ORDINANCE NO. Z-05-11-10-12E1

AN ORDINANCE AMENDING CHAPTER 11, SECTIONS 11.302, 11.401, 11.423, 11.501, 11.502, 11.505, 11.603, 11.802 AND APPENDIX A, AND ADDING SECTION 11.418.1 CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, TO ESTABLISH THE MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) ZONING DISTRICT; TO AMEND THE CERTIFICATE OF ZONING COMPLIANCE; TO AMEND THE STANDARDS FOR BED AND BREAKFAST, COMMERCIAL AND GENERAL PARKING, DAYCARE, EATING ESTABLISHMENTS, GROUP LIVING, RETAIL SALES AND SERVICE, TOWNHOUSES, UPPER STORY RESIDENTIAL AND UTILITIES; TO ESTABLISH STANDARDS FOR INDOOR ENTERTAINMENT ACTIVITIES, LIVE/WORK UNITS AND SINGLE-STORY MIXED-USE RESIDENTIAL; TO AMEND TREE CREDIT AND PARKING AREA LANDSCAPING REQUIREMENTS; TO AMEND OFF-STREET PARKING AND LOADING REQUIREMENTS; TO AMEND OUTDOOR DISPLAY AND STORAGE REQUIREMENTS; TO ADD THE DEFINITIONS OF "COMMERCIAL KITCHEN," "CONVERSION," "EXPANSION(S)," "GLAZING," "GROSS FLOOR AREA," "HOLLYWOOD DRIVEWAY," "LIVE/WORK UNIT," "MIXED-USE," "OUTDOOR COOKING AREA," "ROW HOUSE," "SHARED PARKING," AND "SINGLE-STORY MIXED-USE RESIDENTIAL;" 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.

Chapter 11, Section 11.302(1)(c), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.302 CERTIFICATE OF ZONING COMPLIANCE

(1) Applicability

(c) The following use-related changes are not permitted until the Zoning Administrator has issued a Certificate of Zoning Compliance for the intended use.

(i) Changes in the type of land use.

(ii) Changes in the type of use or type of occupancy of any building.

(iii) The expansion of a building or the associated structures of a business.

II.

Chapter 11, Section 11.302(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.302 CERTIFICATE OF ZONING COMPLIANCE

(2) Timing of Application

An application for a Certificate of Zoning Compliance shall be made concurrently with an application for a Site Development Permit or in cases where a Site Development Permit is not required, concurrently with the application for a Building Permit.

III.

Chapter 11, Section 11.401(1), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.401 ESTABLISHMENT OF DISTRICTS

(1) Districts

For the purpose of this Zoning Ordinance, portions of the City, as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
SF-R	Single Family – Rural
SF-1	Single Family – Large Lot
SF-2	Single Family – Standard Lot
MH	Manufactured Housing
TF	Two Family
TH	Townhouse
MF	Multifamily
Commercial Zoning Districts	

C-1	General Commercial
C-2	Local Commercial
Employment Zoning Districts	
OF	Office
BP	Business Park
LI	Light Industrial
I	Industrial
Special Purpose Zoning Districts	
PF	Public Facilities
SR	Senior
MI	Mining
OS	Open Space
MU-1a	Mixed-Use Southwest Downtown
PUD	Planned Unit Development
OVERLAY ZONING DISTRICTS	
H	Historic Overlay
CT	Chisholm Trail Overlay
PV	Palm Valley Overlay

IV.

Chapter 11, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add Section 11.418.1 to read as follows:

11.418.1 MU-1a (MIXED-USE SOUTHWEST DOWNTOWN) DISTRICT

(1) Purpose

To establish and preserve areas of mixed land uses primarily devoted to combining low to moderate density residential development with low to moderate commercial development in the Southwest Downtown area.

Mixed-use zoning refers to the combining of complementary residential and commercial uses in the same building, on the same site, or in the same block.

(2) Permitted Uses

(a) The following uses are permitted by right:

Use
Community Services
Government Facilities

Office
Park, Linear/Linkage
Park, Neighborhood
Place of Worship
Single Family, detached home
Single Family, zero lot line
Single Family, village residential

(b) The following uses are permitted with conditions:

Use	Special Standard
Bed and Breakfast	11.423(4)(c)
Commercial Parking	11.423(6)(c)
Day Care	11.423(8)(f)
Eating Establishments	11.423(9)(c)
Group Living	11.423(13)(b)
Indoor Entertainment Activities	11.423(13.2)
Live/Work Units	11.423(13.3)
Office, Medical	11.423(15)
Retail Sales and Services	11.423(21)(c)
Single-Story Mixed-Use Residential	11.423(24.1)
Townhouse (maximum 14 units per acre)	11.423(25)(b)
Upper-Story Residential	11.423(26)(b)
Utilities, Minor	11.423(27)(a)
Utilities, Intermediate	11.423(27)(b)
Utilities, Major	11.423(27)(c)
Wireless Transmission Facilities, Stealth	11.423(31)(d)

(c) The following uses are permitted subject to Special Exception criteria and approval by the Zoning Board of Adjustment:

Use
Outdoor Entertainment
Passenger Terminals
Eating Establishments with Outdoor Cooking Areas

(3) Density and Development Standards

All development within the MU-1a (Mixed-Use Southwest Downtown) District shall conform to the Density, Development, and Special Standards described below.

(a) MU-1a (Mixed-Use Southwest Downtown) Density & Development Standards

Density & Development Standards for MU-1a (Mixed-Use Southwest Downtown) [1]	
Description	**Requirement**
Minimum lot area	3000 sq. ft.
Minimum lot area (townhouses)	2500 sq. ft.
Maximum density for townhouses	14 units/acre
Minimum lot width, freestanding buildings	24 ft.
Minimum lot width, common-wall building	20 ft.
Minimum setback from street (ROW), non-residential building	5 ft. [2]
Minimum setback from street (ROW), townhouse	10 ft. [3]
Minimum setback from street (ROW), freestanding dwelling	15 ft.
Minimum rear setback, garages and carports	5 ft.
Minimum rear setback, all other buildings	5 ft. or 20 ft. [4]
Minimum side setback	0 ft. or 5 ft. [5]
Maximum height, principal building	3 stories, not to exceed 50 ft. [6]
Maximum height, accessory building	15 ft.
Maximum height of fence within street yard	3 ft. [7]
Maximum height of fence outside street yard	8 ft.

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.

(2) Non-residential buildings on Main Street may build to the Main Street right-of-way line.

(3) Steps, stoops and other access features are allowed in the front setback, but may cover no more than 1/2 of the front street yard area.

(4) Rear setback is 5 feet from the lot line when there is an alley and 20 feet from the lot line when an alley is not present.

(5) When not abutting an existing single-family residence, the setback shall be 5 ft., except that common walls are not required to have a setback. When abutting an existing single-family residence, a setback of 5 ft. or greater shall be required subject to the compatibility standards in Section 11.418.1(9)(a)(ii) related to height. 5 ft. of the setback must be entirely free of obstruction for maintenance easement.

(6) Number of stories includes mezzanines or other occupiable levels. Height of the physical structure not to exceed 50 feet. Properties abutting existing single-family residences may be subject to additional height restrictions as provided in Section 11.418.1(9)(a)(ii).

(7) All fences shall provide a finished face to abutting streets. A wrought iron fence is permitted to reach a height of 6 ft.

(b) Setback Requirements

(i) Except as provided below, all required setbacks shall be free from any encroachments including but not limited to accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

(ii) Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. In cases where the setback requirement conflicts with such utilities, the Zoning Administrator shall adjust the setback to resolve the conflict.

(iii) Movable furniture including but not limited to outdoor café tables, shade umbrellas and seating shall be permitted within the required setbacks.

(iv) Signs may be permitted in the front setback, if in accordance with Section 3.1400 of this Code.

(c) Off-Street Parking and Loading

In addition to the off-street parking requirements provided in Section 11.502 of this Code, the following requirements apply in the MU-1a District.

(i) Interim Parking Requirement

1. Where on-street parking is not in place prior to an application for a building permit, an applicant shall provide on-street parking adjacent to the property similar to the street improvement plan provided in the Southwest Downtown Plan and may utilize the parking credit provided in paragraph (ii) below.

2. The parking improvements shall be temporary in nature and shall require paving and striping, as approved by the Transportation Director.

3. The location of the temporary parking improvements shall be approved by the Transportation Director.

(ii) Parking Credit

1. Except as provided in paragraph (3) below, the Gross Floor Area (GFA) of an existing building at the time of adoption of this Section 11.418.1 is exempt from providing new parking spaces, provided the building is not expanded. For the purpose of MU-1a parking credit, GFA calculations shall include attached building elements that have continuous rooflines or are structurally integrated with the primary structure. Any expansions to the GFA of the building shall meet the required parking for the use of the expansion.

2. In the event that a structure is demolished after adoption of this Section 11.418.1, a credit shall be granted for the GFA that existed on the lot, prior to demolition at a ratio of 1 space for every 400 ft^2 of GFA. This credit shall only apply to new non-residential development.

3. Residential parking requirements shall be met without the use of parking credits.

(iii) Except as allowed by the Transportation Director for access to interior parking when properties are converted from a residential to a non-residential use, no curb cuts shall be permitted on a public street for the purpose of a new driveway.

(iv) Parking shall be accessed by an alley or rear driveway. When this is not available, an alternative access shall be provided, as allowed by the Transportation Director.

(v) Except as allowed by the Transportation Director, new garages and carports shall be constructed and oriented to the alley or rear driveway.

(vi) Except for commercial parking surface lots on the street level, off-street parking areas shall not be permitted in any street yard.

(vii) Required non-residential parking may be provided off-site provided all parking is within 600 feet of the lot.

(viii) Residential Parking

1. Where a new commercial use is established in conjunction with a new or existing residential use, on-site parking shall be provided for the residential component, in addition to meeting the necessary parking requirements for the commercial use.

2. On-site parking shall be provided for all residential uses.

(ix) Residential Requirements

1. Number of Spaces

A. Single-family detached: 2 spaces

B. Other residential units (townhouse, upper-story residential or single-story mixed-use residential)

1 Bedroom:	1 space
2 Bedrooms or more:	2 spaces

For residential units without defined bedrooms:

Under 800 square feet:	1 space
800 square feet or more:	2 spaces

C. The Zoning Administrator may adjust requirements for special residential uses, such as, but not limited to senior or assisted living facilities, as appropriate for those populations.

2. Design and Location Standards

In cases where single-family residential driveways are accessed from the front of a property, parking areas, including carports and garages shall be set back at least ten (10) feet behind the portion of the front face of the structure located farthest from the street.

(x) Non-residential Requirements

1. Number of Spaces:

A. Except as provided in paragraph B. below, one (1) space shall be provided per 400 ft^2 GFA of all non-residential uses.

B. Eating establishments shall be required to provide one (1) space per 200 ft^2 GFA and shall also include parking for any outdoor seating or customer waiting areas at the same parking ratio.

2. Design and Location Standards

A. If required parking cannot be provided on-site, then the property owner shall have the option of providing off-site parking, provided all the parking is within 600 feet of the lot.

B. Establishments with two (2) or more pick up, delivery or service vehicles shall be required to park those vehicles off-street and shall screen them from view in accordance with the landscaping requirements in Section 11.501 of this Code.

C. Shared parking may be permitted in accordance with Section 11.502(3)(b) of this Code.

(d) Fencing Design Standards

The following standards apply to fencing in the MU-1a District.

(i) Fences shall be constructed of the following materials: brick, stone, reinforced concrete, or other decorative masonry materials, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator.

(ii) Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

(iii) Fence panels shall be top and bottom capped.

(iv) All fences shall provide a finished face abutting a single-family or townhouse use.

(v) Fencing located within ten (10) feet of an alley entrance or exit shall not impede the visibility of drivers entering or exiting the alley.

Additional standards applicable to properties abutting existing single-family residences are provided in Section 11.418.1(9) and special standards for specific uses are identified in Section 11.423.

(e) Landscaping

(i) Landscaping requirements provided in Section 11.501 apply to all development (residential and commercial) in the MU-1a District.

(ii) In order to maintain the unique character, identity, and environment in the Southwest Downtown area, an alternative landscape plan may be requested. The alternative landscape plan shall be submitted for approval to the Zoning Administrator in accordance with Section 11.501(5).

(f) Access and Circulation

Vehicle access and circulation standards provided in Section 11.504 apply to development in the MU-1a District. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways.

(g) Outdoor Display and Storage

(i) General outdoor storage is prohibited.

(ii) Outdoor display and limited outdoor storage shall be allowed in the MU-1a District in accordance with Section 11.505.

(iii) Limited outdoor storage is prohibited in the street yard in the MU-1a District.

(h) Special Conditions for Properties Located on Lake Creek

(i) No opaque fences shall be allowed on the portion of a lot abutting Lake Creek. Wrought iron fencing or equivalent may be used.

(ii) There shall be no loading or service areas between the buildings and Lake Creek. Loading or service areas shall be located between the buildings.

(iii) A fifteen (15) foot landscape buffer is required on lots abutting Lake Creek that have their parking between the buildings and Lake Creek. The landscape buffer shall be provided in accordance with Section 11.501(4).

(i) Special Conditions for Garage and Carport Conversions

Garage and carport conversions shall be permitted subject to the following conditions:

(i) Residential dwelling units are not permitted in a converted garage or carport on the ground floor, except as a live/work unit.

(ii) For single-family residences, the conversion of a garage or carport for a use other than for the expansion of the primary residence, constitutes a change to mixed-use and the compatibility standards for uses adjacent to single-family residences provided in Section 11.418.1(9) shall no longer apply.

(iii) All existing driveways, no longer required for access, shall be removed and replaced with sidewalks and on-street parking similar to the street improvement plan provided in the Southwest Downtown Plan.

(4) MU-1a (Mixed-Use Southwest Downtown) District Design Standards

The following design standards apply to all buildings in the MU-1a District, except for single-family residential uses, townhouses and expansions that are less than the square footage of the original structure. These standards supplement any district-specific standards. These standards are not intended to be of a particular style or period, but to encourage high-quality construction/development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure. Alternate design standards may be approved by the Zoning Administrator to permit a more flexible or creative design that still meets the intent of the MU-1a District design standards.

(a) Exterior Wall Finish

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent and existing developments. The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement based siding. The use of materials such as wood shingles or wood siding shall be limited to accent features.

(b) Orientation Requirements

Buildings shall have their main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.

(c) Exterior Color

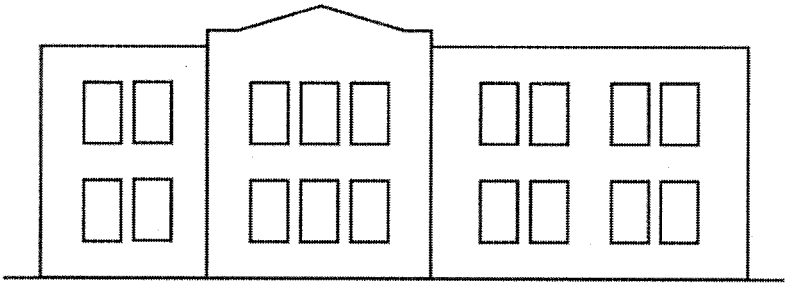
(i) Day-glo, luminescent, neon, or similar types of color finishes are not permitted.

(ii) Color schemes shall be harmonious and compatible with adjacent developments.

(d) Building Elevation Variation

(i) The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials, including windows and doors.

(ii) The composition of windows and other major features shall relate to the wall plane, rather than to the entire wall; and the entire elevation shall be balanced.



Example of how window arrangement relates to smaller wall sections.

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(iii) A horizontal design feature between the first and second floors of a building shall be indicated on the building's façade. Examples of design features delineating first and second floors include awnings, canopies, transoms, moldings, balconies, pergolas, wainscotting or changes in color or texture.

(iv) Alternative designs to the building elevation requirements may be submitted for approval by the Zoning Administrator.

(e) Building Articulation

All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide architectural interest and style.

The following is a list of design features that may be used as part of an integrated, comprehensive building design to provide architectural interest and style. Such interest and style may include, but are not limited to the following:

(i) Arcades
(ii) Cornices
(iii) Eaves
(iv) Bow window
(v) Bay window
(vi) Arched window
(vii) Gable window
(viii) Oval or round windows
(ix) Shutters
(x) Arched entry, balcony or breezeway entrance
(xi) Stone or brick accent wall
(xii) Decorative stone or brick band
(xiii) Decorative tile
(xiv) Veranda, porch or balcony
(xv) Projected wall or dormer
(xvi) Variation of roof lines on the building
(xvii) Decorative caps and chimneys

(f) Windows

In order to ensure that including their proportion, shape, position, location, pattern and size, contribute to a building's design, the following shall be required:

(i) Windows shall be provided with relief. Examples include architectural surround, trim, changes in color, changes in texture or soldier coursing.

(ii) Front facades shall have a minimum of forty (40) percent glazing. For buildings that are more than one story, at least fifty (50) percent of the required glazing must be on the ground floor.

(iii) At least twenty-five (25) percent of the wall area on any side or rear elevation facing a public street, park or plaza shall consist of glazing or as permitted by the Building Code, whichever is less.

(iv) For unique security or display purposes, including but not limited to art galleries and jewelry stores, ground floor glazing requirements may be reduced by the Zoning Administrator.

(v) To assist with energy efficiency, the Zoning Administrator may consider an alternative design solution to glazing requirements.

(g) Glass

Except for photovoltaic cells, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and structures.

(h) Roofing Materials

(i) Roofing materials for pitched roofs shall consist of a minimum twenty-five (25) year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, copper or other similar materials as approved by the Zoning Administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

(ii) All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza or public open space. Screening shall utilize the same or similar materials as the principal structure.

(i) Pitched Roof

Pitched roofs shall be required for all one (1) story detached structures and shall have a pitch equal to or greater than a four (4) to twelve (12) pitch. The pitch may be three (3) to twelve (12), if the span is greater than sixty (60) feet. Pitched roofs shall not be required for one (1) story structures that share a common wall with another structure.

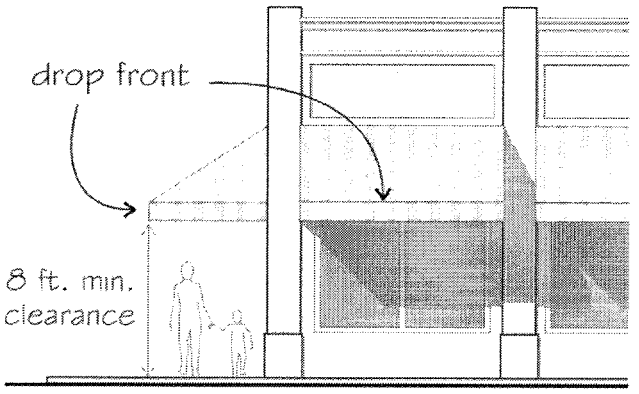
(j) Awnings and Canopies

Awnings and canopies on buildings used for commercial, industrial or retail purposes shall meet the following standards:

(i) Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.

(ii) Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.

(iii) Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.



Drop-front style awning.

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(k) Commercial Signs

Signs shall be in harmony with the style and character of the development and shall be an integral design component of the building architecture, building materials, landscaping and overall site development.

(i) Signs attached to buildings shall be integrated with the primary physical features of the building and shall complement the building architecture. Signs attached flush to a building's façade shall be mounted so that the attachment device is not visible or discernable.

(ii) Sign coverage shall not exceed twenty-five (25) percent of the wall area located above doors and windows on a one-story building or between the first and second floor of a two-story building. Signs attached to multi-tenant buildings shall be of a single design and scale.

(iii) Pole-mounted signs; roof mounted signs; electronic reader-board signs with scrolling and or changeable text; and attached cabinet or box signs are not permitted.

(iv) Flashing or one-piece backlit signs are not permitted. Individual backlit letters, or solid letters with a light source behind them producing a halo effect are permitted.

(5) Expansions

Expansions that are less than the total GFA of the original structure shall meet the following criteria:

(a) Expansions shall reflect the architectural style of the original building, including roof, roof pitch, articulation, windows, doors, treatment, and exterior finish.

(b) Accessory buildings as defined, including decks and patios, shall be considered expansions.

(c) Renovations and the newly constructed portion of the building shall meet the design standards provided in Section 11.418.1(4).

(6) Change of Use and Conversions

Change of use in the MU-1a District shall include conversions from single-family residential to a non-residential use and shall meet the following criteria:

(a) Any changes to a building associated with the change of use shall reflect the original architecture, including roof, windows, doors, treatments and exterior finish.

(b) Renovations shall meet the design standards provided in Section 11.418.1(4), as applicable.

(7) Townhouses

(a) Townhouses in the MU-1a District shall be in a "row house" form.

(b) Each unit shall include an off-set in wall planes and individual roof lines separated by recessed entries or shall be distinguished by a change in façade materials.

(c) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows. The following is a partial list of features that may be used as part of an integrated, comprehensive design to provide visual relief to townhouse buildings:

(i) Bow window
(ii) Bay window
(iii) Arched window
(iv) Gable window
(v) Oval or round windows
(vi) Shutters
(vii) Arched entry, balcony or breezeway entrance
(viii) Stone or brick accent wall
(ix) Decorative stone or brick band
(x) Decorative tile
(xi) Veranda, terrace, porch or balcony
(xii) Projected wall or dormer
(xiii) Variation of roof lines on the building
(xiv) Decorative caps on chimneys

(8) MU-1a District Compatibility Standards

Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

(a) Visual Screening

Screening standards for detention/water quality ponds, dumpsters, trash receptacles, outdoor storage, ground-mounted equipment and other similar structures are provided in Section 11.501(4)(b).

(b) Noise

The noise regulations in the Code shall apply, along with the following standards:

(i) Outdoor audio paging systems shall not be permitted.

(ii) Outdoor amplification of music shall not be permitted.

(c) Lighting

(i) External lighting shall be arranged and controlled so as to deflect light away from any residential areas.

(ii) Building Illumination

1. The design and materials of lighting fixtures shall be consistent with the character of the area. Fully recessed downlights, gooseneck lights or other incandescent fixtures appropriate to the style of a building shall be used.

2. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for pedestrians.

(iii) Site Lighting Design Requirements

1. Fixture (luminaire)
The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street or residential development.

2. Light Source (lamp)
Only incandescent, fluorescent metal halide or color-corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout a development.

3. Mounting
Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.

4. Height of Fixture
The height of a fixture shall not exceed twenty (20) feet.

(iv) Excessive Illumination

1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.

2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.

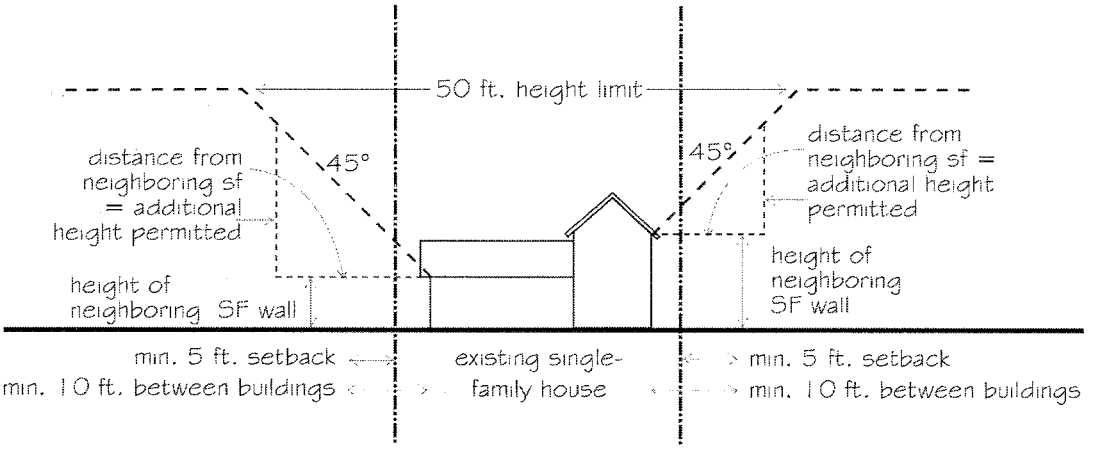
3. Foot candle reading on any exterior portion of the site shall not exceed twenty-five (25) foot candles.

(9) Compatibility Standards for Uses Next to Existing Single-Family Residences

(a) In addition to the compatibility standards provided in Section 11.418.1(8) above, properties adjacent to existing detached single-family residences, as identified and listed by separate resolution adopted by City Council shall meet the following requirements:

(i) New structures that abut an existing single-family residential use shall have a setback of five (5) feet or greater from the neighboring property line that abuts the residence with no less than ten (10) feet of separation between buildings.

(ii) The height of the structure abutting an existing single-family residential use is limited to the height of the single-family structure's nearest wall excluding the roof and attic plus one (1) foot in height from every foot of distance from the existing single-family residential use, as illustrated below.



Additional height restrictions for new structures adjacent to existing single-family residences.

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(iii) Any windows facing an existing single-family residential use shall be translucent but not allow visibility into the side setback of the adjacent single-family lot.

(iv) All land uses other than single-family shall be required to install and maintain a fence a minimum of six (6) feet in height along a property line which abuts an existing single-family use.

1. Fences shall be constructed of the following materials: masonry materials such as brick, stone or decorative reinforced concrete, or other equivalent material approved by the Zoning Administrator.

2. Fence posts shall be constructed of rust-resistant metal parts, concrete-based masonry or concrete pillars of sound structural integrity.

3. Fence panels shall be top and bottom capped. All fences shall provide a finished face abutting a single-family use.

4. The construction material of the fence shall compliment the material used on the principal building located on the same lot.

(v) Except as provided herein, an eating establishment use and associated parking that abuts an existing single-family residential use shall not have a full commercial kitchen. Uses with limited kitchens, such as, but not limited to, coffee houses or sandwich shops are permitted.

(b) If a single-family residence listed in the resolution adopted by City Council is converted to a non-single-family use, the requirements provided above shall no longer apply.

(c) If a commercial property is converted to a single-family residential use after the City Council adopts by resolution the single-family residences, the converted single-family residence shall not be added to the list and the requirements provided above shall not apply.

(10) Damage or Destruction of Building or Structure

If a building or structure is damaged or destroyed by fire, explosion, act of God, or the public enemy, then restoration or new construction shall be permitted. The restoration or new construction may be the same as the former building's footprint, gross floor area and exterior wall elevation, save and except any illegal encroachments onto another property or right-of-way.

V.

Chapter 11, Section 11.423(4), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(4) Bed and Breakfast

(a) Except as provided in paragraph (c) below, a bed and breakfast shall be subject to the following standards.

(i) A maximum of six guest rooms shall be provided in any one bed and breakfast establishment.

(ii) No food preparation, except beverages, is allowed within individual guest rooms. Meal service shall be provided to overnight guests only.

(iii) Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.

(b) A bed and breakfast located in a SF-2 district shall be subject to the following additional standards.

(i) A bed and breakfast located in a SF-2 district shall be in the Downtown Reinvestment Zone.

(ii) The operator of the Bed and Breakfast shall be a full-time resident of the dwelling in which the Bed and Breakfast establishment is housed.

(iii) A maximum of four guest rooms shall be provided in any one bed and breakfast establishment.

(iv) No exterior evidence of the bed and breakfast shall be allowed, except for one attached sign no larger than twelve square feet.

(c) A bed and breakfast in an MU-1a district shall be subject to the following standards.

(i) A maximum of ten (10) guest rooms shall be provided in any one bed and breakfast establishment.

(ii) No food preparation, except beverages, is allowed within individual guest rooms.

(iii) Meal service may be provided in an on-site restaurant, as part of a mixed-use development, for overnight guests and the public.

(iv) Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.

VI.

Chapter 11, Section 11.423(6), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (c) to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(6) Commercial and General Parking

(c) Commercial parking in the MU-1a District shall be subject to the following additional standards.

(i) Commercial parking shall be screened from view, in accordance with the landscaping requirements provided for in Section 11.501.

(ii) Parking areas abutting an existing single-family residence, as identified and listed by separate resolution adopted by City Council shall be separated by a ten (10) foot minimum landscape buffer in accordance with Section 11.501(4)(a) and an eight (8) foot high masonry wall located on the property line in accordance with the fencing requirements provided for in Section 11.418.1(3)(e).

(iii) Parking garages shall be screened with a fifteen (15) foot landscape buffer as measured between the garage and the sidewalk abutting any public right-of-way, or in lieu of a landscape buffer, the garage may have commercial uses incorporated into the ground floor that are accessible at the street level. The landscape buffer shall include one (1) medium tree per thirty (30) linear feet and one (1) large shrub per four (4) linear feet.

(iv) The length of a parking garage wall facing a public street shall be broken into smaller planes. Wall planes shall not extend more than an average of thirty-five (35) feet without an interruption by a pilaster or structural

frame. The parking garage shall have a uniform design and building materials.

(v) Vehicles within a parking garage shall be screened from public view.

VII.

Chapter 11, Section 11.423(8), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (f) to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(8) Day Care

(f) Day Care facilities located in the MU-1a district may not exceed 3,500 square feet. Playground fencing shall be wrought iron, masonry, or equivalent.

VIII.

Chapter 11, Section 11.423(9), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (c) to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(9) Eating Establishments

(c) Eating establishments permitted in the MU-1a district are subject to the following requirements:

(i) Outdoor rear or side dining areas abutting a single-family or townhouse residential use shall be screened by a solid fence at least six (6) feet in height.

(ii) Service hours for outdoor dining areas shall not extend past 10 p.m.

(iii) No drive-through service is allowed.

(iv) No outdoor audio paging systems are allowed.

(v) No eating establishments are permitted to abut an existing single-family residence, as identified and listed by separate resolution adopted by City Council. Sandwich and coffee shops are permitted to abut an existing single-family residence provided they do not have a full commercial kitchen.

(vi) Outdoor cooking areas shall only be permitted by special exception.

(vii) Shared patio areas shall be permitted.

IX.

Chapter 11, Section 11.423(13)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(13) Group Living

(b) Group living facilities in PF-3 and MU-1a districts shall comply with State of Texas licensing requirements.

X.

Chapter 11, Section 11.423, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsections (13.2) and (13.3) to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(13.2) Indoor Entertainment Activities

An indoor entertainment activities facility in the MU-1a district is subject to the following standards.

(a) Firing ranges and video arcades with more than five (5) machines are not permitted in an MU-1a district.

(b) Noise from indoor entertainment activities shall be contained by keeping all establishment doors and windows closed before 7 a.m. and after 9 p.m.

(c) Outdoor rear or side patio areas shall be screened by a masonry fence at least six (6) feet in height with service hours not beginning before 7 a.m. and not extending past 9 p.m.

(13.3) Live/Work Units

Live/Work Units permitted in the MU-1a district are subject to the following standards.

(a) The occupant of the unit shall be the person who operates the business or trade that occupies the unit.

(b) The unit may have non-resident employees and a commercial exterior.

(c) The unit shall have the elements of a dwelling unit, including a kitchen and a bathroom but may not have more than one kitchen.

(d) Home occupation requirements as provided for in Section 11.424(2) shall apply to a non-residential use in a townhouse or upper-story residence.

(e) Non-residential parking requirements as set forth in Section 11.418.1(3)(c)(x) shall apply to live/work units.

XI.

Chapter 11, Section 11.423(21), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (c) to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(21) Retail Sales and Service

(c) MU-1a District

Retail sales and services in the MU-1a district are subject to the following standards.

(i) Attached Wireless Transmission Facilities, Animal Boarding, Auto Service Facilities, Campgrounds, Car Washes, Donation Centers, Flea Markets, Gasoline and Fuel Sales, Gun or Firearm Shops, Heavy Equipment Sales, Machinery Repair and Services, Manufactured Home Sales, Mini Warehouses, Monopoles, Mortuaries, Pawn Shops, Portable Building Sales, Recycling Centers, Self-Enclosed Monopoles, Self-Service Storage, Sexually Oriented Businesses (as defined in the Code), Shooting Ranges, Tattoo and Piercing Shops, Taxidermists, Vehicle Parts Sales, Vehicle Repair Services and Body Shops, Vehicle Sales, Veterinary Clinics, Wholesale Nurseries, and Wrecking Yards are not permitted in the MU-1a District.

(ii) Art and Craft Studios with welding or heavy machinery are not permitted.

XII.

Chapter 11, Section 11.423, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (24.1) to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(24.1) Single-Story Mixed-Use Residential

Single-Story Mixed-Use Residential uses in the MU-1a district shall comply with the following standards.

(a) Only one residential unit is permitted in a single-story building containing a non-residential use.

(b) The residential unit shall have on-site resident parking which shall be separate from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.

(c) The residential unit shall have a separate entrance from the non-residential use.

XIII.

Chapter 11, Section 11.423(25), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(25) Townhouses

(a) SR District

Townhouses in the SR district are restricted to senior housing.

(b) MU-1a District

Townhouses are permitted in the MU-1a district subject to the following standards.

(i) Each unit shall have its main pedestrian entrance off of the street or a landscaped courtyard.

(ii) Parking, including garages or carports, shall not face a public street. Parking, including garages or carports, is permitted to face an alley.

(iii) Garages or carports are not permitted in any street yard.

(iv) Fencing located within ten (10) feet of an alley or common lot boundary shall not impede the visibility of drivers entering or exiting the alley.

XIV.

Chapter 11, Section 11.423(26), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(26) Upper Story Residential

(a) Except as provided in paragraph (b) below, upper story residential uses are permitted subject to the following standards.

(i) In the C-1 district, upper story residential is permitted only in the Downtown Reinvestment Zone, the CT overlay, and the PV overlay.

(ii) In the C-2 district, upper story residential uses are permitted only on sites larger than two acres.

(iii) In the C-1 and C-2 districts, the residential use shall be clearly secondary to the principal commercial use. The gross floor area of the entire building shall include not more than 50 percent residential uses.

(iv) In the C-1 and C-2 districts, separate designated parking spaces for use by the residential units are required. Shared parking calculations shall not be permitted.

(b) Upper story residential uses in the MU-1a district shall comply with the following standards.

(i) For upper story residences, on-site resident parking shall be separated from customer or employee parking, reserved for residents' use only, and shall be clearly marked for such purposes.

(ii) The ground floor of the building shall be occupied by non-residential uses.

(iii) The residential use shall have a separate entrance from the non-residential uses.

XV.

Chapter 11, Section 11.423(27), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.423 SUPPLEMENTARY USE STANDARDS

(27) Utilities

(a) Minor Utilities

Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501.

(b) Intermediate and Major Utilities

Except as provided in paragraph (c) below, Intermediate and Major Utilities are required to provide an eight (8) foot high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501. The facility shall be secured.

(c) MU-1a District

Major Utilities in an MU-1a District shall be fully enclosed within a building.

XVI.

Chapter 11, Section 11.501(2)(d), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.501 LANDSCAPING

(2) Compliance

(d) Tree Credits

The following is a provision for calculating tree planting requirements only. Any existing tree with a diameter of four (4) inches or larger, which is preserved in the street yard shall be credited toward the number of trees required to be planted in section 2(c) above. In the MU-1a district, any existing tree which is preserved within the right-of-way shall also be credited toward the number of trees required to be planted in section 2(c) above. Credits shall be calculated as follows:

(i) Any existing tree, which is at least four (4) inches in diameter and less than eight (8) inches in diameter, shall be credited one (1) tree. Any existing tree eight (8) inches in diameter and greater shall be credited two (2) trees. For the purposes of satisfying this section Celtis Occidentalis (Hackberry), Melia Azedaragh (China Berry), Sapium Sebiferum (Chinese Tallow), Bois D' Arc (Horse Apple) and Juniperus Ashei (Texas Common Cedar) shall not qualify for this credit.

XVII.

Chapter 11, Section 11.501(3), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add subsection (c) to read as follows:

11.501 LANDSCAPING

(3) Parking Areas

(c) Perimeter Parking Lot Landscaping in the MU-1a District

The requirements provided below only apply to perimeter parking lot landscaping in the MU-1a District and are in lieu of the requirements provided in Section 11.501(3)(a). Landscaping shall be provided between parking areas and all public streets. The minimum landscaping required for this purpose shall be based on the measured linear footage that extends along the length of the property line (excluding driveways) adjacent to the public or private right-of-way. To determine the minimum quantity of landscaping the following guidelines apply:

(i) A minimum six (6) foot planting clearance, free of utilities, sidewalks and obstructions; and

(ii) One (1) small tree species per twenty (20) linear feet or one (1) medium tree every forty (40) linear feet; and

(iii) One (1) five (5) gallon container size large shrub per four (4) linear feet, which maybe grouped to encourage strategic views into the site; and

(iv) A three (3) foot high fence constructed of wrought iron or similar material, as approved by the Zoning Administrator; or an additional shrub per four (4) linear feet.

XVIII.

Chapter 11, Section 11.502(3), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.502 OFF-STREET PARKING AND LOADING

(3) Alternative Parking Plan and Shared Parking

(a) Alternative Parking Plan

An alternative parking plan may be approved by the Zoning Administrator for specific developments that are deemed to require a different amount of parking than the standards shown in the Off-Street Parking Requirements table. The

Zoning Administrator shall establish conditions necessary to insure the adequacy of future on site parking when approving an alternate parking plan. Any alternative standard shall meet the criteria below.

(i) The use of the building is specific and occupied by a single user.

(ii) The applicant provides a detailed breakdown of his or her parking requirements indicating employee counts, shift distribution and visitor or customer needs.

(iii) The applicant provides a site plan showing how additional parking to meet standard requirements would be provided if the use changed or parking needs increase.

(b) Shared Parking

Required parking for one use may satisfy the requirements for another use if the non-residential uses have different peak hour parking needs and the following:

(i) The following documentation shall be submitted to the City as part of the Development Review Committee process if requesting shared parking.

1. The names and addresses of the uses and the owners or tenants that are sharing the parking;

2. The location and number of parking spaces that are being shared;

3. An analysis showing that the peak parking demands for the different uses occur at different times and that the parking area will supply at least the minimum number of required spaces for each use during its respective peak parking time;

4. A legal instrument such as an easement that guarantees access to the joint parking for all uses;

5. A shared parking agreement executed by all the users and the owner of the property proposed to be used for parking; and

6. The agreement shall be notorized and recorded, with a provision that the consent of the City must be obtained for termination of the agreement.

(ii) In the event of the termination of an existing shared parking agreement, a new shared parking agreement shall be executed within sixty (60) days prior to termination. If a new shared parking agreement is not executed, then documentation shall be submitted to the Development Review Committee supporting that the uses on all affected properties meet their respective parking requirements. This process of amending a shared parking agreement applies to all existing parking agreements impacted by sale, change of use, or expansions on any affected property.

(c) Alternative Agreements

In limited cases, off-site parking agreements, and reciprocal access and parking agreements may be approved by the Zoning Administrator.

XIX.

Chapter 11, Section 11.505(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.505 OUTDOOR DISPLAY AND STORAGE

(2) Permitted Outdoor Display and Storage

The three categories of outdoor display and storage shall be allowed in the districts designated in the table below. Each category is described in Section (3), below.

Permitted Outdoor Display and Storage Table					
Category	**C-1**	**PF-1, PF-2, PF-3**	**LI, I, MI**	**OS**	**MU-1a**
Outdoor Display	X			X	X
Limited Outdoor Storage	X	X	X		X
General Outdoor Storage	X		X	X	

XX.

Chapter 11, Section 11.505(3)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.505 OUTDOOR DISPLAY AND STORAGE

(3) Categories of Outdoor Display and Storage

(a) Outdoor Display

(i) Outdoor display is display of items actively for sale.

(ii) Outdoor display shall be allowed adjacent to a principal building wall and except as provided below, extend to a distance no greater than 10 feet from the wall. Such display shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the sidewalks.

(iii) Outdoor display located more than 10 feet from the wall of a principal building shall be fenced in by a masonry, wrought iron or similar material fence/wall. The location and fencing of such a display shall be approved by the Planning Director.

(iv) Outdoor display in the OS district shall only be permitted in metropolitan and regional parks.

(v) Outdoor display in the Downtown Reinvestment Zone and in the MU-1a district may be permitted in limited quantities provided it does not impede pedestrian traffic.

XXI.

Chapter 11, Section 11.505(3)(b), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.505 OUTDOOR DISPLAY AND STORAGE

(3) Categories of Outdoor Display and Storage

(b) Limited Outdoor Storage

(i) Limited outdoor storage is temporary storage of goods in individual packaging and not in storage containers. Organic materials in plastic packaging are considered limited outdoor storage.

(ii) Limited outdoor storage shall be screened from view outside the site by a solid masonry wall at least six feet in height. Limited outdoor storage in the Industrial (I) and Mining (MI) districts is exempt from the screening requirements provided that district buffering standards have been met.

(iii) Limited outdoor storage shall not be allowed in any off-street parking spaces.

(iv) In MU-1a, limited outdoor storage shall not be allowed in the street yard.

XXII.

Chapter 11, Section 11.802, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to add the definitions for "Commercial Kitchen," "Conversion," "Expansion(s)," "Glazing," "Gross Floor Area," "Hollywood Driveway," "Live/Work Unit," "Mixed-

Use," "Outdoor Cooking Area," "Row House," "Shared Parking," and "Single-Story Mixed-Use Residential."

11.802 DEFINITIONS

Commercial Kitchen	An area on the premise in which food is prepared for on or off-site consumption which includes commercial kitchen equipment.
Conversion	A change of use from single-family residential to a non-residential use.
Expansion(s)	The addition of square footage to an existing building that is less than the total square footage of the existing building and associated structures.
Glazing	The portions of windows or doors containing glass.
Gross Floor Area	The total area in square feet of all floors of a building, measured from the exterior walls.
Hollywood Driveway	A driveway in which the tracks for the car are separated by strips of green lawn.
Live/Work Unit	A structure with a combination of uses where work activities associated with the operations of a business or trade occur as allowed in the zoning district and includes a dwelling unit for the occupant. Such units shall have only one kitchen, at least one bathroom, and shall be occupied by the person operating the business.
Mixed-Use	The combining of complementary residential and commercial uses in the same building, on the same site, or on the same block.
Outdoor Cooking Area	An area outdoors used for the preparation of food such as barbeque pits, grills, pizza ovens, smokers, rotisseries and other similar cooking facilities.
Row House	Multiple housing units often two or 2 ½ stories tall and often having a narrow front façade with raised front steps off the sidewalk to access the main entrance built adjacent to one another with common walls, separate access to each unit from the street and parking access from the rear.
Shared Parking	A parking facility, such as a parking lot or parking garage that is used jointly by one or more uses, in accordance to an executed shared parking agreement.
Single-Story Mixed-Use Residential	A residential unit in a single-story building containing non-residential uses.

XXIII.

Chapter 11, Appendix A - Summary Use Table by District, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended as follows:

Appendix A - Summary Use Table by District

Summary Use by District

Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-2	OF	BP	LI	I	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
Residential Uses																					
Apartment	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P / S	--	--	--	11.423(2)
Group Home (6 or fewer persons)	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(12)
Group Living	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	P / S	--	--	P / S	11.423(13)
Single-family, attached	--	--	--	--	P	--	--	P / S	--	--	--	--	--	--	--	--	--	--	--	--	11.423(24)
Single-family, detached	P	P	P	--	--	--	--	P / S	--	--	--	--	--	--	--	--	--	--	--	P	11.423(24)
Single-family, zero lot line	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Single-family, village residential	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
Single-Story Mixed-Use Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(24.1)
Townhouse	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	P / S	--	--	P / S	11.423(25)

Upper-story residential	--	--	--	--	--	--	--	P/S	P/S	--	--	--	--	--	--	--	--	--	--	P/S	11.423(26)
Public and Civic Uses																					
Amenity Center	P/S	P/S	P/S	P/S	P/S	P/S	P	--	P/S	--	P/S	--	--	--	--	--	P/S	--	--	--	11.423(1)
Cemetery, Mausoleum, Columbaria, Memorial park	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	SE	--	--
Community Service	--	--	--	--	--	--	--	P	P/S	--	--	--	--	--	P	P	P/S	--	P/S	P	11.423(7)
Day Care (in home) for 6 or fewer children	P/S	P/S	P/S	P/S	P/S	P/S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(8) (a)
Day Care, all other	--	--	--	--	--	--	P/S	P	P/S	P/S	P	--	--	--	--	P	--	--	--	P/S	11.423(8)
Funeral Home	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Golf course/country club	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P/S	--	11.423(10)
Government Facilities	--	--	--	--	--	--	--	P	P/S	--	P	--	--	--	P	P	--	--	--	P	11.423(11)
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--
Institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SE	--	--	--	--	--
Monopole	--	--	--	--	--	--	--	--	--	--	--	P/S	P/S	--	--	--	--	--	--	--	11,423(31)
Park, Community	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	P	P	--	11.423(16)
Park, Linear/Linkage	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	P	P	P	11.423(17)

Park, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Park, Regional/ Metropolitan	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
Passenger terminal	--	--	--	--	--	--	--	P / S	--	--	--	--	--	--	--	--	--	--	--	S E	11.423(18)
Place of Worship	P	P	P	P	P	P	P	P	P	--	--	--	--	P	P	P	P	--	--	P	--
Place of Worship (with accessory uses not exceeding 2,500 sf.)	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	P / S	--	--	--	--	--	--	11.423(19)
Place of Worship (with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.)	--	--	--	--	--	--	P / S	P / S	--	--	--	--	--	P / S	--	--	--	--	--	--	11.423(20)(a)
Place of Worship (with accessory uses not exceeding 20,000 s.f.)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	--	--	--	--	--	11.423(20)(a)
Place of Worship (with unrestricted s.f. of accessory uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	--	--	--	--	11.423(20)(b)
Schools: Business, Trade and Post-Secondary Educational Facilities	--	--	--	--	--	--	--	P	--	--	P	--	--	--	--	P / S	--	--	--	--	11.423(22)(d)
School, Elementary	--	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(22)(a)
School, Middle	--	P / S	P / S	P / S	P / S	P / S	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	11.423(22)(b)

P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --= Not permitted

Summary Use by District

Use	SFR	SF-1	SF-2	MH	TF	TH	MF	C-1	C-2	OF	BP	LI	I	PF-1	PF-2	PF-3	SR	MI	OS	MU-1a	Special Standards
School, High	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P/S	--	--	--	--	11.423(22)(c)
Self-Enclosed Monopole	P/S	P/S	P/S	--	--	--	--	P/S	--	--	P/S	P/S	P/S	--	--	P/S	--	--	P/S	--	11.423(31)
Utility, Minor	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(27)(a)
Utility, Intermediate	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(27)(b)
Utility, Major	--	--	--	--	--	--	--	--	--	--	--	P/S	P/S	P/S	P/S	P/S	--	--	--	P/S	11.423(27)(b)
WTF; Attached	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	--	11.423(31)
WTF; Stealth	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	11.423(31)
Commercial Uses																					
Auto service facilities	--	--	--	--	--	--	--	P/S	P/S	--	--	--	--	--	--	--	--	--	--	--	11.423(3)
Bed and Breakfast	--	--	P/S	--	--	--	--	P/S	P/S	--	--	--	--	--	--	--	--	--	--	P/S	11.423(4)
Carwash	--	--	--	--	--	--	--	P/S	--	--	--	P/S	P/S	--	--	--	--	--	--	--	11.423(5)

Commercial parking	--	--	--	--	--	--	--	P / S	--	--	P / S	P	P	--	--	P	--	--	--	P / S	11.423(6)
Eating establishments	--	--	--	--	--	--	--	P	P / S	--	P / S	--	--	--	--	--	--	--	--	P / S	11.423(9)
Eating establishments with outdoor cooking areas	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S E	
Heavy equipment sales and leasing	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--
Indoor entertainment activities	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(13.2)
Live/Work Units	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	11.423(13.3)
Office	--	--	--	--	--	--	--	P	P / S	P	P	P	P	--	--	--	--	--	--	P	11.423(14)
Office, Medical	--	--	--	--	--	--	--	P	P / S	P / S	--	--	--	--	--	P	--	--	--	P / S	11.423(14)(15)
Office, Public	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--
Outdoor entertainment	--	--	--	--	--	--	--	S E	--	--	--	--	--	--	--	--	--	--	S E	S E	--
Overnight Accommodations	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--
Parking, General	--	--	--	--	--	--	--	--	--	--	--	--	--	P / S	P / S	P / S	--	--	--	--	11.423(6)
Retail Sales and Service consisting of predominantly outdoor storage or consumer loading areas	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--
Retail Sales and Service	--	--	--	--	--	--	--	P	P / S	--	P / S	--	--	--	--	--	--	--	--	P / S	11.423(21)

Self-service storage	--	--	--	--	--	--	--	P / S	--	--	--	P / S	P / S	--	--	--	--	--	--	--	11.423(23)
Vehicles Sales, Rental or Leasing Facilities	--	--	--	--	--	--	--	P / S	--	--	P / S	--	--	--	--	--	--	--	--	--	11.423(29)
Vehicle Storage and Towing	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--
Industrial Uses																					
Light Industrial Service, Manufacturing and Assembly	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Mineral Extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--
Vehicle Repair Facilities and Body Shops	--	--	--	--	--	--	--	S E	--	--	--	P / S	P / S	--	--	--	--	--	--	--	11.423(28)
Warehouse and Freight Movement	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--
Waste-Related Service	--	--	--	--	--	--	--	--	--	--	--	P / S		--	--	--	--	--	--	--	11.423(30)
Wholesale Trade	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Other Uses																					
Livestock Storage	P / S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	City Code, Chapter 2

P=Permitted P/S=Permitted with Special Standards SE=Special Exception Needed --= Not permitted

XXIV.

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.

READ and **APPROVED** and adopted on first reading this the 10th day of November, 2005.

READ, APPROVED and **ADOPTED** on second reading this the ____ day of _____, 2005.

NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary

DATE: November 4, 2005

SUBJECT: City Council Meeting – November 10, 2005

ITEM: 12.E.1. Consider an ordinance amending Chapter 11, Zoning, Round Rock Code of Ordinances (1995 Edition), to add MU-1a (Mixed-Use Southwest Downtown) District. (First Reading)

Department: Planning and Community Development Department
Staff Person: Jim Stendebach, Planning and Community Development Director

Justification:

In February 2005, The Southwest Downtown Plan was adopted as an amendment to the General Plan 2000. The Southwest Downtown Plan recommends the adoption of a mixed-use district as a key component to strengthen the current pattern of development in the area. Staff is proposing the MU-1a (Mixed-Use Southwest Downtown) District to establish and preserve areas of mixed land uses primarily devoted to combining low to moderate density residential development with low to moderate commercial development.

Funding:
Cost: N/A
Source of funds: N/A

Outside Resources: N/A

Background Information:

While many of the requirements are similar to the commercial zoning regulations already in place, there are a few notable changes:

- Multiple uses are allowed in the same building or on the same lot.
- Prohibition of some general commercial uses.
- More opportunities for residential living.
- Development that encourages a residential "feel".
- Added compatibility requirements for commercial development abutting existing single-family residences.
- Lowered parking requirements.

Public Comment:

Many public workshops were held as part of the planning process for the Southwest Downtown Plan. Public notice and a public hearing were held in accordance with the City of Round Rock's Zoning Ordinance. On September 21, 2005 the Planning and Zoning Commission recommended the addition of the MU-1a (Mixed-Use Southwest Downtown) District to the Zoning Ordinance. Public testimony will be heard prior to the adoption of the District by City Council.