

City of Round Rock C-1 General commercial district

The following information was copy/pasted from the zoning standards through the City of Round Rock web site. Some clean up was done to make it easier to read. This information is provided solely to make it easier to access but it should not be used for planning. The web site information should be used:

https://www.municode.com/library/tx/round_rock/codes/code_of_ordinances?nodeId=PTICCOOR_CH_46ZO_ARTIIDIRE_S46-141GECODI

Sec. 46-141. - C-1 (General commercial) district.

Purpose. To establish and preserve areas of medium intensity land use primarily devoted to general commercial activities.

Permitted uses. The following uses are permitted by right:

- Activity centers, children's.
- Community services.
- Day care.
- Funeral home.
- Government facilities.
- Gymnasiums/sports training facilities.
- Kennel, indoor.
- Office.
- Office, medical.
- Overnight accommodations.
- Park, linear/linkage.
- Park, community.
- Park, neighborhood.
- Place of worship.
- Retail sales and services.
- Schools: business, trade and post-secondary educational facilities.
- Small animal grooming facility.
- Veterinary clinic, small animals.

The following uses are permitted with conditions:

- Auto service facilities 46-160(d)
- Bed and breakfast 46-160(e)
- Carwash 46-160(f)
- Commercial parking 46-160(g)
- Eating establishments 46-160(j)
- Indoor entertainment activities 46-160(p)
- Passenger terminals 46-160(v)
- Place of worship (with accessory uses not exceeding 2,500 sf.) 46-160(w)
- Place of worship (with accessory uses exceeding 2,500 sf.) 46-160(x)
- Residential to office conversion 46-160(y)
- School, primary/secondary, private 46-160(bb)(5)
- Self-enclosed monopole 46-160(kk)

- Self-service storage 46-160(cc)
- Single-family attached (two dwelling units) 46-160(dd)(1)
- Single-family detached 46-160(dd)(1)
- Small animal day care and training 46-160(ee-1)
- Upper-story residential 46-160(gg)
- Utilities, minor 46-160(hh)(1)
- Utilities, intermediate 46-160(hh)(2)
- Vehicle sales, rental, or leasing facilities 46-160(ii)
- Wireless transmission facilities, attached 46-160(kk)
- Wireless transmission facilities, stealth 46-160(kk)

The following uses are permitted subject to special exception criteria and approval by the zoning board of adjustment:

- Auto body, painting and repair shops
- Outdoor entertainment

Density and development standards. All development within the C-1 (General commercial) district shall conform to the density, development, and special standards described below.

- | | | |
|------------------|-----|-----|
| Minimum lot area | N/A | N/A |
|------------------|-----|-----|
- Minimum lot width 50 ft. 50 ft.
 - Minimum setback from street (ROW) 15 ft. 25 ft.
 - Minimum rear setback 0 or 10 ft.(3) 0 or 10 ft.(3)
 - Minimum rear setback abutting SF and TF zoned property when a pre-cast concrete panel fence option is used 50 ft.(4) 50 ft.(4)
 - Minimum rear setback abutting SF and TF zoned property when a masonry fence option is used 40 ft.(4) 40 ft.(4)
 - Minimum side setback 0 or 10 ft.(3) 0 or 10 ft.(3)
 - Minimum side setback abutting SF and TF zoned property when a pre-cast concrete panel fence option is used 50 ft.(4) 50 ft.(4)
 - Minimum side setback abutting SF and TF zoned property when a masonry fence option is used 40 ft.(4) 40 ft.(4)
 - Minimum setback for accessory building 0 or 5 ft.(5) (6) 0 or 5 ft.(5) (6)
 - Maximum height of principal building 5 stories 12 stories
 - Maximum height of accessory building 15 ft. 15 ft.
 - Maximum height of fence within street yard 3 ft.(7) 3 ft.(7)
 - Maximum height of fence outside street yard 8 ft.(7) 8 ft.(7)
 - (1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.
 - (2) For lots with frontage on IH-35 or SH 45.
 - (3) The setback shall be ten ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes.
 - (4) See subsection (e)(5) below and section 46-200 regarding the compatibility buffer and fence requirements. See subsection (8) below for additional setback requirements for structures with a height in excess of 20 ft.
 - (5) The setback shall be five ft., except that common walls are not required to have a setback.

- (6) Accessory buildings or structures are not permitted in any street yard.
- (7) All fences shall provide a finished face to abutting streets.

Landscaping. Landscaping requirements apply to all development in the C-1 (General commercial) district. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique character, identity, and environment for the city. These regulations are located in section 46-195

Buffering: C-1 abutting any SF or TF district

Off-street parking and loading. Off-street parking requirements apply to development in the C-1 (General commercial) district. These regulations are located in section 46-196

Traffic impact studies. Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in section 46-197

Access and circulation. Vehicle access and circulation standards apply to development in the C-1 (General commercial) district. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in section 46-198

Outdoor storage and display. Limited outdoor storage is allowed in the C-1 (General commercial) district. The regulations that apply to outdoor storage are located in section 46-199

Fire access requirement. At least one face of the tallest segment of a multi-story building shall front on a designated fire lane.

Additional setback requirements. All C-1 (General commercial) uses which contain structures in excess of 20 feet in height and which also abut SF (Single-family) or TF (Two-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 feet, the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth in the density and development standards table above.

C-1 (General commercial) design standards. The following design standards apply to all buildings in the C-1 district. These standards are intended to ensure an attractive built environment in Round Rock. These standards supplement any district-specific standards. Alternative design standards may be approved by the zoning administrator in order to permit a more flexible or creative design:

Exterior wall finish.

- The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Building materials shall be harmonious and compatible with adjacent developments.
- The exterior finish of all buildings shall be masonry, except for doors, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, horizontally installed cement based siding, decorative concrete masonry unit (CMU), standard exterior insulation and finish systems (EIFS) for exterior finish above eight feet, and abuse

resistant EIFS for exterior finish below eight feet. The use of materials such as wood singles or wood siding shall be limited to accent features.

- Exterior color. Color schemes shall be harmonious and compatible with adjacent developments. Access colors shall be compatible with the main color theme.

Orientation requirements. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.

Building articulation. All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

- Arcades.
- Cornices.
- Eaves.
- Sloped or unique roof features (e.g., parapets, mansard).
- Architectural focal points (e.g., entry ways, window treatments).

Architectural offsets. To preclude a box design, any wall facing a public right-of-way in excess of 100 feet in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

Signage. Signs should meet the requirements of chapter 30 of this Code and be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.

C-1 compatibility standards. Compatibility standards are intended to protect lower intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.

Visual screening. Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground mounted equipment; and other similar structures and facilities are located in subsection 46-195(d)(2).

Roof-mounted mechanical equipment. All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.

Noise. The noise regulations of the Code shall apply, along with the following additional standards for outdoor paging systems and speakers: Outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential district. This standard shall not apply to face-to-face drive-up windows where all of the following conditions exist:

Cashiers and customers have direct, face-to-face contact.

Drive aisles are adjacent to the primary structure.

Lighting.

Site lighting design requirements.

- Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
- Light source (lamp). Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.
- Mounting. Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
- Height of fixture. The height of a fixture shall not exceed 30 feet.
- Excessive illumination.
- Interferes with use or enjoyment. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
- Direct glare or excessive illumination onto streets. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

Compatibility buffer requirement. All C1 (General commercial) uses which abut SF (Single-family) or TF (Two-family) zoned property shall be required to install and maintain a compatibility buffer which meets the requirements of section 46-200 along every property line which abuts said uses.