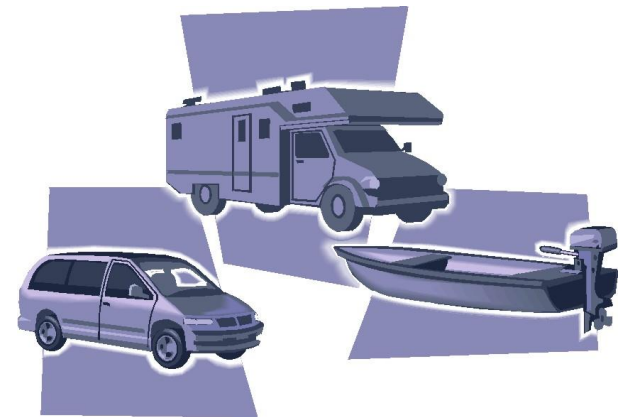


# Parking on Residential Lots Ordinance

Effective 9/27/07



City of Round Rock  
Planning & Development Services  
301 W. Bagdad Ave., Suite 210  
Round Rock, TX 78664

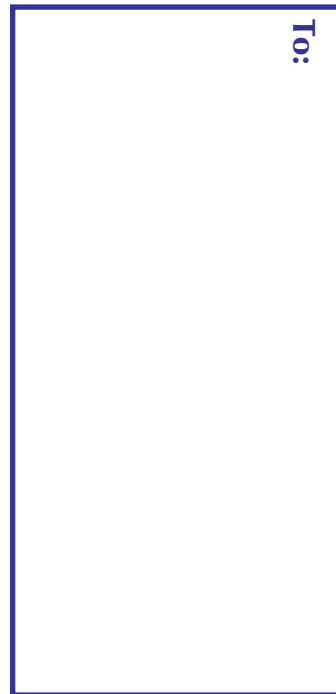
**A new ordinance** that regulates vehicle parking on residential lots was approved by the City Council and took effect on September 27, 2007. This ordinance applies to homes in residential zoning districts, including single-family houses, townhomes and manufactured housing. The ordinance requires that all vehicles in front and side yards must be parked on paved surfaces, and not on the lawn.

## Ordinance summary:

- In the front or side yard of a residential lot, vehicles must be parked on an improved (paved) driveway, or an improved surface attached to the driveway.
- Improved (paved) parking areas may cover no more than 50% of the front yard (or 25% on a corner lot). A standard 2-car driveway will be permitted even if it exceeds 50%.
- Existing unimproved driveways and parking areas (such as gravel driveways) must be improved to current standards if:
  - The driveway or parking area is expanded;
  - The size of the home is expanded by more than 25%;
  - The home is destroyed by more than 50% of its value.
- In the back yard, if vehicles are not parked on an improved (paved) driveway, they must be screened by a 6-foot high wall, fence and/or vegetation.
- Temporary vehicle parking associated with construction or landscaping may be exempt from these parking regulations if the vehicle is removed within 72 hours of completion.
- This ordinance is enforced by the Police Department.

*For clarification or further information, please refer to the FAQ section inside, or contact the PDS Department at 512-218-5428.*

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The full text of this ordinance is available online at <http://www.roundrocktexas.gov/ordinances>, in Section 42-322. For further information or clarification, contact Planning and Development Services at 512-218-5428.

## Frequently Asked Questions:

**Q: I have cars parked on the grass on my front lawn. Can I continue to do so?**

**A:** Under this ordinance, all vehicles in the front or side yard of a residential lot must be parked on an improved driveway or “improved surface”. In this case, that means vehicles must be parked on an approved paved surface, or on a gravel driveway or parking area only if the gravel driveway or parking area existed prior to September 27, 2007.

**Q: I have an RV parked on the grass along the side of my house. Can I continue to do so?**

**A:** While you can continue to park the RV (or other vehicle) on the side of your house, you cannot park it on the grass. This ordinance requires that you pave the area where your vehicle is parked along the side of your house.

**Q: I currently have vehicles parked on my lawn. Can I park them on the street instead?**

**A:** As long as you are not in violation of other City parking ordinances that regulate the length and type of vehicles, you can park on the street (See Division 11, Chapter 42: Parking Regulations <http://www.roundrocktexas.gov/ordinances>).

**Q: I am planning to add some paved area to my front yard to accommodate vehicle parking. Who should I contact?**

**A:** Discuss your plans with the Planning & Development Services (512-218-5428) to be sure that you do not pave too much of your lot. The ordinance specifies that you cannot pave more

than 50% of your front yard, or 25% of your front and side yards combined if your house is on a corner lot. If you intend to add a driveway that connects to a public street or alley, you must also obtain a permit before beginning construction.

**Q: I would like to use a material other than asphalt to create a new parking area in my yard. What can I use?**

**A:** The ordinance specifies that an “improved” parking surface may be constructed of asphalt, concrete, brick, pavers or other equivalent materials approved by the City Engineer, but not gravel or crushed stone. A Development Services engineer may be contacted at 512-218-5428 if an interpretation is needed regarding an improved surface.

**Q: I currently park on a gravel driveway in front of my home. Am I required to install a new paved surface?**

**A:** If your gravel driveway existed prior to September 27, 2007 and meets the maintenance criteria listed in Section 42-322 (c) (4) of this ordinance, then you don’t have to install pavement as long as none of the following occurs: you do not expand your driveway, you do not increase your home’s square footage by more than 25%, and/or your home is not destroyed to an extent greater than 50% of its value. If you need more information on how renovations to your home or drive-way will affect your need to pave, you can contact a site planner at 512-218-5428.

**Q: I currently park my boat and RV on the grass in my back yard. Can I continue to do so?**

**A:** Yes, however, if the vehicles are parked on the grass then they must be screened with 6 feet

of fence/wall and/or shrubs. The screening only has to be placed around the vehicles and does not need to enclose the entire back yard.

**Q: My driveway leads to a garage in my backyard. Do I need to screen around the cars parked on the driveway?**

**A:** No. If your vehicles are parked on a legally constructed driveway that connects to a garage or carport located in your back yard, then you do not need to screen the vehicles that are parked on the driveway. However, a parking area in the back yard that is larger than the driveway or that does not include a driveway, must be screened.

**Q: I am having some landscaping done at my home. Can my contractor park on the grass while doing this project?**

**A:** If this project requires that a vehicle such as a trailer be parked on your lawn, then you may do so as long as it is removed within 72 hours of the completion of the project. This regulation would also apply when doing site construction and/or building improvements to your home.

**Q: I received a notice that I have violated this ordinance. Who should I contact?**

**A:** The Police Department would have issued the citation. You can contact the Police Department at 512-218-5500 for more information on the citation.

**Q: I have seen vehicles parked on grass for an event at someone’s home. Will the owner of the vehicle receive a ticket?**

**A:** When the Police Department tags a vehicle for violating this ordinance, the vehicle can still be removed within 72 hours to address the notice of violation.