

ORDINANCE NO. O-2020-0288

AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 1, ARTICLE III, SECTION 1-50 AND CHAPTER 2, ARTICLE II, SECTION 2-25, REGARDING DWELLING UNITS, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, 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 1, Article III, Section 1-50 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as as follows:

**CHAPTER 1. INTRODUCTORY PROVISIONS**

Sec. 1-50. - Definitions.

The purpose of this section is to define words, terms and phrases contained within this code, unless otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English language, unabridged, subject to interpretation by the PDS director.

Term	Definition
Accessory dwelling unit	A dwelling unit built on a legal lot in addition to a principal dwelling unit or structure. Accessory dwelling units are subordinate in size, location, and use to the principal structure.
<u>Accessory dwelling unit, connected</u>	<u>A dwelling unit which is integrated into the floorplan of a principal dwelling unit and includes a connecting door to the principal unit. A connected accessory dwelling unit is subordinate in size and use to the principal structure and may include a front door separate from the primary dwelling unit and its own dedicated garage parking space. A connected accessory dwelling cannot be a separate structure.</u>
Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. A building containing more than one <del>set of cooking facilities</del> <u>entrance on the</u>

front street yard side of the building or more than one entrance from an attached garage to the building is considered to be a multi-dwelling unit structure. The term "dwelling unit" does not include hotels, motels, lodging houses, sheds or similar accessory structures, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirtings.

## II.

That Chapter 2, Article II, Section 2-25 of the Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

### CHAPTER 2. ZONING DISTRICTS AND USE REGULATIONS

Sec. 2-25. - Permitted Uses in the Residential Districts.

Summary use table by residential zoning district

Use	Zoning District													
	AG	SF-R	SF-1	SF-2	SF-3	SF-D	MH	TF	TH	SR	MF-1	MF-2	Supplementary Use Standard	
P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited														
Residential Uses														
<u>Accessory Dwelling Unit, Connected</u>	-	-	-	-	P	-	-	-	-	-	-	-		
Apartment	-	-	-	-	-	-	-	-	-	P/S	P	P	2-91(c)	
Assisted Living	-	-	-	-	-	-	-	-	-	P/S	-	-	2-91(d)	
Group Home (six or fewer persons)	-	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	-	P/S	P/S	2-91(o)	
Modular Housing	-				-	-	P		-	-	-	-		
Multifamily House	-	-	-	-	-	-	-	-	-	-	P	-		
Single-Family, Attached	-	-	-	-	-	-	-	P	-	-	-	-		
Single-Family, Detached	P	P	P	P	P	P	-	P/S	-	-	-	-	2-91(hh)	

Single-Family, Detached Manufactured Home	-	-	-	-	-	-	P	-	-	-	-	-	
Single-Family, Zero Lot Line	-	-	-	P	-	-	-	-	-	-	-	-	
Single-Family, Village Residential	-	-	-	P	-	-	-	-	-	-	-	-	
Townhouse, Single Lot or Common Lot	-	-	-	-	-	-	-	-	P	P/S	P	P	2-91 (jj)

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### III.

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**A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

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**B.** The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

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**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.

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Alternative 1.

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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.

1        **READ, PASSED, and ADOPTED** on first reading this \_\_\_\_ day of  
2 \_\_\_\_\_, 2020.

3 Alternative 2.

4        **READ** and **APPROVED** on first reading this the \_\_\_\_ day of  
5 \_\_\_\_\_, 2020.

6        **READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_ day of  
7 \_\_\_\_\_, 2020.

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11 CRAIG MORGAN, Mayor  
12 City of Round Rock, Texas

13 ATTEST:

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SARA L. WHITE, City Clerk