



Summary of Proposed Downtown Zoning Changes

July 9, 2025

MU-1:

- Traffic impact analysis and parking generation study are no longer required.
- All street-facing facades or facades abutting public open space shall be designed as primary facades with additional design features.
- A recessed entry at the primary entrance door shall be required with a minimum depth of three (3) feet from the primary facade.
- Flat roof with parapet required for all new construction.
- Stone and brick shall not be painted unless severe deterioration of the brick or stone can be shown to require painting.
- Clarification of standards for accessory buildings (i.e., less than 100 sq ft.).
- Design for new construction, expansions and conversions with applicable alterations shall be in accordance with the Building Form and Building Fabric sections of the city's adopted Historic Design Guidelines for Commercial Properties.
- Standards that apply to expansions and conversions will also apply to tenant changes.
- All expansions, conversions and tenant change must meet compatibility, landscape, and screening standards.
- New development standard threshold kicks in design standards when project cost exceeds 50 percent of the market value of the structure before the improvement.
- Summary of changes to uses in MU-1:
 - Community/Government Services permitted but only municipal facilities.
 - Bed and Breakfast permitted with existing supplementary use standards that limit the number of rooms and allow food service only for guests.
 - The following uses are now prohibited: Veterinary clinics, game rooms, vape and smoke shops.
 - New permitted use: Small-scale manufacturing and assembly permitted with standards.

MU-2:

- MU-2 reimagined to create 4 building types with design requirements compatible with building form. In the existing code, design requirements are the same if a building is a bungalow or a multistory building.

- Building types replace current design and multifamily standards. Proposed standards include some current language and some new elements. Below is a summary of building type standards:
 - Building Type 1:
 - Building form that complements residential forms downtown such as bungalows and other traditional single-family structures.
 - Up to 2.5 stories with pitched roof.
 - Uses for this building type could be various forms of residential, not including new single-family, or will typically be conversions from residential to nonresidential.
 - Building Type 2
 - Building form with commercial appearance.
 - All street-facing facades are primary facades.
 - Up to 4 stories with flat roof.
 - Ground floor differentiated from upper stories.
 - Mixture of uses.
 - Building Type 3
 - Building form with commercial appearance and added height.
 - All street-facing facades are primary facades.
 - 5-8 stories with flat roof.
 - Required tripartite design.
 - Mixture of uses with 50 percent of the length of the building along the primary frontage shall be leasable space for non-residential uses.
 - Privately owned public space (POPS) required.
 - Building Type 4
 - Buildings close to IH-35, oriented toward downtown spaces and public open spaces.
 - 9-12 stories with flat roof.
 - All street-facing facades are primary facades.
 - Required tripartite design.
 - Ground floor nonresidential use required for buildings elevations facing public spaces and streets with the exception of IH-35.
 - Privately owned public open space (POPS) required.
- All new projects must designate a primary frontage; IH-35 should not be designated as a primary frontage where feasible.
- For non-house (i.e., building type 1) projects, all facades facing a street or a public open space must be designed as primary facades.

- Maximum heights vary by area and are different from current code allowances; new areas proposed to be zoned MU-2:
 - Round Rock Ave and Mays Street considered a corridor; allow 8 stories not to exceed 110 ft.
 - Area along IH-35 will allow 12 stories not to exceed 160 ft. This is currently allowed under C-1 standards. Proposed rezoning to MU-2.
 - Area from Round Rock Ave to Brushy Creek proposed rezoned to MU-2 with proposed maximum height of 4 stories not to exceed 64 feet.
 - Certain lots along McNeil rezoned from MU-L to MU-2 since this is now a throughway; proposed 4 stories not to exceed 64 feet.
 - No other changes in height are proposed for other areas in MU-2 which will remain as allowed under current code.
- Amendments to the parking requirements:
 - On-site residential parking requirements for overnight accommodations will be based on number of units for projects with 20 units or less; for residential projects with 21 or more units, guest parking required in addition to spaces per bedroom.
 - Parking generations study required for event and conference space.
 - Garage for single-family on a primary frontage shall be set back at least 10 ft from the primary facade.
 - Overnight fleet parking only allowed on private parking and limited to 3 vehicles.
 - Parking standards included to minimize curb cuts for driveways and clarify parking placement.
 - Prohibit drive-throughs.
- Opaque fencing allowed in rear streetyard to enclose a patio.
- Standards that apply to expansions and conversions will also apply to tenant changes.
- All expansions, conversions and tenant change must meet compatibility, landscape, and screening standards.
- Allowance to rebuild single family if building is damaged or destroyed to an extent greater than 50% by natural or manmade disaster.
- Summary of changes to uses in MU-2:
 - New single-family uses are prohibited.
 - Downtown Residential replaces all forms of residential with the exception of accessory dwelling units, upper-story residential, and existing single-family which have separate standards.

- Community/Government Services permitted by right.
- Day Care permitted with standards instead of by special exception. Existing 750-foot separation requirement remains.
- Event Center permitted with standards instead of by special exception. Standards address site, development, and event operations to ensure compatibility with surrounding area.
- Micro-breweries must have a public tasting room and commercial kitchen.
- The following uses are now prohibited: Game rooms, vape and smoke shops.
- New uses:
 - Enrichment Center:
 - A use that allows non-traditional supplementary educational facilities for persons of all ages.
 - Permitted by right in MU-2.
 - Wellness Center:
 - A use for non-medical wellness activities that promote physical, mental and emotional health.
 - In MU-2, permitted with standards that prohibit invasive physical medical procedures and include site and development standards.
 - Small-scale manufacturing and assembly:
 - A use that allows small-scale manufacturing and assembly with an on-site retail component.
 - Permitted in MU-2 with site, development, and use standards.

MU-L:

- The goal of the proposed amendments is to still maintain the residential look of this part of downtown which contains a substantial number of the city's historic homes; however, Main and Georgetown Streets will allow slightly more intense uses than the rest of the district.
- Up to 3 detached principal buildings permitted on a lot, as long as the lot coverage is less than 60% and each building's size is 2800 square feet or less. As it was before, all development in MU-L is subject to the Historic Design Guidelines for Residential Properties.
- Garages limited to 625 square feet.
- Front setback changed from contextual to 15' minimum and 25' maximum.
- On-site parking is not required for non-residential uses.

- When outdoor activity associated with a non-residential use occurs in the street yard, a minimum 24” tall landscape screening or a three (3) foot decorative fence shall be required on private property abutting any outdoor commercial gathering spaces.
- Clarification of standards for accessory buildings (i.e., less than 150 sq ft.).
- Slight modifications to materials and design requirements to ensure compatibility with the Historic Design Guidelines.
- Hours of operation expanded from 7am-8pm to 6am-9pm.
- Include clarification language pertaining to expansions, conversions, and tenant changes. All expansions, conversions and tenant change have to meet compatibility, landscape, and screening standards.
- Summary of changes to uses in MU-L:
 - Downtown Residential replaces all forms of residential with the exception of accessory dwelling units, upper-story residential, and single-family which have separate standards.
 - Upper-story residential is only permitted on Main and Georgetown Streets with a maximum of 2 units per building.
 - ADUs over a garage are still permitted throughout MU-L but shall not exceed 625 square feet including both finished and unfinished square footage; Balconies and landings shall not exceed a cumulative square footage of 120 square feet.
 - Places of Worship permitted without accessory uses.
 - Event Center permitted only on Main and Georgetown Streets with standards that address site, development, and event operations to ensure compatibility with surrounding area.
 - Restaurants permitted on Main and Georgetown Streets. Outdoor dining permitted with fencing and screening requirements.
 - The following uses are now prohibited: Veterinary clinics, game rooms, tobacco and cigar sales, and vape and smoke shops.
 - New uses:
 - Enrichment Center:
 - A use that allows non-traditional supplementary educational facilities for persons of all ages.
 - In MU-L, permitted only on Main and Georgetown Streets with limited hours and site and development standards.
 - Wellness Center:

- A use for non-medical wellness activities that promote physical, mental and emotional health.
- In MU-L, permitted with standards that prohibit invasive physical medical procedures and include site and development standards.

Amendments to other related sections:

- Change definition of “Downtown” Development Area” to “Downtown”; changes to code references to identify “Downtown.”
- New definitions for new uses.
- Definitions for building and site elements:
 - To clarify primary frontages, facades, entrances, principal building, etc.
 - New design elements including “tripartite” and “Privately Owned Public Spaces.”
- Create new section in mobile food establishments language to include all standards pertaining to downtown. Food trucks permitted downtown for long term (annual) or short term for a variety of commercial uses.
- Where parking is constructed within the right-of-way, street trees are required in the sidewalk or parking lot end islands adjacent to all of the property street yard with 40 foot spacing.
- New standards for landscape foundation treatment downtown that encourages vegetation.
- Specify outdoor storage requirements as they pertain to outdoor sales.
- Minor amendments to the sign code to address the following:
 - Slightly more signage for proposed expanded uses on Main and Georgetown Streets in MU-L.
 - Increase in allowable signage on tall buildings that are in close proximity to IH-35.
 - Removal of requirement for windload calculations for post and panel and armature signs because they are 6 feet in height or less.
 - Signage allowed for facades of buildings facing public open space or parking lots.
 - Clarification of where signs can be placed on buildings with multiple suites.
 - Incidental window signs of up to 2 square feet may be illuminated.
 - Sandwich boards shall be considered Downtown Sidewalk Furniture and shall be subject to the requirements of the Downtown Sidewalk Furniture

license agreement program when a zero (0) foot front building setback requires a sandwich board to be placed in the public right-of-way.