

DOWNTOWN MIXED-USE ZONING USER GUIDE

PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT
2025



ROUND ROCK TEXAS

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PURPOSE

This user guide is intended for downtown property owners, business owners, and developers who are planning to occupy, make changes to, or develop new sites in one of the three mixed-use zoning districts in downtown Round Rock. This guide provides an overview of what is allowed on your lot, what design and development requirements apply, and how to make sure your project is compatible with the surrounding context. It provides an overview of downtown Round Rock, the advantages of developing downtown, and how to develop in Round Rock's mixed-use districts.

The goal of the user guide is to provide a summary of applicable mixed-use zoning regulations in a user-friendly format with graphics to inspire projects that meet the City's goals for a walkable, vibrant downtown with a variety of uses and building forms.

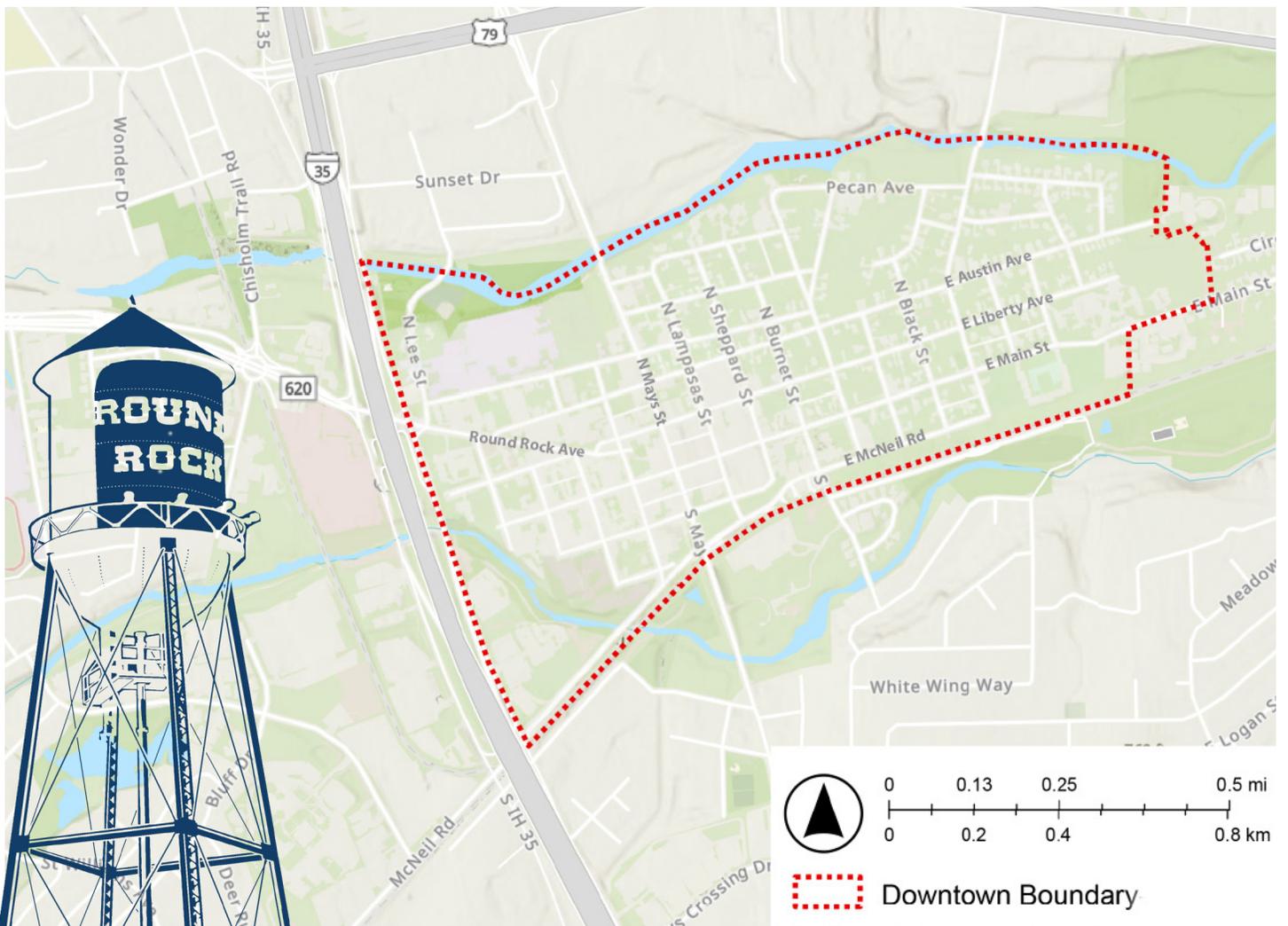


Figure 1: Downtown Round Rock

ADVANTAGES OF DEVELOPING IN DOWNTOWN ROUND ROCK



Round Rock is part of the fast-growing Austin metropolitan area. The broader region continues to see strong population, employment, and housing demand. Developing downtown helps strengthen the identity and vibrancy of the City's core as a cultural, entertainment, and social hub.

Existing infrastructure downtown, including roads, utilities, and transit access can reduce the total cost of extending services. The City continues to plan for additional utility upgrades over time.

Ample free public parking is available on-street, and in structured parking garages and public parking lots, reducing the need for private on-site parking. Because of the availability of public parking, most commercial uses are not required to provide their own parking.



The City has invested in significant public infrastructure improvements downtown, including streetscaping, utilities, green space/trails, and public facilities to spur redevelopment.



Downtown parks, plazas, public art, and event spaces provide opportunities for community interaction and draw foot traffic for commercial uses. Amenities such as the Paseo, Prete Plaza, Centennial Plaza, and the Town Green amplify the draw of downtown.





The City is working to enhance multi-modal connectivity. Heritage and Lake Creek Trail connections will link neighborhoods to downtown.

Parks such as the Flats Park, Memorial Park and Veteran’s Park provide public open space to enjoy a variety of activities.



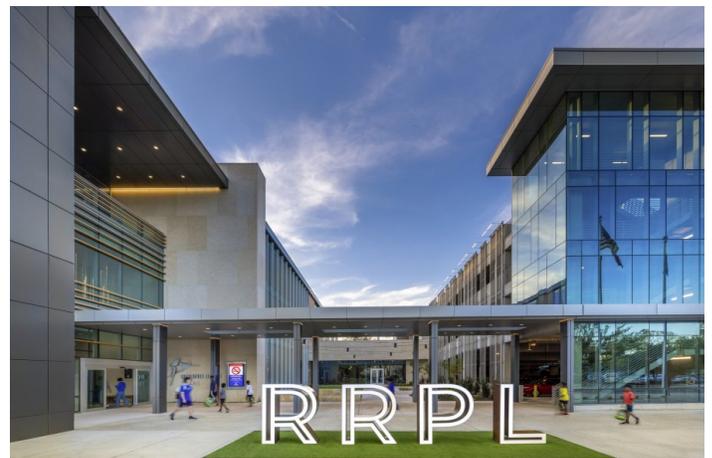
The City’s planning and zoning efforts encourage higher-quality redevelopment focused on pedestrian-scale design, a mixture of land uses, and the creation of community gathering spaces.



Downtown includes a 2-block National Register commercial historic district on Main Street, as well as many of the City’s original historic landmarks. The historic Round Rock Water Tower serves as a visual anchor for the downtown core. Buildings in the commercial historic district provide opportunities for adaptive reuse.



Downtown Round Rock contains a number of community facilities and government institutions that anchor civic life, offer public services, and help shape the character and identity of the area. This includes City Hall and the Griffith Building on Main Street, Round Rock Public Library located on Liberty Avenue, and the Baca Center and Transit Center located on Bagdad Avenue.



Mixed-use, walkable downtowns are increasingly attractive to tenants and buyers seeking proximity to amenities, shorter commutes, and a sense of place.

INTRODUCTION



About Downtown Round Rock

Located just 19 miles north of Austin and less than half a mile from IH-35, downtown Round Rock is anchored by a National Register Historic District and bounded by Brushy Creek, Lake Creek, and the Union Pacific Railroad.

Today's downtown was known as "New Town" spurred by the coming of the railroad in 1876 making a new center of commerce. During the 1930s, Highway 81, now known as Mays Street, connected Round Rock with Austin to the south and was a primary north-south connector through central Texas. The development of IH-35 in the 1960s intentionally bypassed Round Rock's downtown entering downtown into a period of economic decline.

Over the past 25 years, the City has made downtown revitalization a long-term priority, balancing historic preservation with innovative mixed-use zoning and major public investment. Adopting a Downtown Master Plan in 2010 and reinforcing its goals in Round Rock 2030, the City's comprehensive plan, the City has transformed downtown into a distinct community destination that reflects Round Rock's heritage while supporting economic reinvestment in a walkable, urban form.

"The vision for Downtown Round Rock is to become a thriving town center featuring a viable mix of residential, commercial, retail, dining, entertainment and public space uses in a walkable and historically sensitive environment to enhance Round Rock's economy, quality of life, and sense of place."

Round Rock 2030, the City's comprehensive plan, includes a Downtown Policy to manage and guide the revitalization of downtown as a safe and pedestrian-friendly community destination for all. Implementation strategies related to downtown mixed-use zoning in the plan include:

- Evaluate MU-1 (Mixed-Use Historic Commercial Core) district, MU-2 (Mixed-Use Downtown Medium Density) district, and MU-L (Mixed-Use Limited) district standards to ensure they continue to be suitable as downtown redevelops.
- Facilitate a mixture of residential development types. Strive to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street.
- Explore options to attract retail other than dining downtown.
- Ensure balance between residential and business uses downtown by encouraging compatibility.

Mixed-use zoning plays a central role in achieving this policy and the vision for downtown.

What is Mixed-Use Zoning?

Mixed-use zoning districts are intended to permit flexibility in land uses and building densities not accommodated by traditional zoning districts. This flexibility allows a variety of uses to locate in the same building, site, or block and in structures of varying size and design. Commercial and residential uses, which are usually separated into distinct zoning districts, are encouraged to be combined with offices and public open spaces.

The close proximity of these different land uses allows pedestrians to visit multiple locations downtown without driving. Additionally, this type of development allows for more efficient provision of infrastructure and natural resources.

The value of Mixed-Use Zoning



Walkability



Flexibility in Land Use



Placemaking



Historic Compatibility

HOW TO USE THIS GUIDE

In 2025, the City adopted amendments to the downtown mixed-use zoning districts to expand opportunities for density and mixed-use development, while ensuring design compatibility with the historic character of Downtown Round Rock.

This guide is organized by zoning district—MU-1, MU-2, and MU-L—with each section outlining and summarizing the purpose, allowed uses, building form and design standards, a site standards overview, standards for expansions, conversions, and tenant changes, and development possibilities through visual examples. Subsequent sections cover standards for signs, mobile food establishments, sidewalk furniture, and downtown development process. The glossary at the end provides definitions of key terms used throughout the guide.

While this guide highlights key standards, it does not cover every regulation. For complete requirements or project-specific questions, please consult with a city planner or review the full Zoning and Development Code, which is available online [https://library.municode.com/tx/round_rock].

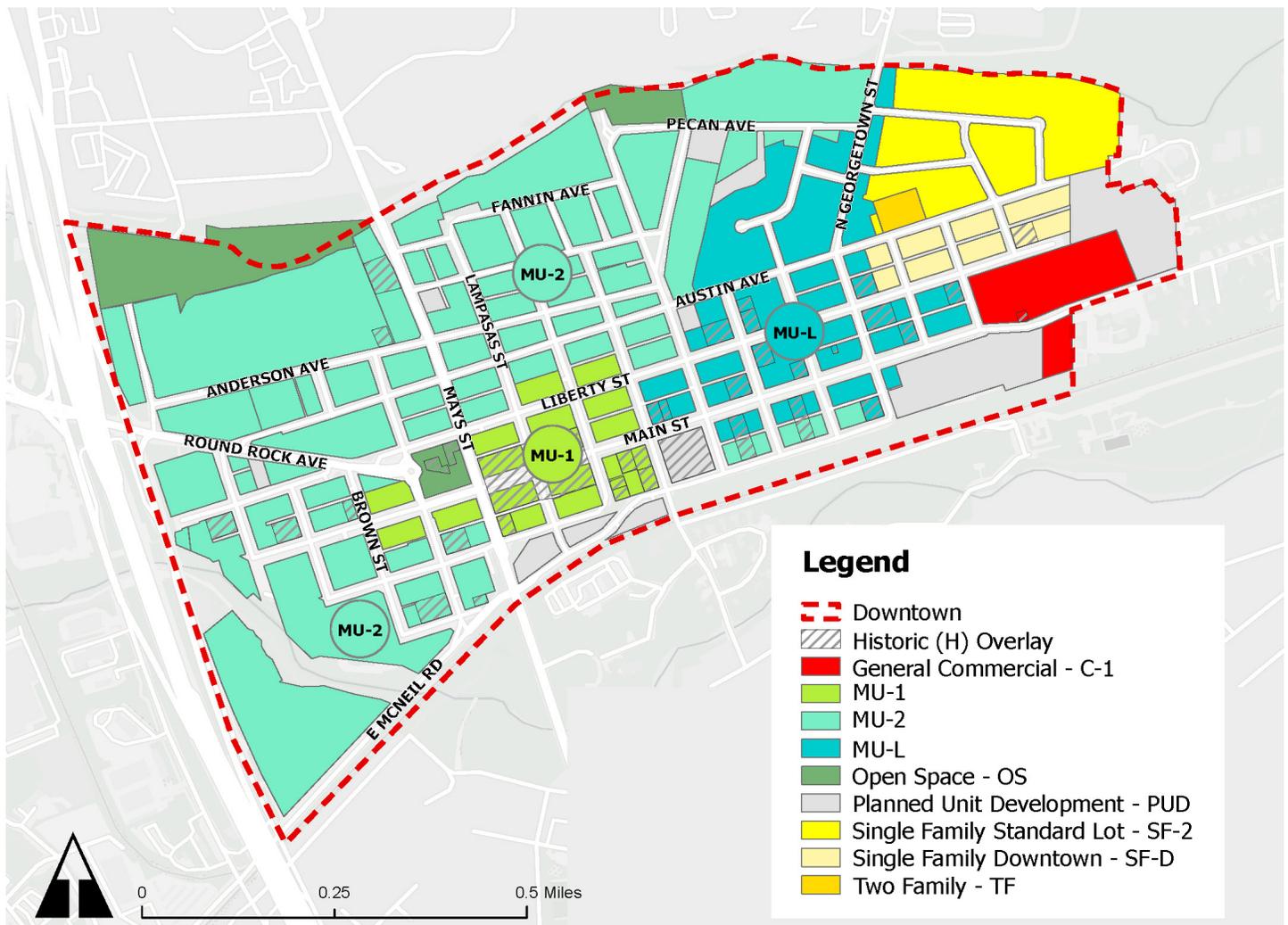


Figure 2: Mixed-Use Zoning Districts

MU-1 (MIXED-USE HISTORIC COMMERCIAL CORE)

This section provides an overview of the zoning, development, and design standards for properties in MU-1 district, Round Rock's historic downtown core. Use this guide to understand what types of uses, development and design standards are allowed and how your project can contribute to the walkable, vibrant, and historically rich character of the area. This area of downtown contains a large percentage of the City's historic commercial buildings.

Purpose

The purpose of MU-1 District is to establish areas of mixed land uses that maintain the architectural integrity and scale of the designated historic National Register District, while encouraging high-quality development that supports a pedestrian-friendly streetscape. It combines complementary commercial uses with upper-story residential or live/work units on the same site, within a traditional block structure, and promotes building designs that are consistent with the proportions and characteristics of the historic district.



Figure 3: MU-1 Zoning District

Allowed Land Uses in MU-1

Uses in the historic commercial core are focused on providing a mixture of predominantly commercial uses that creates an entertainment district.

Uses Allowed * Permitted with Supplementary Use Standards	Retail sales and services*, restaurants*, live/works units*, event centers, hotels*, bed and breakfasts*, small-scale manufacturing and assembly *, offices*, upper-story residential*
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For complete list of permitted uses and supplementary use standards, refer to Section 2-77 and Section 2-91 of the Zoning and Development Code.

Building Form and Design Standards

Buildings in the MU-1 district should reflect the scale and visual rhythm of historic downtown Round Rock. All buildings are required to comply with the Building Form and Fabric sections of the City's Historic Design Guidelines for Commercial Properties.

Building Orientation and Frontages

Buildings must be oriented towards the primary frontage (main entrance) and all elevations facing streets or public spaces must be designed as primary facades. Primary frontage entrances must be clearly visible and directly accessible from the sidewalk to reinforce a walkable, pedestrian-friendly environment where storefronts, restaurants, and other uses engage with the public realm.

Building Setback and Height

Proper placement of buildings reinforces the urban form and walkability of the MU-1 district.

Table 1: Setback and Height Requirements

Category	Requirement
Maximum front setback from street (ROW)	0 ft. Buildings may be recessed to create space for patios, courtyards, or landscape features, but the focus remains on keeping the building visually connected to the street.
Minimum rear setback	0 ft. (with alley)/ 5 ft. (without alley)
Minimum side setback	0 ft.
Maximum Height, Principal Building	48 ft. not to exceed 3 stories
Maximum Height, Historic Building	30 ft. not to exceed 2 stories
Minimum Height, One Story Building	20 ft. (except accessory structures)
Maximum Height, Accessory Building	12 ft.
Minimum Setback, Accessory Building	5 ft.

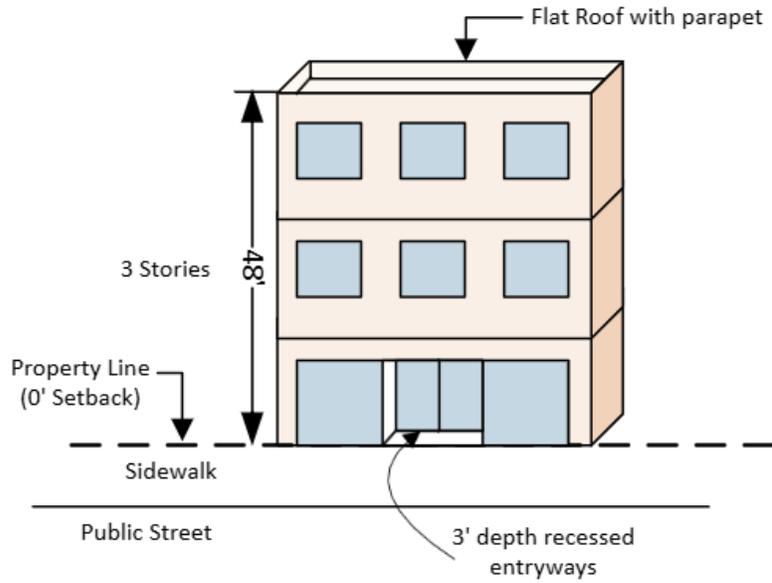


Figure 4: Height limit for Principal Building



Figure 5: Setback with an alley for Principal Building

Design Requirements

MU-1 includes design standards to ensure new construction is compatible with the historic district. For a complete list of design requirements, refer to Section 2-71 (e) of the Zoning and Development Code and to the Building Form and Building Fabric sections of the Historic Design Guidelines for Commercial Properties.

- Exterior materials must be brick, stone, or stucco, to be compatible with commercial historic buildings downtown. Wood may be used as an accent feature but should not dominate a facade.
- Ground-floor facades should feel active and welcoming, with symmetrical design, horizontal divisions between floors, and elements like awnings or trim. Long walls must be broken into visually distinct sections to maintain a comfortable pedestrian scale.
- Ground-level windows should be large and transparent to support visibility and activity. Upper floors should also include windows that break up the wall and allow natural light in. Window placement and proportion must be consistent with historic patterns.
- Main entrances must be recessed at least 3 ft. from the primary facade. Awnings and canopies are encouraged but should not cover architectural details. They are required to maintain clearance above public walkways and contribute to the pedestrian experience.
- Buildings must have flat roofs. If the roof is visible from the street, parapets are required to provide a clean edge and to screen roof-mounted equipment.
- The scale and massing of new construction must be compatible with the historic district.



Figure 6: MU-1 Design Requirements

Site Standards Overview

In the MU-1 district, buildings are required to follow the traditional downtown layout, facing the street, supporting walkability, and adapting within the surrounding historic context.

Fencing

Fencing should support both privacy and visual compatibility with the district.

- Decorative or view fencing is encouraged along public frontages.
- All fences must provide a finished face to the exterior of the property.

For more details, refer to Section 2-71 (d) of the Zoning and Development Code.

Parking

The MU-1 district does not require on-site parking due to the availability of ample public parking in the area. If parking is proposed as part of your project, it must:

- Be located behind the building or along alleys or side streets.
- Include trees in interior parking lot islands and ground covers (not sod or turf grass) in landscaped medians.

For more details, refer to Section 2-71 (d) of the Zoning and Development Code.

Landscaping & Foundation Treatment

Landscaping in MU-1 plays an important role in enhancing the public realm by softening the built environment, improving walkability, and providing visual relief. Buildings in MU-1 are exempt from providing foundation treatment when a building is setback 1 ft. or less from the primary frontage property line. For more details about landscaping, refer to Section 8-10 of the Zoning and Development Code. Because buildings in MU-1 have a 0 ft. front setback, creating visual interest can be done with sidewalk furniture including seating, planters, etc. Refer to page 48 of this guide for requirements for placing sidewalk furniture in the public right-of-way.

Additional Site Standards

- Some site elements such as outdoor display storage and sales, ground-mounted equipment, site furniture and sidewalk furniture, lighting, and noise controls have specific standards to ensure compatibility with the surrounding area.
- Drive-throughs are not allowed in MU-1.
- All service elements, including ground-mounted equipment, rooftop equipment, and dumpsters, must be fully screened from public view using materials that match or complement the primary building.

For all the site specific requirements, refer to Section 2-71 (d) of the Zoning and Development Code.

Expansions/Conversions/Tenant Change

All expansions, conversions, and tenant changes in MU-1 must meet compatibility standards and certain development and design standards. The goal of these requirements is to trigger site improvements such as screening of trash receptacles and ground mounted equipment, landscape foundation treatment, and compatibility with neighboring properties. Additionally, design standards ensure that additions are compatible with existing structures.

All expansions, conversions, and tenant changes must meet the General Compatibility Standards in Section 8-1 and meet the Landscaping and Screening requirements in Sections 8-10 and 8-40 of the Zoning and Development Code.

An *expansion* is the addition of square footage to an existing building.

- Expansions less than 35% of the existing gross floor area should either reflect the original building's style in Section 2-71 (d) and (e) of the Zoning and Development Code or be in accordance with the Building Form and Building Fabric sections of the City's Historic Design Guidelines for Commercial Properties.
- Newly constructed portions of the building shall meet applicable density and development standards in Section 2-71 (c) and (d) of the Zoning and Development Code.
- Expansions of 35% or more of the existing gross floor area is considered a new construction and must meet all standards in MU-1 provided in Section 2-71 and Section 2-78 of the Zoning and Development Code.

A *conversion* is a change of use from single-family or two-family residential to a nonresidential use. Conversions are required to meet all MU-1 development standards in Section 2-71 (d) of the Zoning and Development Code which include: Parking, Access and Circulation, Fencing and Screening Wall, Landscaping, Outdoor Display, Storage, and Sales, Ground-mounted Equipment, Site Furniture and Sidewalk Furniture, Lighting and Noise. Additionally, exterior architectural changes are subject to the commercial Historic Design Guidelines and standards for building materials, color, orientation, roof pitch, and elevation variation provided in Section 2-71 (e) of the Zoning and Development Code. Conversions do not allow driveways that serve garages or carports in MU-1. Vehicle access should come from alleys or side streets whenever possible.

A *tenant change* is any change in occupancy of a property or unit from one tenant to another. This is for any change in business, change in ownership or occupant, or change in use from one type of commercial use to another. Tenant changes are required to meet all MU-1 development standards in Section 2-71 (d) of the Zoning and Development Code which include: Parking, Access and Circulation, Fencing and Screening Wall, Landscaping, Outdoor Display, Storage, and Sales, Ground-mounted Equipment, Site Furniture and Sidewalk Furniture, Lighting and Noise.

Development Possibilities in MU-1 District

The MU-1 district is Round Rock's historic commercial core, centered around the National Register Historic District, public facilities and public gathering spaces while supporting an active, pedestrian-friendly downtown. Projects may include shops, restaurants, offices, housing, event spaces, hotels, and other uses that keep the district lively throughout the day and into the evening. This flexibility encourages multiple development possibilities while preserving the area's historic identity and walkable streetscape.

MU-1 VISION

Entertainment District . Maximum 3 Stories/2 Stories Historic . Flat Roof with parapet . Active Ground Floor Recessed Entry . 0' Setback Pedestrian-Friendly Streetscape . Historic Character



Downtown event center with upper-story office and flexible event space



Specialty store at street level with an upper-story residential unit above



Retail stores supporting a vibrant, pedestrian-friendly downtown



Restaurant with active outdoor dining that keeps the street lively in the evening, with hotel rooms above



Ground-floor boutique store with potential artist studio or live/work unit above



Café with outdoor seating with welcoming ground floor pedestrian interface

Visual references contained within the Downtown Mixed-Use Zoning User Guide Vision illustrate examples intended to convey the urban form, architectural character, and development patterns identified in this document. These are depictions of designs that meet the development standards; however, they are not site-specific and do not confer any development rights. A variety of building and site materials may be utilized to align with this zoning district's vision when developing a project.

MU-2 (MIXED-USE DOWNTOWN MEDIUM DENSITY)

This section provides an overview of the zoning and design requirements for properties located in the MU-2 district. Refer to the following sections to understand what types of uses are allowed, what building types are permitted, and what design standards apply to any proposed work on a property.

Purpose

The MU-2 district establishes areas of mixed land use focused on moderate density residential and commercial development, with higher density allowed on major corridors. It encourages complementary uses on the same building, site, or block, supports an active, pedestrian-oriented downtown, and promotes development that respects the historic commercial core and follows a grid block structure.

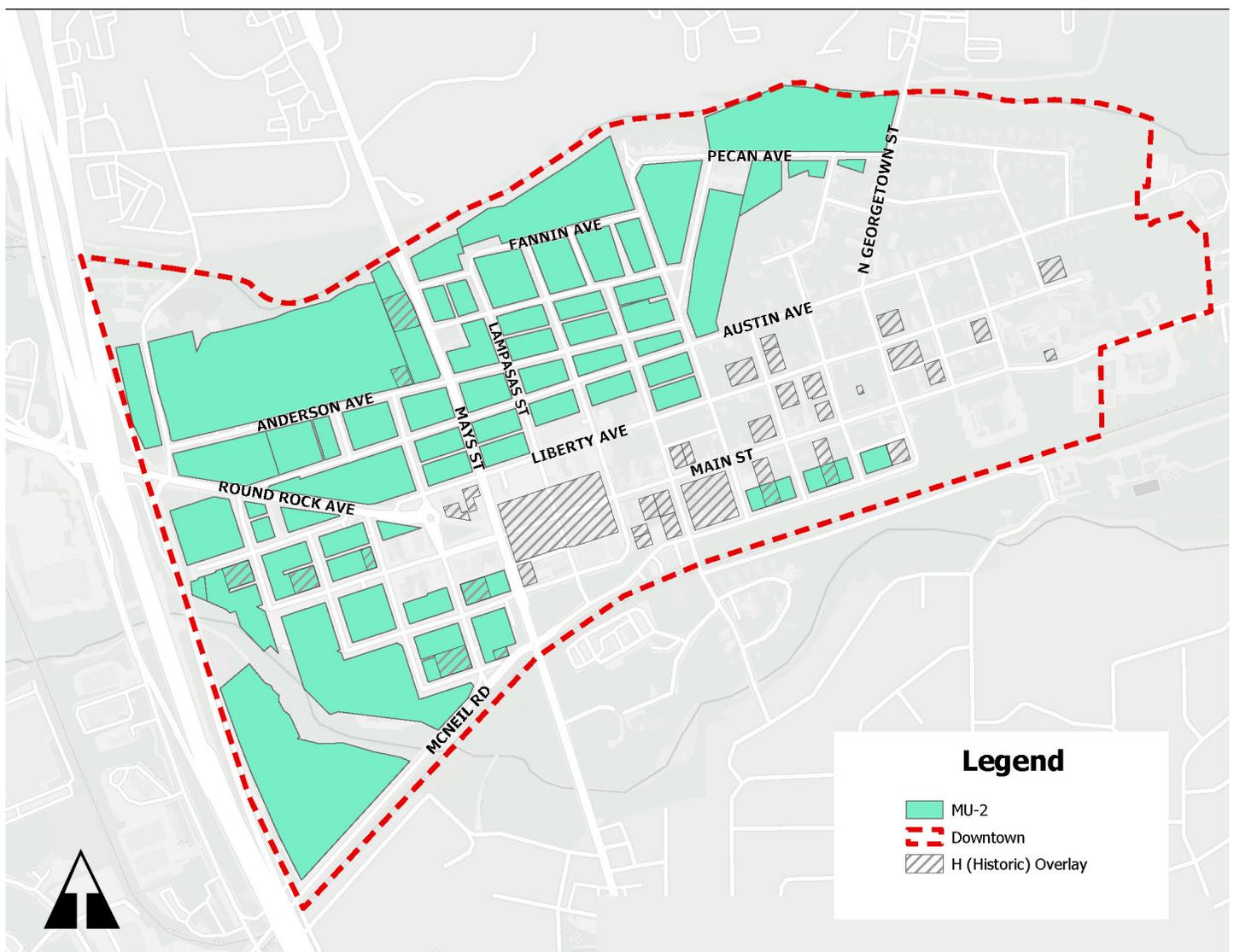


Figure 7: MU-2 Zoning District

Allowed Land Uses in MU-2

Uses are focused on creating a vibrant and walkable downtown. These uses include a blend of residential, commercial, and community-oriented uses that promote density, activity, and access to everyday services.

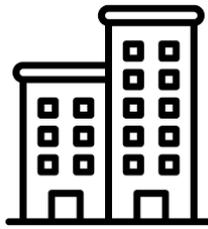
Uses Allowed * Permitted with Supplementary Use Standards	Downtown residential*, retail sales and services*, restaurants*, enrichment centers, wellness centers*, single-family, upper-story residential*, live/works units*, offices*, event centers*, hotels, bed and breakfasts*, small-scale manufacturing and assembly *, community/government services, parks
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For complete list of permitted uses and supplementary use standards, refer to Section 2-77 and Section 2-91 of the Zoning and Development Code.

MU-2 allows a variety of residential types. The Zoning and Development Code uses the term “Downtown Residential” to refer to any multi-unit or clustered housing type located in downtown. Upper-story residential, accessory dwelling units located above a garage and live/work units, see glossary, are not considered to be Downtown Residential.



Clustered Housing



Apartments



Multi-unit Housing

Building Orientation, Form and Design Standards

Before you start designing your project, it is important to understand how your building fits on the lot, its height, and its relationship to streets and surrounding uses.

Building Orientation and Frontages

New development in MU-2 must be oriented toward streets and public spaces to support an active, pedestrian-friendly downtown.

- Every project is required to designate a primary frontage.
- Primary frontage bears the property address and primary entrance. I-35 may only be used as the primary frontage if no other street or public space is available. Steps, stoops, and site furniture are allowed within front setbacks.
- Primary facades are required for:
 - All street-facing facades (as required by building type).
 - Facades facing public spaces like parks, trails, creeks, or plazas.

Building and Site Arrangement

Buildings in the MU-2 district should prioritize pedestrian access and active street frontages. Primary frontages and facades must meet the required setbacks, though some flexibility is allowed:

- Creating active street frontages can be accomplished by utilizing the area between any facade of the building and the street or the public space and/or by placing sidewalk furniture in the public right-of-way in accordance with the requirements outlined on page 48.
- Multiple buildings could be built on a site. Separation requirements between buildings and window and door placement must comply with fire code.
- Setbacks may be adjusted for utility easements.

For more details, refer to the Building Types section of this guide on page 20.

Building Heights

The MU-2 district includes a mix of building types, ranging from small-scale, residential-looking buildings to mid-rise mixed-use structures. While some areas allow taller buildings, there is no requirement to build to the maximum height. Property owners may choose the height that best fits their site, surrounding neighborhood, and project goals as long as it does not exceed the maximum height permitted.

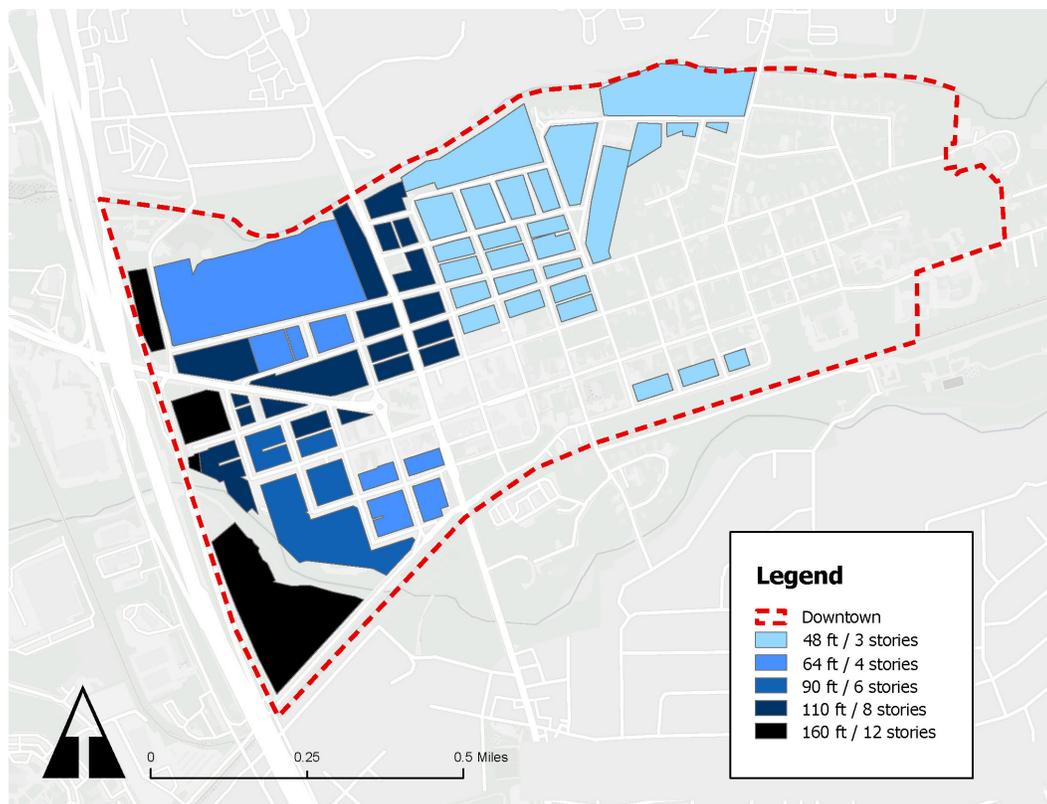


Figure 8: Maximum Building Heights Downtown in MU-2

For more details on lot and building dimensional standards, refer to Section 2-78 of the Zoning and Development Code.

Building Types

The MU-2 district includes 4 building types, each with design standards based on height, and form. These standards promote human scale and pedestrian-oriented design. The building type you choose should align with your lot's location and assigned height limit. Refer to figure 8 to determine the maximum height allowed for your property. Regardless of building type, all new construction and major exterior changes in the MU-2 district must follow certain standards:

- Use durable, high-quality exterior materials such as brick, stone, stucco, or architectural metal.
- Do not use overly bright or reflective finishes (like neon or mirrored glass).
- All types must incorporate multiple architectural features (like porches, awnings, balconies, or decorative elements etc.) to provide interest at the pedestrian level.
- Screening of mechanical equipment, whether at the roof or ground level, using materials that match or complement the building.

New buildings or alterations to existing buildings will be categorized into one of the 4 building types based on its location and height.

Building Type 1

Characterized by the scale and proportions of traditional downtown houses, with pitched roofs and residential-style massing suited to a small-scale, pedestrian-oriented streetscape.

Setback Requirements: Maximum 15 ft. front setback. Buildings may be placed at or near the property line to support an active, pedestrian-oriented streetscape.

Height: Max 2.5 stories/35 ft.

Building Design Features:

- Minimum 30% glazing (windows) required on any primary facade on the ground floor to enhance visibility, natural light, and pedestrian interaction.
- Buildings must include at least 3 features (arched, bay, or gable windows, shutters, covered entry/portico, accent walls, balconies, etc) on the front and side elevations. For more details, refer to Section 2-72 (f)-(1) of the Zoning and Development Code.
- Site must contain at least 1 site feature (stoop, patio, courtyard, etc.) to enhance visual interest. For more details, refer to Section 2-72 (f)-(1) of the Zoning and Development Code.
- Foundation landscaping is required and measured using 4 Foundation Treatment Points (FTP) per linear foot of frontage. For details, refer to Landscaping and Foundation Treatment section of this guide on page 29.

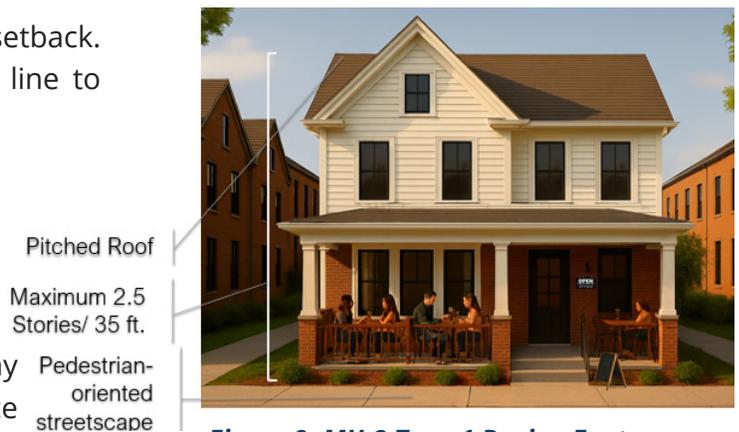


Figure 9: MU-2 Type 1 Design Features

Building Type 2

Characterized by a flat roof and a commercial appearance, designed to connect active ground floors with public spaces and contribute to a walkable, shaded environment.

Setback Requirements: Front setback of 0 ft. up to a maximum of 10 ft. to maintain a defined, walkable streetscape.

Height: Max 4 stories/64 ft.

Building Design Features:

- Ground floors must be distinguished from upper floors to emphasize the pedestrian activity.
- Minimum 30% glazing (windows) must be included on each floor on each primary facade to create transparency and invite interaction with public space.
- Building elevation variation must break up long walls and create visual interest.
- Buildings must include at least 5 design features (arched or transom windows, recessed entryways, columns/pilasters, balconies, canopies, etc.) on the front and side elevations. For more details, refer to Section 2-72 (f)-(2) of the Zoning and Development Code.
- Site must contain at least 1 site feature (stoop, rooftop deck, courtyard, etc.) to enhance visual interest. For more details, refer to Section 2-72 (f)-(2) of the Zoning and Development Code.
- Foundation landscaping is required and measured using 2 Foundation Treatment Points (FTP) per linear foot of frontage. For details, refer to Landscaping and Foundation Treatment section of this guide on page 29.



Figure 10: MU-2 Type 2



Figure 11: MU-2 Type 2 Design Features

Building Type 3

Buildings with a flat roof and active ground-floor uses, suitable for some areas west of Mays Street and along Mays Street and Round Rock Avenue Corridors. Designed to support walkability, provide shelter, and connect with the surrounding neighborhood.

Setback Requirements: Front setback of 0 ft. up to a maximum of 10 ft. to maintain a defined, walkable streetscape.

Height: 5–8 stories/max 110 ft.

Building Design Features:

- Requires tripartite (three-part) vertical design with a distinct base, middle (shaft), and top (capital) to create visual interest and emphasize the pedestrian activity.
- At least 50% of length of the building along the primary frontage on the ground floor must have occupiable space for nonresidential uses.
- A privately owned public space (plaza, patio, or courtyard) is required and must be a minimum 500 sq. ft. or 10% of ground-floor commercial space). It must be open to the public, preferably with seatings shade, lighting, landscaping, and signage.
- Minimum glazing (windows) required: 70% on the ground floor along a primary frontage, 50% on other ground floor primary facades for nonresidential uses and 30% for residential uses, and 30% for all elevations above the ground floor.
- Buildings must include at least 5 design features (cornices or parapets, arched windows, recessed entryways, etc.), with at least 3 located on the primary frontage. For more details, refer to Section 2-72 (f)-(3) of the Zoning and Development Code.
- Site must contain at least 2 site features (rooftop decks, courtyards, public art, etc.), with at least 1 facing a public open space when applicable. For more details, refer to Section 2-72 (f)-(3) of the Zoning and Development Code.
- Requires 1 Foundation Treatment Point (FTP) per linear foot of frontage. For details, refer to Landscaping and Foundation Treatment section of this guide on page 29.



Figure 12: MU-2 Type 3 Design Features

Building Type 4

Buildings along Interstate 35, must be oriented towards downtown streets and open spaces. Designed with a flat roof and commercial appearance, these buildings emphasize active ground floors and a walkable, pedestrian-friendly experience away from highway frontages.

Setback Requirements: Front setback of 0 ft. up to a maximum of 10 ft. to maintain a defined, walkable streetscape.

Height: 9–12 stories/max 160 ft.

Building Design Features:

- Requires tripartite (three-part) design with a defined base, middle, and top to create visual interest and emphasize the street level .
- Ground-floor nonresidential use is required on building facing public spaces and streets, except those facing Interstate 35.
- A privately owned public space (plaza, patio, or courtyard) is required and must be a minimum of 1,000 sq. ft. or 20% of ground-floor commercial space). It must be open to public, preferably with seating, shade, lighting, landscaping, and signage.
- Buildings must include at least 5 features (cornices or parapets, arched windows, recessed entryways, balconies/verandas, etc.), with at least 3 on the primary frontage. For more details, refer to Section 2-72 (f)-(4) of the Zoning and Development Code.
- Site must contain at 2 site features (rooftop decks, courtyards, public art, etc.), with at least 1 facing a public open space when applicable. For more details, refer to Section 2-72 (f)-(4) of the Zoning and Development Code.
- Minimum glazing (windows) required: 70% on the ground floor along a primary frontage, 50% on other ground floor primary facades for nonresidential uses and 30% for residential uses, and 30% for all elevations above the ground floor.
- Requires 1 Foundation Treatment Point (FTP) per linear foot of frontage. For details, refer to Landscaping and Foundation Treatment section of this guide on page 29.



Figure 13: MU-2 Type 4 Design Features

PRIVATELY OWNED PUBLIC SPACES (POPS)

Privately Owned Public Spaces (POPS) are open spaces that are owned and maintained by a private property owner but open for public use. These spaces are intended to provide gathering areas that support pedestrian activity and contribute to an active downtown environment. Common examples of POPS include, but are not limited to, plazas, courtyards, patios, parks, etc.



Figure 14: Example of a POPS

- POPS are required for buildings in MU-2 between 5 stories and 12 stories tall, not to exceed 160 ft., to support connectivity between the ground floor and public spaces.

Requirement	Building Type 3 (5 - 8 stories/ maximum 110 ft.)	Building Type 4 (9 - 12 stories/ maximum 160 ft.)
Minimum Size	500 sq. ft. or 10% of ground-floor commercial space (whichever is greater)	1,000 sq. ft. or 20% of ground-floor commercial space (whichever is greater)

- POPS shall be accessible from the primary frontage sidewalk or ground-floor commercial space.
- POPS shall be open to the public during hours of operation of the on-site commercial establishment.

Required Design Elements

The following site design features are required within POPS:

- Site furniture that is of commercial grade and manufactured for exterior use; no plastic site furniture shall be permitted.
- Signage clearly indicating that the space is open to the public.
- Lighting:
 - Free standing light fixtures shall not exceed 12 ft. in height and must provide a minimum of 8 ft. of clearance over pedestrian areas.
 - Rope or tape/strip lighting shall be permitted on private property as down lighting.
- Landscaping is encouraged and may be required to meet foundation treatment standards.
- Shade elements.



Figure 15: Site Design Features within POPS

TRIPATITE DESIGN

A traditional building form where the building facade design is divided into three distinct horizontal sections: the base, the shaft, and the capital (or crown), often used to create balance, proportion, and visual coherence, especially in tall buildings.

Design Components

Tripartite design is required in MU-2 (Mixed-use Downtown Medium Density) for Building Types 3 and 4 with the following standards:

The **capital** shall be defined through the use of architectural features which provide relief and contrast from lower floors.

The **shaft** shall feature harmonious/ repetitive patterns of windows, balconies, and other materials to serve as a visual break to emphasize the base and capital.

The **base** design and materials shall be differentiated from upper floors with a horizontal break in design to reinforce the street-level space.



Figure 16: Tripartite Design Example

Tripartite design may be achieved using a monochromatic material palette, provided the base, middle, and top are clearly articulated through architectural elements such as fenestration patterns, horizontal datums, material texture, or changes in depth and shadow.



Site Standards Overview

In the MU-2 district, site design is just as important as the buildings themselves. These standards ensure that all projects, new or existing, support a walkable, green, and visually cohesive downtown.

Site and Sidewalk Furniture

Site and sidewalk furniture enhance comfort, and visual appeal of streetscapes.

Site furniture is a permanently installed commercial-grade features on private property for nonresidential uses such as benches, tables, trash receptacles, bike racks (minimum five spaces), umbrellas, etc. It may also include movable outdoor site features such as outdoor café tables and planters.

A sidewalk furniture is a movable, commercial grade outdoor furniture and features that a business places in public rights-of-way or open space adjacent to the business such as planters, tables, umbrellas, benches, chairs, and sandwich board signs. These are subject to a Downtown Sidewalk Furniture License Agreement and annual permitting fee. For details, refer to Downtown Sidewalk Furniture program of this guide on page 48.

Fencing

Materials, placement, and maintenance of fences in MU-2 should match the area’s character and follow zoning standards.

Table 2: Fencing Standards

Do	Do Not
Ensure the finished side of the fence faces neighboring properties or public areas.	Use chain link, temporary barriers, or non-fencing materials as a permanent solution.
Use brick, natural stone, simulated stone, decorative masonry, or view fencing.	Patch fences with incompatible materials not intended for fencing.

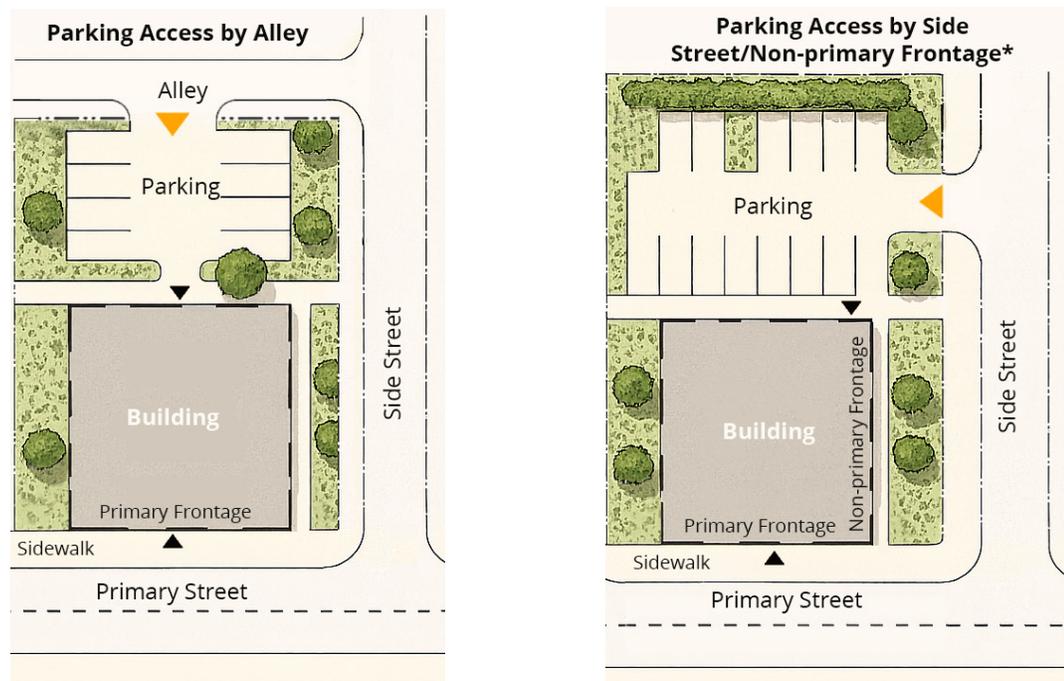
For full details on fencing materials and height requirements, refer to Section 2-72 (e) of the Zoning and Development Code.

Parking

MU-2 does not require on-site parking for most nonresidential uses in order to prioritize people and public space. If on-site parking is provided, it should be accessed from alleys or non-primary frontages whenever possible, screened from view, and set back from the street.

Table 3: Parking Standards

Category	Requirement
Residential	Parking required: <ul style="list-style-type: none"> • Projects ≤ 20 units: 1 space per unit. • Projects ≥ 21 units: 1 per 1 bedroom; 2 per 2 + bedrooms + additional 5% of total required parking for guest parking.
Nonresidential	No parking required, except: <ul style="list-style-type: none"> • Hotels/overnight accommodations: 0.8 spaces per bedroom. • Event/conference spaces: parking study required (shared parking may be allowed).
Fleet Parking	Overnight fleet parking is prohibited in ROW/public lots; on-site is limited to 3 vehicles and must be screened from a public street by a building or wall, hedge, or other landscaping screen that is at least 3 ft. in height.
Residential Garages	New garages are prohibited in the street yard and their location must be approved by the City.
Surface Parking	Must be on improved surfaces, use alley access where possible, and be located behind a building and setback with minimum of 5 ft. from any primary facade; screening may be required.
Structured Parking	Must screen the first 20 ft. in height of the elevation of a garage, provide pedestrian entry to the street, and place access on non-primary frontages or from alleys.



* Where an alley does not exist, access shall be from a side street/non-primary frontage.

Figure 17: Parking Access Priority

Landscaping and Foundation Treatment

MU-2 emphasizes landscaping to soften building edges, support walkability, and contribute to a vibrant, shaded downtown. Every project must include a minimum amount of landscaping between buildings and the street measured using Foundation Treatment Points (FTP).

FTP refers to a flexible system that lets you mix elements like trees, planters, pavers, and seating to meet your landscaping requirements. Your total FTP requirement depends on your building type and length of your occupant frontage.

To meet your required FTP, you will need to include at least three different landscape elements. These can include plantings, planters, seating, shade structures, and other approved features.

- At least 50% of your FTP must come from plant-based elements such as ground cover, shrubs, trees, flowers, or irrigated planters.



Figure 18: MU-2 Foundation Treatment Examples

Additional Site Standards

Beyond building and site arrangement, several additional considerations may affect how your site functions and fits within the downtown context. These include outdoor display and storage, mechanical equipment, lighting, noise controls, and overall site access and internal circulation. For these and other site-specific requirements, refer to Section 2-72 (e) of the Zoning and Development Code.

Expansions/Conversions/Tenant Change

All expansions, conversions, and tenant changes in MU-2 must meet compatibility standards and certain development and design standards. The goal of these requirements is to trigger site improvements such as screening of trash receptacles and ground mounted equipment, landscape foundation treatment, and compatibility with neighboring properties. Additionally, design standards ensure that additions are compatible with existing structures.

All expansions, conversions, and tenant changes must meet the General Compatibility Standards in Section 8-1 and meet the Landscaping and Screening requirements in Sections 8-10 and 8-40 of the Zoning and Development Code.

An *expansion* is the addition of square footage to an existing building.

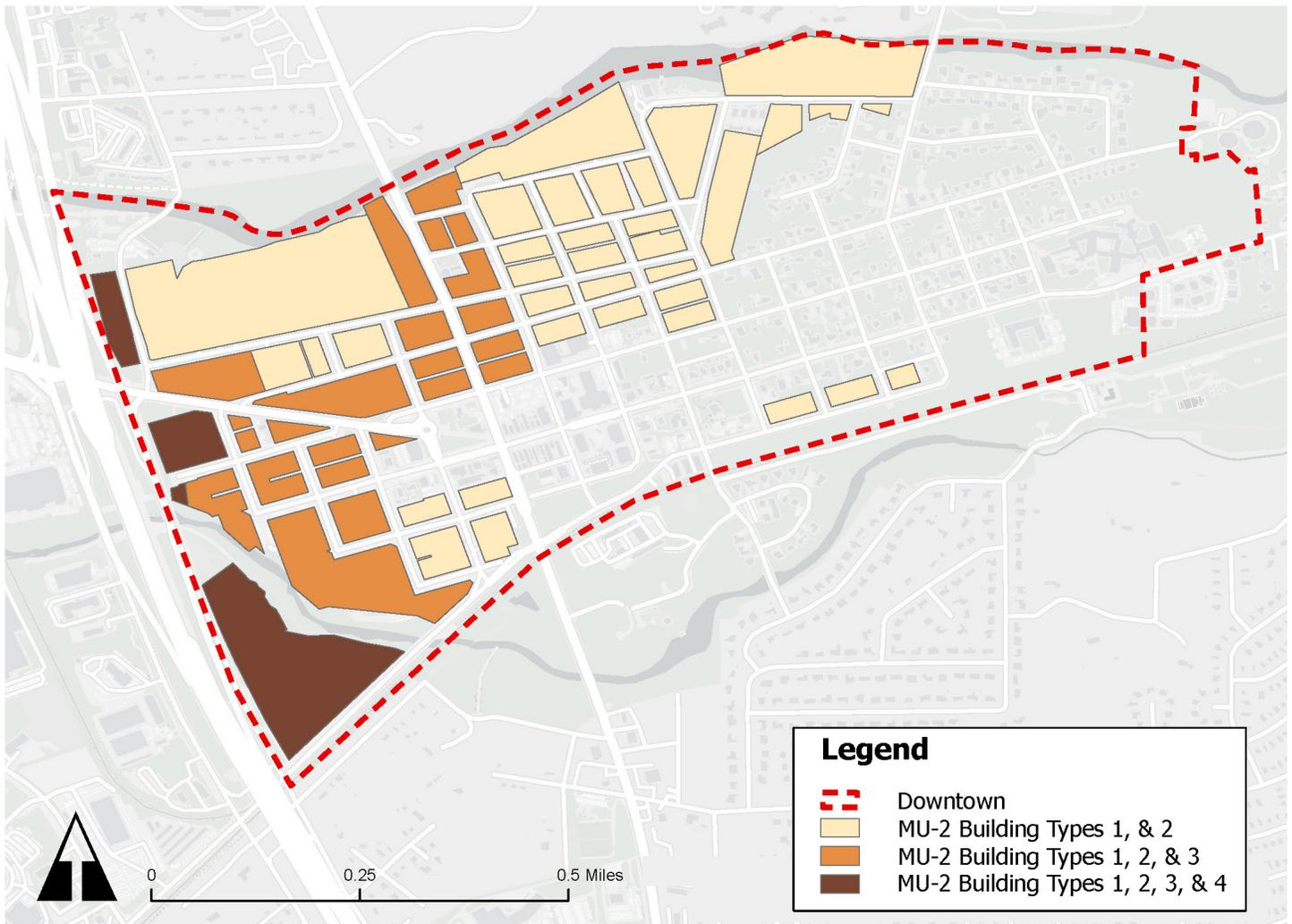
- Expansions to existing single-family homes must follow the development and design standards for Building Type 1 provided in Section 2-72 (f) of the Zoning and Development Code.
- Expansions to other buildings that are less than 35% of the existing gross floor area should either reflect the original building's style or meet the design standards provided in Section 2-72 (f) of the Zoning and Development Code. Newly constructed portions of the building shall meet applicable density and development standards in Section 2-72 (e) and (f) of the Zoning and Development Code.
- Expansions of 35% or more of the existing gross floor area is considered new construction and must meet all standards in MU-2 provided in Section 2-72 and Section 2-78 of the Zoning and Development Code.
- Expansions of Building Types 1 or 2 without residential units must abide by the maximum front setback in Section 2-78 of the Zoning and Development Code or provide a Privately Owned Public Space (POPS) between the primary facade and the property line. Where a building has multiple primary facades, POPS shall be located on a designated primary frontage.

A *conversion* is a change of use from single-family or two-family residential to a nonresidential use. Conversions are required to meet all MU-2 development standards in Section 2-72 (e) of the Zoning and Development Code which include: Parking, Parking Generation Studies, Access and Circulation, Lot Fencing Design Standards, Landscaping, Outdoor Storage, Display, and Sales, Ground-mounted Equipment, Site Furniture, Lighting and Noise. Additionally, exterior architectural changes are subject to the district's design standards for building materials, color, orientation, roof pitch, and elevation variation provided in Section 2-72 (f) of the Zoning and Development Code.

A *tenant change* is any change in occupancy of a property or unit from one tenant to another. This is for any change in business, change in ownership or occupant, or change in use from one type of commercial use to another. Tenant changes must meet all MU-2 development standards in Section 2-72 (e) of the Zoning and Development Code which include: Parking, Parking Generation Studies, Access and Circulation, Lot Fencing Design Standards, Landscaping, Outdoor Storage, Display, and Sales, Ground-mounted Equipment, Site Furniture, Lighting and Noise.

Development Possibilities in MU-2 District

The MU-2 district supports a wide range of development possibilities with standards for 4 building types that define the scale, form, and height appropriate to different locations within the district, from smaller mixed-use buildings to larger projects on key corridors. The zoning district allow property owners flexibility to combine uses within a single building, across a site, or throughout a block—whether that means housing above shops, offices next to cafés, or community facilities integrated with residential units. While some areas allow taller buildings, there is no requirement to build to the maximum height. Property owners may choose the density that best fits their site as long as it does not exceed the maximum height permitted. Across all building types, design is focused on pedestrian comfort, active ground floors, and a human-scaled streetscape, ensuring that this flexibility continues to reinforce a lively, walkable environment that reflects the City’s vision for downtown.



This map is for allowable building types, not for allowable heights.

Figure 19: MU-2 Building Types Map

Visual references contained within the Downtown Mixed-Use Zoning User Guide Vision illustrate examples intended to convey the urban form, architectural character, and development patterns identified in this document. These are depictions of designs that meet the development standards; however, they are not site-specific and do not confer any development rights. A variety of building and site materials may be utilized to align with this zoning district’s vision when developing a project.

MU-2 VISION

Building Type 1

Traditional Residential Scale . Maximum 2.5 Stories . Pitched Roof
Flexible Use . 15' Maximum Front Setback
Pedestrian-oriented Streetscape



A restaurant with outdoor seating, while the upper-story offers space for housing or small offices



Two detached units on one lot with a café and retail create variety and flexibility, spaces above could be used for office or residential. These structures could also be used as a standalone residential unit



Townhomes provide options for residential and live/work units



Three units on one lot increases density without increasing height. Option for smaller units allow for a variety of tenants including retail on one lot. Outdoor gathering spaces activate the street



Offices on ground floor with desirable pedestrian interface. Also ideal for small-scale manufacturing or artisan uses



Space for event or community uses on the ground floor with upper-story residential or office. Entire building could also be utilized as a hotel with ground floor restaurants or event space

Building Type 2

Commercial-Scale Form . Maximum 4 Stories . Flat Roof
Active Ground Floor . Differentiated Ground Floor . 0-10' Front Setback
Pedestrian-oriented Streetscape



Office space in a small-scale mixed-use building



Restaurant at street level with outdoor seating and gathering space



Small hotel with lobby and café at street level and guest rooms above. Roof top can be used as an outdoor gathering space



Wellness center with ground-floor reception and treatment rooms or flexible rental spaces above



Retail on the ground floor with downtown residential units



Multiple, attached live/work units where the business owner lives and works within the building

Building Type 3

5-8 Stories . Flat Roof . Tripartite Design . POPS
50% of Primary Frontage Commercial Use . 0-10' Front Setback
Pedestrian-Friendly Streetscape



Corporate office with lobby and café at street level



Luxury hotel with restaurant and lobby at street level



Mid-rise residential building with grocery and a public plaza



Ground-floor bookstore offering a cozy community space with apartments above



Office building with ground-floor conference/event space



Innovation hub with ground floor enrichment center, offices above, and rooftop deck for events

Building Type 4

Along I-35 . 9-12 Stories . Flat Roof . Tripartite Design . POPS
Ground Floor Commercial . Primary Frontage setback 0-10' ft
Pedestrian-Friendly Streetscape



Office tower with co-working cafe and shared spaces at street level



Hotel with lobby and cafe at street level



Residential tower with a plaza oriented toward downtown



Ground floor cafe with large outdoor space and upper story apartments with balconies



Residential building with market hall at street level and rooftop garden



Gym at street level with offices above

MU-L (MIXED-USE LIMITED)

This section provides an overview of the zoning, development, and design standards for properties located in the MU-L district. Refer to the following sections to understand what types of uses are allowed and what design and development standards apply to any proposed work on a property.

Purpose

The purpose of the MU-L district is to allow single-family and commercial uses in a neighborhood setting with buildings that exhibit a traditional residential style and preserve the historic character of the east end of downtown. For the purposes of this district, commercial uses include businesses that complement and have minimal impact on single family homes. Expanded uses shall be permitted on lots fronting Main Street and Georgetown Street as major corridors through this district. This area contains many of the City's residential historic landmarks; therefore, development must be compatible with the historic character of the area.

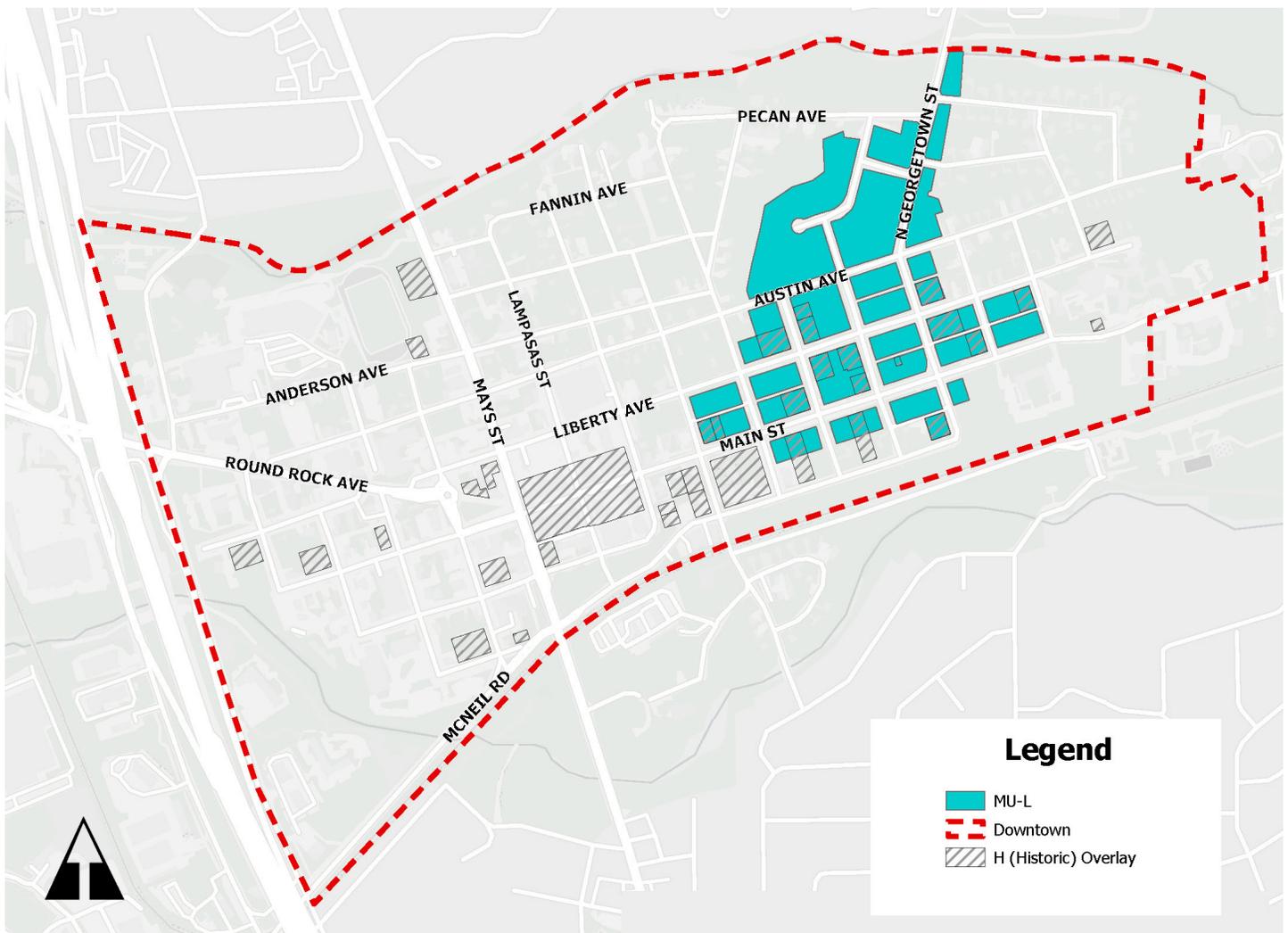


Figure 20 : MU-L Zoning District

Allowed Land Uses in MU-L

Uses are focused on supporting residential and small-scale commercial or community-oriented uses that complement the surrounding neighborhood character.

<p>Uses Allowed</p> <p>*Permitted with Supplementary Use Standards</p>	<p>Single-family detached*, accessory dwelling unit*, downtown residential, retail sales and services*, wellness centers*, live/works units*, offices, bed and breakfasts*, parks</p>
<p>Main & Georgetown Streets Only</p> <p>*Permitted with Supplementary Use Standards</p>	<p>In addition to uses listed above, the following additional uses are also permitted: upper-story residential*, enrichment centers*, event centers*, restaurants*</p>

For complete list of permitted uses and supplementary use standards, refer to Section 2-77 and Section 2-91 of the Zoning and Development Code.

Building Layout, Form and Design Standards

This section explains how buildings should be arranged and sized on a lot in the MU-L district, where the goal is to maintain a residential scale and preserve the historic character of the east end of downtown. All buildings are required to comply with the City's Historic Design Guidelines for Residential Properties.

Building Placement

You may build up to 3 detached principal buildings, none of which may exceed 2800 sq. ft. Buildings should be arranged to fit the site and maintain neighborhood character, either facing the street or organized around a courtyard accessed from the primary frontage. When multiple buildings are on one lot, they must be spaced at least 10 ft. apart. Buildings on a primary frontage must be set back from the front property line between 15 ft. and 25 ft.

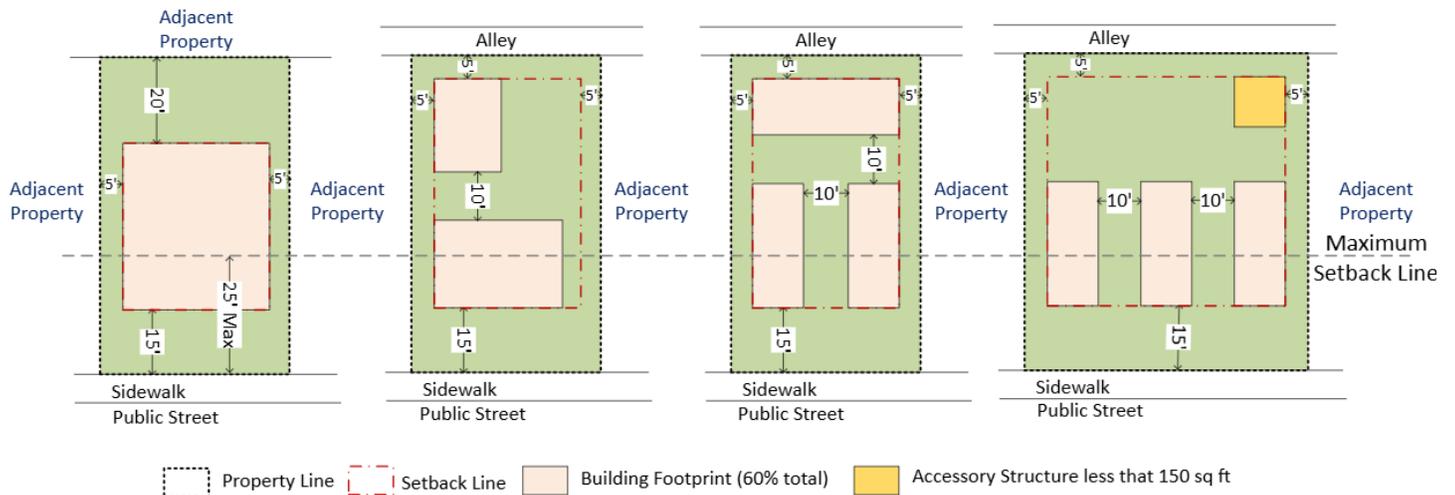


Figure 21: Building placement options on a site

Scale and Site Coverage

Lot coverage is limited to 60%.

Form and Compatibility

Principal buildings must have pitched roofs and be compatible with the Historic Design Guidelines for Residential Properties. Overall design should reflect the scale and rhythm of historic residential properties in the district. All buildings must be detached and shall have a single street-facing entrance on the ground floor on the primary frontage.

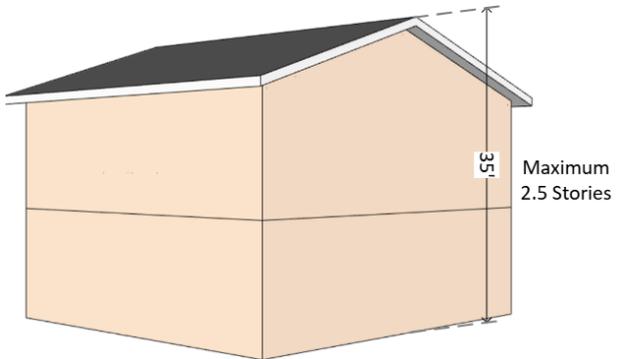


Figure 22: MU-L Height Limit

Building Design Features

- Structures must be separated by a minimum of 10 ft., and each may have only one main entrance facing the street or courtyard.
- When updating or expanding a building, match the original style, materials, and details so it blends with the historic residential character.
- Use a pitched roof with a slope of at least 4:12.
- Choose exterior finishes like natural stone, simulated stone, brick, stucco, or wood siding.



Figure 23: Multiple Buildings on a Single Lot



Figure 24: MU-L Design Features

Accessory Buildings/Structures

- Accessory buildings and structures 150 sq. ft. or less, such as small sheds, pergolas, ramps, or other secondary elements, are allowed in the MU-L district; they should remain visually secondary to the main building.
- They are not counted toward your lot coverage or the total number of buildings allowed on a lot.
- They must be placed outside of the street yard.
- They should still feel compatible with the overall character of the site.

Site Standards Overview

Parking

Parking in the MU-L district is designed to support a walkable, neighborhood-scaled environment. The goal is to minimize the visibility of parking from the street, reduce curb cuts, and prioritize access from alleys or side streets whenever possible. If your site includes an alley or a secondary street, consider using those for access in order to promote walkability.

Table 4: Parking Standards

Category	Requirement
Residential	Parking required: Single-family: 2 on-site spaces. Other residential (including live/work): 1 on-site space.
Nonresidential	No on-site parking required; allowed if not in primary frontage street yard.
Driveways	No new driveways on E. Main or Georgetown St.; allowed in front yard only for new single-family not on those streets. Max 18 ft. wide in required setback.
Residential Garages	Not to exceed 625 sq. ft. Oriented to alley/secondary frontage; not in primary frontage street yard.

Fencing and Screening

Fences in the MU-L district are meant to complement the neighborhood character and minimize visual impacts between residential and nonresidential uses. Often, fencing standards refer to the “street yard” which is the area in between any building wall and property line. Maximum fence heights are typically lower in the street yard to maintain clear sight lines, make street yards feel open and welcoming, and preserve the visual rhythm of the street.

- Use approved materials such as brick, natural stone, simulated stone, wood, or view fencing.
- Provide a finished face toward public streets and residential properties.
- Keep fence height within limits: max 6 ft. in other yards, or up to 8 ft. for single-family or topographical changes (with approval). View fencing is allowed in the street yard, up to 6 ft. in height.
- Install 6 ft. masonry fence along property line for nonresidential uses next to residential, unless waived.
- For nonresidential uses, a minimum 24” tall landscape screening or a 3 ft. decorative fence is required around outdoor activity in the street yard.

Landscaping and Foundation Treatment

The MU-L district encourages landscaping along building frontages to maintain the neighborhood character and contribute to a walkable, visually appealing streetscape. Every project must include a minimum amount of landscaping between buildings and the street, measured using Foundation Treatment Point (FTP).

FTP is a flexible scoring system that allows you to mix elements such as plantings, planters, pavers, and seating to meet your landscaping requirement. Your total FTP requirement is based on your lot's location:

- Main Street or Georgetown Street frontage (nonresidential): facade length \times 4 = FTP
- Other frontages (nonresidential): facade length \times 3 = FTP

To meet your required FTP, you will need to include at least three different landscape elements. These can include plantings, planters, seating, shade structures, and other approved features.

- At least 50% of your FTP must come from plant-based elements such as ground cover, shrubs, trees, flowers, or irrigated planters.



Figure 25: MU-L Foundation Treatment Examples

Additional Site Standards

Beyond building and site arrangement, several additional considerations may affect how your site functions and fits within the downtown context. These include outdoor display and storage, mechanical equipment, lighting, and visual screening. For these and other site-specific requirements, refer to the Section 2-73 (d) of the Zoning and Development Code.

Expansions/Conversions/Tenant Change

All expansions, conversions, and tenant changes in MU-L must meet compatibility standards and certain development and design standards. The goal of these requirements is to trigger site improvements such as screening of trash receptacles and ground mounted equipment, landscape foundation treatment, and compatibility with neighboring properties. Additionally, design standards ensure that additions are compatible with existing structures.

All expansions, conversions, and tenant changes must meet the General Compatibility Standards in Section 8-1 and meet the Landscaping and Screening requirements in Sections 8-10 and 8-40 of the Zoning and Development Code.

In MU-L, all expansions, conversions, and tenant changes must meet the Historic Design Guidelines for Residential Properties.

An *expansion* is the addition of square footage to an existing building. Newly constructed portions of a building, and any expansion to a single-family building, must meet MU-L height and minimum setback standards.

- For non-single-family, expansions under 35% of the existing gross floor area are required to meet MU-L design standards in Section 2-73 (e) of the Zoning and Development Code or should complement the original building's architectural style.
- For non-single-family, expansions more the 35% are considered new construction and must meet all development and design standards in MU-L provided in Sections 2-73 (d) and (e) of the Zoning and Development Code.

A *conversion* is a change of use from single-family or two-family residential to a nonresidential use. Conversions are required to meet all MU-L site development standards in Section 2-73 (d) of the Zoning and Development Code which include: Parking, Lot Fencing, Landscaping, Visual Screening, Outdoor Display and Storage, and Lighting. Additionally, exterior architectural changes are subject to the residential Historic Design Guidelines and standards for building materials, roof pitch, building entrance, and signs provided in Section 2-73 (e) of the Zoning and Development Code.

A *tenant change* is any change in occupancy of a property or unit from one tenant to another. This is for any change in business, change in ownership or occupant, or change in use from one type of commercial use to another. Tenant changes are required to meet all MU-L site development standards in Section 2-73 (d) of the Zoning and Development Code which include: Parking, Lot Fencing, Landscaping, Visual Screening, Outdoor Display and Storage, and Lighting.

Development Possibilities in MU-L District

The MU-L district preserves the traditional residential character of the east end of downtown while allowing small-scale commercial and community uses that fit within a neighborhood setting. Development may include single-family homes, small offices, wellness centers, bed and breakfasts, or shops arranged around a courtyard. Along Main and Georgetown Streets, additional possibilities such as restaurants, enrichment centers, and upper-story housing units bring activity and services to the community. All buildings are designed to reflect the historic scale and character of the district.

MU-L VISION

Residential and Small Scale Commercial . Maximum 2.5 Stories
Pitched Roof . Up to 3 Detached Principal Buildings . 15-25' Front Setback
Residential Historic Design



Small scale wellness center with a yoga studio



Antique store offering specialty retail in MU-L



Single-Family homes



Neighborhood scale office spaces



Courtyard style development could be housing or small shops and offices around shared open space



Bed and breakfast for an overnight stay

Uses allowed only on Main and Georgetown Streets in MU-L



A small neighborhood grocery store with an outdoor cafe providing everyday essentials in a walkable setting



A restaurant with outdoor seating and a welcoming streetscape



Two upper-story residential units with a ground floor office space, designed with a pedestrian-friendly primary frontage



Enrichment center offering a community space for learning and connection in a residential-looking structure

Visual references contained within the Downtown Mixed-Use Zoning User Guide Vision illustrate examples intended to convey the urban form, architectural character, and development patterns identified in this document. These are depictions of designs that meet the development standards; however, they are not site-specific and do not confer any development rights. A variety of building and site materials may be utilized to align with this zoning district's vision when developing a project.

SIGNS

Signs downtown are regulated in the sign code and must meet “Downtown (DT) Special Area” standards. Signs are regulated to preserve a pedestrian-friendly environment and must be compatible with the historic character of the area. All signs must follow design, placement, size, number, spacing, materials, and illumination standards. For more details, refer to Article IX -Signs of the Zoning and Development Code.

Most signs require a permit; check with Planning and Development Services (PDS) before you manufacture your sign. For signs located downtown, the following shall be considered:

General Standards

- Sign allowances vary based on location. Generally, MU-L allows less signage because of the residential nature of the district.
- Visible plastics are prohibited everywhere.
- The following illumination standards apply:
 - Internal illumination is prohibited everywhere.
 - Only shielded external or halo illumination is permitted in MU-1 and MU-2.
 - Only shielded externally illuminated free standing signs are permitted in MU-L.
 - Building signs in MU-L may not be illuminated except for external illumination on Main and Georgetown Streets.
- Electronic message centers are prohibited.

Building Signs

- Building facades may have 1 wall sign per main entrance; placement is generally limited to the ground floor.
- Multi-story buildings within 600 ft. of IH-35 may have 1 additional wall sign facing the highway on the uppermost story.
- Hanging/projecting, and canopy/awning signs are allowed if the total display area of all building signs does not exceed the wall sign allowance, with the exception of MU-2 properties which allow an additional 8 sq. ft. hanging/projecting sign(s) and an additional 12 sq. ft. canopy/awning sign(s).
- Window signs can cover up to 50% of window area on an elevation; may not be illuminated with the exception of a 2 sq. ft. incidental sign (typically used for a small “Open” sign).

Other Sign Types

- Freestanding signs are limited to monument (MU-1 and MU-2 only), post-and-panel, or armature styles, with restrictions on size and height.
- Banners are allowed with strict size and duration limits; permit required.
- Each business is allowed 1 sandwich board: must be pedestrian-oriented, displayed only during business hours, and obtain a license agreement if placed in the right-of-way.

Examples of Signs

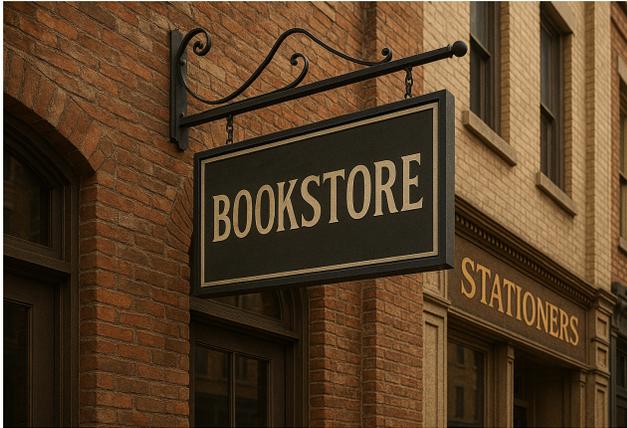


Figure 26: Projecting Sign



Figure 27: Canopy Sign



Figure 28: Post/Panel Sign



Figure 29: Awning Sign

Signs for Historic Landmarks and in Downtown National Register District

The following additional standards apply:

- The design of signs shall be compatible with the character of the surrounding area and other conforming signs.
- The materials used in the construction of the sign shall be the same or similar to those found in the construction of the City's historic districts and historic landmarks in the area.
- Wherever possible, colors from historic palettes shall be used.
- Signs shall not cover, obstruct, damage or otherwise adversely affect the building's salient architectural or historic features.
- The painting or otherwise coating of previously unpainted masonry surfaces requires a Certificate of Appropriateness for property designated as an historic landmark or in the historic district.
- Installation of any attachment or bracket to a historic building shall require a Certificate of Appropriateness. Drilling directly into historic stone or brick rather than mortar shall be prohibited, unless approved with a Certificate of Appropriateness.

MOBILE FOOD ESTABLISHMENTS

Mobile food establishments are temporary food service operations allowed downtown. They operate from a motor vehicle or enclosed trailer, like a food truck, equipped for cooking and preparing food for sale to the public.

General Requirements

- MFEs are accessory to another uses on a lot (cannot be on a vacant lot) and may only be co-located with certain primary uses.
- MFEs can be either long-term or short-term:
 - Long-term MFEs can operate year-round and require an annual permit.
 - Short-term MFEs can operate for temporary events lasting up to three consecutive days.
- Must comply with all Williamson County Health District and City Fire Department regulations.
- Cannot block access drives, fire lanes, alleys, or required parking and must maintain a distance of 15 ft. from fire hydrants, and 5 ft. from utility boxes, ADA ramps and building entrances.
- Must maintain a certain distance from nearby single-family homes (distance varies by zoning district).
- Sales must take place directly from the vehicle; signage must be attached to the truck (sandwich boards allowed nearby).
- Trucks must stay mobile and leave the site clean of all waste.
- New connections to city water and wastewater and new electric meters are prohibited.

Requirements by Zoning District

MU-1

- Permitted on lots with restaurants/bars and small-scale alcohol production facilities.
- Must be on private property or approved unimproved alleys.
- May only operate when on-site host business is also open.
- One MFE per site at a time.

MU-2

- Allowed in connection with restaurants, retail, event centers, and small-scale alcohol production facilities.
- Mobile food establishments cannot serve as a commercial kitchen for restaurants.
- Must be at least 50 ft. from single-family homes (long-term use) and provide screening if adjacent to them.
- May only operate when on-site host business is also open.
- One MFE per site, except event centers may host more.



Figure 30: Mobile Food Establishment

MU-L

- Only allowed on lots with frontage on Main and Georgetown Streets.
- Allowed only in connection with restaurants, retail, wellness centers, and event centers.
- Cooking is not allowed. Only food warming, packaged pre-prepared items, and beverage service is permitted.
- Must be at least 25 ft. from single-family homes (long-term use) and provide screening if adjacent.
- Gas-powered generators are prohibited.
- May operate between 7:00 a.m. and 9:00 p.m. only.
- One MFE per site at a time.

Mobile Food Establishments are also permitted at government facilities, community facilities (short-term only), places of worship (short-term only), PUDs with specific provisions allowing MFEs, and municipal parks/open space with Parks and Recreation Department approval.

Permitting Process

For any long-term or short-term MFE to locate on a site, a permit is required.

Long-Term MFE (Annual Permit)

A long-term permit allows a property owner or tenant to host a mobile food establishment on-site for a full calendar year beginning January 1, subject to annual renewal.

- Permit must be obtained by the property owner or tenant (with owner's approval).
- Applications must include a site map and fee.
- Property owner shall attest that MFEs they are hosting on-site have all required County and City permits and inspections.
- Permit may be revoked for repeated violations.

Short-Term MFE (3-Day Permit)

A short-term permit allows a property owner or tenant to host a mobile food establishment for temporary events lasting up to 3 consecutive days, with a maximum of 4 permits per property per year.

- For temporary events at nonresidential properties downtown.
- Property owner or tenant (with owner's approval) is responsible for applying.
- Property owner shall attest that MFEs they are hosting on-site have all required County and City permits and inspections.
- Permit may be revoked for repeated violations.
- Applications must include the appropriate fee.

DOWNTOWN SIDEWALK FURNITURE PROGRAM

Sidewalk furniture is a collective term for commercial grade movable outdoor furniture and features that are manufactured for exterior uses that a business places in public rights-of-way or open space adjacent to the business such as planters, tables, umbrellas, benches, chairs, and sandwich board signs subject to a Downtown Sidewalk Furniture License Agreement and an annual permit requiring a fee.

Purpose of Program

- To allow business owners to place “sidewalk furniture” within City rights-of-way.
- To provide a simplified License Agreement process to encourage the use of the sidewalk by businesses.
- To provide a process for staff to monitor placement in the ROW to ensure not creating hazardous situations for public utilizing sidewalks.
- To establish clear guidelines for what licensees can do, protect the City from liability, and ensure the City can revoke licenses if conditions are not met or public interest changes.

Components of Program

License Agreement

A License Agreement is a formal agreement between the City and a property owner that permits the owner to place sidewalk furniture within public property or the right-of-way.

- Required with any change to property ownership.
- Application must be submitted and approved before any sidewalk furniture is placed in ROW.
- No fee associated with License Agreement.
- Application for License Agreement must include Annual Sidewalk Furniture Permit.

Annual Sidewalk Furniture Permit

- Must include the description of sidewalk furniture and placement.
- Must be renewed annually.
- New permit required with the new building occupant.
- Permit fee required.

Sidewalk Furniture Requirements

- Only commercial-grade furniture designed for outdoor use.
- Plastic materials prohibited.
- Furniture must be free-standing; not affixed or anchored.
- Placement must not block pedestrian traffic or ADA routes, interfere with visibility at intersections or cause safety hazards.
- Sandwich boards must comply with Section 8-79 (a) of Sign Code.

Sidewalk Furniture in the Public ROW



Figure 31: Examples of Sidewalk Furniture in the public ROW

DOWNTOWN DEVELOPMENT PROCESS

The City has development procedures for new development, renovations, change of use or tenant change Downtown. Understanding these processes can save time, ensure compliance with zoning and design standards, and assist with aligning your project with the City's vision for a vibrant, walkable downtown.

Getting Started

Before beginning a project downtown, confirm your property's location and zoning. All parcels shown within the red boundary in the map below are located downtown. The majority of downtown parcels fall within one of the City's downtown mixed-use (MU-1, MU-2, or MU-L) zoning districts.

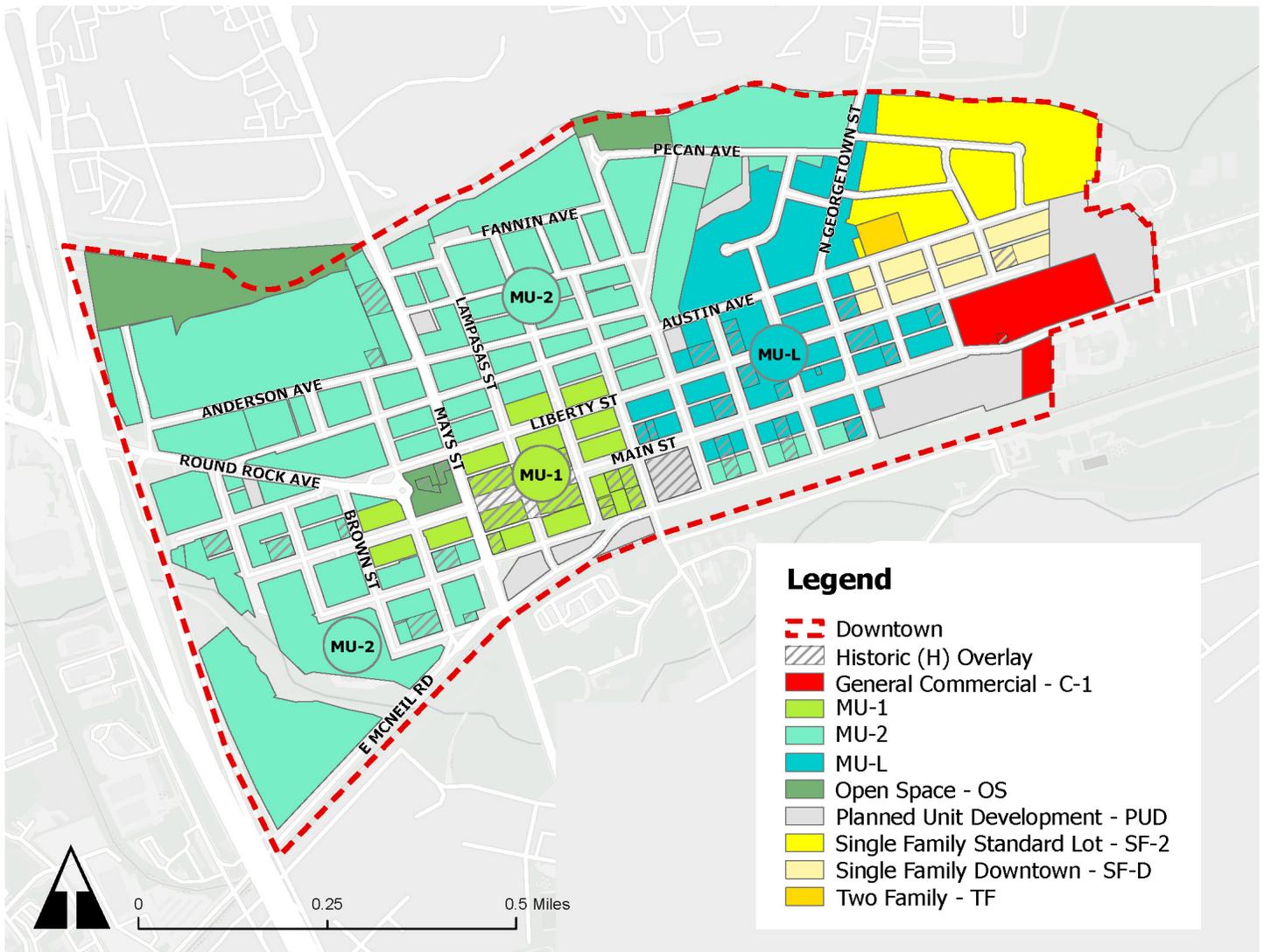


Figure 32: Mixed-Use Zoning Districts

Pre-Submittal Meeting

To begin your project, schedule a Pre-Submittal Meeting to introduce your project to Planning and Development Services and other staff. Attendees should be prepared to share a basic site plan or description of the proposed development. On the city side, this meeting brings together key departments including Planning, Building Inspections, Engineering, Transportation, Utilities, and Fire, to review your project concept and provide coordinated feedback early in the process. Please note that a Pre-Submittal Meeting is not a formal project review.

The meeting will determine the required reviews and permits for your project. A case manager will be assigned to your project. The case manager is your main point of contact throughout the development process and can help guide your team through each step.

To schedule a Pre-Submittal Meeting, complete a [Pre-Submittal Meeting Request Form](#) and upload with an application for a Pre-Submittal Meeting on the [Round Rock Permit Portal](#).

The Development Process

Most downtown projects will require a Building Permit, and some will also require a Site Development Permit. These permits ensure that your project complies with zoning standards, site development requirements, and building code.

Site Development Permit (SDP)

A Site Development Permit is required for most new buildings. The SDP ensures that site features, such as parking, access, utilities, and drainage, meet City standards before building construction begins.

Small Site Permit (SSP)

Some projects qualify for a simplified review called a Small Site Permit. SSPs are for limited-scope developments that:

- Do not require public infrastructure or floodplain review; and
- Involve a small-scale expansion (typically less than 20% of the existing building area or under 1,500 square feet), a vacant lot under half an acre, or certain site improvements such as small building additions or parking expansions, converting a residence to commercial use, or installing additional smaller structures on a site.

Building Permit

If you are planning to work on any building or structure within the City of Round Rock, you must obtain a Building Permit. This applies to construction, installation, alteration, repair, movement, demolition, replacement of any electrical, gas, mechanical, or plumbing systems, and changes in the occupancy of a building.

The City uses a one-permit system, meaning all relevant contractors and subcontractors must be registered and included in the application.

Platting

The City has a platting process for those that want to move or record lot lines, subdivide, or assemble parcels into a larger development. Single-family development downtown is exempt from platting requirements. For questions about whether a plat is required, contact Planning and Development Services or view the City's [Land Development Permits](#) page for more detailed information.

Development at and alterations to Historic Properties

Designated Historic Properties have Historic (H) Overlay Zoning. If your property has Historic (H) Overlay Zoning, you must obtain a Certificate of Appropriateness (CofA) before applying for a building permit or beginning any exterior work. The CofA ensures that proposed changes are compatible with the property's historic period, architecture, and style, following the City's Historic Design Guidelines.

A CofA is required for any work that alters the exterior appearance, involves demolition, or relocating a structure. Some minor projects may qualify for administrative review by City staff, while others are reviewed by the Historic Preservation Commission.

If you are unsure whether your project requires a CofA, contact Planning and Development Services.

Resources

The City has additional resources to help you develop your project:

- [Planning and Development Services Department](#): Contact staff for questions about zoning, permitting, or development procedures.
- [Site Development Permits](#): Access submittal requirements, packets, and forms for site development and pre-submittal meetings.
- [Permit Portal](#): Submit permit applications, upload plans, and schedule your pre-submittal meeting.
- [Historic Preservation](#): Find guidance and forms for Certificates of Appropriateness and historic design review, including historic design guidelines for development in MU-1 and MU-L.

GLOSSARY

Refer to Section 1-50 of the Zoning and Development Code for all the definitions.

Accessory building/structure (nonresidential) A structure which is on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Includes, but is not limited to, storage facilities, detached garages, parking structures or enclosures, and other similar buildings or structures.

Accessory building/structure (residential) A structure which is on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Includes, but is not limited to, swimming pools, pool houses/cabanas, workshops, decks, storage sheds, barbeque structures, detached garages, playscapes, tree houses and other similar buildings or structures. Conexes and shipping containers are not considered to be an accessory structure in residential zoning districts.

Accessory dwelling unit 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.

Alley A vehicular way located to the rear of lots providing access to service areas, parking and outbuildings and containing utility easements.

Awning/ Canopy A shelter extending from exterior wall of a building.

Conversion A change of use from single-family or two-family residential to a nonresidential use. Downtown, a conversion shall be a change of use from any single-family, downtown residential, upper-story residential, or accessory dwelling unit to a nonresidential use.

Downtown Downtown is defined geographically beginning with the eastern edge of the northbound frontage road of Interstate Highway 35 where it crosses the approximate centerline of Brushy Creek, then proceeding south along said edge of the northbound frontage road to the approximate centerline of the northern most track of the Union Pacific Railroad, then proceeding northeast along the approximate centerline of the northern most track of the Union Pacific Railroad, then proceeding north along the property line between 1099 East Main Street and 1201 East Main Street, then proceeding east along East Main Street, then proceeding north along the eastern property line of 1280 East Main Street, then proceeding north along the western property line of 1116 East Austin Avenue to the approximate centerline of Brushy Creek, then proceeding west along the approximate centerline of Brushy Creek to the eastern edge of the northbound frontage road of Interstate Highway 35, being the point of beginning.

Downtown, Residential Any multi-unit or clustered housing type located in downtown except upper-story residential and accessory dwelling units located above a garage. Because of the commercial nature of a live/work unit, it shall not be considered downtown residential.

Downtown Sidewalk Furniture A collective term for commercial grade moveable outdoor furniture and features that are manufactured for exterior uses that a business places in public rights-of-way or open space adjacent to the business such as planters, tables, umbrellas, benches, chairs, and sandwich board signs subject to a Downtown Sidewalk Furniture License Agreement and permitting fee.

Driveway An authorized private roadway of an impervious nature providing access for vehicles to a parking space, garage, dwelling, or other structure.

Elevation A view of a building seen from one side.

Enrichment Center A facility where persons of any age regularly assemble for the purpose of instruction or education. Programs include, but are not limited to, academic, vocational, and recreational programs, workshops, community forums, and nontraditional training programs. Enrichment centers shall not be interpreted as private or public schools but shall be non-traditional, supplementary educational facilities.

Expansion The addition of square footage to an existing building that is less than the total square footage of the existing building and associated structures.

Facade The line where a parcel of land, lot or site abuts a street.

Foundation Treatment A mix of elements including plantings, planters, seating, shade structures, and other approved features incorporated into a site to meet landscaping requirements. The total required depends on building type and length of occupant frontage.

Frontage The line where a parcel of land, lot or site abuts a street.

Glazing The portions of windows or doors containing glass.

Gross floor area (GFA) The total area in square feet of all floors of a building, measured from the exterior walls or from the centerline of walls separating two buildings.

Ground Mounted Equipment Ground mounted equipment is mechanical, electrical, communication or utility equipment that is affixed to the ground, either permanently or semi-permanently to a building or other structure.

Historic District An area where properties collectively have historic significance (although all the properties in the district may not be significant individually) and has been designated with historic zoning.

Historic Landmark A property meeting the City's criteria for historic designation, and designated with the application of historic zoning.

License Agreement A formal agreement between the City and a property owner that permits the owner to place sidewalk furniture within public property or the right-of-way.

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 complimentary residential and commercial uses in the same building, on the same site, or on the same block.

Mobile Food Establishment A motor vehicle or enclosed trailer with walls and a roof inside of which a certified food handler operates kitchen equipment that is used for cooking, preparing, and/or assembling food items for sale to the public.

National Register of Historic Places A registry of historically or archaeologically significant places that is jointly administered by the NPS and state preservation agencies. National Register properties receive extra consideration when federal projects (such as highways) are planned.

Primary Entrance Entrance to a principal building on a primary frontage.

Primary Facade A building elevation with design features intended to promote pedestrian interaction and connection between the building and the public spaces. Multiple primary facades may be included on a building with elevations facing public rights-of-way or public open space.

Primary Frontage The building frontage typically designated to bear the address and primary entrance to the building.

POPS (Privately Owned Public Spaces) Open space owned and operated by private entities for shared public use such as but not limited to courtyards, plazas, parks, or patios.

Screening A method of visually obscuring nearby structures or land uses (i.e., parking, vehicle use areas, outdoor storage) from another land use by using one or a combination of fencing, walls, dense vegetation, and berming.

Setback, Front A setback extending the full width of a lot between the street lot line and the front building line.

Setback, Rear A setback extending the full width of the lot in the area between the rear lot line and the rear building line.

Setback, side A setback extending the full length of the lot in the area between a side lot line and a side building line.

Setback line (Building line) The line or lines within a lot created by the intersection of the vertical planes of a building and the ground. The required building setback line is measured from the property line.

Sidewalk Furniture A collective term for commercial grade moveable outdoor furniture and features that are manufactured for exterior uses that a business places in public rights-of-way or open space adjacent to the business such as planters, tables, umbrellas, benches, chairs, and sandwich board signs subject to a Downtown Sidewalk Furniture License Agreement and permitting fee.

Site Furniture Permanently installed commercial grade site features such as benches, tables, trash receptacles, bike racks with a minimum of five spaces, umbrellas, and similar features.

Small-Scale Manufacturing and Assembly An establishment that includes small-scale assembly and/or small-scale manufacturing and includes an on-site retail component for direct sales to consumers. Typical examples include but are not limited to coffee roasters, artisanal production, metal working, woodcraft production and furniture assembly, jewelry manufacturing, package production, design and print facilities, screen printing, textile production, electronics repair, and candle and soap making.

Streetyard For the purpose of this guide, the area of a lot which lies between the property line adjacent to street or right-of-way and any wall line of the building, as such building wall line extends from the outward corners of the building, parallel to the street.

Tripartite design A traditional building form where the building facade design is divided into three distinct horizontal sections: the base, the shaft, and the capital (or crown), often used to create balance, proportion, and visual coherence, especially in tall buildings.

Upper-story residential Dwelling units located on the upper floors in a building with ground-level nonresidential uses.

View Fencing Any fence that is made of, or imitates, a cast iron or wrought iron fence, including decorative metal, constructed in such a way that the surface area of the fence does not obstruct a view through the fence from a position perpendicular to the fence.

Wellness Center A facility that promotes physical, mental, and emotional health through wellness activities including but not limited to fitness programs, counseling and stress management, health education, and non-medical therapeutic services such as massage therapy, saunas and cold plunges. Wellness services do not include invasive procedures which result in medical waste.

Zoning A local municipal code regulating land use and development standards for a site.



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