1		ORDINANCE NO. 0-2020-0206
2 3 4 5 6 7 8 9 10		AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE II, SECTION 2-26, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING ACCESSORY BUILDING SETBACKS IN SF-1, SF-2 AND S-3; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.
11		BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,
12	TE	XAS:
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14		That Zoning and Development Code, Chapter 2, Article II, Section 2-26, Code of
15	Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to add	
16	subsection (f), to read as follows:	
17 18	CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS	
19	Sec	2-26. Residential lot and building dimensional standards.
20 21	(a)	Residential zoning districts lot and building dimensional standards chart:
22 23	(b)	<i>Special purpose lots exemption.</i> Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.
24 25 26 27	(c)	<i>Encroachments in setbacks.</i> Except as specified in (d) below, all required setbacks shall be free from any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.
28 29 30	(d)	<i>Permitted limited encroachments.</i> In the SF-R, SF-1, SF-2 and SF-3 districts, limited encroachment into the front and rear setbacks by a maximum of two (2) feet shall be permitted for the following: eaves; roof overhangs; and minor architectural details such as fireplaces and bay windows.
31	(e)	Accessory buildings prohibition. Accessory buildings are prohibited in the front street yard.
32 33	<u>(f)</u>	Accessory building setbacks in SF-1, SF-2 and S-3. When a rear or rear side lot line does not abut a developed or planned single-family lot, there is no setback requirement.
34 35 36 27		II. All ordinances, parts of ordinances, or resolutions in conflict herewith are
37 38	exp	A. All ordinances, parts of ordinances, of resolutions in connict herewith are pressly repealed.

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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.

9 Alternative 1.

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

READ, PASSED, and ADOPTED on first reading this _____ day of
, 2020.

15 Alternative 2.

READ and APPROVED on first reading this the _____ day of
 _____, 2020.

READ, APPROVED and ADOPTED on second reading this the _____ day of
 _____, 2020.

CRAIG MORGAN, Mayor City of Round Rock, Texas

24 ATTEST: 25

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27 SARA L. WHITE, City Clerk

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