

1 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,**

2 **TEXAS:**

3 **I.**

4 That Zoning and Development Code, Chapter 1, Article III, Section 1-50, Code of
5 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to repeal or
6 add the following new or revised definitions to be placed in their proper alphabetical order
7 in said section:

8 **CHAPTER 1. INTRODUCTORY PROVISIONS**

9 **Sec. 1-50. - Definitions.**

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11 The purpose of this section is to define words, terms and phrases contained within this code, unless
12 otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined
13 elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English
14 language, unabridged, subject to interpretation by the PDS director.
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Term	Definition
Building, principal	A building in which is conducted the principal use(s) of the lot on which it is situated as permitted by the zoning district. Accessory buildings are not principal buildings.
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, umbrellas, benches, chairs, and sandwich board signs subject to a Downtown Sidewalk Furniture License Agreement and permitting fee.
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.
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.
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.
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, electronic repair, and candle and soap making.
Tripartite/three-part design	A traditional building form where the building façade 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.
Vape and smoke shop	An establishment utilized primarily for the sale, display, distribution, delivery, offering, furnishing, or marketing of tobacco products, electronic smoking devices, electronic vaping devices, electronic vaping liquid, and related accessories in which the sale of other products is merely incidental, with the exception of cigar lounges.
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.

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II.

That Zoning and Development Code, Chapter 2, Article VI, Section 2-71, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-71. - MU-1 (Mixed-Use Historic Commercial Core) district.

(a) *Purpose.*

- (1) To establish areas of mixed land uses that maintain the architectural integrity and scale of the designated historic National Register District while encouraging a variety of retail, dining, entertainment, and upper story residential uses.
- (2) Mixed-use zoning for this district refers to the combining of a variety of complementary commercial uses, on the same site, with residential on upper stories or as live/work units, creating an active and pedestrian-friendly streetscape.
- (3) The standards herein are intended to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure, with building design in conformance to the existing historic National Register District.
- (4) Standards herein are in conformance with the recommendations in the adopted downtown and comprehensive plans.

(b) *Permitted uses.* Uses permitted in the MU-1 district may be found in Sec. 2-77.

(c) *Lot and building dimensional standards.* Property and buildings in the MU-1 district shall conform to the standards found in Sec. 2-78, with the following supplementary notes:

- (1) When courtyards, patios with outdoor seating, and plazas are incorporated in the front streetyard, the facade of the building may be recessed.
 - a. Elements of building articulation such as recessed storefront entries, steps, stoops, and other access features shall qualify as portions of a facade that meet the zero-foot setback.
 - b. When courtyards, patios with outdoor seating, and plazas are incorporated along the primary frontage, the building may be set back to accommodate these features.
- (2) Side wall requirements for separation from adjacent structures, wall construction, and allowable openings for elements such as windows and doors shall be regulated by the Fire Code.
- (3) Maximum setbacks shall be permitted to be adjusted to accommodate conflicts with utility easements.
- (4) When courtyards, patios with outdoor seating, and plazas are incorporated into the front of a structure, the maximum front setback line shall be defined with a low wall, fence/gate, or other defining feature.
- (5) Site furniture shall be permitted within the required setbacks.
- (6) The minimum height of a one-story building shall be 20 feet, with the exception of accessory buildings.
- (7) Designated historic structures shall not exceed two (2) stories or 30 feet in height.

(d) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-1 district:

1 (1) *Parking.*

2 a. *Parking requirements.* On-site parking is not required for any use in the MU-1 district.

3 b. *On-site surface-level parking.*

4 1. If on-site surface-level parking is proposed or required it shall be in accordance with
5 the following requirements in addition to standards provided in chapter 8, article VI
6 of this code:

7 i. Parking and access shall be permitted only on improved surfaces.

8 ii. Wherever possible, alleys shall be utilized to access on-site parking areas.

9 iii. If a property owner desires vehicular access from the alley and the alley is not
10 improved, the property owner shall be responsible for the necessary
11 improvements from the alley entrance to the entrance of the parking area.

12 iv. Vehicular entrances and exits for all parking areas shall be no wider than the
13 minimum standard allowed by the city's Design and Construction Standards.

14 v. On-site parking areas are prohibited in any street yard, and all parking shall be
15 set back a minimum of five feet from any street-facing building facade.

16 vi. All existing driveways that are no longer required for parking access shall be
17 removed and replaced with landscaping at the time of site plan review and
18 street improvements installed to match adjacent areas.

19 vii. On-site parking areas visible from a public street shall be screened by a building
20 or wall, hedge or other landscaping screen that is at least three feet in height.

21 c. *Structured parking.* All structured parking garages where any of the parking is above
22 grade shall meet the following standards:

23 1. The first 20 feet in height of the frontage of a garage that faces a public street,
24 except for pedestrian and vehicular ingress and egress areas, shall require either a
25 ground-level use or vehicle parking areas to be screened from public view by means
26 of landscaping or manufactured materials.

27 2. Exterior garage building materials shall be limited to natural stone, simulated stone,
28 brick, or split-face or stone-face concrete masonry units (CMU). In addition,
29 architectural steel or metal may be used as accent features.

30 3. The glazing percentage requirements provided in subsection (e)(8) shall apply to
31 ground-level occupant spaces, if any.

32 4. Pedestrian access.

33 i. Pedestrian ingress and egress to all parking structures shall provide access
34 directly to a street or public frontage except for underground parking levels,
35 where pedestrians may exit the parking area directly into a building.

36 ii. Pedestrians shall have direct access from parking areas to the street on the
37 primary frontage.

38 iii. There shall be direct access to the street from commercial uses.

39 5. Vehicular access shall be from a non-primary frontage where possible.

40 6. Service access shall be from an alley where possible. Where an alley does not exist,
41 service access shall be from a non-primary frontage where one exists.

1 (2) *Access and circulation.*

- 2 a. Vehicle access and circulation standards provided in [Sec. 8-60](#) shall not apply to
3 development in the MU-1 district.
- 4 b. New drive-through services shall be prohibited. Buildings with existing drive-throughs
5 shall be permitted to change the location or configuration of a drive-through in
6 accordance with the following standards:
- 7 1. Off-street vehicle stacking spaces are prohibited in any front street yard and shall
8 meet the stacking area standards and design provided in subsection [Sec. 8-54](#).
- 9 2. Vehicular entrances and exits shall be no wider than the minimum required for one
10 vehicle and shall be in accordance with the city's Design and Construction
11 Standards.

12 (3) *Fencing and screening wall design standards.* The following standards apply to fencing in the
13 MU-1 district, in addition to the applicable portions of [Sec. 8-35](#):

- 14 a. Lot fences shall be constructed of the following materials: brick, natural stone,
15 simulated stone, or shall be view fencing. Other decorative masonry materials or view
16 fencing equivalents may be approved by the zoning administrator. Single-family uses
17 may install new wood fencing or replace existing wood fencing with the same or similar
18 material in accordance with subsection (d)(3)e, below.
- 19 b. A view fence in the street yard shall be permitted to reach a height of six (6) feet.
- 20 c. Opaque fencing shall be permitted in the street yard for the purpose of screening
21 service areas containing supplies, equipment and restrooms, subject to the approval of
22 the zoning administrator.
- 23 d. Fences in all other yards shall not exceed six (6) feet.
- 24 e. All fences shall provide a finished face to the exterior of the property.
- 25 f. Decorative fencing around patios and decks may be of a material other than one
26 specified above, but shall be approved by the zoning administrator. Galvanized steel or
27 similar welded wire materials shall be no smaller than 14-gauge, and shall be framed on
28 all sides with wood or metal rails and posts.
- 29 g. Decorative walls for the screening of stages or bandstands shall be natural stone,
30 simulated stone, or brick and shall provide a finished face to abutting properties and
31 rights-of-way. Wood shall be permitted as a screening material only when the stage or
32 bandstand is at the rear of the property.

33 (4) *Landscaping.*

- 34 a. Required landscaping is included in Sec. 8-10.
- 35 b. Minor modifications to design and development standards may be permitted to protect
36 and accommodate protected trees as identified in chapter 8, article III.
- 37 c. Pervious concrete and pervious pavers for parking and maneuvering areas are
38 permitted. Other permeable surfaces may be approved by the zoning administrator.

39 (5) *Outdoor display, storage, and sales.*

- 40 a. General outdoor storage is prohibited.

- 1 b. Outdoor display and limited outdoor storage shall be allowed in accordance with [Sec. 8-](#)
2 [65](#).
- 3 c. Limited outdoor storage is prohibited in the street yard.
- 4 (6) *Ground-mounted equipment.* All ground-mounted equipment shall be screened from public
5 view and adjacent properties by a stone or brick wall.
- 6 (7) *Site furniture and sidewalk furniture.*
- 7 a. Site furniture and sidewalk furniture, as defined in [Sec. 1-50](#), shall be required to be of
8 a commercial grade and manufactured for exterior use.
- 9 b. All sidewalk furniture, which pertains to moveable outdoor furniture and features in the
10 right-of-way, including alleys, must comply with the Sidewalk Furniture Program.
- 11 c. A sidewalk furniture license agreement and permit shall be required for all sidewalk
12 furniture.
- 13 d. No plastic site furniture or sidewalk furniture shall be permitted.
- 14 e. Sidewalk furniture shall include sandwich boards which must be in accordance with Sec.
15 8-79.
- 16 (8) *Special conditions for public open space including parks, trails, creeks, and public plazas.*
- 17 a. Building facades abutting public open space including parks, trails, creeks, and public
18 plazas shall meet design requirements of a primary facade.
- 19 b. No opaque fences shall be allowed on the portion of a lot abutting any public open
20 space. Wrought iron fencing or equivalent may be used.
- 21 c. There shall be no loading or service areas between the buildings and public open spaces.
- 22 d. An eight-foot wide linear landscaped area in accordance with [Sec. 8-10\(g\)\(4\)](#) shall be
23 required on lots abutting public open space that have their parking between the
24 buildings and the public open space. If site constraints inhibit the incorporation of the
25 required landscaped area, alternative landscaping may be approved by the zoning
26 administrator.
- 27 (9) *Lighting.*
- 28 a. The height of a freestanding light fixture shall not exceed 12 feet.
- 29 b. A minimum of eight feet of clearance shall be required from the finished grade to
30 any hanging lights, including string lights, over a pedestrian area.
- 31 c. Rope and tape/strip lighting shall only be permitted on private property as down
32 lighting.
- 33 (10) *Noise.* Exterior speakers are only permitted for service and gathering areas at
34 restaurants/bars and public plazas. Said speakers shall be oriented in such a manner to
35 minimize the amount of sound audible to adjacent properties and in the right-of-way.
- 36 (e) *Mixed-use historic commercial core design standards.* The following design standards apply to all
37 buildings in the MU-1 district, except for certain expansions, as addressed in subsection (g).

- 1 (1) In addition to the design standards in this subsection, design shall be in accordance with the
2 Building Form and Building Fabric sections of the city's adopted Historic Design Guidelines
3 for Commercial Properties. The Historic Design Guidelines apply to all projects in order to
4 ensure designs are in conformance with the existing historic National Register District.
- 5 (2) Alternate design standards that complement the historic National Register District may be
6 approved by the zoning administrator to permit a more flexible or creative design that still
7 meets the intent of the MU-1 district design standards.
- 8 (3) *Exterior wall materials.* The exterior finish of all buildings shall be natural stone, brick,
9 and/or stucco, except for doors, windows, accents, and trim. The use of wood shingles or
10 wood siding shall be limited to accent features.
- 11 (4) *Orientation requirements.*
- 12 a. All street-facing facades shall be designed as primary facades.
13 b. Buildings shall have their main entrance off a public street or plaza. Entrances shall be
14 easily accessible for pedestrians from the street, a plaza, or the sidewalk.
15 c. Where ramps or other accessibility-related structures are installed, they shall be
16 integrated into the building design by facing the structure with the same exterior
17 materials as the building, using the same masonry material that was used in the
18 landscape if applicable, or screening structures behind planters and other landscape
19 features.
20 d. Where a building is located on a double frontage lot, the front and rear of the structure
21 shall both be designed as primary facades.
- 22 (5) *Exterior color.*
- 23 a. All finishes shall be compatible with the historic district.
24 b. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.
25 c. Stone and brick shall not be painted unless severe deterioration of the brick or stone
26 can be shown to require painting. If masonry was previously painted, it may be
27 repainted in accordance with the historic design guidelines.
- 28 (6) *Building elevation variation.*
- 29 a. The design of the primary facade of the ground floor of all buildings shall be symmetrical
30 by the placement of windows, doors and other architectural features.
31 b. The length of walls facing public streets shall be broken into smaller balanced planes.
32 Wall planes shall not extend more than 30 feet without an offset or interruption by a
33 pilaster or structural frames, change in roof line or architectural materials.
34 c. The composition of windows and other major features shall relate to the wall plane
35 between each offset or other feature identified in subsection (e)(6)b.
36 d. A horizontal design feature between the first and second floors of a building shall be
37 indicated on the building's primary facade. Examples of design features delineating first
38 and second floors include awnings, canopies, transoms, moldings, balconies, pergolas,
39 wainscoting, decorative stone or brick band, or changes in color or texture.

- 1 e. Where a single occupant occupies more than 60 feet of street frontage on the primary
2 facade of a building, the primary facade shall appear to have multiple primary entrances
3 with no more than 50 feet between entries.

4 (7) *Building articulation.*

- 5 a. All buildings shall be designed to include varied relief to provide interest and variety and
6 to avoid monotony. This shall include details that create shade and cast shadows to
7 provide visual relief to the buildings. Horizontal and vertical elements of exterior walls
8 should vary in height, design and projection to provide architectural interest and style.

- 9 b. A recessed entry at the primary entrance door shall be required with a minimum depth
10 of three (3) feet from the primary facade.

- 11 c. The following is a list of design features that may be used as part of an integrated,
12 comprehensive building design to provide architectural interest and style. Such interest
13 and style shall include a minimum of five (5) of the following:

- 14 1. Decorative cornices.
15 2. Eaves.
16 3. Arched windows.
17 4. Gable windows.
18 5. Transom windows.
19 6. Multiple sashed and/or multiple-paned upper story windows.
20 7. Shutters.
21 8. Storefront.
22 9. Decorative stone or brick band.
23 10. Decorative tile.
24 11. Arcade/gallery.
25 12. Veranda, porch or balcony.
26 13. Variation of roof lines on the building.
27 14. Corbels.
28 15. Metal canopies.
29 16. Fabric awnings that relate to window and door bays.
30 17. Other feature as approved by the zoning administrator.

- 31 d. For buildings with a facade length of greater than 120 feet, offsets of at least two (2) feet
32 shall be required for every 60 feet of building facade.

33 (8) *Windows.* In order to ensure appropriate proportion, shape, position, location, pattern and
34 size of windows on a building, the following shall be required:

- 35 a. Windows shall be provided with relief. Examples include architectural surround, trim, or
36 coursing.

- 37 b. The ground floor of the primary facade shall have a minimum of 60 percent glazing with
38 a minimum light transmittance of 70 percent. The maximum sill height shall be 24
39 inches; however, 18 inches is recommended.

- 40 c. Upper floors of the primary frontage shall have a minimum of 30 percent glazing.

- 1 d. At least 25 percent of the wall area on any side or rear elevation facing a public street,
2 alley, park, or plaza shall consist of glazing or as permitted by the building code,
3 whichever is less.
4 e. Muntins shall not be placed between panes of glass in windows and doors.
5 f. To assist with energy efficiency and solar gain the requirements in this subsection may
6 be reduced by the zoning administrator to the extent that the required level or location
7 of glazing conflicts with the standards of the building code, a recognized green building
8 program, or the functionality of the structure.

9 (9) *Glass*. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or more
10 is prohibited on the exterior walls and roofs of buildings and structures.

11 (10) *Roof pitch*. For all new construction, roofs shall be flat and shall incorporate a parapet.

12 (11) *Roofing materials*.

- 13 a. Flat roofs that are not visible from the ground do not need to abide by the following
14 standards which apply to existing pitched roofs. Roofing materials for pitched roofs shall
15 consist of a minimum 25-year architectural dimensional shingles, tile (clay, cement,
16 natural or simulated stone), non-reflective prefinished metal, copper or other similar
17 materials as approved by the zoning administrator. Portions of the roof shall be
18 permitted to be flat to provide for mechanical equipment wells or roof decks, provided
19 that such flat areas are screened by pitched sections of the roof that meet the roofing
20 material requirements.
21 b. All roof-mounted mechanical equipment on a building with a flat roof shall be screened
22 from public view by parapets so as to not be visible from an abutting street, public plaza
23 or public open space. The parapet shall utilize the same or similar materials as the
24 principal structure.

25 (12) *Awnings and canopies*. Awnings and canopies attached to buildings shall meet the following
26 standards:

- 27 a. Awnings and canopies shall be placed so as to avoid obscuring details of the building
28 facade.
29 b. For arched window openings, fabric awnings shall relate to each individual window or
30 bay.
31 c. Awnings and canopies shall be placed so that there is a minimum clearance of eight feet
32 at its lowest point when over a sidewalk or other pedestrian walkway.
33 d. Awnings and canopies may encroach up to 10 feet or 66 percent of the distance from
34 the building face to the curb, whichever is less. For awnings and canopies over the right-
35 of-way, a clearance of at least eight (8) feet shall be required.

36 (f) *Accessory Buildings*.

37 (1) Only buildings less than 100 square feet shall be considered to be accessory buildings.

38 (2) Accessory buildings shall not be required to meet the mixed-use historic commercial core
39 design standards in subsection (e) but shall meet the Historic Design Guidelines.

1 (3) Accessory buildings shall only be permitted at the rear of a property and shall be 5 feet off
2 any property line and not be placed in any side street yard.

3 (4) The height of an accessory building shall be limited to 12 feet.

4 (g) *Expansions/Conversions/Tenant Change*. All expansions, conversions, and tenant changes shall
5 meet general compatibility standards in accordance with 8-1, and requirements for landscaping
6 and screening in accordance with Sec. 8-10 and Sec. 8-40.

7 (1) Expansions.

8 a. Expansions that are less than 35 percent of the existing gross floor area shall meet the
9 following criteria:

10 i. Expansions shall reflect the architectural style of the original building, including
11 roof, articulation, windows, doors, and exterior finish. If the existing style is not
12 desired for the expanded portion of the structure, the expansion shall meet the
13 design standards provided in subsection (d) and (e), as applicable and shall be in
14 accordance with the Building Form and Building Fabric sections of the city's
15 adopted Historic Design Guidelines for Commercial Properties. The Historic
16 Design Guidelines apply to all projects in order to ensure designs are in
17 conformance with the existing historic National Register District.

18 ii. Newly constructed portions of the building shall meet all applicable density and
19 development standards in subsection (c) and (d).

20 b. Expansions of over 35 percent of the gross floor area shall be considered new construction
21 and shall meet all standards in Sec. 2-71 and Sec. 2-78 except as determined by the zoning
22 administrator .

23 (2) *Conversions*.

24 a. In the MU-1 district, conversions from a residential to a nonresidential use shall meet all
25 development standards in subsection (d).

26 b. Design shall be in accordance with the Building Form and Building Fabric sections of the
27 city's adopted Historic Design Guidelines. The Historic Design Guidelines apply to all projects
28 in order to ensure designs are consistent to the existing National Register District. Design
29 Standards requirements in subsection (e) may apply when changes to the exterior of a
30 building are being made to a conversion, as determined by the zoning administrator.

31 c. Driveways that access garages and carports shall no longer be permitted to be used for that
32 purpose. Driveways may still be used for access to on-site parking in permitted locations if
33 access from an alley or secondary frontage is not possible.

34 (3) Tenant Change. In the MU-1 district, tenant changes shall meet all development standards
35 in subsection (d).

36 (h) Development Standards Thresholds.

- 1 a. In the event that a property has any combination of repair, reconstruction,
2 rehabilitation, alteration, addition or other improvement of a building or structure, the
3 cost of which cumulatively equals or exceeds 50 percent of the market value of the
4 structure before the improvement or repair is started, the development shall be subject
5 to the design standards in subsection (e) unless waived by the zoning administrator.
- 6 b. If a structure is damaged or destroyed to an extent greater than 50 percent by a natural
7 or manmade disaster, not including damage caused intentionally or negligently by the
8 owner, the site layout and building footprint may be rebuilt to the pre-existing building
9 and site form, and the structure may be expanded up to 35 percent of the pre-existing
10 gross floor area. However, if the building official has not issued a certificate of
11 occupancy within five (5) years following the date of destruction of the structure, all
12 future use of the property must conform to all MU-1 standards.

13 **III.**

14 That Zoning and Development Code, Chapter 2, Article VI, Section 2-72, Code of
15 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

16 **Sec. 2-72. - MU-2 (Mixed-Use Downtown Medium Density) district.**

17 (a) *Purpose.*

- 18 (1) To establish areas of mixed land uses primarily devoted to combining moderate density
19 residential and commercial development with allowances for higher density development
20 on major corridors. Mixed-use zoning for this district refers to the combining of
21 complementary residential and commercial uses in the same building, on the same site, or
22 in the same block.
- 23 (2) To create an active, pedestrian-oriented downtown that respects the integrity of the
24 historic commercial core while expanding opportunities for mixed-use development in the
25 surrounding area.
- 26 (3) To encourage high-quality construction and development that fits the proportions and
27 functional characteristics of a mixed-use district with a grid-oriented block structure.

28 (b) *Permitted uses.* Uses permitted in the MU-2 district may be found in Sec. 2-77, with the
29 following supplementary notes:

- 30 (1) In order for an eating establishment with an outdoor cooking area to qualify for a special
31 exception, no outdoor cooking areas shall be permitted to share a common lot line with
32 an existing single-family use.

33 (c) *Building and site arrangement.*

- 34 (1) All projects shall designate a primary frontage. Interstate Highway 35 shall not be
35 designated as a primary frontage unless a site does not abut either a public street or public
36 open space.
- 37 (2) Primary facades shall be included on the following building elevations:
38 a. All street facing facades as required by building type in subsection (f).

- 1 b. Elevations facing public open space including parks, trails, creeks, and public plazas as
- 2 required by building type in subsection (f).
- 3 c. Alternate standards for primary façade design may be considered by the zoning
- 4 administrator to allow for incorporation of on-site parking and service areas as defined
- 5 in Section 1-50.
- 6 d. Alternate standards may apply for certain lot configurations as specified in subsection
- 7 (f).
- 8 (d) Lot and building dimensional standards. Property and buildings in the MU-2 district shall
- 9 conform to the standards found in Sec. 2-78, with the following supplementary notes:
- 10 (1) Any frontage containing a primary façade shall meet the lot and dimensional standards
- 11 associated with a primary façade in Sec. 2-78.
- 12 (2) In instances where more than one detached building is constructed, at least one building
- 13 shall be subject to the front setback requirement in accordance with Sec. 2-78
- 14 (3) Steps, stoops and other access features are allowed in the front setback.
- 15 (4) Side wall requirements for separation from adjacent buildings , wall construction, and
- 16 allowable openings for elements such as windows and doors shall be regulated by the fire
- 17 code.
- 18 (5) Maximum setback shall be permitted to be adjusted to accommodate conflicts with utility
- 19 easements.
- 20 (6) Site furniture shall be permitted within the required setbacks.
- 21 (7) Sandwich boards shall be in accordance with Sec. 8-79. For buildings with a primary façade
- 22 at the property line, sandwich boards shall be subject to Sidewalk Furniture Program
- 23 Requirements.
- 24 (8) The following table addresses maximum heights permitted in the MU-2 district. Heights vary
- 25 depending on location.

Area	Maximum Height
Lots with frontage on IH-35 frontage road north and the following address: 410 E McNeil Rd	12 stories not to exceed 160 feet
Round Rock Avenue Corridor (Lots with frontage on Round Rock Ave bounded on the north by W Anderson Ave or W Austin Ave, on the east by the following addresses at the time of the adoption of the ordinance: 401 W Anderson and 402 W Austin or N Blair St, on the south by the east-west alley in between W Liberty Ave and W Main St or W Liberty Ave, on the west by Harris St, N San Saba or N Lee St)	8 stories not to exceed 110 feet
Mays Corridor (Lots with frontage on N Mays St bounded on the north by brushy creek, on the east by N Lampasas St, on the south by Liberty St and on the west by N Blair St and the following addresses at the time of the adoption of the ordinance: 100 W Anderson, 408 N Mays, 416 N Mays, 500 N Mays, and 600 N Mays)	8 stories not to exceed 110 feet

The following addresses: 507 W Liberty, 106 N San Saba, and 100 N San Saba	8 stories not to exceed 110 feet
Lots bounded on the north by W Liberty St, W Main St, or Florence St, on the east by Harris St, S Brown St, or S Blair at the intersection of S Blair St. and Florence St, on the south by McNeil Rd or Lake Creek, and on the west by Lake Creek or N San Saba St	6 stories not to exceed 90 feet
Lots bounded on the north by the east-west alley in between W Main St and W Bagdad Ave, on the east by S Mays St, on the south by McNeil Rd or Florence St, and on the west by S Brown St	4 stories not to exceed 64 feet
Lots bounded on the north by the following addresses at the time of the adoption of the ordinance: 509 N Lee St and 300 W Anderson Ave, on the east by the following addresses at the time of the adoption of the ordinance: 600 N Mays, 500 N Mays, 416 N Mays, 408 N Mays, 100 W Anderson Ave or N Blair St, on the south by W Austin Ave or W Anderson Ave, and on the west by N Lee St	4 stories not to exceed 64 feet

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(e) *Supplementary development standards.* In addition to the applicable standards found in Chapter 8 of this code, the following regulations apply to the MU-2 district:

- (1) When streetscape improvements in public rights-of-way are constructed, they shall be in accordance with the downtown master plan or downtown improvement plan and shall be incorporated into a site development permit.
- (2) *Parking.* In accordance with the downtown master plan, the following standards are meant to encourage a pedestrian-friendly environment by minimizing curb cuts and the presence of on-site parking. Where on-site parking is incorporated, it shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.

a. On-site parking.

On-site parking may consist of surface-level or structured parking.

1. On-site parking is not required for nonresidential establishments, with the following exceptions:
 - i. Overnight accommodations at the ratio at 0.8 parking spaces per bedroom. A parking generation study shall be required for event and conference space within overnight accommodations.
 - ii. Parking determined to be required as a result of a parking generation study performed in accordance with subsection (2) below. Alternative solutions may include a shared parking agreement as described in [Sec. 8-47](#), on-site parking, or other solution as approved by the zoning administrator.
2. On-site parking shall be required for all residential uses, or residential portions of any building.
 - i. Minimum required residential parking.

- 1 (i) One space per residential unit regardless of dwelling unit type shall be
2 required for any project with 20 units or less.
- 3 (ii) For projects with 21 or more residential units regardless of dwelling unit
4 type:
5 One (1) bedroom shall require one (1) space
6 Two (2) or more bedrooms shall require two (2) spaces.
7 Guest parking shall be an additional 5% of the total number of required
8 spaces.
- 9 ii. New garages for residential units.
- 10 (i) The location of new garages and their associated driveways shall be
11 approved by the city.
- 12 (ii) Garages are prohibited in any street yard. For an existing single family
13 dwelling, a garage on a primary frontage shall be set back from the primary
14 façade a minimum of ten (10) feet. A garage may be permitted off of a non-
15 primary frontage if a lot does not have access from an alley.
- 16 3. Overnight fleet parking shall be prohibited in rights-of-way and in public parking lots
17 and garages. When located on site, no more than (3) fleet vehicles shall be
18 permitted and shall be screened from a public street by a building or wall, hedge or
19 other landscaping screen that is at least three feet in height.
- 20 b. If on-site surface-level parking is proposed or required, it shall be in accordance with the
21 following requirements in addition to standards provided in chapter 8, article VI of this
22 code:
- 23 1. Parking and access shall be permitted only on improved surfaces.
24 2. Wherever possible, alleys shall be utilized to access on-site parking areas.
25 3. If a property owner desires vehicular access from the alley and the alley is not
26 improved, the property owner shall be responsible for the necessary improvements
27 from the alley entrance to the entrance of the parking area. The
28 alley entrance shall have a maximum 15 foot curb return radius in accordance with
29 Type 2 driveway standards in the city's Design and Construction Standards.
30 4. Where a service drive and service bay are installed, access shall be from the rear of
31 the property and only one (1) roll-up service door shall be permitted on the rear
32 elevation of the building. Loading docks are prohibited.
- 33 5. Vehicular entrances to all parking areas shall have a maximum five (5) foot curb
34 return radius in accordance with Type 1 driveway standards in the city's Design and
35 Construction Standards.
- 36 6. On-site parking areas are prohibited in any street yard associated with a primary
37 facade with the exception of double frontage lots where parking is permitted in the
38 rear street yard. For double frontage lots, the non-primary frontage will be
39 considered the rear of the property.
- 40 7. All parking shall be setback a minimum of five (5) feet from any street-facing
41 building facade, with the exception of in the rear street yard of a double frontage
42 lot.

- 1 8. All existing driveways that are no longer required for parking access shall be
- 2 removed and replaced with landscaping at the time of site plan review and street
- 3 improvements installed to match adjacent areas.
- 4 9. On-site parking areas visible from a public street shall be screened by a building or
- 5 wall, hedge or other landscaping screen that is at least three (3) feet in height.
- 6 c. For lots located on Brushy Creek or Lake Creek, if on-site parking is constructed, it may
- 7 be allowed in the street yard when other options are not available.. Parking lots with
- 8 more than 30 spaces shall comply with the requirements of [Sec. 8-10\(f\)\(1\)](#) and [\(g\)\(1\)](#).
- 9 d. *On-street parking.*
- 10 The applicant for a building permit may provide interim on-street parking adjacent to
- 11 the property, if the existing right-of-way will accommodate it and improved on-street
- 12 parking and/or public parking lots are not available within 300 feet. The materials,
- 13 design and location of the interim parking improvements shall be in accordance with
- 14 the downtown master plan or downtown improvement plan and approved by the
- 15 zoning administrator.
- 16 e. *Structured parking.* All structured parking garages where any of the parking is above
- 17 grade shall meet the following standards:
- 18 1. The first 20 feet in height of the elevation of a garage that faces a public street,
- 19 except for pedestrian and vehicular ingress and egress areas, shall require either a
- 20 ground-level use or vehicle parking areas to be screened from view from a public
- 21 street by means of landscaping or manufactured materials.
- 22 2. Exterior garage building materials shall be limited to natural stone, simulated stone,
- 23 brick, or split-face or stone-face concrete masonry units (CMU). In addition,
- 24 architectural steel or metal may be used as accent features.
- 25 3. The glazing percentage requirements provided in subsection (e) shall apply to
- 26 ground-level occupant spaces, if any.
- 27 4. Pedestrian access.
- 28 i. Pedestrian ingress and egress to all parking structures shall provide access
- 29 directly to a street or public frontage except for underground parking levels,
- 30 where pedestrians may exit the parking area directly into a building.
- 31 ii. Pedestrians shall have direct access from parking areas to the street on the
- 32 primary frontage.
- 33 iii. There shall be direct access to the street from commercial uses.
- 34 5. Vehicular access shall be from a non-primary frontage where possible.
- 35 6. Service access shall be from an alley where possible. Where an alley does not exist,
- 36 service access shall be from a non-primary frontage where one exists and shall be
- 37 enclosed or screened from view.
- 38 f. *Off-site parking.* Off-site parking shall be permitted on a limited basis in accordance with
- 39 the standards found in subsection (e)(4)b. below.

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41 (3) *Parking generation studies.*

- 42 a. A parking generation study for nonresidential uses shall be required for any new
- 43 development, conversion, or change of use within a building that has a gross floor area

1 of greater than 10,000 square feet, and for assembly uses, event centers, and
2 conference space of any size.

3 1. The parking generation study shall include the following criteria:

4 i. A demand analysis of parking need based on industry standards.

5 ii. Characteristics of those using parking, including turnover rate.

6 2. In instances where a required parking generation study determines that a use will
7 utilize ten or more on-street parking spaces at a turnover rate of greater than every
8 two hours, the use shall be required to identify alternative parking solutions.
9 Alternative solutions may include a shared parking agreement as described in
10 subsection [Sec. 8-47](#), on-site parking, or other solution as approved by the zoning
11 administrator.

12 b. The purpose of this subsection is to permit, on a limited basis, private parking on a lot
13 without buildings and/or not on the same site as the land use or uses associated with
14 the parking.

15 1. In order to determine whether parking may occur on a lot separate from its
16 associated land use(s), a parking generation study shall be submitted by an applicant
17 when parking demand for proposed land use(s) in a development exceeds available
18 parking based on the commercial parking standards in [Sec. 8-46](#) for the proposed
19 use(s).

20 2. Available parking is determined by the number of spaces on private property outside
21 of the street yard and improved parking spaces in the right-of-way adjacent to the
22 property.

23 3. A parking generation study for this analysis shall include the following criteria:

24 i. The parking demand of the proposed use or uses based on the standards found
25 in [Sec. 8-46](#);

26 ii. The number of on-site parking spaces associated with a development that are
27 not located in the street yard; and

28 iii. The number of spaces that will be improved in the right-of-way in accordance
29 with the City's downtown parking plan for any road frontage associated with a
30 development. These spaces may or may not be determined to meet demand
31 depending on the timeline for public improvement.

32 4. If the parking generation study determines that additional parking is necessary, the
33 applicant may be required to provide that parking at an alternate location. Parking
34 may be provided through a shared parking agreement or if the need is
35 demonstrated, parking may be located on a separate private lot for the associated
36 use even if the parking is located in the street yard. Private parking lots shall meet
37 the following standards:

38 i. Parking lots shall be designed in accordance with City standards including
39 parking space design and surfacing requirements.

40 ii. Driveways shall be no greater than the minimum width required by City
41 standards.

42 iii. Parking lots shall meet the following requirements for interior parking lot
43 landscaping and landscape buffers:

44 (i) Interrupting islands shall not be required.

- (ii) End islands shall be provided at the terminus of each parking bay and shall have a minimum width of nine (9) feet from face of curb to face of curb. Head-to-head parking bays shall include two (2) such end islands. Each end island shall have one (1) large three (3) inch caliper shade tree and meet additional planting requirements for end islands in accordance with [Sec. 8-10\(f\)](#). In lieu of end islands, an island at each corner of a lot may replace end islands but shall have the same planting requirements. Existing healthy trees of a protected species in appropriate locations may be used as credits for these required trees as described in [Sec. 8-10\(f\)\(1\)f](#).
- (iii) Perimeter vegetation consisting of a solid hedge row of evergreen shrubs planted at three (3) feet on-center shall provide screening from the ground to a minimum height of 36 inches, except for walkway and driveway access areas.
- (iv) Parking lots with greater than 30 spaces shall meet the interior parking lot landscaping and landscape buffers in [Secs. 8-10\(f\)](#) and (g), rather than those in this section.
- (v) All parking lot landscaping shall be irrigated in accordance with [Sec. 8-10\(i\)](#).
- iv. Any parking lot that shares a property line with a single-family use shall install a six (6) foot tall masonry fence to screen vehicles from view in lieu of perimeter vegetation. This requirement does not alter the requirement of end islands along the affected property lines.
- v. Parking shall not be used for commercial, for-profit purposes.
- vi. Trucks, tractor-trailers, semi-trucks, and semi-trailers shall not be parked in parking lots. Panel trucks, pickup trucks, and those motor vehicles necessary and accessory to the operation of the associated use may utilize the parking lot as long as the vehicle has no more than two (2) axles.

(4) *Access and circulation.*

- a. Vehicle access and circulation standards provided in [Sec. 8-60](#) apply to all new development. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways.
- b. Drive-throughs shall be prohibited.

(5) *Lot fencing design standards.* The following standards apply to fencing in the MU-2 district, in addition to the applicable standards of [Sec. 8-35](#):

- a. Fences shall be constructed of the following materials: brick, natural stone, simulated stone, or shall be view fencing. Other decorative masonry materials, reinforced concrete, or view fencing equivalents may be approved by the zoning administrator. Wood fencing may be permitted if deemed appropriate by the zoning administrator based on the architecture and exterior materials of the principal building. Single-family uses may install new wood fencing or replace existing wood fencing with the same or a similar material and in accordance with subsection (e)(6)b, below.
- b. All fences shall provide a finished face to abutting single-family or townhouse uses.
- c. Fences outside the street yard may be eight (8) feet in height to accommodate topographical changes, as approved by the zoning administrator.
- d. View fencing in the street yard shall be permitted to reach a height of six (6) feet.

- 1 e. Fences shall be eight (8) feet in height where outdoor rear or side dining or patio areas
2 associated with eating establishments and indoor entertainment uses share a common
3 lot line with a residential use, except for multi-story apartments and upper story
4 residential.
- 5 f. Decorative street yard fencing of a material other than one specified above may be
6 approved by the zoning administrator, except that chain link fencing is prohibited.
- 7 g. Opaque screening, including fencing, of a maximum of six (6) feet in height shall be
8 required in the street yard for the purpose of screening service areas containing
9 supplies, equipment and restrooms, subject to the approval of the zoning administrator.
- 10 h. Opaque fences up to 6 feet tall constructed of brick, natural stone, simulated stone or
11 other decorative masonry materials or reinforced concrete may be permitted in a rear
12 street yard for the purpose of enclosing a patio if approved by the zoning administrator.
- 13 i. Repairs shall be made with materials comparable in composition, color, size, shape and
14 quality to the original fence. Products not intended to be used as fencing are prohibited
15 from being used in the repair of a fence.

16 (6) *Landscaping.*

- 17 a. Landscaping, including landscape foundation treatment, shall be required in accordance
18 with the standards in [Sec. 8-10](#).
- 19 1. Where the building setback does not provide adequate space, a license agreement
20 shall be required to place required foundation treatment in the right-of-way.
- 21 2. Streetscape improvements shall not count towards the required foundation
22 treatment calculation.
- 23 b. Minor modifications to design and development standards may be permitted to protect
24 and accommodate protected trees as identified in chapter 8, article III.
- 25 c. Pervious concrete and pervious pavers for parking and maneuvering areas are
26 permitted. Other permeable surfaces may be approved by the zoning administrator.

27 (7) *Outdoor storage, display, and sales.*

- 28 a. General outdoor storage is prohibited.
- 29 b. Outdoor display, sales and limited outdoor storage shall be allowed in accordance
30 with [Sec. 8-65](#).
- 31 c. Limited outdoor storage is prohibited in the street yard.

- 32 (8) *Ground-mounted equipment.* Screening for air conditioning units and electrical transformers
33 shall be in conformance with [Sec. 8-40](#). All other ground-mounted equipment, including gas
34 or liquid canisters and tanks, shall be screened from public view and adjacent properties by
35 a stone or brick wall.

36 (9) *Site furniture and sidewalk furniture.*

- 37 a. With the exception of single-family uses, site furniture and sidewalk furniture, as
38 defined in [Sec. 1-50](#), shall be required to be of a commercial grade and manufactured
39 for exterior use.

- b. All sidewalk furniture, which pertains to moveable outdoor furniture and features in the right-of-way, including alleys, must comply with the Sidewalk Furniture program.
- c. A sidewalk furniture license agreement and permit shall be required for all sidewalk furniture.
- d. No plastic site furniture or sidewalk furniture shall be permitted.
- e. Sidewalk furniture shall include sandwich boards which must be in accordance with Sec. 8-79.

(10) *Special conditions for public open space including parks, trails, creeks, and public plazas.*

- a. As required by building type in subsection (f), building facades abutting public open spaces shall meet design requirements for a primary façade.
- b. No opaque fences shall be allowed on the portion of a lot abutting any public open space. Wrought iron fencing or equivalent may be used.
- c. There shall be no loading or service areas between the buildings and public open spaces.
- d. An eight-foot wide linear landscaped area in accordance with [Sec. 8-10\(g\)\(4\)](#) shall be required on lots abutting public open space that have their parking between the buildings and the public open space. If site constraints inhibit the incorporation of the required landscaped area, alternative landscaping may be approved by the zoning administrator.

(11) *Lighting.*

- a. The height of a freestanding light fixture shall not exceed 12 feet.
- b. A minimum of eight (8) feet of clearance shall be required from the finished grade to any hanging lights, including string lights, over a pedestrian area.
- c. Rope and tape/strip lighting shall only be permitted on private property as down lighting.

(12) *Noise.* Exterior speakers are only permitted for service and gathering areas at restaurants/bars and public plazas. Said speakers shall be oriented in such a manner to minimize the amount of sound audible to adjacent properties and in the right-of-way.

(f) *Design standards by building type.* The following design standards apply to all buildings in the MU-2 district, except for certain expansions, conversions, and tenant changes, as addressed in subsection (g). The purpose of the following design standards is to prioritize human scale and pedestrian-oriented design regardless of building height. Alternate design standards may be approved by the zoning administrator to permit a more flexible or creative design that meets the intent of the MU-2 district design standards.

(1) *Building Type 1.* The following design and development standards shall be associated with Building Type 1.

- a. Purpose. Building form complementing other residential forms downtown such as bungalows and other traditional single-family structures where all buildings have a pitched roof. The majority of these structures will be various forms of residential or conversion from residential to nonresidential in formerly residential structures.
- b. Design and Development Standards.

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1. Up to 2.5 stories not to exceed 35 feet.
 2. Pitched roof.
 3. All buildings shall have a minimum of one (1) entrance on a primary façade on the primary frontage.
 4. To the extent possible, all mechanical equipment shall be ground mounted when the building has a pitched roof.
- c. Exterior wall finish. The exterior finish of all buildings shall be natural stone, simulated stone, brick, stucco, wood siding (excluding flat, unarticulated panels), or fiber cement siding (excluding flat, unarticulated panels), except for doors, windows, accents and trim.
1. The use of other materials shall be limited to accent features.
 2. Other wall materials or recognized architectural styles not explicitly permitted by this section may be approved by the zoning administrator.
- d. Orientation requirements.
1. Buildings shall have a main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza, or the sidewalk.
 2. Buildings on double frontage lots shall be designed in accordance with the following standards:
 - i. Primary facades facing each public street. When only one building is proposed, only one primary façade shall be required to meet the maximum front setback.
 - ii. Both primary facades shall be subject to lot fencing, landscaping, and screening requirements.
 - iii. If on-site parking is required or desired, parking configuration and driveway placement shall be approved by the zoning administrator.
 3. Where ramps or other accessibility-related structures are installed such that they are visible from the right-of-way, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.
- e. Exterior color.
1. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.
 2. Color schemes shall be compatible with the era and architectural style of the building and compatible with the character of the property, block, or neighborhood.
 3. Existing stone and brick buildings shall not be painted unless previously painted or unless severe deterioration of the brick or stone can be shown to require painting.
- f. Building elevation variation.
1. The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of 30 feet without an offset or interruption by a pilaster or structural frames, change in roof line, or architectural materials.
 2. For buildings with a primary facade length of greater than 70 feet, offsets of at least three (3) feet in depth shall be required for every 35 feet of facade length.

- 1 3. The composition of windows and other major features shall relate to the wall plane
2 between each offset or other feature identified in subsection (f)(2), immediately
3 above.
- 4 g. Building articulation.
- 5 1. Building facades should be varied and articulated to provide visual interest to
6 pedestrians.
- 7 2. The following is a list of design features that may be used as part of an integrated,
8 comprehensive building design to provide architectural interest and style. Such
9 interest and style shall include a minimum of three (3) unique features of the
10 following on the front and side elevations combined:
- 11 i. Arched, bay, bow, gable, oval, round, or other feature windows.
- 12 ii. Sashed and/or paned windows.
- 13 iii. Shutters.
- 14 iv. Covered entry or portico.
- 15 v. Breezeway.
- 16 vi. Accent wall of stone, brick, or other decorative cladding material
17 complementary to the primary exterior material.
- 18 vii. Window boxes with automatically irrigated living plant material on ground floor.
- 19 viii. Decorative stone or brick accent features.
- 20 ix. Decorative tile surrounding primary entryways or on stairs leading to primary
21 entrances.
- 22 x. Veranda or porch.
- 23 xi. Balcony.
- 24 xii. Dormers.
- 25 xiii. Brackets.
- 26 xiv. Variation of roof lines on the building.
- 27 xv. Exposed masonry chimney.
- 28 xvi. Fabric awnings.
- 29 h. Special design features. The following is a list of special design features that shall be
30 used as part of an integrated, comprehensive building and site design to provide
31 architectural interest and style. Such interest and style shall include a minimum of at
32 least one (1) of the following:
- 33 1. Stoops.
- 34 2. Patios.
- 35 3. Decorative street yard fencing.
- 36 4. Low masonry walls at property lines.
- 37 5. Courtyard.
- 38 i. Windows. In order to ensure appropriate proportion, shape, position, location,
39 pattern and size of windows on a building, the following shall be required:
- 40 1. Each primary façade shall have a minimum of 30 percent glazing. The ground floor
41 of each primary façade shall have a minimum of 30 percent glazing. Upper floors
42 may have less than 30 percent glazing as long as each primary façade has the
43 minimum of 30 percent.

- 1 2. To assist with energy efficiency and solar gain the requirements in this subsection
2 may be reduced by the zoning administrator to the extent that the required level
3 or location of glazing conflicts with the standards of the building code, a
4 recognized green building program, or the functionality of the building.
- 5 j. Glass. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or
6 more is prohibited on the exterior walls and roofs of buildings and structures. All
7 glazing on primary façade(s) of the ground floor shall have a minimum light
8 transmittance of 70 percent.
- 9 k. Roofing materials. Roofing materials for pitched roofs shall consist of a minimum 25-
10 year architectural dimensional shingles, tile (clay, cement, natural or simulated stone),
11 non-reflective prefinished metal, copper or other similar materials as approved by the
12 zoning administrator.
- 13 (2) *Building Type 2.* The following design and development standards shall be associated with
14 Building Type 2.
- 15 a. Purpose. Building form with a flat roof and a commercial appearance. The design should
16 incorporate a mixture of uses, support connectivity between the ground floor and public
17 spaces, consider building scale from a pedestrian perspective, and provide shelter from
18 the sun and rain.
- 19 b. Design and Development Standards.
- 20 1. Up to 4 stories not to exceed 64 feet.
- 21 2. Flat roof.
- 22 3. When greater than 2 stories, ground floor design shall be differentiated from upper
23 floors to reinforce the street level space.
- 24 c. Exterior wall finish. The exterior finish of all buildings shall be natural stone, simulated
25 stone, brick, architectural concrete masonry units (CMU), glass, stucco, or
26 architecturally finished steel or metal, except for doors, windows, accents and trim.
- 27 1. Neither corrugated nor ribbed metal shall comprise more than 33 percent of the
28 exterior wall finish.
- 29 2. Architectural CMU shall have an ashlar pattern.
- 30 3. The use of other materials shall be limited to accent features.
- 31 4. Other wall materials or recognized architectural styles not explicitly permitted by
32 this section may be approved by the zoning administrator.
- 33 d. Orientation requirements.
- 34 1. The primary frontage shall include a main entrance off a public street or plaza.
35 Entrances shall be easily accessible for pedestrians from the street, a plaza or the
36 sidewalk.
- 37 2. All street-facing facades shall be designed as primary facades. Where a building is
38 situated where all facades are to be primary facades, the zoning administrator may
39 approve one façade as non-primary.
- 40 3. Buildings on double frontage lots shall be designed in accordance with the following
41 standards:
- 42 i. Primary facades facing each public street. When only one building is proposed,
43 only one primary façade shall be required to meet the maximum front setback.

- 1 ii. Primary frontage standards shall include but are not limited to lot fencing,
2 landscaping, and screening.
- 3 iii. If on-site parking is required or desired, parking configuration and driveway
4 placement shall be approved by the zoning administrator.
- 5 4. Building facades facing public open space including parks, trails, creeks, and public
6 plazas shall be designed as primary facades and for nonresidential uses shall include
7 a main entrance.
- 8 5. Where ramps or other accessibility-related structures are installed such that they
9 are visible from the right-of-way, they shall be integrated into the building design by
10 facing the structure with the same exterior materials as the building, using the same
11 stone material that was used in the landscape if applicable, or screening structures
12 behind planters and other landscape features.
- 13 e. Exterior color.
 - 14 1. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.
 - 15 2. Color schemes shall be compatible with the era and architectural style of the
16 building and compatible with the character of the property, block or neighborhood.
 - 17 3. Existing stone and brick shall not be painted unless previously painted or unless
18 severe deterioration of the brick or stone can be shown to require painting.
- 19 f. Building elevation variation.
 - 20 1. The length of walls facing public streets shall be broken into smaller planes. Wall
21 planes shall not extend more than an average of 35 feet without an offset or
22 interruption by a pilaster or structural frames, change in roof line, or architectural
23 materials.
 - 24 2. For buildings with a primary facade length of greater than 140 feet, offsets of at
25 least three (3) feet in depth shall be required for every 70 feet of facade length.
 - 26 3. The composition of windows and other major features shall relate to the wall plane
27 between each offset or other feature identified in subsection (f)(2), immediately
28 above.
- 29 g. Building articulation.
 - 30 1. Building facades should be varied and articulated to provide visual interest to
31 pedestrians. This shall include details that create shade and cast shadows to provide
32 visual relief to the buildings. Horizontal and vertical elements of exterior walls
33 should vary in height, design and projection to provide architectural interest and
34 style.
 - 35 2. The following is a list of design features that may be used as part of an integrated,
36 comprehensive building design to provide architectural interest and style. Such
37 interest and style shall include a minimum of five (5) unique features of the
38 following on the front and side elevations combined:
 - 39 i. Decorative cornices or roof band not to include flashing.
 - 40 ii. Lintel or plinth band.
 - 41 iii. Arched windows.
 - 42 iv. Transom windows on ground floor.
 - 43 v. Window boxes with automatically irrigated living plant material on ground floor.
 - 44 vi. Arched entry or breezeway entrance.

- 1 vii. Recessed entryways of at least three (3) feet in depth.
- 2 viii. Storefront (for retail uses).
- 3 ix. Arcade/gallery (for retail uses).
- 4 x. Columns or pilasters, a minimum of two (2).
- 5 xi. Change in material, color, texture, or application between ground floor and
- 6 upper stories.
- 7 xii. Wall plane depth variation with vertical proportion when not required to meet
- 8 the building elevation variation offset requirement.
- 9 xiii. Veranda or porch.
- 10 xiv. Occupiable balcony at least three (3) feet in depth.
- 11 xv. Dormer or projected wall at least 18 inches in depth.
- 12 xvi. Stone or brick coursing around windows.
- 13 xvii. Metal canopies.
- 14 xviii. Fabric awnings.
- 15 xix. Exterior walk-up window or service area for customers in commercial space
- 16 with protective overhang.
- 17 h. Special design features. The following is a list of special design features that shall be
- 18 used as part of an integrated, comprehensive building and site design to provide
- 19 architectural interest and style. Such interest and style shall include a minimum of at
- 20 least one (1) of the following:
- 21 1. Stoops.
- 22 2. Rooftop decks.
- 23 3. Patis.
- 24 4. Decorative street yard fencing.
- 25 5. Low masonry walls at property lines.
- 26 6. Courtyard.
- 27 i. Windows/openings with glazing. In order to ensure appropriate proportion, shape,
- 28 position, location, pattern and size of windows on a building, the following shall be
- 29 required:
- 30 1. Openings shall visually interrupt the depth of the wall plane.
- 31 2. There shall be a minimum of 30 percent glazing on each floor on each primary
- 32 façade.
- 33 3. The maximum sill height on the ground floor shall be 30 inches; however, 18 inches
- 34 is recommended for retail uses. Sill height requirements shall not apply to
- 35 downtown residential.
- 36 4. To assist with energy efficiency and solar gain the requirements in this subsection
- 37 may be reduced by the zoning administrator to the extent that the required level or
- 38 location of glazing conflicts with the standards of the building code, a recognized
- 39 green building program, or the functionality of the building.
- 40 j. Glass. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or
- 41 more is prohibited on the exterior walls and roofs of buildings and structures. All glazing
- 42 on a primary facade of the ground floor shall have a minimum light transmittance of 70
- 43 percent.

- 1 k. Roofs. All roof-mounted mechanical equipment shall be screened from public view by
2 parapets so as to not be visible from an abutting street, public plaza or public open
3 space. The parapet shall utilize the same or similar materials as the building.

4 *(3) Building Type 3.*

- 5 a. Purpose. Building form with a flat roof and a commercial appearance with added height
6 requiring additional design features and ground floor commercial space. This building
7 type is typically located along major corridors and in established commercial areas. The
8 design should incorporate a mixture of uses, support connectivity between the ground
9 floor and public spaces, consider building scale from a pedestrian perspective, and
10 provide shelter from sun and rain. Increased density will allow for intergenerational
11 activities so the building feels like an extension of the neighborhood.
- 12 b. Design and Development Standards.
- 13 1. Between 5 and 8 stories not to exceed 110 feet.
 - 14 2. Flat roof.
 - 15 3. Tripartite/three-part design shall be required with the following standards:
 - 16 i. The base design and materials shall be differentiated from upper floors with a
17 horizontal break in design to reinforce the street-level space.
 - 18 ii. The shaft shall feature harmonious/repetitive patterns of windows, balconies,
19 and other materials to serve as a visual break to emphasize the base and capital.
 - 20 iii. The capital shall be defined through the use of architectural features which
21 provide relief and contrast from lower floors.
 - 22 4. A minimum of 50 percent of the length of the building along the primary frontage
23 shall be leasable space for non-residential uses.
 - 24 5. Privately owned public space required in accordance with subsection (i) below.
 - 25 6. Streetscape improvements in public rights-of-way shall be required to be
26 constructed in accordance with the downtown master plan or downtown
27 improvement plan and shall be incorporated into a site development permit.
- 28 c. Exterior wall finish. The exterior finish of all buildings shall be natural stone, simulated
29 stone, brick, architectural concrete masonry units (CMU), glass, stucco, or flat panel
30 architecturally finished steel or metal. Exterior finish requirements shall not pertain to
31 doors, windows, accents and trim.
- 32 1. Architectural CMU shall have an ashlar pattern.
 - 33 2. The use of other materials shall be limited to accent features.
 - 34 3. Other wall materials or recognized architectural styles not explicitly permitted by
35 this section may be approved by the zoning administrator.
- 36 d. Orientation requirements.
- 37 1. The primary frontage shall include a main entrance off a public street or plaza.
38 Entrances shall be easily accessible for pedestrians from the street, a plaza or the
39 sidewalk.
 - 40 2. All street-facing facades shall be designed as primary facades. Where a building is
41 situated where all facades are to be primary facades, the zoning administrator may
42 approve one façade as non-primary.

- 1 3. Buildings on double frontage lots shall be designed in accordance with the following
2 standards:
 - 3 i. Primary facades facing each public street. When only one building is proposed,
4 only one primary façade shall be required to meet the maximum front setback.
 - 5 ii. Primary frontage standards shall include but are not limited to lot fencing,
6 landscaping, and screening.
 - 7 iii. If on-site parking is required or desired, parking configuration and driveway
8 placement shall be approved by the zoning administrator.
- 9 4. Building facades facing public open space including parks, trails, creeks, and public
10 plazas shall be designed as primary facades and shall include a main entrance.
- 11 5. Where ramps or other accessibility-related structures are installed such that they
12 are visible from the right-of-way, they shall be integrated into the building design by
13 facing the structure with the same exterior materials as the building, using the same
14 stone material that was used in the landscape if applicable, or screening structures
15 behind planters and other landscape features.
- 16 e. Exterior color.
 - 17 1. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.
 - 18 2. Color schemes shall be compatible with the era and architectural style of the
19 building and compatible with the character of the property, block or neighborhood.
 - 20 3. Existing stone and brick shall not be painted unless previously painted or unless
21 severe deterioration of the brick or stone can be shown to require painting.
- 22 f. Building elevation variation.
 - 23 1. For buildings with a primary facade length of greater than 140 feet, offsets of at
24 least three (3) feet in depth shall be required for every 70 feet of facade length.
 - 25 2. The composition of windows and other major features shall relate to the wall plane
26 between each offset or other feature identified in subsection (f)(1), immediately
27 above.
- 28 g. Building articulation.
 - 29 1. Building facades should be varied and articulated to provide visual interest to
30 pedestrians. This shall include details that create shade and cast shadows to provide
31 visual relief to the buildings. Horizontal and vertical elements of exterior walls
32 should vary in height, design, and projection to provide architectural interest and
33 style.
 - 34 2. The following is a list of design features that may be used as part of an integrated,
35 comprehensive building design to provide architectural interest and style. Such
36 interest and style shall include a minimum of five (5) unique features of the
37 following, of which a minimum of three (3) shall be on the elevation containing the
38 primary frontage:
 - 39 i. Decorative cornices or sloped, stepped or curved parapet.
 - 40 ii. Transom windows on ground floor.
 - 41 iii. Sashed and/or paned upper story windows.
 - 42 iv. Oval, round, arched, or other feature windows.
 - 43 v. Window boxes with automatically irrigated living plant material on ground floor.
 - 44 vi. Arched entry, balcony or breezeway entrance.

- 1 vii. Recessed entryways.
- 2 viii. Storefront (for retail uses).
- 3 ix. Arcade/gallery (for retail uses).
- 4 x. Stone or brick accent wall.
- 5 xi. Decorative stone or brick band.
- 6 xii. Decorative tile.
- 7 xiii. Veranda or balcony.
- 8 xiv. Projected wall (minimum 18 inches in depth).
- 9 xv. Stone or brick coursing around windows.
- 10 xvi. Metal canopies.
- 11 xvii. Fabric awnings that relate to window and door bays.
- 12 xviii. Sun shades.
- 13 xix. Walk-up window in commercial space.
- 14 h. Special design features. The following is a list of special design features that shall be
15 used as part of an integrated, comprehensive building and site design to provide
16 architectural interest and style, which may be private or semi-private. Such interest and
17 style shall include at least two (2) of the following, of which a minimum of one (1) shall
18 be on an elevation facing a public open space when applicable:
19 1. Rooftop decks.
20 2. Patios associated with a commercial use.
21 3. Courtyard (only privately accessible).
22 4. Shade structures.
23 5. Dog park/run.
24 6. Playground.
25 7. Private community gathering space such as gyms, pools, or other amenities.
26 8. Green roof.
27 9. Community garden.
28 10. Public art to be installed or displayed along the primary frontage.
- 29 i. Site design features. A plaza, patio or courtyard that is a privately owned public space
30 shall be required and shall be:
31 1. A minimum of 500 square feet or 10 percent of the ground floor commercial space,
32 whichever is greater.
33 2. Privately owned and maintained.
34 3. Publicly accessible from the adjacent sidewalk on the primary frontage or the
35 ground floor commercial space.
36 4. Shall be accessible to the public during the hours of operation of the commercial
37 establishment onsite.
38 5. Shall include the following elements in the site design:
39 i. Lighting and landscaping that meets Sec. 2-72 (e)(5) and Sec. 8-10.
40 ii. Site furniture.
41 iii. Signage indicating that the space is public.
42 iv. Shade elements.

- 1 j. Windows/openings with glazing. In order to ensure appropriate proportion, shape,
2 position, location, pattern and size of windows on a building, the following shall be
3 required:
4 1. Openings shall visually interrupt the depth of the wall plane.
5 2. The ground floor shall have a minimum of 70 percent glazing on a primary frontage
6 and a minimum of 50 percent glazing on any ground floor elevation on other
7 primary façades for nonresidential and 30 percent glazing for residential. Each floor
8 above the ground floor shall have a minimum of 30 percent glazing on every
9 elevation.
10 3. The maximum sill height on the ground floor shall be 30 inches; however, 18 inches
11 is recommended for retail uses. Sill height requirements shall not apply to
12 downtown residential.
13 4. To assist with energy efficiency and solar gain the requirements in this subsection
14 may be reduced by the zoning administrator to the extent that the required level or
15 location of glazing conflicts with the standards of the building code, a recognized
16 green building program, or the functionality of the building.
17 5. Juliette/false balconies shall be prohibited on the lower four (4) stories.
18 k. Glass. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or
19 more is prohibited on the exterior walls and roofs of buildings and structures. All glazing
20 on a primary facade on the ground floor shall have a minimum light transmittance of 70
21 percent.
22 l. Roofs. All roof-mounted mechanical equipment shall be screened from public view by
23 parapets so as to not be visible from an abutting street, public plaza or public open
24 space. The parapet shall utilize the same or similar materials as the principal building.

25 *(4) Building Type 4.*

- 26 a. Purpose. Intended for buildings located in close proximity to the Interstate Highway but
27 oriented toward downtown streets and open spaces. Building form includes a flat roof
28 and commercial appearance requiring design features and ground floor commercial
29 space for primary facades including on public open space and non-interstate frontages.
30 The design should incorporate a mixture of uses and support connectivity between the
31 ground floor and public spaces. The building design on elevations not facing Interstate
32 Highway 35 should create a favorable pedestrian experience on the ground floor.
- 33 b. Design and Development Standards.
34 1. Between 9-12 stories not to exceed 160 feet.
35 2. Flat roof.
36 3. Tripartite/three-part design shall be required with the following standards:
37 i. The base design and materials shall be differentiated from upper floors with a
38 horizontal break in design to reinforce the street-level space.
39 ii. The shaft shall feature harmonious/repetitive patterns of windows, balconies,
40 and other materials to serve as a visual break to emphasize the base and capital.
41 iii. The capital shall be defined through the use of architectural features which
42 provide relief and contrast from lower floors.

- 1 4. Ground floor nonresidential use required for buildings elevations facing public
2 spaces and streets with the exception of Interstate Highway 35.
- 3 5. Privately owned public space required in accordance with subsection (i) below.
- 4 6. Streetscape improvements in public rights-of-way shall be required to be
5 constructed in accordance with the downtown master plan or downtown
6 improvement plan and shall be incorporated into a site development permit.
- 7 c. Exterior wall finish. The exterior finish of all buildings shall be natural stone, simulated
8 stone, brick, architectural concrete masonry units (CMU), glass, stucco, or flat panel
9 architecturally finished steel or metal. Exterior finish requirements shall not pertain to
10 doors, windows, accents and trim.
 - 11 1. Architectural CMU shall have an ashlar pattern.
 - 12 2. The use of other materials shall be limited to accent features.
 - 13 3. Other wall materials or recognized architectural styles not explicitly permitted by
14 this section may be approved by the zoning administrator.
- 15 d. Orientation requirements.
 - 16 1. The primary frontage shall include a main entrance off a public street or plaza.
17 Entrances shall be easily accessible for pedestrians from the street, a plaza or the
18 sidewalk.
 - 19 2. All street-facing facades shall be designed as primary facades. Where a building is
20 situated where all facades are to be primary facades, the zoning administrator may
21 approve one façade as non-primary.
 - 22 3. Buildings on double frontage lots shall be designed in accordance with the following
23 standards:
 - 24 i. Primary facades facing each public street.
 - 25 ii. Primary frontage standards shall include but are not limited to lot fencing,
26 landscaping, and screening.
 - 27 iii. If on-site parking is required or desired, parking configuration and driveway
28 placement shall be approved by the zoning administrator.
 - 29 4. Building facades facing public open space including parks, trails, creeks, and public
30 plazas shall be designed as primary facades and shall include a main entrance.
 - 31 5. Where ramps or other accessibility-related structures are installed such that they
32 are visible from the right-of-way, they shall be integrated into the building design by
33 facing the structure with the same exterior materials as the building, using the same
34 stone material that was used in the landscape if applicable, or screening structures
35 behind planters and other landscape features.
- 36 e. Exterior color.
 - 37 1. Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.
 - 38 2. Color schemes shall be compatible with the era and architectural style of the
39 building and compatible with the character of the property, block or neighborhood.
 - 40 3. Existing stone and brick shall not be painted unless previously painted or unless
41 severe deterioration of the brick or stone can be shown to require painting.
- 42 f. Building elevation variation.
 - 43 1. For buildings with a primary facade length of greater than 140 feet, offsets of at
44 least three (3) feet in depth shall be required for every 70 feet of facade length.

- 1 2. The composition of windows and other major features shall relate to the wall plane
2 between each offset or other feature identified in subsection (f)(1), immediately
3 above.
- 4 g. Building articulation.
- 5 1. Building facades should be varied and articulated to provide visual interest to
6 pedestrians. This shall include details that create shade and cast shadows to provide
7 visual relief to the buildings. Horizontal and vertical elements of exterior walls
8 should vary in height, design and projection to provide architectural interest and
9 style.
- 10 2. The following is a list of design features that may be used as part of an integrated,
11 comprehensive building design to provide architectural interest and style. Such
12 interest and style shall include a minimum of five (5) unique features of the
13 following, of which a minimum of three (3) shall be on the elevation containing the
14 primary frontage:
- 15 i. Decorative cornices or sloped, stepped or curved parapet.
16 ii. Transom windows on ground floor.
17 iii. Sashed and/or paned upper story windows.
18 iv. Oval, round, arched or other feature windows.
19 v. Window boxes with automatically irrigated living plant material on ground floor.
20 vi. Arched entry, balcony or breezeway entrance.
21 vii. Recessed entryways.
22 viii. Storefront (for retail uses).
23 ix. Arcade/gallery (for retail uses).
24 x. Stone or brick accent wall.
25 xi. Decorative stone or brick band.
26 xii. Decorative tile.
27 xiii. Veranda or balcony.
28 xiv. Projected wall at least 18 inches in depth.
29 xv. Stone or brick coursing around windows.
30 xvi. Metal canopies.
31 xvii. Fabric awnings that relate to window and door bays.
32 xviii. Sun shades.
- 33 h. Special design features. The following is a list of special design features that shall be
34 used as part of an integrated, comprehensive building and site design to provide
35 architectural interest and style, which may be private or semi-private. Such interest and
36 style shall include at least two (2) of the following, of which a minimum of one (1) shall
37 be on an elevation facing a public open space when applicable:
- 38 1. Rooftop decks.
39 2. Patios associated with a commercial use.
40 3. Courtyard (only privately accessible).
41 4. Shade structures.
42 5. Dog park/run.
43 6. Playground.
44 7. Private community gathering space such as gyms, pools, or other amenities.

- 1 8. Green roof.
- 2 9. Community garden.
- 3 10. Public art to be installed or displayed along the primary frontage.
- 4 i. Site design features. A plaza, patio or courtyard that is a privately owned public space
- 5 shall be required and shall be:
- 6 1. A minimum of 1,000 square feet or 20 percent of the ground floor commercial
- 7 space, whichever is greater.
- 8 2. Privately owned and maintained.
- 9 3. Publicly accessible from the adjacent sidewalk on the primary frontage or the
- 10 ground floor commercial space.
- 11 4. Shall include the following elements in the site design:
- 12 i. Lighting and landscaping that meets Sec. 2-72 (e)(5) and Sec. 8-10.
- 13 ii. Site furniture.
- 14 iii. Signage indicating that the space is public.
- 15 iv. Shade elements.
- 16 j. Windows/openings with glazing. In order to ensure appropriate proportion, shape,
- 17 position, location, pattern and size of windows on a building, the following shall be
- 18 required:
- 19 1. Openings shall visually interrupt the depth of the wall plane.
- 20 2. The ground floor shall have a minimum of 70 percent glazing on the primary
- 21 frontage and a minimum of 50 percent glazing on any ground floor primary facade
- 22 for nonresidential and 30 percent glazing for residential. Each floor above the
- 23 ground floor shall have a minimum of 30 percent glazing on every elevation.
- 24 3. The maximum sill height on the ground floor shall be 30 inches; however, 18 inches
- 25 is recommended for retail uses. Sill height requirements shall not apply to
- 26 downtown residential.
- 27 4. To assist with energy efficiency and solar gain the requirements in this subsection
- 28 may be reduced by the zoning administrator to the extent that the required level or
- 29 location of glazing conflicts with the standards of the building code, a recognized
- 30 green building program, or the functionality of the building.
- 31 5. Juliette/false balconies shall be prohibited on the lower four (4) stories.
- 32 k. Glass. Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or
- 33 more is prohibited on the exterior walls and roofs of buildings and structures. All glazing
- 34 on the primary façade(s) on a ground floor shall have a minimum light transmittance of
- 35 70 percent.
- 36 l. Roofs. All roof-mounted mechanical equipment shall be screened from public view by
- 37 parapets so as to not be visible from an abutting street, public plaza or public open
- 38 space. The parapet shall utilize the same or similar materials as the principal building.

39 *(g) Expansions/Conversions/Tenant Change.*

- 40 (1) All expansions, conversions, and tenant changes shall meet general compatibility
- 41 standards in accordance with 8-1, and requirements for landscaping and screening in
- 42 accordance with Sec. 8-10 and Sec. 8-40.

- 1 (2) When an expansion or conversion results in a new building type categorization, the
2 building shall meet the standards for the new building type in accordance with
3 subsection (f).
- 4 (3) Expansions.
- 5 a. Expansions to existing single-family buildings shall meet the development and design
6 standards established in subsection (f) for Building Type 1 except as determined by the
7 zoning administrator.
- 8 b. Expansions, excluding existing single-family, that are less than 35 percent of the
9 existing gross floor area shall meet the following criteria:
- 10 1. Expansions shall reflect the architectural style of the original building, including
11 roof, articulation, windows, doors, and exterior finish. If the existing style is not
12 desired for the expanded portion of the structure, the expansion shall meet the
13 design standards provided in subsection (f), as applicable.
- 14 2. Newly constructed portions of the building shall meet all density and
15 development standards in subsections (e) and (f), as applicable.
- 16 c. Expansions of 35 percent or more of the gross floor area shall be considered new
17 construction and shall meet the following standards:
- 18 1. Expansions shall meet all standards in Sec. 2-72 and Sec. 2-78 except as
19 determined by the zoning administrator.
- 20 2. Expansions of buildings categorized as Building Type 1 and 2 and without a
21 residential component shall abide by the maximum front setback in Sec. 2-78 or
22 shall create a privately owned public space between the primary façade and the
23 property line. In instances where a building has multiple primary facades, the
24 POPS shall be located on a designated primary frontage.
- 25 (4) Conversions.
- 26 a. In the MU-2 district, conversions from a residential to a nonresidential use shall meet all
27 supplementary development standards in subsection (e)
- 28 b. Requirements from the district design standards (subsection (f)) shall apply when changes
29 to the exterior of a building are being made to a conversion except as determined by
30 the zoning administrator.
- 31 (5) Tenant Change. In the MU-2 district, tenant changes shall meet all supplementary
32 development standards in subsection (e).
- 33 (h) If a building is damaged or destroyed to an extent greater than 50 percent by a natural or
34 manmade disaster, not including damage caused intentionally or negligently by the owner, the
35 site layout and building footprint may be rebuilt to the pre-existing building and site form, and
36 the building may be expanded up to 35 percent of the pre-existing gross floor area. However, if
37 the building official has not issued a certificate of occupancy within five years following the date
38 of destruction of the building, all future use of the property must conform to all MU-2
39 standards.

1 IV.

2 That Zoning and Development Code, Chapter 2, Article VI, Section 2-73, Code of
3 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

4 **Sec. 2-73. - MU-L (Mixed-Use Limited) district.**

5 (a) *Purpose.* The purpose of the MU-L district is to allow single-family and commercial uses in a
6 neighborhood setting with buildings that exhibit a traditional residential style and preserve the
7 historic character of the east end of downtown. For the purposes of this district, commercial
8 uses include businesses that are complementary to and minimally impact single family homes.
9 Expanded uses shall be permitted on lots fronting Main Street and Georgetown Street as major
10 corridors through this district. Standards herein are in conformance with the recommendations
11 in the adopted downtown and comprehensive plans.

12 (b) *Permitted uses.* Uses permitted in the MU-L district may be found in Sec. 2-77.

13 (c) *Lot and building dimensional standards.* Property and buildings in the MU-L district shall
14 conform to the standards found in Sec. 2-78, with the following supplementary notes:

15 (1) At least one (1) building shall be subject to the front setback requirement in Sec. 2-78. For
16 principal buildings arranged around a courtyard, the side of the buildings along the primary
17 frontage and the entrance to the courtyard shall meet the front setback requirements. A
18 contextual setback may be considered by the zoning administrator when the established
19 minimum and maximum setbacks are not achievable due to a site constraint.

20 (2) Up to three (3) principal buildings shall be permitted on one (1) lot as long as the design
21 meets the Historic Design Guidelines for Residential Properties and meets the following
22 requirements:

- 23 a. No more than 60% of a lot shall be covered by buildings.
- 24 b. There shall be no maximum square footage requirement when only one (1) principal
25 building is on a lot. When there are two (2) or more principal buildings on a lot, no single
26 building shall exceed 2800 square feet.
- 27 c. Roofs of each principal building shall be pitched at a minimum of 4:12.
- 28 d. All principal buildings shall be separated by a minimum of ten (10) feet.
- 29 e. Each principal building may only have one (1) primary entrance on the primary frontage
30 or from a courtyard accessed from the primary frontage.

31 (3) Setbacks shall be permitted to be adjusted to accommodate conflicts with utility easements.

32 (d) *Supplementary development standards.* In addition to the applicable standards found in Chapter
33 8 of this code, the following regulations apply to the MU-L district:

34 (1) *Parking.* In accordance with the downtown master plan, the following standards are meant
35 to encourage a pedestrian-friendly environment by minimizing curb cuts and the visual
36 presence of on-site parking.

- 37 a. Parking shall not be required for non-residential uses.
- 38 b. No new parking shall be constructed in the street yard of East Main Street or
39 Georgetown Street.

- 1 c. Parking shall be accommodated in an existing on-site driveway and/or garage first
2 before the applicant improves other areas. New driveways shall not be permitted on
3 East Main Street or Georgetown Street.
- 4 d. Parking and access shall be permitted only on improved surfaces.
- 5 e. A minimum of two (2) on-site parking spaces shall be required for single-family uses.
- 6 f. For all other residential units, including for the residential component of a live/work
7 unit, parking shall provide one (1) parking space per unit .
- 8 g. Where on-site parking is incorporated for any use, it shall be placed in an unobtrusive
9 location that minimizes impacts to pedestrian circulation.
- 10 1. On-site parking is not required for non-residential uses, but may be constructed in
11 any amount as desired by the applicant.
- 12 2. On-site parking is prohibited in the street yard of the primary frontage.
- 13 3. On-site parking shall be accessed from an alley or non-primary frontage where
14 available.
- 15 4. If a property has an existing driveway, it may be utilized to meet the parking
16 requirement but may not be expanded in the street yard to accommodate
17 additional parking. Slight modifications may be made to the existing driveway to
18 access additional parking located outside the street yard.
- 19 5. A driveway may be constructed in the front street yard only for new single family
20 residential not located on East Main or Georgetown Streets. .
- 21 6. A property may have more than one driveway only when the existing driveway
22 accesses a garage and an additional driveway is necessary to access on-site parking.
- 23 7. A driveway shall be no wider than 18 feet within the required front or side setback.
- 24 h. Construction of new on-street parking shall meet the requirements of the Downtown
25 Improvement Plan.
- 26 1. Diagonal parking shall be utilized on the following streets: North Lewis Street, North
27 or South Stone Street, North or South Black Street, North Nelson Street, and North
28 College Street.
- 29 2. Parallel parking shall be utilized on the following streets: East Liberty Avenue, East
30 Austin Avenue, Park Way, and Timberwood Drive.
- 31 3. On-street parking is prohibited on East Main Street without prior written approval
32 from the zoning administrator.
- 33 4. The materials and design for all on-street parking shall be approved by the zoning
34 administrator.
- 35 i. A new garage shall be permitted with the following standards:
- 36 1. The maximum size of a garage shall be 625 square feet. Where an accessory
37 dwelling unit is located above a garage, it shall not exceed 625 square feet.
- 38 2. Where an alley exists, garages shall be oriented toward the alley and the alley shall
39 be utilized to access the garage. If an alley does not exist, garages shall be oriented
40 toward a secondary frontage, which shall be utilized to access the garage. If the
41 garage is oriented toward the secondary frontage, the façade that faces the primary
42 frontage shall include articulation such as windows or doors.

- 1 3. No portion of a garage is permitted in any street yard along the primary frontage. In
- 2 no instance shall a garage extend closer to the street than any other front facade on
- 3 a lot.
- 4 4. In no instance shall a new garage be attached to a principal structure or have a
- 5 combined width of garage doors exceeding 18 feet.
- 6 5. A driveway constructed to access a new garage shall be no wider than 18 feet within
- 7 the setback, and no wider than the garage at any point.

8 (2) *Lot fencing standards.*

- 9 a. The following design standards apply to fencing in the MU-L district, in addition to the
- 10 applicable portions of [Sec. 8-35](#):
- 11 1. Fences shall be constructed of the following materials: brick, natural stone,
- 12 simulated stone, wood, or shall be view fencing. Other decorative masonry
- 13 materials, reinforced concrete, or view fencing equivalents may be approved by the
- 14 zoning administrator.
- 15 2. View fencing in the street yard shall be permitted to reach a height of six (6) feet.
- 16 3. Fences in all other yards shall not exceed six (6) feet, except that fences may be
- 17 eight (8) feet in height for single-family uses or to accommodate topographical
- 18 changes, as approved by the zoning administrator.
- 19 b. All nonresidential uses shall be required to install and maintain a fence constructed of
- 20 masonry materials such as brick, natural stone, simulated stone, decorative reinforced
- 21 concrete, or other equivalent material approved by the zoning administrator, a
- 22 minimum of six feet in height, along every property line which is adjacent to a
- 23 residential use, except when a view fence is required in accordance with [Section 8-35](#).
- 24 The zoning administrator may waive the requirement based upon a finding of any of the
- 25 following:
- 26 1. The zoning administrator determines that due to the site plan layout and/or existing
- 27 conditions, potential impacts will be negligible;
- 28 2. The zoning administrator receives a letter from the adjacent residential property
- 29 owner(s) requesting that the fence not be installed; or
- 30 3. The zoning administrator determines that existing and/or proposed vegetation will
- 31 serve as an adequate screen.

32 (3) *Landscaping.*

- 33 a. Landscaping, including landscape foundation treatment, is required in accordance with
- 34 Sec. 8-10.
- 35 b. Minor modifications to design and development standards may be adjusted to protect
- 36 and accommodate protected trees as identified in chapter 8, article III.

37 (4) *Visual Screening.*

- 38 a. For conversions from single-family to nonresidential uses, visual screening with
- 39 landscaping or fencing of trash receptacles, ground-mounted equipment, and other
- 40 similar features shall be required where visible from any public street.
- 41 b. When outdoor activity associated with a non-residential use occurs in the street yard, a
- 42 minimum 24" tall landscape screening or a three (3) foot decorative fence shall be
- 43 required on private property abutting any outdoor commercial gathering spaces. Plastic

- 1 and vinyl materials shall not be permitted. The location and design shall be approved
2 prior to permit issuance.
- 3 (5) *Outdoor display and storage.* No equipment, goods, supplies or materials associated with
4 the commercial use shall be displayed or stored where visible from an abutting right-of-way
5 or at the property line of an abutting property at a point six feet above the finished grade.
- 6 (6) *Ground-mounted equipment.* For nonresidential uses, screening for air conditioning units
7 and electrical transformers shall be in conformance with [Sec. 8-40](#). All other ground-
8 mounted equipment, including gas or liquid canisters and tanks, shall be screened from
9 public view with a material that is compatible with the principal use.
- 10 (7) *Lighting.*
- 11 a. *Building illumination.* Compact fluorescent, incandescent, or light emitting diode (LED)
12 fixtures appropriate to a residential style of a building shall be used.
- 13 b. *Height of fixture.* The height of a freestanding fixture shall not exceed eight (8) feet.
- 14 (8) *Accessory buildings/structures.*
- 15 a. Accessory buildings/structures shall not be permitted in the street yard, with the
16 exception of decks, pergolas, or ramps/accessibility structures.
- 17 b. Accessory buildings/structures shall not count towards the lot coverage maximum
18 requirement.
- 19 c. Accessory buildings shall not be considered principal buildings and shall not count
20 toward the maximum number of buildings permitted on a lot.
- 21 d. Accessory buildings requirements shall only apply to buildings less than 150 square feet.
- 22 e. Accessory buildings on lots with single-family uses shall be exempt from exterior finish
23 requirements.
- 24 (e) *Mixed-use limited design standards.*
- 25 (1) New construction shall meet the City of Round Rock Historic Design Guidelines for
26 residential properties, except as specifically modified by this Code.
- 27 (2) Architectural changes to an existing building and expansions shall reflect the original
28 architecture, including architectural style, roof materials, articulation, windows, doors, and
29 exterior finish, and shall be in compliance with the historic residential character
30 recommendations in the City of Round Rock Historic Design Guidelines for residential
31 properties where it does not conflict with the standards herein. An appeal to this design
32 requirement shall be heard by the Historic Preservation Commission.
- 33 (3) Pitched roofs shall be required for all principal buildings and shall have a pitch equal to or
34 greater than 4:12.
- 35 (4) The exterior finish of all new buildings shall be of natural stone, simulated stone, brick,
36 stucco, fiber cement siding (excluding flat, unarticulated panels), or wood siding. Vinyl siding
37 and vinyl windows shall not be permitted.
- 38 (5) Windows with muntins or grilles between layers of glass are prohibited.
- 39 (6) New construction on a vacant lot shall consist of detached structures not sharing a common
40 wall and each building shall have only one entrance fronting on the street bearing the
41 address.
- 42 (7) Where ramps or other accessibility-related structures are installed such that they are visible
43 from the right-of-way, they shall be integrated into the building design by facing the
44 structure with the same exterior materials as the building, using the same stone material

- 1 that was used in the landscape if applicable, or screening structures behind planters and
2 other landscape features.
- 3 (8) Signs for nonresidential uses shall meet the standards in Article IX, including prohibited
4 installation in the right of way.
- 5 (f) *Operating hours.* The hours of operation of any nonresidential use shall be limited to the hours
6 between 6:00 a.m. and 9:00 p.m. Outdoor uses including mobile food establishments shall not
7 be permitted to operate prior to 7:00 a.m. Appeals to these operating hours may be heard by
8 the zoning board of adjustment.
- 9 (g) *Expansions/Conversions/Tenant Change.*
- 10 (1) All expansions, conversions, and tenant changes shall meet general compatibility standards
11 in accordance with Sec. 8-1, and requirements for landscaping and screening in accordance
12 with Sec. 8-10 and Sec. 8-40.
- 13 (2) All expansions, conversions, and tenant changes shall meet the requirements of the Historic
14 Design Guidelines for residential properties.
- 15 (3) Expansions.
- 16 a. Expansions to existing single-family buildings shall abide by the height and minimum
17 setback standards established in subsection (c) and Sec. 2-78.
- 18 b. Expansions, excluding existing single-family, that are less than 35 percent of the existing
19 gross floor area shall meet the following criteria:
- 20 i. Expansions shall reflect the architectural style of the original building, including
21 roof, articulation, windows, doors, and exterior finish. If the existing style is not
22 desired for the expanded portion of the building, the expansion shall meet the
23 design standards provided in subsection (e), as applicable.
- 24 ii. Newly constructed portions of the building shall meet all density and
25 development standards in subsections (c) and (d), as applicable.
- 26 c. Expansions that are more than 35 percent of the existing gross floor area shall be
27 considered new construction and shall meet all standards in Sec. 2-73 and Sec. 2-78
28 except as determined by the zoning administrator.
- 29 (4) Conversions.
- 30 a. In the MU-L district, conversions from a residential use to a nonresidential use shall
31 meet all site development standards in subsection (d).
- 32 b. Requirements from the district design standards (subsection (e)) shall apply to exterior
33 changes to a building during a conversion except as determined by the zoning
34 administrator.
- 35 (5) Tenant Change. In the MU-L district, tenant changes shall meet all development standards in
36 subsection (d).
- 37 (h) If a building is damaged or destroyed to an extent greater than 50 percent by a natural or
38 manmade disaster, not including damage caused intentionally or negligently by the owner, the
39 site layout and building footprint may be rebuilt to the pre-existing building and site form, and
40 the building may be expanded up to 35 percent of the pre-existing gross floor area. However, if
41 the building official has not issued a certificate of occupancy within five years following the date
42 of destruction of the building, all future use of the property must conform to all MU-L standards.

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V.

That Zoning and Development Code, Chapter 2, Article VI, Section 2-77, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-77. – Permitted Uses in the Mixed-Use and PUD Districts.

Summary use table by mixed-use and PUD zoning district

Use	Zoning District					
	MU-1	MU-2	MU-L	MU-R	MU-G ⁽¹⁾	Supplementary Use Standard
P = Permitted P/S = Permitted with supplementary use standards SE = Special Exception needed - = Prohibited						
<i>Residential Uses</i>						
Accessory Dwelling Unit	-	P	P/S	P		2-91(a)
Downtown Residential	-	P/S	P	-	-	2-91(n)
Single-family, Detached	P/S	P/S	P/S	-		2-91(kk)
Upper-Story Residential	P/S	P/S	P/S	P/S		2-91(oo)
<i>Public and Civic Uses</i>						
Community/Government Service	P/S	P	-	P/S		2-91(k)
Day Care	-	P/S	-	SE		2-91(l)
Enrichment Center	-	P	P/S	-	-	2-91(o)
Park, Community	-	P	P	P		
Park, Linear/Linkage	P	P	P	P		
Park, Neighborhood	P	P	P	P		

Passenger Terminal	SE	SE	-	SE		
Place of Worship	P	P	P/S	P		2-91(dd)
Public Safety Facility	P	P	P	P		
Utility, Minor	P/S	P/S	P/S	P/S		2-91(qq)
Utility, Intermediate	P/S	P/S	P/S	P/S		2-91(qq)
WTF, Stealth	P/S	P/S	P/S	P/S		2-91(w)
<i>Commercial Uses</i>						
Bed and Breakfast	P/S	P/S	P/S	P		2-91(h)
Cosmetic Services	P	P	P/S	P		2-91(hh)
Event Center	P	P/S	P/S	SE		2-91(p)
Hotel/Motel/Lodging	P/S	P/S	-	P		2-91(t)
Indoor Entertainment Activities	P/S	P/S	-	P/S		2-91(u)
Live/Work Units	P/S	P/S	P/S	P/S		2-91(w)
Office	P/S	P	P	P		2-91(x)
Office, Medical	P/S	P/S	-	P/S		2-91(y)
Outdoor Entertainment	P	SE	-	SE		
Restaurant/Bar	P/S	P/S	P/S	P/S		2-91(gg)
Restaurants with Outdoor Cooking Areas	P	SE	-	SE		
Retail Sales and Services	P/S	P/S	P/S	P/S		2-91(hh)
Small-scale manufacturing and assembly	P/S	P/S	-	-	-	2-91(mm)

Veterinary clinics, small animals	-	P/S	-	P/S		2-91(ss)
Wellness Center	-	P/S	P/S	-	-	2-91(uu)

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2 (1) All uses are permitted in the MU-G district except for those listed in Sec. 2-4 and Sec. 2-
3 75.

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VI.

5 That Zoning and Development Code, Chapter 2, Article VI, Section 2-78, Code of
6 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

7 **Sec. 2-78. – Mixed-use and PUD zoning districts lot and building dimensional standards.**

8 Mixed-use and PUD zoning districts lot and building dimensional standards chart

Description	Zoning District						
	MU-1	MU-2	MU-L	MU-R	MU-G		
					Internal Streets	Arterial Streets	Freeways
- = Not Applicable							
Minimum lot width	20 ft.	20 ft.	25 ft.	20 ft.	25 ft.	50 ft.	50 ft.
Maximum front setback from street (ROW)	0 ft.	10 ft. building type 2-4/ 15 ft. building type 1	25 ft./ Minimum shall be no less than 15 ft.	10 ft./Contextual	10 ft.	50 ft.	100 ft.
Maximum and minimum front setback from street (ROW), for lots located on Brushy Creek or Lake Creek	-	-	-	-	-	-	-

Minimum rear setback	0 ft. (with alley) /5 ft. (without alley)	5 ft.	5 ft. (with alley) /20 ft. (without alley)	5 ft.	5 ft.	5 ft.	5 ft.
Minimum side setback	0 ft.	2.5 ft./ 0ft. (common-wall)	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Maximum height, principal buildings	48 ft. not to exceed 3 stories/ 30 ft. not to exceed 2 stories (historic buildings)	See Sec. 2-72 (d)(7). Height based on building type and location within the district.	35 ft. not to exceed 2.5 stories	3 stories/50 ft.	5 stories	5 stories	15 stories
Maximum height, accessory buildings	12 ft.	-	12 ft.	-	-	-	-
Maximum height, existing single-family uses	-	2.5 stories	-	-	-	-	-
Minimum setback from front building façade, single-family garages	-	10 ft.	-	-	-	-	-
Minimum rear setback, garages and carports	-	-	5 ft.	-	-	-	-
Minimum rear setback where sharing common lot	-	-	-	10 ft.	-	-	-

line with existing single-family uses							
Minimum setback, accessory building/structure	5 ft.	5 ft.	5 ft.	-	-	-	-

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VII.

That Zoning and Development Code, Chapter 2, Article VIII, Section 2-91, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 2-91. – Supplementary use standards.

(a) *Accessory dwelling unit.*

- (1) Accessory dwelling units in the C-2 and OF-1 districts are subject to the following standards:
 - a. Only one unit is permitted per platted lot.
 - b. Each unit shall be occupied by the owner or manager of the principal use on the same lot.
 - c. Each unit shall be subject to the density and development standards for principal structures of the district in which it is located.
- (2) Accessory dwelling units in the MU-L district are subject to the following standards:
 - a. Accessory dwelling units shall comply with all regulations associated with principal buildings.
 - b. Units located above a garage , excluding balconies and landings, shall have a maximum area of 625 square feet including both finished and unfinished square footage. Balconies and landings shall not exceed a cumulative square footage of 120 square feet.

(b) *Amenity center.*

- (1) Amenity centers located in residential districts district shall have their principal vehicular entrance and exit on a collector street. Amenity centers shall be operated by the property owners' association.
- (2) Amenity centers are permitted in the BP district provided they serve the employee population. The site shall be larger than two acres and shall have principal vehicular entrance and exit on a street internal to the business park.

(c) *Apartment.* Apartments in the SR district are restricted to senior housing.

(d) *Assisted living.* Assisted living facilities in the SR district are limited to facilities that function as senior housing.

(e) *Auto body and painting shops and large vehicle and equipment repair facilities.*

- (1) All activities shall be conducted within an enclosed building.
- (2) All damaged vehicles shall be enclosed behind a minimum six-foot screening fence.

- 1 (3) Buildings shall not be less than 100 feet from the boundary of any SF-R, SF-1, SF-2, SF-3, SF-
2 D, TF, TH, SR, MF-1, MF-2, or MF-3 district.
- 3 (4) No facilities shall be permitted to have bay doors facing an SF-R, SF-1, SF-2, SF-3, SF-D, TF,
4 TH, SR, MF-1, MF-2, or MF-3 district.
- 5 (f) *Auto sales, rental or leasing facilities.*
- 6 (1) Auto sales, rental or leasing, including trucks and recreational vehicles, shall be subject to
7 the following additional standards:
- 8 a. Fixed lighting shall be so arranged to prevent direct glare of beams onto any adjacent
9 public or private property or street.
- 10 b. Repairs shall be performed only within a principal building.
- 11 c. Screening shall be provided along all lot lines abutting or adjacent to residentially zoned
12 or developed property, to block any view of the use, its operations and stored materials
13 and equipment from all points on such residential property when viewed from a point
14 six feet above ground level.
- 15 d. Outdoor display of vehicles shall be set back a minimum of 20 feet from all lot lines
16 abutting residentially zoned or developed property.
- 17 e. Landscaping shall be in accordance with [Sec. 8-10](#).
- 18 f. Facilities located in the BP district are restricted to limited vehicle renting with eight
19 available vehicles located on-site at any given time.
- 20 (2) Auto sales are prohibited in the C-1a district, unless the use is located on a lot with frontage
21 on IH-35 and shall be subject to the standards provided in subsection (e)(1) of this section.
- 22 (g) *Auto service and repair facilities.* Facilities are permitted subject to the following conditions:
- 23 (1) All services and repairs shall be conducted within an enclosed building.
- 24 (2) Outdoor storage of vehicles is prohibited.
- 25 (3) Buildings shall not be less than 50 feet from the boundary of any SF-R, SF-1, SF-2, SF-3, SF-D,
26 TF, TH, SR, MF-1, MF-2, or MF-3 district.
- 27 (4) No automobile service and repair facility shall be permitted to have bay doors facing an SF-
28 R, SF-1, SF-2, SF-3, SF-D, TF, TH, SR, MF-1, MF-2, or MF-3 district.
- 29 (h) *Bed and breakfast.*
- 30 (1) A bed and breakfast shall be subject to the following standards:
- 31 a. A maximum of six guest rooms shall be provided in any one bed and breakfast
32 establishment.
- 33 b. No food preparation, except beverages, is allowed within individual guest rooms. Meal
34 service shall be provided to overnight guests only.
- 35 c. Preparation and service of food for guests shall conform to all applicable regulations of
36 the state and the city.
- 37 (2) A bed and breakfast located in the SF-2 or SF-D district shall be subject to the following
38 additional standards:
- 39 a. A bed and breakfast located in an SF-2 district shall only be permitted downtown
- 40 b. The operator of the bed and breakfast shall be a full-time resident of the dwelling in
41 which the bed and breakfast establishment is housed.
- 42 c. A maximum of four (4) guest rooms shall be provided in any one bed and breakfast
43 establishment.
- 44 (i) *Car wash.*

- 1 (1) Multi-bay car wash facilities are permitted subject to the following conditions:
2 a. All washing facilities shall occur under a roofed area with at least two (2) walls.
3 b. The building shall be set back not less than 50 feet from the front property line.
4 (2) In addition to the conditions provided in subsection (i)(1) of this section, multi-bay car wash
5 facilities in the C-1a district and multi-bay car wash facilities in any district which share a
6 common lot line with a single-family or two-family use are subject to the following
7 conditions:
8 a. The entrance and exit of the bays shall be aligned parallel with the primary road that the
9 property fronts in order to limit the visibility of the interior of the bays.
10 b. The queuing area shall be screened from view from the primary road the property fronts
11 and from adjacent single-family or two-family property lines by either a masonry wall
12 extending from the side of the outside bay or by a landscaped berm.
13 c. The building shall not be less than 100 feet from any single-family or two-family
14 property line.
15 d. Vacuuming facilities may be outside the building but shall not be in the street yard and
16 shall not be closer than 150 feet from any single-family or two-family property line.
17 (3) Single-bay car washes are permitted with the following conditions:
18 a. The building shall not be less than 100 feet from any residential property line.
19 b. The entrance and exit of the bay shall face as few residential properties as possible.
20 c. Vacuuming facilities may be outside the building but shall not be in the street yard and
21 shall not be closer than 150 feet from any single-family or two-family property line.
22 (j) *Commercial and general parking.*
23 (1) Trucks, truck-tractors, and semi-trailers may not be parked in commercial or general parking
24 lots except for panel trucks, pickup trucks, school buses and those motor vehicles necessary
25 and accessory to the operation of uses permitted in the zoning district.
26 (2) No commercial or general parking lot may be used as a towing service storage yard or as an
27 abandoned vehicle yard.
28 (k) *Community/government service.*
29 (1) A community/government service use located in the C-2, OF-1, MU-R, or any district
30 adjacent to a residential district shall have its principal vehicular entrance and exit on a
31 collector street or local street within 200 feet of its intersection with a collector or arterial
32 street.
33 (2) A community/government service use located in the C-2, OF-1, or MU-R district shall be
34 limited to 2,500 square feet of gross floor area and shall not serve as a location primarily for
35 in-person customer contact.
36 (3) A community/government service use located in the OS district shall be set back not less
37 than 100 feet from any property in a residential district.
38 (4) A community/government service use located in the SR district shall be for the use of
39 seniors.
40 (5) In the MU-1 district, a community/government service shall be limited to municipal
41 facilities.
42 (l) *Day care.* A day care facility shall be permitted, subject to the following conditions, in addition
43 to the general development standards applicable in the districts:
44 (1) All day care facilities shall meet the minimum state requirements for such facilities.

- 1 (2) Day care facilities located in C-2 and OF-1 districts that do not have frontage on a designated
2 arterial roadway may not exceed 5,000 square feet. All day care facilities located in C-2 and
3 OF-1 districts shall meet following requirements as required for the size of the facility:
- 4 a. All day care facilities regardless of size shall provide a 25-foot unencumbered landscape
5 buffer along property lines that adjoin existing or planned single- or two-family homes.
6 However, this increased buffer shall not be required if the outdoor play/instruction area
7 is located adjacent to a principal building elevation that is the farthest away from the
8 single- or two-family lots.
 - 9 b. All day care facilities less than 7,500 square feet shall provide a masonry fence at least
10 six feet in height along property lines that adjoin existing or planned single- or two-
11 family homes with a residential zoning designation.
 - 12 c. All day care facilities that exceed 7,500 square feet shall provide a masonry fence at
13 least eight feet in height along property lines that adjoin existing or planned single- or
14 two-family homes.
 - 15 d. All day care facilities that exceed 7,500 square feet shall submit a traffic impact analysis
16 (TIA) for review and approval by the transportation division. The TIA shall address the
17 projected traffic impacts to the surrounding neighborhood and how these impacts will
18 be mitigated. This TIA is required regardless of whether or not the proposed facility
19 generates at least 100 trips during the peak hour.
 - 20 e. All day care facilities 10,000 square feet and larger shall require special exception
21 approval by the zoning board of adjustment (ZBA) and shall meet the aforementioned
22 standards.
- 23 (3) Day care facilities in the OF-2 district may not be located in a building with no other uses.
- 24 (4) In MU-2, a new day care shall not be located within a 750-foot radius of an existing day care,
25 measured from property line to property line.
- 26 (m) *Dog day care, indoor kennel, grooming, and training facility.* Dog day care, grooming, and
27 training facilities in the C-2 district are subject to the following standards:
- 28 (1) Animals shall not be allowed to be dropped off or picked up except between the hours of
29 6:00 a.m. and 9:00 p.m.
 - 30 (2) On sites smaller than two acres, the gross floor area for each facility shall not exceed 2,500
31 square feet.
 - 32 (3) On sites larger than two acres, the gross floor area for each facility shall not exceed 5,000
33 square feet.
 - 34 (4) On sites with 50 percent or greater frontage on an arterial roadway, the gross floor area for
35 each facility shall not exceed 7,500 square feet.
- 36 (n) *Downtown Residential.*
- 37 (1) Any multi-unit or clustered housing type located in downtown except upper story residential
38 and accessory dwelling units located above a garage. Because of the commercial nature of a
39 live/work unit, it shall not be considered downtown residential.
 - 40 (2) In the MU-2 District, dwelling unit requirements shall be based on building type standards in
41 Sec. 2-72 (f).
- 42 (o) *Enrichment Center.* In the MU-L zoning district, enrichment centers shall be permitted with the
43 following standards:

- 1 (1) Enrichment centers shall only be permitted on lots fronting on Main Street and Georgetown
2 Street.
- 3 (2) All activities shall be limited to the hours between 6:00 a.m. and 9:00 p.m.
- 4 (3) When abutting residential uses, privacy screening shall be installed surrounding all outdoor
5 activity spaces in accordance with Sec. 2-73(d)(5).
- 6 (4) Portable classrooms shall not be permitted onsite.
- 7 (5) Outdoor storage and display shall be in accordance with Sec. 8-65.

8 (p) *Event Center.*

- 9 (1) In the MU-2 zoning district, event centers shall be permitted with the following standards:
10 a. When abutting residential uses, privacy screening shall be installed surrounding all
11 outdoor activity spaces in accordance with Sec. 2-73(d)(5).
12 b. All activities associated with events, including outdoor activity, the delivery and retrieval
13 of event materials, and set-up and take-down operations, shall be limited to the hours
14 between 6:00 a.m. and 9:00 p.m.
15 c. Event occupancy shall not exceed the maximum occupant load for the facility or 50
16 occupants, whichever is fewer.
17 d. Event related outdoor storage and display shall be in accordance with Sec. 8-65.
18 e. Outdoor amplified sound shall not be permitted.
19 f. Events Centers exceeding the standards herein are allowed only if approved as
20 a special exception by the zoning board of adjustment in accordance with the
21 procedures of [Sec. 10-53](#).

- 22 (2) In the MU-L zoning district, event centers shall only be permitted on lots fronting on Main
23 Street and Georgetown Street and with the following standards:

- 24 a. When abutting residential uses, privacy screening shall be installed surrounding all
25 outdoor activity spaces in accordance with Sec. 2-73(d)(5).
- 26 b. All activities associated with events, including outdoor activity, the delivery and retrieval
27 of event materials, and set-up and take-down operations, shall be limited to the hours
28 between 6:00 a.m. and 9:00 p.m.
- 29 c. Event occupancy shall not exceed the maximum occupant load for the facility or 50
30 occupants, whichever is fewer.
- 31 d. Event related outdoor storage and display shall be in accordance with Sec. 8-65.
- 32 e. Outdoor amplified sound shall not be permitted.

- 33 (q) *Golf courses and country clubs.* Any structure established in connection with such uses shall be
34 set back not less than 100 feet from any property in a residential district.

- 35 (r) *Group home (six or fewer persons).* Group homes shall comply with state licensing requirements.

36 (s) *Hospital heliports.*

- 37 (1) Hospital heliports shall comply with FAA hospital heliport design standards (U.S. Department
38 of Transportation, Federal Aviation Administration, Advisory Circular No. 150/5390-2A, as
39 amended).
- 40 (2) Hospital heliports shall be limited in use to touchdown and lift-off areas only and shall not
41 include maintenance, storage or refueling facilities.
- 42 (3) Touchdown and lift-off areas may be located at ground level or on the rooftop of a hospital
43 facility.

- 1 (4) Ground level touchdown and lift-off areas shall be paved and maintained in accordance
 2 with [Sec. 8-52\(d\)](#).
- 3 (5) Touchdown and lift-off areas shall not be located on required parking spaces for the hospital
 4 facility.
- 5 (6) Touchdown and lift-off areas shall be shown on the site development plan submitted for the
 6 hospital facility.
- 7 (7) Touchdown and lift-off areas shall not be located within 1,000 feet of residentially zoned
 8 property.
- 9 (t) *Hotel/motel/lodging.* Hotels/motels/lodging in the MU-1 and MU-2 districts shall be subject to
 10 the following standards:
- 11 (1) One hundred percent of the primary façade on the ground floor of the primary structure
 12 shall consist only of lobby, reception areas, dining areas, drinking areas, and/or other
 13 facilities associated with the hotel/motel/lodging use.
- 14 (u) *Indoor entertainment activities.*
- 15 (1) In the C-1 or C-1a districts, a freestanding indoor entertainment activities facility, including
 16 the building footprint, outdoor eating, drinking and entertainment areas/patios, drive-
 17 through lanes and associated facilities, trash dumpsters and receptacles, and
 18 loading/unloading facilities, are prohibited within 150 feet of a residential property line.
- 19 (2) In the C-1 and C-1a districts, an indoor entertainment activities facility within a multi-tenant
 20 building are prohibited within 50 feet of a residential property line. Outdoor eating, drinking
 21 and entertainment areas/patios and drive-through lanes and associated facilities are
 22 prohibited within 150 feet of a residential property line.
- 23 (3) In MU-1, MU-2, and MU-R districts, indoor entertainment activities shall be subject to the
 24 following standards:
- 25 a. Firing ranges and game rooms are prohibited.
- 26 b. Outdoor rear or side patio areas shall be screened by a natural stone, simulated stone,
 27 or brick fence that is eight feet in height in MU-2 and at least six (6) feet in height in MU-
 28 1 and MU-R.
- 29 The zoning administrator may waive the above requirement based upon a finding of any
 30 of the following:
- 31 1. The zoning administrator determines that due to the site plan layout and/or existing
 32 conditions, potential impacts will be negligible;
- 33 2. The zoning administrator receives a letter from the adjacent residential property
 34 owner(s) requesting that the fence not be installed; or
- 35 3. The zoning administrator determines that existing and/or proposed vegetation will
 36 serve as an adequate screen.
- 37 (v) *Light industrial services, manufacturing, and assembly.*
- 38 (1) All activities shall occur within a fully enclosed building; and
- 39 (2) Outdoor loading docks, service areas, and fleet parking are prohibited.
- 40 (w) *Live/work units.*

- 1 (1) Live/work units permitted in the MU-1, MU-2, and MU-R districts shall be subject to the
2 following standards:
3 a. The occupant of the unit shall be the person who operates the business or trade that
4 occupies the unit.
5 b. The unit may have nonresident employees and a commercial exterior.
6 c. The unit shall have the elements of a dwelling unit, including a kitchen and a bathroom
7 but may not have more than one kitchen.
8 d. Home occupation requirements as provided for in [Sec. 2-93](#)(b) shall apply to a
9 nonresidential use in a townhouse or upper story residence.
10 e. The work component of a live/work unit shall be limited to the nonresidential uses
11 permitted for that district in which the unit is located.
- 12 (2) Live/work units permitted in the MU-L district shall be subject to the following standards:
13 a. The work component of a live/work unit in the MU-L district shall be limited to office or
14 to the limited retail sales and services provided in [Sec. 2-91](#)(ee)(7).
- 15 (x) *Office.*
- 16 (1) Office uses in the C-2 district are subject to the following requirements:
17 a. On sites smaller than two acres, no single office use shall exceed 2,500 square feet of
18 gross floor area.
19 b. On sites larger than two acres, no single office use shall exceed 5,000 square feet of
20 gross floor area.
21 c. On sites with 50 percent or greater frontage on an arterial roadway, no single office use
22 shall exceed 10,000 square feet of gross floor area.
- 23 (2) Office uses in the MU-1 district are subject to the following requirements:
24 a. Except as provided below, in the two blocks of Main Street between Mays and
25 Sheppard, office uses are prohibited on the ground floor of all buildings. Regardless of
26 the foregoing, office use shall be permitted on the ground floor of buildings that contain
27 office uses on the ground floor as of July 11, 2013, which such buildings are located at
28 the following addresses, to wit: 100 E. Main, 102 E. Main, 104 E. Main, 105 E. Main, 108
29 E. Main, 109 E. Main, 110 E. Main, 115 E. Main, 116 E. Main, and 206 E. Main.
- 30 (y) *Office, medical.*
- 31 (1) Ambulance access ramps and other special design features for the accommodation of
32 ambulances are prohibited.
- 33 (2) Except for sleep clinics, medical offices in the MU-1, MU-2, C-2, OF-1, and MU-R districts
34 shall be limited to regular service hours not beginning before 7:00 a.m. and not extending
35 past 9:00 p.m. Sleep clinics are prohibited in the MU-1 and MU-2 districts.
- 36 (3) Medical office use is prohibited in the two blocks of Main Street between Mays and
37 Sheppard in the MU-1 district.
- 38 (z) *Outdoor entertainment.* Amplified live music performed in association with a restaurant/bar is
39 permitted by right in the C-1 and C-1a districts. All other outdoor entertainment in the C-1 and
40 C-1a districts requires special exception approval from the Zoning Board of Adjustment.
- 41 (aa) *Park, community.* Any structure established in connection with such uses shall be set back not
42 less than 100 feet from any property in a residential district.

- 1 (bb) *Park, linear and linkages.* In residential districts, any trailhead (with parking) shall be
2 located on a collector or higher street. Trail access points, intended to serve only pedestrians
3 from the subdivision or neighborhood, may be located on local streets.
- 4 (cc) *Passenger terminal.* Passenger terminals in the C-1 and C-1a districts may not include airports.
- 5 (dd) *Places of worship.*
- 6 (1) *With accessory uses totaling less than 2,500 square feet:* Places of worship shall meet
7 development standards and supplementary use standards for any accessory uses. They are
8 required to have direct access to a collector or higher street.
- 9 (2) *With accessory uses totaling greater than 2,500 square feet but less than 20,000 square feet:*
10 Places of worship shall meet development standards and supplementary use standards for
11 any accessory uses. They are required to either front on or have direct access to a collector
12 or higher street.
- 13 (3) *With unrestricted square footage of accessory uses:* Places of worship shall meet
14 development standards and supplementary use standards for any accessory uses. They are
15 required to either front on or have direct access to an arterial street.
- 16 (4) *In MU-L,* accessory uses shall not be permitted.
- 17 (ee) *Research and development.* No facilities for overnight stays by human test subjects shall be
18 provided, nor shall such overnight stays be permitted.
- 19 (ff) *Residential to office conversion.* In cases where an existing single-family or two-family
20 residential structure is converted to an office use in a C-1, C-1a, C-2 or OF-1 zoning district, the
21 following special standards shall apply. Where standards are not mentioned in this section,
22 applicable district standards shall apply:
- 23 (1) Any architectural changes to an existing building associated with a change in use for a
24 residential to office conversion shall reflect the original architecture, including roof, roof
25 pitch, articulation, windows, doors, treatment and exterior finish.
- 26 (2) Residential to office conversions shall apply only to existing structures that were formerly
27 used as single-family or two-family residences. The existing principal building on a site
28 establishes the allowable setbacks for a residential to office conversion. Any expansions
29 shall be subject to the zoning district standards. Existing residential structures that were
30 expanded after the adoption of the ordinance from which this section is derived, and prior
31 to an office conversion, shall not be allowed to utilize these standards for a period of five
32 years after rezoning.
- 33 (3) A residential to office conversion may also operate as a live/work unit, as defined in [Sec. 1-](#)
34 [50](#), provided the work component is limited to an office use.
- 35 (4) The hours of operation of any residential to office conversion use shall be limited to 7:00
36 a.m. to 8:00 p.m. for access by the public. No emergency medical services shall be
37 permitted.
- 38 (5) Landscaping requirements provided in [Sec. 8-10](#), except for landscape buffer requirements,
39 apply to all residential to office conversions.
- 40 (6) Parking.
- 41 a. Residential to office conversions shall have an off-street parking requirement of one
42 space per 250 square feet of gross floor area.

- 1 b. If a residential to office conversion operates as a live/work unit, parking shall be
- 2 calculated using the relevant office requirements for the total square footage of the
- 3 structure. No additional parking spaces shall be required for the residential component.
- 4 (7) Outdoor storage and display is prohibited.
- 5 (8) Fencing requirement. All residential to office conversions shall be required to install and
- 6 maintain a fence constructed of masonry materials such as brick, natural stone, simulated
- 7 stone, decorative reinforced concrete, or other equivalent material approved by the zoning
- 8 administrator, a minimum of six (6) feet in height along every property line which abuts
- 9 residential uses. The zoning administrator may waive the requirement based upon a finding
- 10 of all of the following:
- 11 a. The zoning administrator determines that due to the site plan layout and/or existing
- 12 conditions, potential impacts will be negligible;
- 13 b. The zoning administrator receives a letter from the abutting residential property owner
- 14 requesting that the fence not be installed; and
- 15 c. The zoning administrator determines that existing and/or proposed vegetation will
- 16 serve as an adequate screen.
- 17 (9) Lighting.
- 18 a. All external lighting shall be arranged and controlled so as to deflect light away from
- 19 residential areas and shall not result in any spillover to adjacent properties.
- 20 b. Site lighting.
- 21 1. Freestanding fixtures shall not exceed eight feet in height and shall not be required
- 22 to be concealed within an opaque housing. For parking lot lighting fixtures, if a site
- 23 has greater than ten parking spaces, freestanding fixtures may be up to 16 feet in
- 24 height; however, the light source for fixtures taller than eight (8) feet shall be
- 25 completely concealed (recessed) within an opaque housing.
- 26 2. Building fixtures shall not be required to be concealed within an opaque housing if
- 27 located at a height of no more than eight (8) feet above grade.
- 28 c. The design of building fixtures shall be consistent with the character of the area and the
- 29 style of the building.

30 (gg) *Restaurants/bars.*

- 31 (1) *Freestanding restaurants/bars.* In the C-1, C-1a, and MU-R districts, freestanding
- 32 restaurants/bars shall locate any outdoor eating, drinking, or entertainment areas, patios,
- 33 drive-through lanes, speaker boxes, and associated facilities a minimum of 150 feet from
- 34 any residential property line. This requirement may be waived in situations where the
- 35 zoning administrator determines that topography, natural features, site design, or other
- 36 existing site conditions render such a setback unnecessary or impractical.
- 37 (2) *Restaurants/bars in a multi-tenant building.* In the C-1, C-1a, and MU-R districts, all outdoor
- 38 eating, drinking, or entertaining areas, patios, drive-through lanes, speaker boxes, and
- 39 associated facilities with a restaurant/bar in a multi-tenant building shall be located more
- 40 than 150 feet from any residential property line. This requirement may be waived in
- 41 situations where the zoning administrator determines that topography, natural features,
- 42 site design, or other existing site conditions render such a setback unnecessary or
- 43 impractical.

- 1 (3) *Requirements for C-2.* Restaurants/bars in the C-2 district are subject to the following
2 requirements:
3 a. On sites smaller than two acres, no single restaurant/bar shall exceed 2,500 square feet
4 of gross floor area.
5 b. On sites larger than two acres, no single restaurant/bar shall exceed 5,000 square feet
6 of gross floor area.
7 c. On sites with 50 percent or greater frontage on an arterial roadway, no single
8 restaurant/bar shall exceed 7,500 square feet of gross floor area.
9 d. No drive-through service is allowed.
- 10 (4) *Requirements for BP and OF-2.* Restaurants/bars permitted in the BP and OF-2 districts are
11 subject to the following requirements:
12 a. The gross floor area of any single establishment shall not exceed 2,500 square feet.
13 b. The establishment shall clearly be a secondary, support use for the regular operation of
14 the business park or office building.
15 c. The establishment may not be located in a building with no other uses.
16 d. All outdoor eating, drinking, or entertaining areas, patios, drive-through lanes, speaker
17 boxes, and associated facilities with a restaurant/bar shall be located more than 150
18 feet from any residential property line. This requirement may be waived in situations
19 where the zoning administrator determines that topography, natural features, site
20 design, or other existing site conditions render such a setback unnecessary or
21 impractical.
- 22 (5) *Requirements for MU-1.* New bars in the MU-1 district shall be prohibited.
23 a. For the purposes of this section, the following terms are defined:
24 1. *Bar* shall be defined as an establishment which:
25 i. Sells alcoholic beverages for on-site consumption;
26 ii. Does not have a commercial kitchen; and
27 iii. Does not meet the definition of "restaurant/bar" as defined in Sec. 1.50.
28
29 b. For existing bars located at 112 E Main Street, 204 E Main Street, 300 E Main Street, 105
30 S Mays Street, 101 E Main Street, 107 W Main Street, 111 W Main Street, and 105 N
31 Sheppard Street the following shall apply:
32 1. Existing bars as of November 1, 2025, may continue to operate as a bar subject to
33 the following conditions:
34 i. The business must continue and shall not cease operation of the bar use. Any
35 new bar operators in the existing bar address must apply for a TABC permit
36 within 90 days.
37 ii. If the structure is damaged or destroyed to an extent greater than 50 percent by
38 a natural or manmade disaster, not including damaged caused intentionally or
39 negligently by the owner, the site layout and building footprint may be rebuilt to
40 the pre-existing building and site form, and the structure may be expanded up
41 to 35 percent of the pre-existing gross floor area. However, in the event the
42 building official has not issued a certificate of occupancy within five years from
43 the date of destruction of the structure, a bar shall no longer be permitted.

1 2. In no instance shall a primary footage of an existing bar be made to exceed a
2 maximum 100 feet in length. If, as of November 1, 2025, the façade of an existing
3 bar exceeds 100 feet in length, it can remain a bar but cannot expand its primary
4 footage.

5 3. In no instance shall an existing bar be allowed to expand vertically.

6 (6) *Requirements for MU-2.* Restaurants/bars in the MU-2 district shall be subject to the
7 following requirements:

8 a. Outdoor rear or side dining areas shall be required to install and maintain a natural
9 stone, simulated stone, or brick fence that is eight (8) feet in height along any shared
10 property line with a residential use, with the exception of multi-story apartments and
11 upper story residential.

12 The zoning administrator may waive the above requirement based upon a finding of any
13 of the following:

- 14 1. The zoning administrator determines that due to the site plan layout and/or existing
15 conditions, potential impacts will be negligible;
- 16 2. The zoning administrator receives a letter from the adjacent residential property
17 owner(s) requesting that the fence not be installed; or
- 18 3. The zoning administrator determines that existing and/or proposed vegetation will
19 serve as an adequate screen.

20 b. All restaurants/bars that serve alcohol must hold a food and beverage certificate issued
21 by the Texas Alcoholic Beverage Commission pursuant to V.T.C.A., Alcoholic Beverage
22 Code § 28.18.

23 (7) *Requirements for MU-L.* Restaurants in the MU-L district shall be subject to the following
24 requirements:

- 25 a. Restaurants shall only be permitted on lots fronting on Main Street and Georgetown
26 Street.
- 27 b. Bars are prohibited in the MU-L district. All restaurants that serve alcohol must hold a
28 food and beverage certificate issued by the Texas Alcoholic Beverage Commission
29 pursuant to V.T.C.A., Alcoholic Beverage Code § 28.18.
- 30 c. Outdoor dining shall be permitted and shall meet fencing and screening requirements.
31 Additionally, when dining is located in the front street yard, a six (6) foot evergreen
32 landscape screen shall be required at the side property line abutting single-family use.

33 (hh) *Retail sales and services.*

34 (1) *Special standard for banks and pharmacies in any district.* Stacking spaces, speaker boxes,
35 service windows, and other facilities associated with a drive-through lane shall be located a
36 minimum of 150 feet from any residential property line. This requirement may be waived in
37 situations where the zoning administrator determines that topography, natural features,
38 site design, or other existing site conditions render such a setback unnecessary or
39 impractical.

40 (2) *C-1a district.* Retail sales and service uses in the C-1a district are subject to the following
41 standards:

- 1 a. Amusement parks or carnivals; boat sales (except on IH-35); camper sales (except on IH-
2 35); campgrounds; flea markets; heavy equipment sales, rental and leasing; kennels;
3 landscaping services; manufactured home sales; pawn shops; portable building sales;
4 recreational vehicle parks; self-service storage; sexually oriented businesses; shooting
5 ranges; truck service or repair; and truck stops are prohibited in the C-1a district.
6 b. Resale stores in the C-1a district are prohibited on lots with frontage on IH-35.
- 7 (3) *C-2 district.* Cosmetic services and retail sales and service uses in the C-2 district are subject
8 to the following requirements:
- 9 a. On sites smaller than two acres, no single use shall exceed 2,500 square feet of gross
10 floor area. No drive-through facilities are permitted.
- 11 b. On sites larger than two acres, no single use shall exceed 5,000 square feet of gross floor
12 area. No drive-through facilities are permitted.
- 13 c. On sites with 50 percent or greater frontage on an arterial roadway, no single use shall
14 exceed 7,500 square feet of gross floor area. Drive-through facilities are permitted for
15 banks if there is an intervening building that effectively screens the drive-through area,
16 including stacking spaces, from adjacent residences.
- 17 d. Auto sales, rental, and leasing facilities; boat sales; camper sales; check-cashing services;
18 flea markets; gold sales; gun sales; heavy equipment sales, rental and leasing;
19 manufactured home sales; pawn shops; portable building sales; recreational vehicle
20 parks; self-service storage; sexually oriented businesses; shooting/archery ranges; title
21 loan or payday loan services; truck service or repair; and truck stops are prohibited.
- 22 e. Fuel sales are permitted with the following conditions:
- 23 1. For establishments that share a common lot line with a single-family or two-family
24 use, the number of fuel pump islands shall not exceed four (4) without special
25 exception approval from the Zoning Board of Adjustment. There is no limit to the
26 number of fuel pumps for establishments that do not share a common lot line with
27 a single-family or two-family use;
- 28 2. The canopy shall have a pitched roof with a minimum 3:12 pitch;
- 29 3. Lighted bands around the exterior of the canopy are prohibited;
- 30 4. Columns supporting the canopy over the fuel pumps shall be clad in brick or natural
31 stone that is complementary to the masonry used on the exterior of the
32 convenience store;
- 33 5. No automated teller machines (ATMs) may be located outside the convenience
34 store; and
- 35 6. The hours of operation for the convenience store may not exceed 6:00 a.m. to 10:00
36 p.m.
- 37 (4) *OF-2 district.*
- 38 a. Cosmetic services and retail sales and services, including tattoo/piercing shops, are
39 permitted only when incorporated into the ground floor of a multi-story structure.
- 40 b. Animal boarding; art and craft studios with welding or heavy machinery; auto parts
41 sales; auto sales, rental, and leasing facilities; boat sales; camper sales; donation
42 centers; flea markets; fortune tellers/psychic readers; heavy equipment sales;
43 machinery repair and services; manufactured home sales; mortuaries; pawn shops;
44 portable building sales; self-service storage; sexually oriented businesses;

- 1 shooting/archery ranges; taxidermists; and title loan or payday loan services are
 2 prohibited.
- 3 (5) *BP district*. Retail sales and service uses in the business park (BP) district are restricted to
 4 commercial gyms only. They are permitted provided that they generally serve the employee
 5 population of the business park.
- 6 (6) *MU-1, MU-2, and MU-R districts*. Retail sales and services in the MU-1, MU-2, and MU-R
 7 districts are subject to the following standards:
- 8 a. Animal boarding; attached wireless transmission facilities; auto parts sales; auto repair
 9 and body shops; auto sales, rental, and leasing facilities; boat sales; camper sales;
 10 campgrounds; car washes; donation centers; flea markets; game rooms; gasoline and
 11 fuel sales; heavy equipment sales; machinery repair and services; manufactured home
 12 sales; mini-warehouses; monopoles; mortuaries; pawn shops; portable building sales;
 13 recycling centers; self-enclosed monopoles; self-service storage; sexually oriented
 14 businesses; shooting/archery ranges; taxidermists; wholesale nurseries; and wrecking
 15 yards are prohibited.
- 16 b. Tattoo and/or piercing shops shall be prohibited within a 500-foot radius of an existing
 17 tattoo and piercing shop, as measured from property line to property line.
- 18 c. Gun and/or firearm shops shall be prohibited within a 500-foot radius of an existing gun
 19 and/or firearm shop, as measured from property line to property line.
- 20 d. Animal grooming shops are prohibited in MU-1, but permitted in MU-2 and MU-R.
- 21 e. Vape and smoke shops shall be prohibited in the MU-1 and MU-2 districts.
- 22 (7) *MU-L district*. It is the intent of the MU-L district to encourage the establishment of
 23 specialized personal services, boutique shops selling specialty items, artisanal workshops,
 24 and cosmetic services, excluding the uses prohibited in subsection (7)a below. Therefore,
 25 retail sales and service users are subject to the following standards:
- 26 a. The following uses are prohibited: animal boarding; art and craft studios with welding
 27 and heavy machinery; attached wireless transmission facilities; auto parts sales; auto
 28 repair and body shops; auto sales, rental, and leasing facilities; banks including savings
 29 and loans, credit unions, and check-cashing facilities; campgrounds; car washes;
 30 donation centers; dry cleaning; flea markets; fortune tellers/psychic readers; game
 31 rooms; gasoline and fuel sales; gun or firearm shops; hair salons; heavy equipment
 32 sales; laundromats; machinery repair and services; manufactured home sales; mini-
 33 warehouses; monopoles; mortuaries; nail salons; pawn shops; portable building sales;
 34 recycling centers; self-enclosed monopoles; self-service storage; sexually oriented
 35 businesses (as defined in the Code); shooting/archery ranges; tanning salons; tattoo and
 36 piercing shops; taxidermists; tobacco sales including cigar sales; wholesale nurseries;
 37 vape and smoke shops; and wrecking yards.
- 38 b. All permitted uses shall have no more than 2,000 total square feet of sales floor, service
 39 areas accessible to the public, food preparation areas, and manufacturing areas with the
 40 exception of businesses located on Main Street or Georgetown Street.
- 41 (ii) *Schools, public and private*.
- 42 (1) *Elementary schools, public*. Elementary schools shall have a front yard setback of not less
 43 than 50 feet, shall front on a collector street, and shall not front on an arterial street.
 44 Portable classrooms are prohibited in the front street yard.

- 1 (2) *Middle schools, public.* Middle schools shall have a front yard setback of not less than 50
2 feet and shall front on either a major collector or minor arterial street. Portable classrooms
3 are prohibited in the front street yard.
- 4 (3) *High schools, public.* High schools shall have a front yard setback of not less than 50 feet and
5 shall front on either a minor or major arterial. Portable classrooms are prohibited in the
6 front street yard.
- 7 (4) *Colleges, universities, business/trade, and other post-secondary educational*
8 *facilities.* Colleges, universities, business/trade, and other post-secondary educational
9 facilities shall front on either a minor or major arterial street.
- 10 (5) *Primary/secondary, private.*
11 a. Portable classrooms are prohibited in the front street yard.
12 b. Schools shall front on collector or arterial streets.
- 13 (jj) *Self-service storage.* Self-service storage facilities shall be allowed subject to the following
14 standards:
15 (1) In the C-1 district only multi-story facilities with internal access to storage units are allowed,
16 and exterior roll-up doors providing access to individual units are prohibited.
17 (2) The use of the individual storage units shall be limited to storage purposes only.
18 (3) No direct glare from any illumination on the site shall be visible from lots in any adjacent
19 residential zoning district.
20 (4) Electrical service to any individual storage unit shall be limited to a single circuit providing a
21 maximum force of 20 amperes, with no more than one duplex outlet providing single-phase
22 electrical service of no more than 110 volts.
23 (5) A caretaker's residence is permitted only in the LI and I districts as an accessory use for self-
24 storage facilities.
25 (6) Each self-storage facility in the LI and I districts that abuts a designated arterial roadway
26 shall comply with the following requirements:
27 a. Each landscaped street yard shall contain a depth of at least 25 feet.
28 b. Parking spaces shall not be located in the street yard.
29 c. One hundred percent of each street yard shall be landscaped.
30 d. Each wall or fence that abuts a street yard shall be constructed of brick, natural stone,
31 simulated stone, or other similar masonry product; but not including cinder block unless
32 covered with stucco or similar material.
33 e. The entire tract shall be enclosed by a building wall or a six-foot perimeter fence. Any
34 portion of said building wall or fence that is visible from the designated arterial roadway
35 shall be constructed of brick, natural stone, simulated stone, or similar masonry
36 product.
37 f. Storage or parking of recreational vehicles, boats, trailers, and other similar unenclosed
38 storage is prohibited in any street yard and shall be enclosed by a building wall or an
39 eight foot perimeter fence constructed in accordance with subsection (jj)(6)e. of this
40 section.
- 41 (kk) *Single-family attached and single-family detached dwelling units.*
42 (1) *C-1 and C-1a districts.* Single-family attached (two dwelling units) and single-family detached
43 dwelling units in the C-1 and C-1a districts are permitted only downtown
44 (2) *MU-2 district.* Single-family dwelling units are subject to the following standards:

- 1 a. A single-family use that is converted to a nonresidential use shall not return to a single-
- 2 family use.
- 3 b. Single-family uses shall not be required to provide on-site parking in a garage.
- 4 c. Nonresidential uses shall not be required to provide a compatibility buffer adjacent to
- 5 single-family uses.
- 6 d. After the 1st day of August, 2013, if a single-family structure is damaged or destroyed to
- 7 an extent greater than 50 percent by natural or manmade disaster, not including
- 8 damage caused intentionally or negligently by the owner, the single-family structure
- 9 may be rebuilt according to the following density and development standards and time
- 10 deadlines:
- 11 1. No minimum lot area required;
- 12 2. Front, side, and rear setbacks shall conform to either SF-2 or MU-2 standards;
- 13 3. The exterior finish of all new buildings shall be of natural stone, simulated stone,
- 14 brick, stucco, and/or fiber cement siding;
- 15 4. If the building official has not issued a certificate of occupancy within five years
- 16 following the date of destruction of the single-family structure, all future use of the
- 17 property must conform to all MU-2 standards.
- 18 (3) *TF district.* Single-family detached dwelling units in the TF district shall comply with the lot
- 19 and building dimensional standards for the SF-2 zoning district, which can be found in Sec. 2-
- 20 26.
- 21 (4) *MU-1 district.*
- 22 a. Single-family detached dwelling units shall be permitted only on properties located at
- 23 the following addresses in the city: 309 East Liberty, 306 East Liberty, and 102 East
- 24 Liberty.
- 25 b. Single-family detached dwelling units are subject to the following standards:
- 26 1. A single-family use that is converted to a nonresidential use shall not return to a
- 27 single-family use.
- 28 2. Single-family uses shall not be required to provide on-site parking in a garage.
- 29 3. Nonresidential uses shall not be required to provide a compatibility buffer adjacent
- 30 to single-family uses.
- 31 4. The MU-2 (Mixed-Use Downtown Medium Density) district design standards
- 32 contained in Subsection [2-72](#)(e) shall apply.
- 33 (II) *Small-scale alcohol production.*
- 34 (1) In the BP district, all temporary outdoor storage areas shall be screened from any public
- 35 right-of-way or abutting property by an opaque wall a minimum of six (6) feet in height. The
- 36 wall shall be constructed of materials complementary to the principal structure.
- 37 (2) Micro-breweries in MU-2 shall have a public tasting room and must conform to restaurant
- 38 standards requiring a commercial kitchen. An onsite food truck shall not substitute for a
- 39 commercial kitchen.
- 40 (mm) *Small-scale manufacturing and assembly.* Small scale manufacturing and assembly is
- 41 permitted in MU-1 and MU-2 with the following standards:
- 42 (1) On-site retail component for direct sales to consumers shall be required.

- 1 (2) Not less than 10% of the gross floor area shall be occupied by retail sales, including
2 showroom, gallery, or similar customer-serving uses which shall be accessed from the
3 primary frontage.
- 4 (3) All manufacturing activities shall be conducted indoors. Outdoor operations, external dust
5 collectors, and/or outdoor storage are not permitted.
- 6 (4) No use shall be permitted which constitutes a hazard, danger or nuisance to the public in
7 accordance with Sec. 2-4 (d). Uses shall not adversely impact the neighborhood through
8 noise, dust, debris, odor, lighting, fire safety, and/or traffic.
- 9 (5) Exhaust shall be directed away from all residential uses.
- 10 (6) A maximum of one (1) roll-up garage door for delivery services shall be permitted and shall
11 be located on the rear building elevation.
- 12 (nn) *Townhouses.* Townhouses in the SR district are restricted to senior housing.
- 13 (oo) *Upper story residential.*
- 14 (1) Except as provided in subsection (oo)(2) of this section, upper story residential uses are
15 permitted subject to the following standards:
- 16 a. In the C-1 and C-1a districts, upper story residential is permitted only downtown and
17 the CT overlay.
- 18 b. In the C-2 district, upper story residential uses are permitted only on sites larger than
19 two acres.
- 20 c. In the C-1, C-1a and C-2 districts, the residential use shall be clearly secondary to the
21 principal commercial use. The gross floor area of the entire building shall include not
22 more than 50 percent residential uses.
- 23 d. In the C-1, C-1a and C-2 districts, separate designated parking spaces for use by the
24 residential units are required. Shared parking calculations are prohibited.
- 25 (2) Upper story residential uses in the MU-1, MU-2, MU-L, and MU-R districts shall comply with
26 the following standards:
- 27 a. For upper story residences, if on-site resident parking is included, it shall be separated
28 from customer or employee parking, reserved for residents' use only, and shall be
29 clearly marked for such purposes.
- 30 b. The ground floor of the building shall be occupied by nonresidential uses.
- 31 c. The residential use shall have a separate entrance from the nonresidential uses.
- 32 d. On the primary facade, direct access from the ground level to balconies or landings of
33 upper story residential uses is prohibited.
- 34 e. The following additional standards apply to zoning districts downtown:
- 35 1. In MU-2, upper story residential is differentiated from downtown residential to
36 allow for residential units in a building above a ground floor nonresidential use.
- 37 2. In MU-L, upper story residential shall only be permitted on lots fronting on Main
38 Street and Georgetown Street with a maximum of two (2) units per building.
- 39 (pp) *Urgent care facilities.*
- 40 (1) Urgent care facilities in the C-1 and C-1a districts that offer emergency medical services may
41 not be located within 300 feet of an existing or zoned residential use.

- 1 (2) Urgent care facilities in the OF-1 district shall not be specifically designed to accommodate
2 ambulances.
- 3 (qq) *Utilities.*
- 4 (1) *Minor utilities.* Minor utilities shall be treated as ground-mounted mechanical equipment
5 and shall comply with the district-specific standards and any required landscaping standards
6 in [Sec. 8-10](#).
- 7 (2) *Intermediate and major utilities.* Except as provided in subsection (qq)(3) below,
8 intermediate and major utilities are required to provide an eight (8) foot masonry fence (or
9 alternate material approved in writing by the zoning administrator) with landscaping in
10 compliance with [Sec. 8-10](#). The facility shall be secured.
- 11 (3) *MU-2 district.* Major utilities in the MU-2 district shall be fully enclosed within a building.
- 12 (rr) *Veterinary clinic, livestock.*
- 13 (1) Corrals and stables may be provided solely incidental to animal hospital use and for
14 convalescing livestock.
- 15 (2) Cremation services shall be prohibited.
- 16 (ss) *Veterinary clinic, small animals.*
- 17 (1) Any veterinary clinic, small animals in the C-2 and OF-1 districts shall be limited to regular
18 service hours beginning at 7:00 a.m. and ending at 9:00 p.m.
- 19 (2) Kennel facilities shall be limited to indoors and incidental to animals being treated at the
20 facility.
- 21 (3) Ancillary sales of pet care products, including but not limited to, prescription food,
22 medications, and grooming accessories shall be limited to no more than ten percent of the
23 gross floor area of the facility.
- 24 (4) Cremation services shall be prohibited.
- 25 (tt) *Waste-related service.* Waste-related services are permitted in the LI district, subject to the
26 following conditions:
- 27 (1) The facility shall be visually screened from any adjacent roadways, residential districts and
28 any other nonindustrial uses by an eight-foot perimeter fence. Any portion of the fence that
29 is visible from the adjacent roadways shall be constructed of brick, natural stone, simulated
30 stone, or architectural concrete masonry units.
- 31 (2) All recycling bins shall be enclosed behind a minimum eight (8) foot screening fence.
- 32 (3) All solid, liquid or sanitary waste collected shall be stored within an enclosed building.
- 33 (4) All manufacturing or production of goods or energy from solid, liquid or sanitary waste or
34 recycled materials shall be conducted in an enclosed building.
- 35 (5) Accessory buildings shall be set back more than 100 feet from single-family and two-family
36 lots.
- 37 (uu) *Wellness Center.* In the MU-2 and MU-L zoning districts, wellness centers shall be permitted
38 with the following standards:
- 39 (1) Physical medical screening and invasive procedures shall be prohibited.
- 40 (2) Medical waste, and any procedure resulting in medical waste, shall be prohibited.
- 41 (3) Programs and activities shall not create a noise disturbance as defined in Sec. 14-210.
- 42 (4) Fitness equipment shall not produce noise audible outdoors.
- 43 (5) Outdoor non-medical therapeutic equipment shall not be permitted in any street yard.

- 1 (6) In MU-L, programs and activities on site shall only be permitted between 6:00am to 9:00
- 2 pm.
- 3 (7) When abutting residential uses in MU-L, privacy screening in accordance with Sec. 2-73(d)(5)
- 4 shall be required.
- 5 (8) Outdoor amplified sound shall not be permitted.
- 6 (9) Animals also permitted on single-family standard zoned lots may be kept on-site.
- 7 (vv) *Wireless transmission facility (WTF)*. Wireless transmission facilities shall comply with the
- 8 standards provided in [Sec. 2-97](#).

9 **VIII.**

10 That Zoning and Development Code, Chapter 2, Article VIII, Section 2-93(c), Code
11 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

12 **Sec. 2-93. – Accessory uses and home occupations.**

13 (c) *Mobile food establishments.*

- 14 (1) *General.* A mobile food establishment is a temporary food service operation that supports
- 15 certain types of businesses in certain locations in the City.
- 16 (2) *Site location criteria.*
 - 17 a. Mobile food establishments shall not locate on public streets or in public parking lots.
 - 18 b. Mobile food establishments shall not be located within 50 feet of a single-family
 - 19 dwelling unit. This measurement shall be taken from the property line of the dwelling
 - 20 unit to the closest point of the mobile food establishment location. Separation
 - 21 requirements for food trucks located downtown shall be found in subsection (7)
 - 22 below.
 - 23 c. Mobile food establishments shall not locate in access drives, fire lanes, or improved
 - 24 alleys.
 - 25 d. Mobile food establishments shall not locate on sidewalks in or along the right-of-way
 - 26 without prior approval from the city. Approval may be granted if a minimum width of
 - 27 five (5) feet of sidewalk remains free of any obstructions.
 - 28 e. Mobile food establishments may not occupy any parking spaces needed for the
 - 29 minimum required parking for the primary use.
 - 30 f. Mobile food establishments shall be located a minimum of 15 feet from fire hydrants
 - 31 and five (5) feet from any utility box, ADA accessibility ramp, or building entrance.
- 32 (3) *Other requirements.*
 - 33 a. The mobile food establishment shall be in compliance with Williamson County and
 - 34 Cities Health District regulations and applicable City fire department regulations.
 - 35 b. All signage and identification for the mobile food establishment shall be on or
 - 36 attached to the vehicle. Menu items may be displayed on sandwich boards which are
 - 37 not attached to the vehicle.
 - 38 c. All food vending transactions shall occur from the vehicle.

- 1 d. No trash or grease shall be left at the site after the departure of the mobile food
- 2 establishment, except in existing on-site containers specifically designed for such
- 3 waste.
- 4 e. Vehicles, generators, and other equipment shall be maintained so as to be in operable
- 5 condition at all times.
- 6 f. Durable exterior-grade finishes and decorations shall be utilized for all exterior
- 7 materials on the vehicle and shall be maintained in accordance with minimum
- 8 property, structural and health standards.
- 9 g. The mobile food establishment shall remain on wheels and drivable or with the hitch
- 10 in place necessary for it to be mobile.
- 11 (4) *Long-term accessory use.* This section shall apply to all long-term mobile food
- 12 establishments located in the city, with the exception of those located downtown which
- 13 are regulated in subsection (7) below.
- 14 a. Mobile food establishments are meant to be open and on-site on a temporary basis.
- 15 As such, the following requirements for long-term accessory use shall be met:
- 16 1. New connections to city water or wastewater infrastructure are prohibited;
- 17 2. New electric meters are prohibited; and
- 18 3. For mobile food establishments serving a municipal park and recreation facility,
- 19 the Parks and Recreation Department shall determine the permissible duration for
- 20 which each establishment may operate.
- 21 b. Upon the issuance of an annual permit as described in subsection (c)(4)c. below,
- 22 mobile food establishments are permitted as long-term accessory use supporting the
- 23 following primary uses:
- 24 1. A multi-tenant center where the mobile food establishment is located within an
- 25 internally oriented pedestrian promenade which is not visible from the public
- 26 right-of-way;
- 27 2. Small-scale alcohol production facilities;
- 28 3. Event centers;
- 29 4. Municipal parks and recreation facilities;
- 30 5. Public and private education facilities, corporate office campuses, and
- 31 business/industrial parks, at which the mobile food establishment provides service
- 32 to the students or employees of the hosting organization; and
- 33 6. Homeowners Association-owned common areas.
- 34 c. An annual permit from the city for each calendar year beginning January 1 shall be
- 35 required for long term accessory use.
- 36 1. The property owner or tenant who is hosting the mobile food establishment shall
- 37 be responsible for obtaining the permit. If a tenant applies for the permit, the
- 38 signature of the property owner or property management company must be on
- 39 the application.
- 40 2. The permit applicant shall attest that all mobile food establishments hosted on-
- 41 site have the required Williamson County and Cities Health District and Round
- 42 Rock Fire Department permits and inspections and are in compliance with all
- 43 applicable regulations. Mobile food establishments may be shut down
- 44 immediately by the Williamson County and Cities Health District or the Fire

- 1 Department if they are in violation of any permitting or inspection requirements,
2 including displaying the proper permits.
- 3 3. The zoning administrator may revoke a permit issued under this section (4) if the
4 permit holder is found to be in violation of section (2) and (3) above three (3)
5 times in a twelve (12) month period. The permit shall remain revoked for twelve
6 (12) months from the date of revocation.
- 7 4. A site map showing the proposed location of the mobile food establishment(s)
8 shall be provided.
- 9 5. Applications for mobile food establishment permits shall be accompanied by the
10 appropriate fee as set forth in appendix A of the Code of Ordinances. Municipal
11 parks and recreation facilities and homeowner association properties shall be
12 exempt from fees.
- 13 6. The mobile food establishment shall not operate during the hours that the
14 primary use is closed.
- 15 7. It shall be unlawful for the owner of a mobile food establishment which is visible
16 from public rights-of-way to park the vehicle overnight at the location of their
17 associated primary use on any Sunday, Monday, Tuesday, Wednesday, or
18 Thursday night, except for Sunday and Thursday nights that coincide with a federal
19 holiday the following day.
- 20 8. All signage and identification for the mobile food establishment shall be on or
21 attached to the vehicle. Menu items may be displayed on sandwich boards which
22 are not attached to the vehicles.
- 23 9. Sites smaller than one (1) acre are prohibited from having more than two (2)
24 mobile food establishments on-site at any time.
- 25 (5) *Mobile food establishment park.*
- 26 a. Upon the issuance of an annual permit as set forth in subsection (c)(5)b. below,
27 mobile food establishment parks are permitted as an accessory use supporting the
28 following primary uses:
 - 29 1. Public and private education facilities;
 - 30 2. Corporate office campuses;
 - 31 3. Business/industrial parks; and
 - 32 4. Municipal parks and recreation facilities.
- 33 b. An annual permit from the city for each calendar year being beginning January 1 shall
34 be required for a mobile food establishment park.
 - 35 1. The property owner shall be responsible for obtaining the permit.
 - 36 2. The property owner shall attest that all mobile food establishments within the
37 mobile food establishment park have the required Williamson County and Cities
38 Health District and Round Rock Fire Department permits and inspections and are
39 in compliance with all applicable regulations. Mobile food establishments may be
40 shut down immediately by the Williamson County and Cities Health District or the
41 Fire Department if they are in violation of any permitting or inspection
42 requirements, including displaying the proper permits.
 - 43 3. The zoning administrator may revoke a permit issued under this section (5) if the
44 permit holder is found to be in violation of section (2) and (3) above three (3)

- 1 times in a twelve (12) month period. The permit shall remain revoked for twelve
2 (12) months from the date of revocation.
- 3 4. A mobile food park manager shall be designated for the property on the permit
4 application and posted on-site with contact information.
- 5 5. A site map showing the proposed location of the mobile food establishments
6 within the park and any other associated structures shall be provided, including
7 required restroom facilities. A building permit shall be required for any permanent
8 structures associated with the mobile food establishment park.
- 9 6. All mobile food establishment parks shall have restroom facilities with hand
10 washing onsite. These facilities shall be open and available during the hours the
11 park is open for business. The following types of facilities shall be allowed.
- 12 i. A freestanding restroom structure constructed in accordance with the city's
13 code.
- 14 ii. An on-site principal building's restrooms may be utilized with a separate
15 entrance provided for park use.
- 16 iii. A mobile restroom trailer with a minimum of two (2) separate lockable stalls
17 (men's and women's facility). Handicap accessible stalls shall be available and
18 may require a third restroom unit.
- 19 7. Signage and identification for individual mobile food establishments within the
20 park shall be on or attached to the vehicle. Menu items may be displayed on
21 sandwich boards which are not attached to the vehicle. Mobile food
22 establishment parks may install one (1) on-site post and panel sign within the park
23 area that meets the size, height, materials and illumination standards provided
24 in [section 8-78](#). This sign shall meet applicable location requirements for
25 freestanding signs in accordance with [section 8-78](#). If a freestanding post and
26 panel sign will be added to the park, a separate sign permit with associated fee
27 shall be required.
- 28 8. Applications for mobile food establishment park permits shall be accompanied by
29 the appropriate fees as set forth in Appendix A of the Code of Ordinances.
30 Municipal parks and recreation facilities shall be exempt from those fees.
- 31 (6) *Short-term accessory use*. This section shall apply to all short-term mobile food
32 establishments located in the city, with the exception of those located downtown which
33 are regulated in subsection (7) below.
- 34 a. Upon issuance of a three-day permit as described in subsection (c)(6)b. below, mobile
35 food establishments are permitted as an accessory use supporting the following uses:
- 36 1. Property located within a Commercial Zoning District, which contains an
37 operational business;
- 38 2. Property located within an Employment and Industrial Zoning District which
39 contains an operational business;
- 40 3. Small-scale alcohol production facilities;
- 41 4. Event centers;
- 42 5. Community/government service facilities/places of worship;
- 43 6. Municipal parks and recreation facilities;
- 44 7. Homeowner Association-owned common areas; and

- 1 8. Public and private education facilities, corporate office campuses, and
- 2 business/industrial parks, at which the mobile food establishment provides
- 3 services to the students or employees of the hosting organization.
- 4 b. A three-day permit shall be required for short-term accessory use.
- 5 1. Each event shall be for a maximum of three (3) consecutive days.
- 6 2. A maximum of four (4) permits within each calendar year shall be used for each
- 7 property.
- 8 3. The property owner or tenant who is hosting the event shall be responsible for
- 9 obtaining the permit. If a tenant applies for the permit, the signature of the
- 10 property owner or property management company must be on the application.
- 11 4. The permit applicant shall attest that all mobile food establishments hosted on-
- 12 site have the required Williamson County and Cities Health District and Round
- 13 Rock Fire Department permits and inspections and are in compliance with all
- 14 applicable regulations. Mobile food establishments may be shut down
- 15 immediately by the Williamson County and Cities Health District or the Fire
- 16 Department if they are in violation of any permitting or inspection requirements,
- 17 including displaying the proper permits.
- 18 5. The zoning administrator may limit permits issued under this section (6) if the
- 19 permit holder is found to be in violation of section (2) and (3) above three (3)
- 20 times in a twelve (12) month period. The permit shall remain revoked for twelve
- 21 (12) months from the date of revocation.
- 22 6. Applications for mobile food establishment permits shall be accompanied by the
- 23 appropriate fee as set forth in appendix A of the Code of Ordinances. Municipal
- 24 parks and recreation facilities and homeowner association properties shall be
- 25 exempt from the fees.

26 (7) *Downtown (DT) accessory use.*

- 27 a. Site location criteria.
- 28 1. Mobile food establishments shall be located on private property. Mobile food
- 29 establishments may be permitted on unimproved alleys downtown with approval
- 30 by the zoning administrator.
- 31 2. Mobile food establishments shall not locate in access drives, fire lanes, or
- 32 improved alleys.
- 33 3. Mobile food establishments may not occupy any parking spaces in the event that
- 34 the space is required to meet an on-site parking requirement.
- 35 4. Mobile food establishments shall be located a minimum of 15 feet from fire
- 36 hydrants and five (5) feet from any utility box, ADA accessibility ramp, or building
- 37 entrance.
- 38 b. Mobile food establishments DT are permitted on lots with the following land uses:
- 39 1. A restaurant/bar located on lots zoned MU-1.
- 40 2. A restaurant/bar or retail sales and service located on lots zoned MU-2. For a
- 41 restaurant/bar located in MU-2, mobile food establishments shall not serve as a

- 1 commercial kitchen associated with the required food and beverage certificate
2 issued by the Texas Alcoholic Beverage Commission pursuant to V.T.C.A., Alcoholic
3 Beverage Code § 28.18. 2-91.
- 4 3. Limited mobile food services on lots zoned MU-L with frontage on Main St and
5 Georgetown St in conjunction with restaurant/bar, retail sales and service
6 establishments, wellness centers, and event centers.
- 7 4. Event centers on lots zoned MU-2.
- 8 5. Small-scale alcohol production facilities on lots zoned MU-1 or MU-2.
- 9 6. Places of worship, short-term accessory use permit only.
- 10 7. Government service facilities.
- 11 8. Community facilities, short-term accessory use permit only.
- 12 9. PUDs downtown as specified in the PUD.
- 13 10. For mobile food establishments in Municipal parks and public open spaces, the
14 Parks and Recreation Department shall determine the permissible duration for
15 which each establishment may operate.
- 16 c. Other requirements.
- 17 1. Mobile food establishments shall be at least 25 feet from a single-family dwelling
18 unit in MU-L and at least 50 feet from a single-family dwelling unit in MU-2. This
19 shall apply to long-term accessory uses only.
- 20 2. Mobile food establishments adjacent to a single-family dwelling unit in the MU-2
21 and MU-L zoning districts shall be required to provide the following screening
22 requirements:
- 23 i. In MU-2 screening shall be in accordance with outdoor dining requirements in
24 Sec. 2-72(e)(5).
- 25 ii. In MU-L screening shall be in accordance with screening requirements in Sec.
26 2-73(d)(2) and (4).
- 27 3. In the MU-L zoning district food preparation shall not be allowed, including the
28 use of exhaust fans, grills, deep fryers, range, griddles or similar items needed for
29 cooking. Food warming, packaging of pre-prepared foods, and beverage
30 preparation are permitted.
- 31 4. Mobile food establishments parked on private property overnight shall not be
32 located in the front street yard.
- 33 5. New connections to city water or wastewater infrastructure are prohibited.
- 34 6. Gas-powered generators powering mobile food establishments shall be prohibited
35 in the MU-L zoning district.
- 36 d. Permitting process.
- 37 1. Long-term accessory use.
- 38 i. An annual permit from the city for each calendar year beginning January 1
39 shall be required for DT accessory use.
- 40 ii. The property owner or tenant who is hosting the mobile food establishment
41 shall be responsible for obtaining the permit. If a tenant applies for the
42 permit, the signature of the property owner or property management
43 company must be on the application.

- 1 iii. The property owner shall attest that all mobile food establishments hosted on-
- 2 site have the required Williamson County and Cities Health District and Round
- 3 Rock Fire Department permits and inspections and are in compliance with all
- 4 applicable regulations. Mobile food establishments may be shut down
- 5 immediately by the Williamson County and Cities Health District or the Fire
- 6 Department if they are in violation of any permitting or inspection
- 7 requirements, including displaying the proper permits.
- 8 iv. The zoning administrator may revoke a permit issued under this section (7) if
- 9 the permit holder is found to be in violation of subsections (a) and (c) above
- 10 three (3) times in a twelve (12) month period. The permit shall remain revoked
- 11 for twelve (12) months from the date of revocation.
- 12 v. A site map showing the proposed location of the mobile food establishment(s)
- 13 shall be provided.
- 14 vi. Applications for mobile food establishment permits shall be accompanied by
- 15 the appropriate fee as set forth in appendix A of the Code of Ordinances.
- 16 Municipal parks and recreation facilities shall be exempt from fees.
- 17 vii. The mobile food establishment shall only operate in MU-1 or MU-2 zoning
- 18 districts during the hours that the host on-site business is open, or in the MU-L
- 19 zoning district between 7:00am and 9:00pm.
- 20 viii. All signage and identification for the mobile food establishment shall be on or
- 21 attached to the vehicle. Menu items may be displayed on sandwich boards
- 22 which are not attached to the vehicles.
- 23 ix. No more than one (1) mobile food establishment may operate on-site
- 24 downtown at any time with the exception of mobile food establishments at
- 25 event centers in MU-2.
- 26 2. Short-term accessory use.
- 27 i. A three-day permit shall be required for short-term DT accessory use.
- 28 ii. Mobile food establishments shall only be permitted on lots with
- 29 nonresidential uses.
- 30 iii. Each event shall be for a maximum of three (3) consecutive days.
- 31 iv. A maximum of four (4) permits within each calendar year shall be issued for
- 32 each property.
- 33 v. The property owner or tenant who is hosting the event shall be responsible for
- 34 obtaining the permit. If a tenant applies for the permit, the signature of the
- 35 property owner or property management company must be on the
- 36 application.
- 37 vi. The permit applicant shall attest that all mobile food establishments hosted
- 38 on-site have the required Williamson County and Cities Health District and
- 39 Round Rock Fire Department permits and inspections and are in compliance
- 40 with all applicable regulations. Mobile food establishments may be shut down
- 41 immediately by the Williamson County and Cities Health District or the Fire
- 42 Department if they are in violation of any permitting or inspection
- 43 requirements, including displaying the proper permits.

- 1 (4) To implement site design and planting requirements which minimize the need for
- 2 maintenance and utilize sound water conservation practices.
- 3 (5) To provide for landscaping regulations that encourage the preservation of protected trees,
- 4 as defined in Sec. 1-50.
- 5 (6) To establish monarch trees as focal points that should be highlighted by proposed
- 6 development.

7 (c) *Applicability.* This section shall apply to all land area (public and private) within the zoning
8 jurisdiction of the city and in areas where this section is in effect by contractual agreement.

9 (1) Application of landscape requirements. The requirements of this section shall apply to:

- 10 a. All new development or construction on vacant or previously developed land, that
- 11 requires site plan approval;
- 12 b. All new single-family or two-family residences in the SF-2 (Single-Family - Standard Lot),
- 13 SF-3 (Single-Family - Mixed Lot), and TF (Two-Family) zoning districts. Such requirements
- 14 may be found in subsection (n) below;
- 15 c. Any change of land use which results in redevelopment of a residential use to a
- 16 nonresidential use;
- 17 d. Any change, conversion, or addition of commercial land uses that result in the
- 18 requirement for additional parking to be constructed. In this case, the landscape
- 19 requirements shall apply to only the newly proposed parking area and other areas of the
- 20 site being modified by development activities; and
- 21 e. Detention ponds and water quality ponds that are part of any development including
- 22 residential subdivisions. Common development that encompasses more than one lot
- 23 shall be treated as one for the purposes of application of this section. Split ownership,
- 24 planning in phases, construction in stages, or multiple building permits for a project shall
- 25 not prevent it from being considered a common development, provided that a
- 26 comprehensive site plan is submitted for all portions of the development being
- 27 considered as a common development.

28 (2) Exemption from landscape requirements. The requirements of this section specifically shall
29 not apply to the following:

- 30 a. New construction of detached single-family homes in the SF-R (Single-Family - Rural), SF-
- 31 1 (Single-Family - Large Lot), and SF-D (Single-Family - Downtown) zoning districts;
- 32 b. Expansions or modifications to an existing detached single-family residence in any
- 33 zoning district;
- 34 c. Restoration of a building or structure which has been damaged, destroyed or
- 35 demolished to an extent less than 50 percent of its fair market value (as determined by
- 36 the most recent appraised value of the appraisal district in which the building or
- 37 structure is located);
- 38 d. Exterior or interior restoration of a designated historic structure;
- 39 e. Medians in street rights-of-way;
- 40 f. Ground-mounted equipment located in street rights-of-way.

41 (d) *Landscape plans.* The submittal of landscape plans shall not be required for new homes in the
42 SF-2, SF-3, and TF zoning districts, but shall be required with the following:

43 (1) *Standard site plan.* Landscape requirements identified in this section and in the format
44 specified by the development packet necessary to obtain a standard site plan approval shall

- 1 be depicted on a landscape plan. This landscape plan shall be signed and sealed by a
2 landscape architect.
- 3 (2) *Small project site plan.* Landscape requirements identified in this section and in the format
4 specified by the development packet necessary to obtain a small project site plan approval
5 shall be depicted on a site or landscape plan. If the plan includes 10 or more trees, the plan
6 shall be signed and sealed by a landscape architect. If the plan includes less than 10 trees,
7 the plan shall be signed and sealed by a landscape architect, professional engineer,
8 landscape design professional, licensed nurseryman, or urban forester.
- 9 (e) *General planting requirements.*
- 10 (1) *Trees.*
- 11 a. The planting specifications and standards included in the Tree Technical Manual are
12 applicable unless otherwise stated herein.
- 13 b. At the time of planting, all trees shall have the following caliper measurements:
- 14 1. Large trees: three (3) inches;
15 2. Medium trees: two (2) inches;
16 3. Small/ornamental trees: one (1) inch.
- 17 c. Tree planting pits shall be 50% excavated soil and 50% prepared soil.
- 18 d. All trees shall be planted in a pervious area no less than four (4) feet wide in any
19 direction measured from the center of the tree, unless otherwise stated herein. Said
20 pervious area shall be covered with mulch to a minimum average thickness of three (3)
21 inches, except for the area within a six (6) inch radius of the tree trunk which shall have
22 no mulch or other material above the root ball in order to prevent or reduce the
23 possibility of bark rot.
- 24 e. Notwithstanding the requirements of the Tree Technical Manual, the zoning
25 administrator may allow large trees to be placed closer to a building in order to achieve
26 an urban streetscape.
- 27 f. All trees planted to meet the landscaping standards herein shall be protected trees
28 regardless of size.
- 29 g. Berms shall not encroach upon the critical root zones of existing trees, as regulated by
30 chapter 8, Article III, Tree Protection and Preservation.
- 31 (2) Shrubs provided to satisfy requirements for parking lot landscape buffers and screening
32 requirements of Section 8-40 shall be evergreen and have a minimum height of 24" at time
33 of planting.
- 34 (3) *Species Diversity.* No more than 50 percent of the required trees and shrubs shall be of the
35 same species without the approval of the zoning administrator. Such approval may only be
36 granted in order to achieve a specific design intent of the landscape architect.
- 37 (4) *Turfgrass.*
- 38 a. Wherever sod or turfgrass is specified, such grass shall be of a drought-tolerant species.
39 b. Drought tolerant turf grass shall be limited to 50% of the lot area that is not covered by
40 impervious cover.
- 41 c. Where Habiturf®, Native Sun Turf™, or Thunder Turf™ are specified, the 50% coverage
42 limitation shall not apply.
- 43 d. Turfgrass shall not be installed between sidewalks and back of curb adjacent to street
44 rights of way.

1 (5) *Soil Depth*. Improved soils containing a minimum 20% organic content shall be provided in
2 all required landscape areas in accordance with the following:

- 3 a. Turf areas shall have a minimum improved soil depth of six (6) inches;
- 4 b. Planting beds shall have a minimum depth of eight (8) inches

5 (6) *Landscape Barriers and Edging*.

- 6 a. All landscaping shall be separated from vehicular use areas by some form of barrier such
7 as raised concrete curbing, bollards, curb stops, or other suitable permanent alternative.
- 8 b. All landscape beds shall be separated from turfgrass areas by some form of barrier such
9 as steel edging, masonry materials, or another equivalent durable material as approved
10 by the zoning administrator. No plastic materials shall be allowed. Provided however,
11 the barriers may be designed in such a way to capture, filter, reuse or infiltrate
12 rainwater with the purpose of protecting and conserving water resources.

13 (7) *Visibility*.

- 14 a. Landscaping shall not obstruct the view between access drives and parking aisles.
- 15 b. Nothing shall be erected, placed, allowed to grow, or planted so that it impedes
16 vision between the height of three (3) feet and 10 feet above the curb within a
17 sight visibility triangle, as defined in Sec. 1-50.

18 (8) No artificial plant material may be used in any form to satisfy the requirements of this
19 section.

20 (9) Any landscaping placed in utility easements shall not be counted towards the minimum
21 landscaping requirements.

22 (f) *Interior parking lot landscape requirements by zoning district*.

23 (1) *TH (Townhouse), SR (Senior), MF-1 (Multifamily - Low Density), MF-2 (Multifamily - Medium*
24 *Density), MF-3 (Multifamily - Urban), C-1 (General Commercial), C-1a (General Commercial -*
25 *Limited), C-2 (Local Commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business*
26 *Park), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities - Medium Intensity), PF-3*
27 *(Public Facilities - High Intensity), MU-R (Mixed-Use - Redevelopment and Small Lot), MU-1*
28 *(Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density), and*
29 *MU-G (Mixed-Use Greenfield and Large Lot) zoning districts.*

- 30 a. Large trees shall be provided in parking areas. The construction of off-street parking
31 areas requires the planting of one large tree in each island so that there are no more
32 than 10 contiguous parking spaces between islands, except as otherwise provided
33 herein.
- 34 b. End islands shall be provided at the terminus of each parking bay. Interrupting islands
35 shall be provided within each parking bay as required herein. End islands and
36 interrupting islands shall have a minimum width of nine (9) feet from face of curb to
37 face of curb and shall contain a large tree. Head-to-head parking bays shall include two
38 (2) such end islands.
- 39 c. In a row of parking immediately adjacent to a perimeter parking lot landscape area,
40 required interrupting islands may be eliminated by planting two (2) additional large
41 trees in the adjacent landscape area for each interrupting island so eliminated.
- 42 d. A median island with a minimum width of nine (9) feet, from face of curb to face of
43 curb, shall be required between every six (6) single parking bays and along primary
44 internal and external access drives. Medium or large trees shall be planted at a rate of

1 one per each 50 linear feet or fraction thereof. Median island intervals may be
2 expanded in order to preserve existing trees, provided an alternative median location
3 has been approved by the zoning administrator.

- 4 e. Other plant materials may be substituted for a large tree between the building and the
5 first drive aisle as per the foundation landscape requirements provided in subsection (h)
6 below. Specifically, plant materials totaling 30 foundation treatment points as set out in
7 the table in subsection (i)(1)c. below, shall be provided in the required island for each
8 large tree to be substituted.
- 9 f. The preservation of existing healthy trees of a protected species, as set forth in the
10 definition of "protected tree" in [Sec. 1-50](#), may be used as credits towards the
11 landscaping required by this subsection. These credits may not be used to replace an
12 end island or median island tree unless the preserved tree is located within the required
13 end island or median island. Each preserved tree is credited towards the adjacent 10,
14 20, or 30 parking spaces, accordingly:
 - 15 1. Each healthy large tree with a diameter of at least four (4) inches but less than eight
16 (8) inches within 10 feet of a parking area will be counted as a credit towards one
17 required parking lot tree.
 - 18 2. Each healthy protected large tree with a diameter of eight (8) inches to 20 inches
19 preserved within 15 feet of a parking area will be counted as a credit towards two
20 (2) required parking lot trees.
 - 21 3. Each healthy protected large tree with a diameter of more than 20 inches preserved
22 within 20 feet of a parking area will be counted as a credit towards three (3)
23 required parking lot trees.
- 24 g. The area within islands and medians shall not include sod or turf grass, and shall not
25 include more than 50 percent decorative groundcover material, unless approved by the
26 zoning administrator. The remainder of the area shall consist of planting groundcover.
- 27 h. Notwithstanding the requirements of the Tree Technical Manual, large trees required to
28 meet the tree island requirements may be planted closer than 30 feet from a building,
29 but in no event closer than 12 feet from a building.

30 (2) *LI (Light Industrial) and I (Industrial) zoning districts.*

- 31 a. End islands shall be provided at the terminus of each parking bay. End islands shall have
32 a minimum width of nine (9) feet from face of curb to face of curb. Head-to-head
33 parking bays shall include two (2) such end islands. A large tree shall be planted in each
34 end island.
- 35 b. The area within islands and medians shall not include sod or turf grass, and shall not
36 include more than 50 percent decorative groundcover material, unless approved by the
37 zoning administrator. The remainder of the area shall consist of planting groundcover.
- 38 c. Notwithstanding the requirements of the Tree Technical Manual, large trees required to
39 meet the tree island requirements may be planted closer than 30 feet from a building,
40 but in no event closer than 12 feet from a building.

41 (g) *Parking lot landscape buffers by zoning district.*

- 42 (1) TH (Townhouse), SR (Senior), MF-1 (Multifamily - Low Density), MF-2 (Multifamily - Medium
43 Density), MF-3 (Multifamily - Urban), C-1 (General commercial), C-1a (General commercial -
44 limited), C-2 (Local commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business

1 Park), LI (Light industrial), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities -
2 Medium Intensity), PF-3 (Public Facilities - High Intensity), and MU-G (Mixed-Use Greenfield
3 and Large Lot) zoning districts.

- 4 a. Landscaping shall be provided between parking areas and all public streets in an eight-
5 foot (8') wide linear planting bed. The minimum landscaping required for this purpose
6 shall be based on the measured linear footage of parking including vehicular circulation
7 routes that extend along the length of the property line (excluding ingress/egress to the
8 public road) adjacent to the public right-of-way.
- 9 b. The required minimum quantity of landscaping is as follows:
 - 10 1. One large tree or two small trees per 40 linear feet, or fraction thereof;
 - 11 2. One small tree per 60 linear feet, or fraction thereof; and
 - 12 3. One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction
13 thereof. Any combination of large shrubs, small shrubs, and ornamental grasses is
14 acceptable.
- 15 c. There shall be no gap between required landscaping exceeding 25 percent of the length
16 of the landscaped area, unless approved by the zoning administrator.
- 17 d. Notwithstanding the requirements of the Tree Technical Manual, small trees may be
18 grouped no closer than 12 feet apart and large trees may be grouped no closer than 30
19 feet apart for the purpose of meeting the requirements of this subsection (g).
- 20 e. If there are overhead utilities above the landscape area, then the required large and/or
21 small trees may be placed in additional interrupting islands within the first row of
22 parking adjacent to the public street. Such islands shall have a minimum width of nine
23 (9) feet from face of curb to face of curb. In addition, the owner shall have the option of
24 reducing the eight-foot (8') wide linear planting bed described in subsection (g)(1)a.
25 above, to a four-foot (4') wide area to accommodate only shrubs.
- 26 f. The area within islands and medians shall not include sod or turf grass, and shall not
27 include more than 50 percent decorative groundcover material, unless approved by the
28 zoning administrator. The remainder of the area shall consist of planting groundcover.

29 (2) *I (Industrial) zoning district.*

- 30 a. Landscaping shall be provided between parking areas and all public streets in an eight-
31 foot (8') wide linear planting bed. The minimum landscaping required for this purpose
32 shall be based on the measured linear footage of parking, including vehicular circulation
33 routes that extend along the length of the property line (excluding ingress/egress to the
34 public road) adjacent to the public right-of-way.
- 35 b. The required minimum quantity of landscaping is as follows:
 - 36 1. One large or medium tree per 40 linear feet (75 percent of these trees shall be of a
37 large tree);
 - 38 2. One small tree per 30 linear feet; and
 - 39 3. One large shrub per eight linear feet.
- 40 c. Notwithstanding the requirements of the Tree Technical Manual, small trees may be
41 grouped no closer than 12 feet apart and large trees may be grouped no closer than 30
42 feet apart for the purpose of meeting the requirements of this subsection (g).
- 43 d. If there are overhead utilities above the landscape area, then the required large trees
44 may be placed in additional interrupting islands within the first row of parking adjacent

1 to the public street. Such islands shall have a minimum width of nine (9) feet from face
2 of curb to face of curb. In addition, the owner shall [have] the option of reducing the
3 eight-foot (8') wide linear planting bed described in subsection (g)(2)a. above, to a four-
4 foot (4') wide area to accommodate only shrubs.

5 (3) *MU-1 (Mixed-Use Historic Commercial Core), MU-2 (Mixed-Use Downtown Medium Density)*
6 *and MU-R (Mixed-Use - Redevelopment and Small Lot) zoning districts.*

- 7 a. Landscaping shall be provided between parking areas and all public open space in an
8 eight-foot (8') wide linear planting bed. The minimum landscaping required for this
9 purpose shall be based on the measured linear footage of parking including vehicular
10 circulation routes that extend along the length of the property line adjacent to the
11 public open space.
- 12 b. The required minimum quantity of landscaping is as follows:
- 13 1. One large tree or two (2) small trees per 40 linear feet, or fraction thereof;
 - 14 2. One small tree per 60 linear feet, or fraction thereof; and
 - 15 3. One large shrub, small shrub, or ornamental grass per four (4) linear feet, or fraction
16 thereof. Any combination of large shrubs, small shrubs, and ornamental grasses
17 acceptable.
- 18 c. There shall be no gap between required landscaping exceeding 25 percent of the length
19 of the landscaped area, unless approved by the zoning administrator.
- 20 d. Notwithstanding the requirements of the Tree Technical Manual, small trees may be
21 grouped no closer than 12 feet apart and large trees may be grouped no closer than 30
22 feet apart for the purpose of meeting the requirements of this subsection (g).
- 23 e. The area within islands and medians shall not include sod or turf grass, and shall not
24 include more than 50 percent decorative groundcover material, unless approved by the
25 zoning administrator. The remainder of the area shall consist of planting groundcover.

26 (h) On-street parking downtown.

- 27 (1) In instances where parking is constructed within the right-of-way as part of an approved site
28 plan, street trees shall be installed in the sidewalk adjacent to all of the property street yard
29 with a separation of 40 feet where the width of the sidewalk allows or within parking end
30 islands built where appropriate to maintain an average of 40 foot tree spacing.

31 (i) *Foundation treatment by zoning district.*

- 32 (1) *SR (Senior), C-1 (General commercial), C-1a (General commercial - limited), C-2 (Local*
33 *commercial), OF-1 (General Office), OF-2 (Mid-Rise Office), BP (Business Park), LI (Light*
34 *industrial), PF-1 (Public Facilities - Low Intensity), PF-2 (Public Facilities - Medium Intensity),*
35 *PF-3 (Public Facilities - High Intensity), and MU-G (Mixed-Use Greenfield and Large Lot)*
36 *zoning districts.*

- 37 a. The purpose of this subsection (i) is to outline requirements for the treatment of
38 landscape areas adjacent to buildings in the aforementioned zoning districts. The intent
39 of this section is to allow a variety of landscape treatments in order to achieve particular
40 design goals, e.g., increased building visibility, view corridors to signage, and highlighting
41 special architectural features. Minimum requirements are determined based on the
42 arrangement of parking in the street yard and vary according to the site plan layout. A
43 minimum number of foundation treatment points (FTPs) must be provided based on the
44 site layout and the categories set forth in subsection (i)(1)b. below. Notwithstanding the

requirements of the Tree Technical Manual, large trees required to meet the foundation treatment requirements may be planted closer than 30 feet to a building, but in no event closer than 12 from a building.

b. Foundation treatment points (FTP) determination by category.

1. *Category 1:* Building with three (3) or more single parking bays in the street yard.

For Category 1 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of four (4). For example, a Category 1 building with 100 linear feet of street-facing facade requires 400 FTPs (100 x 4 = 400).

2. *Category 2:* Building with one or two (2) single parking bays in the street yard.

For Category 2 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of three (3). For example, a Category 2 building with 100 linear feet of street-facing facade requires 300 FTPs. (100 x 3 = 300).

3. *Category 3:* Buildings with no parking in the street yard.

For Category 3 site plans, FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of two (2). For example, a Category 3 building with 100 linear feet of street-facing facade requires 200 FTPs. (100 x 2 = 200).

c. Foundation treatment point credits. The number of required FTPs shall be achieved by providing a combination of no less than three (3) of the following elements contained in the table below to be located between the building and the first drive aisle. Additional elements may be considered and a point value will be established by the zoning administrator on a case by case basis.

Landscape Feature	Points Credited
Specimen tree (6" caliper or larger)	60
Medium or large tree	30
Ornamental tree	15
Large shrub	5
Small shrub	3
Groundcover planting	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)

Perennials and annuals	0.5 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.)
Decorative paving	2.5 (per sq. ft.)
Shade structure	30
Shade structure with vines	33
Site furniture	30
Bike rack	20
Trash receptacle	20

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2 (j) *Foundation treatment downtown.* The purpose of this subsection (j) is to outline requirements
3 for the treatment of landscape areas adjacent to buildings downtown. The intent of this section
4 is to allow a variety of landscape treatments in order to make the streetscape more inviting and
5 introduce natural elements to soften the built environment. Heavy emphasis is placed on
6 plantings to enhance visual appeal of public spaces by adding greenery, color, and texture. A
7 minimum number of foundation treatment points (FTPs) must be provided based on the site
8 layout and the categories set forth in subsection (i)(1)b. below. Notwithstanding the
9 requirements of the Tree Technical Manual, large trees required to meet the foundation
10 treatment requirements may be planted closer than 30 feet to a building, but in no event closer
11 than 12 feet from a building. All foundation treatment downtown shall be located along street
12 frontages between the building and the street.

13 (1) MU-1 (Mixed-Use Historic Commercial Core) district.

- 14 a. FTP requirements are determined by multiplying the linear footage of the building's
15 street-facing facades by a factor of two (2). For example, a building with 100 linear feet
16 of street-facing facade requires 200 FTPs (100 x 2 = 200). There shall be no FTP
17 requirements if a building façade is at the property line.
- 18 b. Foundation treatment point credits. The number of required FTPs shall be achieved by
19 providing a combination of no less than three (3) of the following elements contained in
20 the table below to be located between the building and the front property line. A
21 minimum of 50% of FTPs shall be composed of plantings including ground cover
22 plantings, trees, shrubs, perennials, annuals, and plantings contained in a permanently
23 irrigated container. Additional elements including existing landscape features with the
24 exception of decorative pavers, may be considered and a point value will be established
25 by the zoning administrator.

Landscape Feature	Points Credited
Tree	20
Large shrub	5
Small shrub	3
Groundcover planting	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)
Perennials and annuals	2 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.)
Decorative paving	1.5 (per sq. ft.)
The following shall count toward required FTPs if on private property and not provided in the adjacent right-of-way: Shade structure, site furniture, and bike rack.	10
The following shall count toward required FTPs with the exception of properties with H (Historic Overlay) zoning: Arbor/trellis supporting living landscape materials.	4 (per sq. ft.) of living landscape materials

- 1 (2) MU-2 (Mixed-Use Downtown Medium Density) district.
- 2 a. Foundation treatment points (FTP) determination by building type.
- 3 1. Building Type 1
- 4 FTP requirements are determined by multiplying the linear footage of the building's
- 5 street-facing facades by a factor of four (4). For example, a building with 100 linear
- 6 feet of street-facing facade requires 400 FTPs. (100 x 4 = 400).
- 7 2. Building Type 2
- 8 i. FTP requirements are determined by multiplying the linear footage of the
- 9 building's street-facing facades by a factor of two (2). For example, a building
- 10 with 100 linear feet of street-facing facade requires 200 FTPs (100 x 2 = 200).
- 11 There shall be no FTP requirements if a building façade is within one (1) ft. of
- 12 the property line.
- 13 ii. When permanently irrigated containers are selected, the combined height of
- 14 the container and plantings shall be a minimum of 24" tall.
- 15 3. Building Types 3 and 4

- 1 i. FTP requirements are determined by multiplying the linear footage of the
2 building's street-facing facades by a factor of one (1). For example, a building
3 with 100 linear feet of street-facing facade requires 100 FTPs (100 x 1 = 100).
4 There shall be no FTP requirements if a building façade is within one (1) ft. of
5 the property line.
- 6 ii. When permanently irrigated containers are selected, the combined height of
7 the container and plantings shall be a minimum of 24" tall.
- 8 b. Foundation treatment point credits. The number of required FTPs shall be achieved by
9 providing a combination of no less than three (3) of the following elements contained in
10 the table below to be located between the building and the front property line. A
11 minimum of 50% of FTPs shall be composed of plantings including ground cover
12 plantings, trees, shrubs, perennials, annuals, and plantings contained in a permanently
13 irrigated container. Additional elements including existing landscape features with the
14 exception of decorative pavers, may be considered and a point value will be established
15 by the zoning administrator.

Landscape Feature	Points Credited
Tree	20
Large shrub	5
Small shrub	3
Groundcover	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)
Perennials and annuals	0.5 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.) / 10 (per sq. ft.) if building façade is between 1 and 10 ft. from the property line
Permanently irrigated vertical wall planting or living landscape materials on a public balcony visible from the ground level.	4 (per sq. ft.) of living landscape materials
Decorative paving	1.5 (per sq. ft.)
The following shall count toward required FTPs for Building Type 1 only if on private property and not provided in the adjacent right-of-way: Shade structure, site furniture, and bike rack.	10

The following shall count toward required FTPs with the exception of properties with H (Historic Overlay) zoning: Arbor/trellis supporting living landscape materials.	4 (per sq. ft.) of living landscape materials
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- (3) MU-L (Mixed-Use Limited) district.
 - a. Foundation treatment points (FTP) determination by category.
 - 1. For lots with frontage on Main Street or Georgetown Street that include nonresidential use(s):
FTP requirements are determined by multiplying the linear footage of buildings' street-facing facades by a factor of four (4). For example, a building with 100 linear feet of street-facing facade requires 400 FTPs (100 x 4 = 400).
 - 2. For lots without frontage on Main Street or Georgetown that include nonresidential use(s):
FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of three (3). For example, a building with 100 linear feet of street-facing facade requires 300 FTPs. (100 x 3 = 300).
 - b. Foundation treatment point credits. The number of required FTPs shall be achieved by providing a combination of no less than three (3) of the following elements contained in the table below to be located between the building and the front property line. A minimum of 50% of FTPs shall be composed of plantings including ground cover plantings, trees, shrubs, perennials, annuals, and plantings contained in a permanently irrigated container. Additional elements including existing landscape features may be considered and a point value will be established by the zoning administrator.

Landscape Feature	Points Credited
Specimen tree (6" caliper or larger)	60
Medium or large tree	30
Ornamental tree	15
Large shrub	5
Small shrub	3
Groundcover planting	2 (per sq. ft.)
Groundcover - decorative	1 (per sq. ft.)
Perennials and annuals	0.5 (per sq. ft.)
Permanently irrigated container plantings	5 (per sq. ft.)

Decorative paving	1.5 (per sq. ft.)
The following shall count toward required FTPs for Building Type 1 only if on private property and not provided in the adjacent right-of-way: Shade structure	10
The following shall count toward required FTPs for Building Type 1 only if on private property and not provided in the adjacent right-of-way: Site Furniture	10
The following shall count toward required FTPs for Building Type 1 only if on private property and not provided in the adjacent right-of-way: Bike Rack	10

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(k) *Irrigation.*

- (1) *Underground automatic system.* All required landscape areas shall be irrigated by an underground automatic system. Shrub, groundcover, and perennial planting areas shall use drip irrigation. Turfgrass areas may utilize spray heads. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state as described in subsection (3) below.
- (2) *System requirements.* An irrigation system shall comply with the following:
 - a. Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, walkway, buildings).
 - b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.
 - c. Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.
 - d. Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees, except 4" caliper or larger trees shall have a minimum of two (2) bubblers.
 - e. Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
 - f. All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five (5) days.

- 1 g. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off
2 device that will automatically shut down the irrigation system when the ambient
3 temperature falls below 40 degrees Fahrenheit.
- 4 h. Drip irrigation shall have flag heads at the end of the drip tubing.
- 5 i. Irrigation systems must be inspected at least once every three years by an inspector
6 who holds a license in compliance with the below subsection (3) License requirements.
7 The results of the inspection shall be submitted to the Public Works Director within 30
8 days following the inspection. This requirement shall not apply to irrigation systems
9 installed on residential properties in the SF-R (Single-Family—Rural); SF-1 (Single-
10 Family—Large Lot); SF-2 (Single-Family—Standard Lot); SF-3 (Single-Family—Mixed Lot);
11 SF-D (Single-Family—Downtown); and TF (Two-Family) zoning districts.
- 12 (3) *License requirements.*
- 13 a. Any person who connects an irrigation system to the water supply within the city or the
14 city's extraterritorial jurisdiction must hold a valid license, as defined by 30 Tex. Admin.
15 Code ch. 30 and required by V.T.C.A., Occupations Code ch. 1903, or as defined by 22
16 Tex. Admin. Code ch. 365 and required by V.T.C.A., Occupations Code ch. 1301.
- 17 b. A property owner is not required to be licensed in accordance with V.T.C.A.,
18 Occupations Code, § 1903.002(c)(1) if he is performing irrigation work in a building or on
19 premises owned or occupied by the person as the person's home. A home or property
20 owner who installs an irrigation system must meet the standards contained in 30 Tex.
21 Admin. Code ch. 344 regarding spacing, water pressure, spraying water over impervious
22 materials, rain or moisture shut-off devices or other technology, backflow prevention
23 and isolation valves. See V.T.C.A., Occupations Code § 1903.002 for other exemptions to
24 the licensing requirement.
- 25 (4) *Permit required.*
- 26 a. Any person installing an irrigation system within the city limits or extraterritorial
27 jurisdiction is required to obtain a permit from the city. Any irrigation plan approved for
28 a permit must be in compliance with the requirements of 30 Tex. Admin. Code ch. 344.
- 29 b. Exemptions.
- 30 1. An irrigation system that is an on-site sewage disposal system, such as gray water
31 irrigation, as defined by V.T.C.A., Health and Safety; or
- 32 2. An irrigation system used on or by an agricultural operation as defined by V.T.C.A.,
33 Agriculture Code § 251.002.
- 34 c. The city building inspections department shall be responsible for issuing irrigation
35 system permits and collecting fees. To obtain a permit an applicant must submit a plan,
36 complete an application provided by the department, and pay the applicable fee.
- 37 (5) *Water conservation.* All irrigation systems shall be designed, installed, maintained, altered,
38 repaired, serviced, and operated in a manner that will promote water conservation.
- 39 (6) *Design, installation and operation.* V.T.C.A., Occupations Code § 1903.053 (standards), and
40 30 Tex. Admin. Code ch. 344, as amended, are hereby incorporated by reference as the
41 minimum standards and specifications for designing, installing, and operating an irrigation
42 system within the city or the city's extraterritorial jurisdiction.
- 43 (7) *Items not covered by the subsection.* Any item not covered by this subsection and required
44 by law shall be governed by V.T.C.A., Occupations Code, V.T.C.A., Water Code, 30 Tex.

1 Admin. Code, and any other applicable state statute or Texas Commission on Environmental
2 Quality rule.

3 (8) *Fees.* The fees for obtaining and renewing an irrigation permit may be found in [Sec. 8-106](#).
4 These fees will be in amounts sufficient to cover the city's costs in issuing and renewing the
5 permits, including but not limited to staff time and other overhead costs.

6 (9) *Enforcement.*

7 a. The city shall have the power to administer and enforce the provisions of this subsection
8 as may be required by governing law. Any person, firm, corporation or agent who shall
9 violate a provision of this Code, or fails to comply therewith, or with any of the
10 requirements thereof, is subject to suit for injunctive relief as well as prosecution for
11 criminal violations. Any violation of this subsection is declared to be a nuisance.

12 b. Nothing in this subsection shall be construed as a waiver of the city's right to bring a civil
13 action to enforce the provisions of this subsection and to seek remedies as allowed by
14 law, including but not limited to the following:

- 15 1. Injunctive relief to prevent specific conduct that violates the subsection or to
16 require specific conduct that is necessary for compliance with the subsection; and
- 17 2. Other available relief.

18 (l) *Alternative compliance.*

19 (1) In cases where a particular site opportunity exists; a creative design has been proposed; or
20 where there is an unusual site encumbrance, an application for an alternative landscape
21 plan which does not strictly comply to the standards of this section may be submitted for
22 approval to the zoning administrator. If the zoning administrator denies the application for
23 the alternative plan, the applicant may, within 15 business days after receipt of notice of
24 such denial, appeal the decision to the zoning board of appeals (ZBA).

25 (2) An application for alternate compliance must include a letter stating how the plan meets the
26 purpose and intent of the Code and the details of the methods used to meet such intent. In
27 addition, a comparison detailing the landscape elements required to satisfy strict
28 compliance versus the alternative plan must be provided.

29 (3) In rendering a decision on an alternate compliance plan, the zoning administrator shall
30 consider appropriate circumstances including, but not limited to:

- 31 a. Does the plan result in a creative arrangement of new large or medium trees?
- 32 b. Does the plan maximize water conservation?
- 33 c. Does the plan minimize the removal of existing trees or alteration of other significant
34 natural features, such as rock outcroppings, floodplain or waterways?
- 35 d. Is the plan contextually comparable to surrounding developments in the immediate
36 area?
- 37 e. Is the site encumbered by easements that prohibit placement of landscaping as required
38 by this section?

39 (m) *Implementation.*

40 (1) *Inspection.* Prior to the issuance of a certificate of occupancy for the project, a landscape
41 architect, or the identified professional as determined for small project site plans, shall
42 inspect each site and certify on the appropriate city form that the site meets the
43 requirements of this section and conforms to the approved site plan and/or landscape plan.

1 Upon receipt of the certification, the zoning administrator shall verify that all requirements
2 have been met.

3 (2) *Certificates of occupancy.*

- 4 a. Prior to the issuance of a certificate of occupancy, the developer/owner shall either
5 have completed the installation of all required landscaping or shall file with the zoning
6 administrator fiscal security (by bond, certificate of deposit, letter of credit or cash
7 security) satisfactory to the city, in the amount of a contractor's estimate using current
8 market prices for materials and installation of the required landscaping plus a 20
9 percent contingency. The contractor's estimate shall be subject to the approval of the
10 zoning administrator.
- 11 b. Any developer/owner wishing to file fiscal security must also grant license to the city to
12 enter upon the land for the purposes of installing the required landscaping in the event
13 of nonperformance.
- 14 c. Except as provided in subsection d. below, all required landscaping must be installed or
15 planted no later than 45 days from the issuance of a certificate of occupancy unless
16 otherwise approved in writing by the city.
- 17 d. In the event that mandatory water restrictions have been implemented by the city
18 council or city manager in accordance with [Sec. 44-233](#) of the Code of Ordinances, the
19 developer/owner shall comply with the applicable restrictions and regulations contained
20 therein.

21 (3) *Maintenance.*

- 22 a. All required landscaping, irrigation systems, fences, walls, berms, vegetation and other
23 landscape components shall be maintained by the owner or agent in a healthy, safe and
24 operating condition.
- 25 b. Maintenance practices shall consist of all regular and normal maintenance operations of
26 landscaping including, but not limited to, weeding, irrigation, fertilizing, pruning,
27 mowing and litter pick-up. Plant material that exhibits severe levels of insect or pest
28 infestation, disease and/or damage, shall be appropriately treated, and all dead plant
29 material shall be removed and replaced with living plant material where required
30 according to the city approved plan for the site.
- 31 c. Street right-of-way between a property line and curb or street pavement adjoining the
32 property shall be maintained by the adjacent landowner.
- 33 d. It shall be the responsibility of the owner to maintain and properly irrigate all
34 landscaping required by this section. Failure to replace dead or diseased plant material
35 within 30 days of written notification by the city shall constitute a violation of the zoning
36 ordinance.
- 37 e. It shall be unlawful for any person to damage required landscaping through tree
38 topping, over pruning or chemical poisoning. It shall be an affirmative defense that a
39 maintenance/pruning plan was approved by the zoning administrator and that the work
40 was performed in compliance with said approved plan. In the event that required
41 landscaping has been so severely damaged due to tree topping, over pruning or
42 chemical poisoning that it has died, the developer/owner shall replace the landscaping
43 within 45 days of written notice from the city.
- 44

1 (n) *Requirements for new construction of single-family and two-family residences in the SF-2 (Single-*
2 *family - Standard Lot), SF-3 (Single-family - Mixed Lot), and TF (Two-family) zoning districts.*

3 (1) *Turfgrass Requirements.*

- 4 a. Drought tolerant turf grass shall be limited to 50% of the lot area that is not covered by
5 buildings or hardscaping.
- 6 b. Where Habiturf®, Native Sun Turf™, or Thunder Turf™ are specified, the 50% coverage
7 limitation shall not apply.
- 8 c. Improved soils with a minimum of 20% organic content and soil depth of six (6) inches
9 shall be provided for turfgrass areas.
- 10 d. Turfgrass shall not be installed between sidewalks and back of curb adjacent to street
11 rights of way.

12 (2) *Tree Requirements.*

- 13 a. The front yard of all residential lots shall contain trees at the following minimum rate,
14 according to lot width at the front building line:

Lot Width	40-49 feet	50-69 feet	70 feet and greater
Large Trees	1	1	2

- 15
- 16 b. Residential lots that abut parks, trails, or similar public open spaces on the side or rear
17 yard shall contain a minimum of one (1) large tree in each yard that abuts said space.
- 18 c. All large trees shall have a caliper of three (3) inches at time of planting and shall be
19 container grown.
- 20 d. Large trees shall not be planted closer than five (5) feet to any lot line, fire hydrant,
21 underground utility (excluding irrigation), or water meter box, and no closer than four
22 (4) feet to any sidewalk, driveway, or curb.
- 23 e. All minimum required trees shall be in conformance with the preferred species listed in
24 the tree technical manual.

25 (3) *General Planting Requirements.*

- 26 a. Landscape planting beds shall provide improved soil with a minimum of 20% organic
27 content and minimum improved soil depth of eight (8) inches.
- 28 b. Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision
29 between the height of three (3) feet and 10 feet above the curb within a sight visibility
30 triangle.
- 31 c. No artificial plant material may be used in any form to satisfy the requirements of this
32 section.

33 (4) *Irrigation.*

- 34 a. Underground irrigation shall not be required for landscaped areas. However, should
35 underground irrigation be implemented it shall be in accordance with subsection (k)
36 above.
- 37 b. Where installed, drip irrigation shall be utilized for planting beds and planting areas
38 between sidewalk and back of curb adjacent to street rights of way.
- 39 c. Irrigation may be supplemented with a rainwater harvesting system.

1

XI.

2 That Zoning and Development Code, Chapter 8, Article VI, Section 8-49, Code of
3 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby repealed in its entirety
4 and Sections 8-50 through 8-59 shall be renumbered accordingly:

5

XII.

6 That Zoning and Development Code, Chapter 8, Article VIII, Section 8-65, Code
7 of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

- 8 (a) *General.* Outdoor storage and display is allowed in certain nonresidential districts in accordance
9 with this section. Any merchandise, material or equipment situated outdoors shall be subject to
10 the requirements of this section. For the purpose of this section, outdoor storage and display
11 shall be broken down into the following categories.
- 12 (b) *Permitted outdoor storage and display.* Outdoor storage and display shall only be allowed in the
13 districts designated in the table below:

Permitted Outdoor Storage and Display Table									
Category	C-1	C-1a	C-2, OF, BP	PF-1, PF-2, PF-3	LI, I, MI	SR	OS	MU-1, MU-2, MU-R, MU-G	MU-L
Outdoor display	X	X			X		X	X	X
Limited outdoor storage	X	X		X	X			X	X
General outdoor storage	X				X		X		
Temporary outdoor storage	X	X	X	X	X	X	X		

14

- 15 (c) Categories of outdoor storage and display.
- 16 (1) Outdoor display.
- 17 a. Outdoor display is display of items actively for sale.
- 18 b. Outdoor display shall be allowed adjacent to a principal building wall and, except as
19 provided in this subsection, extend to a distance no greater than 10 feet from the wall.

1 (2) Downtown (DT) special area. The downtown special area is defined geographically beginning
2 with the eastern edge of the northbound frontage road of IH-35 where it crosses the
3 approximate centerline of Brushy Creek, then proceeding south along said edge of the
4 northbound frontage road to the approximate centerline of the northern most trace of the
5 Union Pacific Railroad, then proceeding northeast along the approximate centerline of the
6 northern most tract of the Union Pacific Railroad to the western line of the original P.A.
7 Holder Survey, then proceeding north along said western line of the survey (east of College
8 Street) to the approximate centerline of Brushy Creek, then proceeding west along the
9 approximate centerline of Brushy Creek to the eastern edge of the northbound frontage
10 road of IH-35, being the point of beginning.
11 Any parcel that is downtown and which has frontage on IH-35 may use road type standards
12 for said roadways rather than DT special area standards unless standards are specifically
13 provided for these road types for this special area.
14

15 XIV.

16 That Zoning and Development Code, Chapter 8, Article IX, Section 8-76, Code of
17 Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

18 **Sec. 8-76. – Building sign standards.**

19 (a) The following standards shall apply to all building signs:

- 20 (1) Building signs shall be integrated with the primary physical features of the building and shall
21 complement the building architecture.
- 22 (2) All building sign materials for which a permit is issued shall have a minimum five-year
23 warranty, with the exception of banners, new occupancy banners, building scrimms, and signs
24 for temporary uses.
- 25 (3) The sign display area for building signs shall be determined by linear feet of the occupant
26 frontage, and the roadway or special area where the building is located, as set forth in
27 subsections (b), (c), (d), and (e) below.
- 28 (4) The sign display area for wall signs shall be the maximum square foot allowance or the
29 square feet of sign display area per one linear foot of occupant frontage, based on roadway
30 type or special area, whichever measurement is less.
- 31 (5) Each occupant may have multiple building signs as long as the total building sign display
32 area of wall signs, hanging and projecting signs, awning/canopy signs, and fascia mounted
33 signs does not exceed the total allowance for wall signs for each occupant frontage.
- 34 (6) Building signs not related to businesses located in the respective building are prohibited.

- 1 (7) The following standards shall be utilized in the determination of road type for building signs:
- 2 a. In order to determine the roadway for an occupant frontage, a building that has
- 3 frontage on a road shall utilize the standards for that road for a single occupant or an
- 4 occupant facing the roadway in a multi-occupant center, but not internal to the center.
- 5 b. For occupant frontages that are internal to a multi-occupant center, the following shall
- 6 apply:
- 7 1. Occupant frontages internal to a multi-occupant center with frontage on a freeway
- 8 or commercial road shall utilize commercial road sign standards.
- 9 2. Occupant frontages internal to a multi-occupant center with frontage on a
- 10 neighborhood road on any side of the center shall utilize the neighborhood road
- 11 sign standards.
- 12 3. For occupant frontages not in a multi-occupant center and not facing a public right-
- 13 of-way, the standard for square feet of sign display area for an occupant not facing a
- 14 public right-of-way shall be utilized.
- 15 c. When an occupant's frontage is in a special area, special area standards shall apply,
- 16 unless a specific road is identified.
- 17 (8) For buildings greater than two stories, building signs shall be placed on the uppermost story
- 18 adjacent to the top of the building and/or on the ground floor adjacent to public entrances.
- 19 (b) *Wall signs.*

Wall Signs	
Building Criteria	Building shall have a plane that can accommodate the placement of a sign.
Number, Amount of Building Signage/ Items of Information	When maximum square footage of sign display area for wall signs is less than 100 square feet, an additional ten square feet of sign display area of wall signs, hanging or projecting signs, awning/canopy signs, or fascia mounted signs shall be permitted with the exception of signs in the DT special area. Regardless of the length of frontage, the owner/occupant is entitled to a sign of at least 20 square feet, with the exception of properties zoned MU-L. The number of wall signs permitted on a building in the DT special area shall not exceed one per frontage per main entrance. The zoning administrator may adjust the number of allowable signs based on the architecture of a building in the DT special area. Buildings in the DT special area with three or more stories located within 600 feet of the eastern edge of the IH-35 right-of-way, with the measurement taken from the property line to the eastern edge of the IH-35 right-of-way, shall be permitted one additional sign up to 40 square feet which shall still meet DT illumination and material standards.

Sign Size By Road Type or Special Area per Occupant Frontage (Amount allowed shall be whichever measurement is less)		Freeway	Commercial Road	Neighborhood Road	Not Facing a Public ROW	Special Area - OS; DT	Sharing Property Line with SF or TF Zoned Lot; sharing property line with single family use in DT special area.
	Maximum square feet of sign display area	300 square feet. Large building display areas: 400 square feet maximum when occupant frontage exceeds 100 feet and square footage of ground floor of a business use is greater than 50,000 square feet. 600 square feet maximum when occupant frontage exceeds 200 feet and square footage of	200 square feet. Large building display areas: 400 square feet maximum when occupant frontage exceeds 100 feet and square footage of ground floor of a business use is 50,000 square feet. 600 square feet maximum when occupant frontage exceeds 200 feet and square footage of ground floor	75	none	40 square feet. An additional sign of up to 40 square feet shall be permitted for multi-story buildings with three stories or greater in DT within 600 feet of the eastern edge of the IH-35 right-of-way. For properties with MU-L zoning, 8 square feet maximum with the exception of lots fronting	8 The minimum and bonus shall not apply to properties sharing property line with SF or TF zoned lot; 0 Sharing property line with single-family use in DT special area.

		ground floor of a business use is greater than 100,000 square feet. The minimum square footage shall not apply to institutional, governmental, or residential uses.	of a business use is greater than 100,000 square feet. The minimum square footage shall not apply to institutional, governmental, or residential uses.			on Main Street and Georgetown Street which shall be permitted a maximum of 16 square feet.	
	Square feet of sign display area per one linear foot of occupant frontage	2.50	2.0	1.50	1. DT: 0 unless facing public open space or a public parking lot, then 1 up to a maximum of 40 square feet.	1	0.25
Placement (on building)	<p>A distance of no less than ten percent of the smallest dimension of the entire sign display area of a wall sign shall be provided around the entire sign display area and from any architectural features. For buildings greater than two stories, signs shall be placed on the uppermost story adjacent to the top of the building and/or on the ground floor adjacent to public entrances.</p> <p>The following shall apply to all buildings in the DT special area: all wall signs shall only be placed on the ground floor and shall be pedestrian oriented with the exception of the following: 1) The additional sign on buildings with three or more stories located within 600 feet of the eastern edge of the IH-35 right-of-way which shall be placed on the uppermost story adjacent to the top of the</p>						

	building facing IH-35; 2) When primary entrance is on the upper story, signage shall only be permitted on the upper story on the frontage where the primary entrance is located. Signs shall not be permitted on any frontage not facing a public right-of-way in the DT special area with the exception of building elevations facing public open space or a public parking lot.
Materials & Design	All surfaces of a sign shall be finished. Signs shall be mounted to a building so that the attachment device shall not be visible or discernible. Wall signs exceeding 16 square feet of sign display area shall not be a single, flat surface. In no instance, shall more than two flat panel signs be permitted when the total sign area allowed is less than or equal to 75 square feet and no more than three flat panels when the sign area allowed is greater than 75 square feet. Wall signs shall be constructed of rigid materials such as wood, metal, and plastic, or an equivalent material. Banners and banner material shall not be used as solid faces on wall signs. Where internally lit signs are permitted, tag lines and pan-faced signs shall be permitted as wall signs. No visible plastics of any kind are permitted on wall signs in the OS or DT special areas with the exception of high-density urethane or similar coated product or vinyl coatings used as a paint equivalent. Cabinet signs shall not be permitted as wall signs, unless expressly permitted by this code.
Lighting	Internal illumination shall be permitted with the exception of in OS and DT special areas. External illumination and illumination by halation are permitted except when sharing a property line with a SF or TF zoned lot or when an MU-1 or MU-2 property shares a property line with a single-family use. Illuminated signs are prohibited for properties with MU-L zoning in the DT special area, with the exception of lots fronting on Main Street and Georgetown Street which shall be permitted to have external illumination.
Electronic Messaging Center (EMC)	Prohibited.

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2 (c) Hanging and projecting signs.

Hanging and Projecting Signs	
Building Criteria	A hanging sign shall be comprised of a panel placed hanging, typically over a defined walkway. Projecting signs shall have a wall from which the sign shall project where the sign shall be perpendicular to a building facade.
Number, Amount of Building Signage/Items of Information	This type of sign shall only be permitted if total sign display area of all building signs does not exceed the square footage allowance for wall signs with the exception of MU-2 properties in the DT special area.

Sign Size By Road Type or Special Area per Occupant Frontage		Freeway	Commercial Road	Neighborhood Road	Not Facing a Public ROW	Special Area - OS; DT	Sharing Property Line with SF or TF Zoned Lot
	Maximum square feet of sign display area	20	16	10	10. DT: 0 unless facing public open space or a public parking lot, then 8	8 Sign display area shall not be calculated in the total wall sign allowance for each business in the DT special area in the MU-2 district.	4
Placement (on building)	A minimum of eight feet of clearance shall be required from the finished grade to the bottom of the sign for any sign projecting over a pedestrian area. Hanging and projecting signs may hang or project over a sidewalk in a public right-of-way when the front portion of a building or canopy is in or within two feet of the right-of-way.						
Materials & Design	Sign shall be painted or sealed wood, or painted or enameled metal on neighborhood roadways and in OS and DT special areas. Freeways and commercial roadways may utilize the same materials as wall signs.						
Lighting	External illumination is permitted. Internal illumination and illumination by halation shall be permitted with the exception of on neighborhood roads and in OS and DT special areas.						

Electronic Messaging Center (EMC)	Prohibited.
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(d) *Awning/canopy signs.*

Awning/Canopy Signs							
Building Criteria	Signs shall be integrated into the awning/canopy unless the awning/canopy is made of a rigid material projecting from a building and parallel to the ground, in which case the sign may be mounted onto it.						
Number, Amount of Building Signage/Items of Information	This type of sign shall only be permitted if total sign display area of all building signs does not exceed the square footage allowance for wall signs with the exception of MU-2 properties in the DT special area. The maximum square feet of sign display area for awning/canopy signs applies to total amount of information on all awnings/canopies combined.						
Sign Size By Road Type or Special Area per Occupant Frontage	Freeway	Commercial Road	Neighborhood Road	Not Facing Public ROW	Special Area - OS; DT	Sharing Property Line with SF or TF Zoned Lot	
	Maximum square feet of sign display area	60 square feet with no more than 50 percent of the awning covered with items of	40 square feet with no more than 33 percent of the awning covered with items of	20 square feet for an awning or canopy. If building frontage exceeds 100 linear feet, 75 square feet shall be permitted on	20. DT: 0 unless facing public open space or a public	12 square feet. Sign display area shall not be calculated in the total wall sign allowance for each business in	0

		<p>information.</p> <p>When the canopy sign is placed on a rigid canopy with a flat roof in front of a wall or parapet, the square footage allowance for a wall sign may be utilized.</p>	<p>information.</p> <p>When the canopy sign is placed on a rigid canopy with a flat roof in front of a wall or parapet, the square footage allowance for a wall sign may be utilized.</p>	<p>rigid canopy where a wall or parapet extends above the canopy.</p>	<p>parking lot, then 12.</p>	<p>the DT special area in the MU-2 district. If building frontage exceeds 200 linear feet, 40 square feet with no more than 33 percent of the awning covered with items of information can be utilized.</p> <p>8 square feet maximum for properties with MU-L zoning.</p>	
<p>Placement (on building)</p>	<p>Signs attached to the top of a rigid awning/canopy shall not project above the wall or parapet. Eight feet of clearance shall be required underneath any sign.</p>						
<p>Materials & Design</p>	<p>Signs applied to a flexible surface such as fabric, shall be integrated into the fabric. Signs attached to a rigid awning/canopy shall be made of painted or enameled metal or painted or sealed wood. When internal illumination or illumination by halation are permitted on rigid canopies, channel letters utilizing translucent material are allowed.</p>						
<p>Lighting</p>	<p>No illumination shall be integrated into signs on fabric awnings. On neighborhood roads and in special areas, illumination shall not be permitted except by external illumination attached to a building or integrated into a rigid awning/canopy.</p>						

	<p>Illumination is prohibited for properties with MU-L zoning in the DT special area, with the exception of lots fronting on Main Street and Georgetown Street which shall be permitted to have external illumination. Internal illumination and illumination by halation are permitted on rigid canopies only on commercial roads and freeways.</p>
<p>Electronic Messaging Center (EMC)</p>	<p>Prohibited.</p>

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2 (e) Fascia-mounted signs.

Fascia-mounted Signs							
<p>Building Criteria</p>	<p>Signs shall be mounted onto the fascia of a roof on the elevation of a building containing the primary entrance. This type of sign shall only be permitted in situations where a building has a pitched roof which begins less than two feet above the door frame, and no canopy is present.</p>						
<p>Number, Amount of Building Signage/Items of Information</p>	<p>This type of sign shall only be permitted for buildings with frontage on a freeway or commercial road.</p>						
<p>Sign Size By Road Type or Special Area per Occupant Frontage</p>		Freeway	Commercial Road	Neighborhood Road	Not Facing a Public ROW	Special Area - OS; DT	Sharing Property Line with SF or TF Zoned Lot
	<p>Maximum square feet of sign</p>	200	160	0	160 for lots with freeway frontage; 0 for all	0	0

	display area				other lots		
	Square feet of sign display area per one linear foot of occupant frontage	2.0	2.0	0	2.0	0	0
Placement (on building)	Signs attached to the face of or with brackets or mountings installed on a fascia shall not project above the peak of the portion of the roof to which it is attached. No more than 25 percent of the height of the sign shall be permitted to extend below the bottom of the fascia. Portions of any sign extending below the fascia shall maintain eight feet of clearance. When taglines are incorporated, they must be backed by the fascia.						
Materials & Design	Signs shall be channel letters, cut letters, or taglines. All portions of a sign shall be constructed of rigid materials.						
Lighting	Internal illumination, external illumination, and illumination by halation are permitted.						
Electronic Messaging Center (EMC)	Prohibited.						

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XV.

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That Zoning and Development Code, Chapter 8, Article IX, Section 8-77(i), Code

4

of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

5

Sec. 8-77. – Special purpose building sign standards.

6

(i) *Window signs.* Window signs are allowed with the following conditions:

7

(1) Window sign display area shall not be included as part of the total signs display area of building signs.

8

- 1 (2) Total sign display area of all window signs on any elevation of a building shall not cover more
 2 than 50 percent of the glazing on an elevation.
- 3 a. Perforated vinyl (50/50) and translucent window coverage shall be considered to be
 4 window sign coverage.
- 5 b. No more than 50 percent of any window within four feet surrounding the main entrance
 6 shall be covered with window signs for visibility into and out of a business use.
- 7 (3) Window signs in OS and DT special areas shall not be illuminated with the exception of an
 8 incidental sign not to exceed two (2) square feet.

9 **XVI.**

10 That Zoning and Development Code, Chapter 8, Article IX, Sections 8-78(k) and
 11 8-78(l), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby
 12 amended as follows:

13 **Sec. 8-78. – Freestanding sign standards.**

14 (k) Sign standards for post/panel signs.

Post/Panel Signs					
Site Criteria	Shall be permitted in lieu of a monument sign.				
Number and Spacing of Signs	One per lot in lieu of a monument sign.				
Sign Size By Road Type or Special Area		Freeway	Commercial Road	Neighborhood Road	Special Area - OS; DT
	Max. Sq. Ft. of sign display area	0	16	16	16
	Maximum Height	0	6'	6'	6'
Sign Structure Requirements - Bases, Caps, Proportion, etc.	The clearance of the sign from the finished grade to the bottom of the sign display area shall be no greater than four feet. Sign shall be supported by two freestanding posts so that the bottom edge of the sign face is not in direct contact with the ground. The width of a sign's supports shall be the same from the ground to the top of the sign and shall be an integral part of the design of the entire sign. No portion of the sign display area shall extend beyond a sign's panel or beyond the posts.				

Sign Display Area	One panel shall be permitted per occupant plus one additional panel. The total area of all panels shall be considered to be the sign display area, and the total square footage for all panels shall not exceed the maximum square footage of sign display area. Items of information shall be kept outside a margin measured as ten percent of the smallest dimension of the panel.
Materials	Posts shall be greater in thickness than the width of the sign display area and be made from painted or sealed wood/composite wood material, painted or enameled metal, stone or brick. Sign display area shall be made of wood/composite wood material that is painted or sealed, or painted or enameled metal.
Lighting	Only shielded external illumination shall be permitted.
Electronic Messaging Center (EMC)	Prohibited.

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(l) Sign standards for armature signs.

Armature Signs					
Site Criteria	Shall be permitted in lieu of a monument sign except for on freeways. Sign shall be cantilevered from one post so that the bottom edge of the sign face is not in direct contact with the ground. The sign's supports shall be an integral part of the design of the entire sign. No portion of the sign display area shall extend beyond the sign's panel.				
Number and Spacing of Signs	One per lot in lieu of a monument sign.				
Sign Size By Road Type or Special Area		Freeway	Commercial Road	Neighborhood Road	Special Area - OS; DT
	Max. Sq. Ft. of sign display area	0	16	16	16
	Maximum Height	0	8'	6'	6'

Sign Structure Requirements - Bases, Caps, Proportion, etc.	The applicant shall be required to provide a structural drawing completed by an engineer demonstrating a wind load of 105 mph or greater for any armature sign greater than six feet in height.
Sign Display Area	The entire panel shall be considered to be the sign display area. Items of information shall be kept outside a margin measured as ten percent of the smallest dimension of the panel.
Materials	Posts shall be made from painted or sealed wood/composite wood material or painted or enameled metal. Sign display area shall be made of wood/composite wood material that is painted or sealed, or painted or enameled metal.
Lighting	Only shielded external illumination shall be permitted.
Electronic Messaging Center (EMC)	Prohibited.

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XVII.

That Zoning and Development Code, Chapter 8, Article IX, Sections 8-79(a), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended as follows:

Sec. 8-79. – Special purpose freestanding sign standards.

(a) *Sandwich boards.*

- (1) Business uses (as defined in Sec. 1-50) shall be permitted one sandwich board.
- (2) Sandwich boards shall have a maximum width of 30 inches and a maximum height of 48 inches.
- (3) Sandwich boards shall be freestanding and shall not be affixed, chained, anchored, or otherwise secured to the ground or other structure. The sign shall be internally weighted so that it is stable, self-supporting and windproof.
- (4) The sandwich board shall be displayed only during the hours of operation of the business.
- (5) Sandwich boards shall not be a cabinet.
- (6) Changeable copy on a sandwich board shall not consist of individual plastic or vinyl letters on tracks.
- (7) The following standards shall be followed when determining the placement of sandwich boards:
 - a. Sandwich boards shall be pedestrian oriented, specifically shall be in or adjacent to private walkways leading to building entrances;

1 i. The sign size shall be as follows:

Multifamily Signs					
Sign Size By Road Type or Special Area		Freeway	Commercial Road	Neighborhood Road	Special Area - OS; DT
	Max. Sq. Ft. of sign display area	150	100	75	50 in OS; In DT, downtown residential shall follow Sec. 8-78. Freestanding sign standards.
	Maximum Height	15'	10'	6'	6'

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(2) Multifamily building signs.

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a. Building signs for multifamily developments shall be limited to communal areas and structured parking garages.

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b. Buildings shall have a plane that can accommodate the placement of a sign.

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c. A distance of no less than ten percent of the smallest dimension of the entire sign display area of a wall sign shall be provided around the entire sign display area and from any architectural features. For buildings greater than two stories, signs shall be placed on the uppermost story adjacent to the top of the building and/or on the ground floor adjacent to public entrances.

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d. All surfaces of a sign shall be finished. Signs shall be mounted to a building so that the attachment device shall not be visible or discernible. Wall signs exceeding 16 square feet of sign display area shall not be a single, flat surface. In no instance, shall more than two flat panel signs be permitted when the total sign area is less than or equal to 75 square feet and no more than three flat panel signs shall be permitted when the sign area is greater than 75 square feet. Wall signs shall be constructed of rigid materials such as wood, metal, plastic or an equivalent material. No visible plastics of any kind are permitted on wall signs in the OS special areas with the exception of high-density urethane or similar coated product or vinyl coatings used as a paint equivalent.

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e. Only shielded external illumination and illumination by halation shall be permitted. No internal illumination shall be permitted.

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f. EMCs shall be prohibited.

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g. Incidental signs associated with multifamily developments are exempt from these regulations.

25

- 1 h. Canopy, hanging, and projecting signs shall be allowed and shall meet the requirements
- 2 set forth in the building sign section for these type of signs Sec. 8-76.
- 3 i. The total allowable sign area of all building signs shall be one linear foot sign display
- 4 area per one linear foot of occupant frontage of the total elevation.

5 **XIX.**

6 **A.** All ordinances, parts of ordinances, or resolutions in conflict herewith are

7 expressly repealed.

8 **B.** The invalidity of any section or provision of this ordinance shall not

9 invalidate other sections or provisions thereof.

10 **C.** The City Council hereby finds and declares that written notice of the date,

11 hour, place and subject of the meeting at which this Ordinance was adopted was posted

12 and that such meeting was open to the public as required by law at all times during which

13 this Ordinance and the subject matter hereof were discussed, considered and formally

14 acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government

15 Code, as amended.

16 Alternative one.

17 By motion duly made, seconded and passed with an affirmative vote of all the

18 Council members present, the requirement for reading this ordinance on two separate

19 days was dispensed with.

20 **READ, PASSED, and ADOPTED** on first reading this _____ day of

21 _____, 2025.

1 Alternative 2.

2 **READ** and **APPROVED** on first reading this the _____ day of
3 _____, 2025.

4 **READ, APPROVED** and **ADOPTED** on second reading this the _____ day of
5 _____, 2025.

6
7
8 _____
9 CRAIG MORGAN, Mayor
10 City of Round Rock, Texas

11 ATTEST:
12
13 _____
14 ANN FRANKLIN, City Clerk