing driveway, it may be utilized to meet any on-site parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access additional parking located at the rear of the structure. A driveway shall be no wider than 18 feet within the required front or side setback.

#### IV.

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

#### CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS

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

- (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code, the following regulations apply to the MH district:
- (1) *Exterior wall materials.* Metal of any type is prohibited except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.
  - (2) *Garage door width.* ~~The~~No single garage doors facing a public street shall ~~not~~ exceed ~~a total of~~ 18 feet in width.

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**V.**

That Zoning and Development Code, Chapter 2, Article II, Section 2-19 (d)(2), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

**CHAPTER 2. ZONING AND DEVELOPMENT STANDARDS**

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

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

- (1) *Exterior wall materials.* Metal of any type is prohibited except horizontal prefinished aluminum siding. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from this requirement.
- (2) *Garage door width.* ~~The~~No single garage doors facing a public street shall ~~not exceed a total of~~ 18 feet in width.

**VI.**

**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.

1 Alternative 1.

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

5 **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_ day of  
6 \_\_\_\_\_, 2019.

7 Alternative 2.

8 **READ and APPROVED** on first reading this the \_\_\_\_ day of  
9 \_\_\_\_\_, 2019.

10 **READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_ day of  
11 \_\_\_\_\_, 2019.

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15 CRAIG MORGAN, Mayor  
16 City of Round Rock, Texas  
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18 ATTEST:  
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21 SARA L. WHITE, City Clerk