1	ORDINANCE NO. O-2019-0204
2 3 4 5 6 7 8 9 10	AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTION 2-15 (d)(2), SECTION 2-16 (d)(2)(a), SECTION 2-17 (d)(1)(f), SECTION 2-18 (d)(2), AND SECTION 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.
12	WHEREAS, the City of Round Rock, Texas desires to amend the text of the
13	Zoning and Development Code, and
14	WHEREAS, the Planning and Zoning Commission held a public hearing
15	concerning the proposed amendment on the 3 rd day of April, 2019, following lawful
16	publication of the notice of said public hearing, and
17	WHEREAS, after considering public testimony received at such hearing, the
18	Planning and Zoning Commission has recommended the Zoning and Development
19	Code be amended as set forth herein, and
20	WHEREAS, on the 9th day of May, 2019, after proper notification, the City held a
21	public hearing on the proposed amendment, and
22	WHEREAS, the City Council determines that the amendment provided for herein
23	promotes the health, safety, morals and protects and preserves the general welfare of
24	the community, and
25	BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,
26	TEXAS:

1	1.			
2	That Zoning and Development Code, Chapter 2, Article II, Section 2-15 (d)(2)			
3	Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as			
4	follows:			
5	CHAPTER 2. ZONING AND DEVELOPMENTSTANDARDS			
7	,			F-2 (Single-Family - Standard Lot) district.
8 9 10	(d)			nentary development standards. In addition to the standards found in chapter 8 of this Code, wing regulations apply to the SF-2 district:
11 12 13		(1)	sidi	erior wall materials. Metal of any type is prohibited except horizontal pre-finished aluminum ng. Accessory buildings not exceeding 150 square feet in gross floor area are exempt from requirement.
14		(2)	Gar	rage door width. No single garage door facing a public street shall exceed 18 feet in width.
15				II.
16		-	That	Zoning and Development Code, Chapter 2, Article II, Section 2-16 (d)(2)(a),
17	Со	de o	f Or	dinances (2018 Edition), City of Round Rock, Texas, is hereby amended as
18	foll	ows	:	
19	СН	APTE	R 2.	ZONING AND DEVELOPMENTSTANDARDS
20 21 22	Sec. 2-16 SF-3 (Single-Family - Mixed Lot) district.			
23 24	(d)		•	nentary development standards. In addition to the standards found in chapter 8 of this Code, wing regulations apply to the SF-3 district:
25		(1)	Ext	erior wall materials.
26 27 28			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).
29 30			b.	An alternative wall finish consisting of 100% stucco may be permitted only in conjunction with a tile roof.
31 32			C.	The use of materials such as wood shingles, wood siding, and architectural steel or metal shall be limited to accent features.
33 34			d.	Accessory buildings not exceeding 150 square feet in gross floor area are exempt from the percentage and materials requirements listed above.
35		(2)	Gar	rage and driveway treatment.
36			a.	No single garage door facing a public street shall exceed 18 feet in width.
37			b.	A street-facing garage shall not extend beyond the front building façade.

1 2 3	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.			
4 5	d.	Swing in, side entry garages are permitted as a primary garage or 3rd car garage with the following standards:			
6 7		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			
8 9		2. There shall be a minimum of 30 feet between garage doors and the side lot line which they face.			
10		III.			
11	Tha	Zoning and Development Code, Chapter 2, Article II, Section 2-17 (d)(1)(f),			
12	Code of O	rdinances (2018 Edition), City of Round Rock, Texas, is hereby amended as			
13	follows:				
14 15	CHAPTER 2	ZONING AND DEVELOPMENTSTANDARDS			
16 17	Sec. 2-17 S	SF-D (Single-Family - Downtown) district.			
18 19	(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:				
20	(1) Pa	rking requirements.			
21	a.	Parking and access shall be permitted only on improved surfaces.			
22 23	b.	On-site parking is not required for single-family dwelling units, but is required for the following uses:			
24		1. A bed and breakfast shall provide one on-site parking space for each guest room.			
25		2. Other uses shall provide on-site parking in accordance with chapter 8, article VI.			
26 27	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.			
28 29 30 31	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.			
32 33	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.			
34	f.	No single garage door facing a public street shall exceed 18 feet in width.			
35	g.	On-site parking placement.			
36 37		 Where access is available from an alley or secondary frontage, parking shall be located at the rear of the property behind the principal structure. 			
38 39 40 41 42		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.			

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 10	Sec. 2-18 MH (Manufactured Housing) district.					
11 12	(d) Supplementary development standards. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the MH district:					
13 14 15	(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.					
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 26	(d) Supplementary development standards. In addition to the standards found in chapter 8 of this Code, the following regulations apply to the TF district:					
27 28 29	(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.					
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	It advances the stated scope and purpose of the Zoning and Development
2	Code as stated in Section 1-3 of the Code; and
3	3. It advances the stated purpose of any zoning district it may affect.
4	VII.
5	A. All ordinances, parts of ordinances, or resolutions in conflict herewith are
6	expressly repealed.
7	B. The invalidity of any section or provision of this ordinance shall not
8	invalidate other sections or provisions thereof.
9	C. The City Council hereby finds and declares that written notice of the date,
10	hour, place and subject of the meeting at which this Ordinance was adopted was posted
11	and that such meeting was open to the public as required by law at all times during
12	which this Ordinance and the subject matter hereof were discussed, considered and
13	formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas
14	Government Code, as amended.
15	Alternative 1.
16	By motion duly made, seconded and passed with an affirmative vote of all the
17	Council members present, the requirement for reading this ordinance on two separate
18	days was dispensed with.
19	READ, PASSED, and ADOPTED on first reading this day of
20	, 2019.
21	
22	
23	Alternative 2.

1	READ and APPROVED or	n first reading this the day of
2	, 2019.	
3	READ, APPROVED and ADOP	PTED on second reading this the day of
4	, 2019.	
5		
6 7		
8		CRAIG MORGAN, Mayor
9		City of Round Rock, Texas
10	ATTEST:	
11		
12		
13	SARA L. WHITE, City Clerk	_