



Garage Conversions



**City of Round Rock
Planning & Development Services**
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To:

An ordinance adopted in January 2016 allows for the conversion of a garage into additional living space. Prior to the adoption of the ordinance, the City required both two garage enclosed parking spaces and two driveway spaces in residential zoning districts, effectively prohibiting garage conversions.

The garage conversion ordinance applies to single-family and two-family dwellings on lots platted prior to 2002. This date cut-off was chosen because prior to the 2002 Zoning Ordinance, these residential properties were not required to have two garage-enclosed parking spaces, effectively reestablishing a property right that was previously in effect for many older neighborhoods.

Can I convert my garage?

In order to qualify to convert your garage:

- Must be a single-family or two-family dwelling unit
- Must be on a lot platted prior to 2002
- No neighborhood deed restrictions that prohibit a garage conversion
- Must keep at least two paved off-street parking spaces for the dwelling
- A building permit is required

If you have questions about whether your property meets the conditions allowing a garage conversion, and what requirements apply, contact [Planning and Development Services](#) at 512-218-5428.

Garage conversion requirements

- The converted area may not be a separate dwelling unit.
- Converted area shall not have an additional utility meter.
- The converted area may not have an exterior entry door.
- Garage door(s) are not required to be removed.
- If a garage door is removed, it must be replaced with exterior materials that match the existing structure's primary exterior materials.
- If removed garage door is **less** than 14 feet wide, then at least one window must be installed where the garage door was. If the former garage door width was 14 feet **or more**, at least two windows must be installed.

Building permits

When you are ready to submit a permit application, contact [Inspection Services](#) at 512-218-5550 to obtain a form, determine what documents must be included with your application, and what fees apply.

