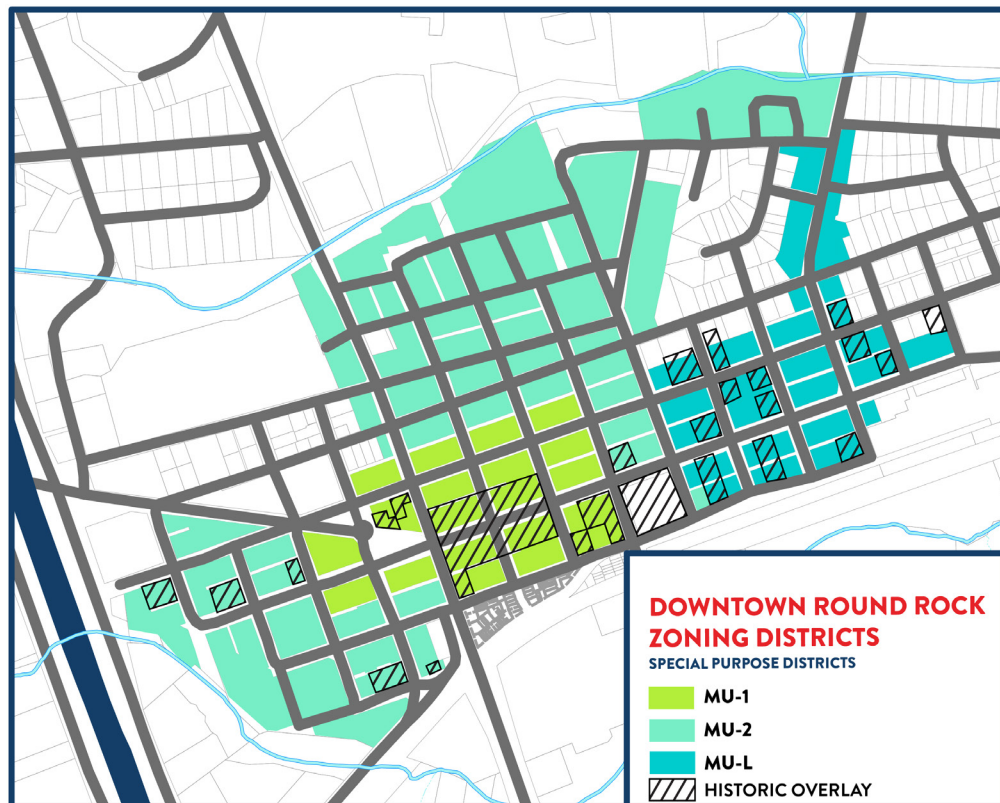




Downtown Mixed-Use Districts

Residential Development Options

Three mixed-use zoning districts enable a variety of residential development options. The city's Comprehensive Plan, *Round Rock 2030*, includes implementation strategies to facilitate a mixture of residential development types throughout the city. Specifically for downtown, the goal is to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street. New residential development downtown should complement commercial development and public spaces in a walkable and historically sensitive environment. Several development options may maximize lot usage while maintaining compatibility with neighboring properties. This document serves to provide a summary of permitted residential uses in the three mixed-use districts.



Special Note: Historic Districts and Landmarks, designated by Historic Overlay black hatch-marks, are subject to historic review.

MU-1 **Mixed-Use Historic Commercial Core**

One-to-three story buildings designed to complement, but not imitate, the Downtown Historic District. Primary uses are retail, restaurant, and entertainment, combined with office and residential uses on upper floors.

MU-2 **Mixed-Use Downtown Medium Density**

A variety of building types and combinations of moderate density commercial, office and residential uses, which include a unique mix of single-family and multifamily housing development types.

MU-L **Mixed-Use Limited**

Single-family, accessory dwelling units, and limited commercial and office uses in structures that are single-family in style. Commercial uses should complement the existing neighborhood of single-family houses, many of them historic.

Permitted Residential Uses in the Mixed-Use Districts

Use	MU-1	MU-2	MU- L	Supplementary Use Standard
P = Permitted P/S = Permitted with supplementary use standards - = Prohibited				
Accessory Dwelling Unit/ Carriage House	-	P	P/S	2-91(a)
Apartment (Multi-Story)	-	P	-	
Courtyard Building	-	P	-	
Multifamily House	-	P	-	
Single-family, attached	-	P	-	
Single-family, detached	P/S	P/S	P	2-91(hh)
Townhouse	-	P	-	
Upper-Story Residential	P/S	P/S	-	2-91(kk)
Villa		P	P	

Refer to the [City of Round Rock Code of Ordinances Part III, Chapter 2, Article VI. - Mixed-Use and PUD Districts](#) for all zoning standards including parking and design standards.

In addition to these residential uses, live/work units provide another residential option within a commercial use. Commercial activities as allowed in the zoning district are combined with dwelling space for the occupant. These units are permitted in the MU-1, MU-2, and MU-L zoning districts with supplementary use standards.

For information on the site development process and to submit a request for a pre-submittal meeting to discuss the scope of your project, please visit: <https://www.roundrocktexas.gov/city-departments/planning-and-development-services/land-development-permits/site-development/>.

Site Development Considerations

The intent of the mixed-use districts is to permit flexibility in uses and densities not accommodated by traditional zoning districts. This allows a variety of uses to locate on the same building, site, or block, and in structures of varying sizes. In general:

- Setback requirements are generally less than traditional zoning districts.
- Compatibility fencing may be required for separation between residential and nonresidential uses.
- Parking is required for the residential component of a development, though requirements are lesser than for residential uses elsewhere in the city. Districts have parking placement requirements meant to ensure unobtrusive locations that minimize impacts to pedestrian circulation.
- Each zoning district has landscaping requirements.
- Each district has design standards such as articulation and requirements for incorporation of special design features.

Additionally, special considerations apply to properties designated as Historic Landmarks. In order to ensure that the integrity of the city's historic resources are preserved, owners of properties with historic overlay zoning must obtain a Certificate of Appropriateness (CofA) before beginning projects that would alter the exterior of these properties.

Types of Residential Uses

Not all types of residential uses are permitted in every downtown mixed-use zoning district. Refer to the table of permitted residential uses and the Code of Ordinances for supplementary use standards.

Accessory Dwelling Unit/ Carriage House



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.

- In MU-2, detached units shall not exceed 450 square feet per floor.
- Units above a garage occupy the same footprint as the garage, excluding balconies, landings, and other similar structures, with a maximum area of 625 square feet.
- The design and materials shall be compatible with the principal structure on the lot.

Courtyard Building



Attached or detached dwelling units which are arranged around a central courtyard or series of courtyards on a single site.

- At least one courtyard on a site shall provide direct access to the street.
- Each building shall have their primary access from an internal courtyard.
- At least 15 percent of the square footage of all building footprints on a site shall be developed as common courtyard areas. No more than a total of three courtyards may be developed on one site; When a site has less than four units, the courtyard shall be one contiguous area.

Apartment (Multi-Story)



A self-contained dwelling unit which is located within a structure containing three or more such units sharing common walls and/or floors/ceilings with one or more units.

- Apartments are 100 percent residential.
- Minimum of two (2) stories. Maximum height depends on location.
- The ground floor of all facades that face a public street shall be 100 percent natural stone, brick, or simulated stone.

Multifamily House



A multifamily house is a structure that is designed to appear as a large, custom-built single-family home but may contain up to six (6) dwelling units inside.

- Each unit shall have a primary entrance on the front or side of the building.
- Any secondary entrances shall be located on the side or rear of the building.

Single-Family



Single-family dwelling units are subject to the following standards:

- A single-family use that is converted to a nonresidential use shall not return to a single-family use.
- Single-family uses shall not be required to provide on-site parking in a garage.
- Nonresidential uses shall not be required to provide a compatibility buffer adjacent to single-family uses.

Townhome



A residential structure consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access.

- Townhouses shall be in a “row house” form. Townhouses shall have raised front steps off the sidewalk to access the main entrance.
- Each unit shall include an off-set in wall planes and individual roof.

Upper Story Residential



- 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.
- The ground floor of the building shall be occupied by nonresidential uses.
- The residential use shall have a separate entrance from the nonresidential uses.
- On the primary facade, direct access from the ground level to balconies or landings of upper story residential uses is prohibited.

Villa



A villa is a large house containing two (2) to eight (8) dwelling units which are individually accessed from one internal common area.

- The internal common area shall be accessible from one main entrance at the street level on the primary facade.



For more information and to discuss a proposal, contact Planning and Development Services
Phone: 512-218-5428

