

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6

WHEREAS, the City of Round Rock, Texas desires to amend the text of the
g and Development Code, and

WHEREAS, after considering public testimony received at such hearing, the Planning and Zoning Commission has recommended the Zoning and Development Code be amended as set forth herein, and

WHEREAS, the City Council determines that the amendment provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

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.* No single garage door facing a public street shall exceed 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. No single garage door facing a public street shall exceed 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. No single garage door facing a public street shall exceed 18 feet in width.
- g. On-site parking placement.
 - 1. Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure.
 - 2. If a property has an existing driveway, it may be utilized to meet any on-site parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access additional parking located at the rear of the structure. A driveway shall be no wider than 18 feet within the required front or side setback.

1
2
3 **IV.**

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

7 **CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS**

8
9 Sec. 2-18. - MH (Manufactured Housing) district.

10
11 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,
12 the following regulations apply to the MH district:

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

17 **V.**

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

21 **CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS**

22
23 Sec. 2-19. - TF (Two-Family) district.

24
25 (d) *Supplementary development standards.* In addition to the standards found in chapter 8 of this Code,
26 the following regulations apply to the TF district:

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

31 **VI.**

32 That the City Council has considered and hereby make the following findings regarding
33 this amendment:

- 34 1. It is consistent with the general plan;

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

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

5

6

7

8

9

CRAIG MORGAN, Mayor
City of Round Rock, Texas

10 ATTEST:

11

12

13

SARA L. WHITE, City Clerk