

Sec. 46-155.2. - MU-2 (Mixed-use downtown medium density) district.

(a) *Purpose.*

- (1) To establish areas of mixed land uses primarily devoted to combining moderate density residential development with moderate density commercial development. Mixed-use zoning for this district refers to the combining of complementary residential and commercial uses in the same building, on the same site, or in the same block.
- (2) The standards herein are not intended to be of a particular style or period, but to encourage high-quality construction and development that fits the proportions and functional characteristics of a mixed-use district with a traditional block structure.

(b) *Permitted uses.*

- (1) The following uses are permitted subject to applicable supplementary use standards provided in section 46-160:

Use	Supplementary Use Standard
Bed and Breakfast	None
Eating Establishments	46-160(j)
Government Facilities Including Parking Lots and Garages	None
Indoor Entertainment Activities	46-160(p)
Live/Work Units	46-160(q)
Multifamily	None
Office	None
Office, Medical	46-160(s)
Overnight Accommodations	46-160(s-1)
Park, Community	None
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None

Public Safety Facility	None
Retail Sales and Service	46-160(aa)
Single-family Detached Home	46-160(dd)
Upper Story Residential	46-160(gg)
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

- (2) The following uses are permitted subject to special exception criteria provided in section 46-101 and require approval by the zoning board of adjustment:

Use
Daycare. In order to qualify for a special exception, an existing daycare shall not be located within a 750-foot radius of the proposed daycare, as measured from property line to property line.
Eating establishments with outdoor cooking areas. In order to qualify for a special exception, an outdoor cooking area shall not share a common lot line with an existing single-family use.
Event Center
Outdoor entertainment
Passenger terminals

- (c) *Density and development standards.* All development within the MU-2 (Mixed-use downtown medium density) district shall conform to the density, development, and special standards described below:

- (1) *MU-2 (Mixed-use downtown medium density) density and development standards.*

Density and Development Standards for MU-2 ⁽¹⁾

Description	Requirement
Minimum lot width	20 ft.
Minimum front setback from street (ROW), new single-family, multifamily and buildings with nonresidential uses	0 ft.
Maximum and minimum front setbacks from street (ROW), for lots located on Brushy Creek or Lake Creek	N/A
Maximum front setback from street (ROW), new single-family, multifamily and buildings with nonresidential uses	10 ft. ⁽²⁾
Minimum front setback from street (ROW), expansion of existing single-family uses	10 ft.
Maximum front setback from street (ROW), expansion of existing single-family uses	20 ft.
Minimum setback from front building facade, single-family garages	10 ft. ⁽³⁾
Minimum rear setback	5 ft.
Minimum side setback	2.5 ft. ⁽⁴⁾
Minimum side setback, new and existing single-family uses	5 ft.
Maximum height, principal building	8 stories;
	6 stories;
	4 stories;
	3 stories ⁽⁵⁾ , ⁽⁶⁾
Maximum height, new and existing single-family uses	2.5 stories
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)

Maximum height of fence outside street yard	6 ft. ⁽⁷⁾
Height of fence outside street yard for outdoor rear or side dining or patio areas associated with eating establishments and indoor entertainment uses along any shared property line with a residential use, with the exception of multi-story apartments and upper story residential	8 ft.
Accessory structures for new and existing single-family uses	See section 46-136 for accessory structure regulations in SF-2 district
⁽¹⁾ Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.	
⁽²⁾ Steps, stoops and other access features are allowed in the front setback. For courtyard multifamily, the setback may be more than the maximum as long as the courtyard fills the space from the maximum setback to the facade of any building.	
⁽³⁾ When a garage for an existing single-family dwelling takes access from the front of the property, it shall be setback from the primary facade of the house.	
⁽⁴⁾ 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.	
⁽⁵⁾ Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement.	
⁽⁶⁾ For properties within 300 feet of the Interstate 35 frontage road, the maximum height shall be eight stories. For properties beyond 300 feet but within 1,100 feet of the Interstate 35 frontage road, the maximum height shall be six stories. For properties beyond 1,100 feet but within 1,750 feet of the Interstate 35 frontage road, the maximum height shall be four stories. All other properties shall have a maximum height of three stories.	
⁽⁷⁾ Fences may be eight feet in height to accommodate topographical changes, as approved by the Zoning Administrator.	

(2) *Setback requirements.*

- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and

fireplaces/chimneys. Air conditioning units and other ground-mounted mechanical equipment are exempt from this requirement.

- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Maximum setback shall be adjusted to accommodate conflicts with utility easements.
 - c. Site furniture shall be permitted within the required setbacks.
- (3) *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.
 - b. 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 provided in section 46-196.
 - ii. The residential portion of a live/work unit.
 - iii. Parking determined to be required as a result of a parking generation study performed in accordance with subsection (4)b., below. Alternative solutions may include a shared parking agreement as described in subsection 46-196(c)(2), on-site parking, or other solution as approved by the transportation director.
 - 2. On-site parking shall be required for all residential uses, or residential portions of any building.
 - i. Required residential parking.
 - Single-family detached: Two spaces
 - Other residential units (multifamily, upper-story residential):
 - 1 Bedroom: One space
 - 2 Bedrooms or more: Two spaces
 - For residential units without defined bedrooms, including the residential portion of live/work units:
 - Under 800 square feet: One space
 - 800 square feet or more: Two spaces
 - ii. New garages for residential units.
 - (1) The location of new garages and their associated driveways shall be approved by the city.
 - (2) Garages are not permitted in any street yard.
 - c. If on-site surface-level parking is proposed or required, it shall be in accordance with the following requirements in addition to standards provided in section 46-196 of this Code:
 - 1. Parking and access shall be permitted only on improved surfaces.
 - 2. Wherever possible, alleys shall be utilized to access on-site parking areas.

3. If a property owner desires vehicular access from the alley and the alley is not improved, the property owner shall be responsible for the necessary improvements from the alley entrance to the entrance of the parking area.
 4. Vehicular entrances to all parking areas shall be no wider than the minimum standard allowed by the city's design and construction standards.
 5. On-site parking areas shall not be permitted in any street yard, and all parking shall be setback a minimum of five feet from any street-facing building facade.
 6. All existing driveways that are no longer required for parking access shall be removed and replaced with landscaping at the time of site plan review and street improvements installed to match adjacent areas.
 7. On-site parking areas visible from a public street shall be screened by a building or wall, hedge or other landscaping screen that is at least three feet in height.
- d. For lots located on Brushy Creek or Lake Creek, on-site parking is permitted in the street yard in order to minimize the presence of parking along the creek frontage. Parking lots with more than 30 spaces shall comply with the requirements of subsections 46-195(f)(1) and (g).
- e. On-street parking.
1. The applicant for a building permit may provide interim on-street parking adjacent to the property, if the existing right-of-way will accommodate it. The materials, design and location of the interim parking improvements shall be in accordance with the downtown master plan and approved by the city.
- f. Structured parking. All structured parking garages where any of the parking is above grade shall meet the following standards:
1. The first 20 feet in height of the frontage of a garage that faces a public street, with the exception of pedestrian and vehicular ingress and egress areas, shall require either a ground-level use or vehicle parking areas to be screened from view from a public street by means of landscaping or manufactured materials.
 2. Exterior garage building materials shall be limited to natural stone, simulated stone, brick, or split-face or stone-face concrete masonry units (CMU). In addition, architectural steel or metal may be used as accent features.
 3. The glazing percentage requirements provided in subsection (d)(7) shall apply to ground-level occupant spaces, if any.
 4. Pedestrian access.
 - i. Pedestrian ingress and egress to all parking structures shall provide access directly to a street or public frontage except for underground parking levels, where pedestrians may exit the parking area directly into a building.
 - ii. Pedestrians shall have direct access from parking areas to the street on the primary frontage.
 - iii. There shall be direct access to the street from commercial uses.
 5. Vehicular access shall be from the secondary frontage where possible.
 6. Service access shall be from an alley where possible. Where an alley does not exist, service access shall be from a secondary frontage where one exists and shall be enclosed or screened from view.
- g. Off-site parking. Off-site parking shall be permitted on a limited basis in accordance with the standards found in subsection (c)(4)c. below.
- (4) *Traffic impact and parking generation studies.*

- a. A traffic impact analysis (TIA) shall not be required for any development in the MU-2 district.
- b. A parking generation study for nonresidential uses shall be required for any new development, conversion, or change of use within a building that has a gross floor area of greater than 10,000 square feet, and for an assembly use of any size, such as an event center.
 1. The parking generation study shall include the following criteria:
 - i. A demand analysis of parking need based on industry standards.
 - ii. Characteristics of those using parking, including turnover rate.
 2. In instances where a required parking generation study determines that a use will utilize ten or more on-street parking spaces at a turnover rate of greater than every two hours, the use shall be required to identify alternative parking solutions. Alternative solutions may include a shared parking agreement as described in subsection 46-196(c)(2), on-site parking, or other solution as approved by the transportation director.
- c. The purpose of this subsection is to permit, on a limited basis, private parking on a lot without buildings and/or not on the same site as the land use or uses associated with the parking.
 1. In order to determine whether parking may occur on a lot separate from its associated land use(s), a parking generation study shall be submitted by an applicant when parking demand for proposed land use(s) in a development exceeds available parking based on the commercial parking standards found in section 46-196 for the proposed use(s).
 2. Available parking is determined by the number of spaces on private property outside of the street yard and improved parking spaces in the right-of-way adjacent to the property.
 3. A parking generation study for this analysis shall include the following criteria:
 - i. The parking demand of the proposed use or uses based on the standards found in section 46-196;
 - ii. The number of on-site parking spaces associated with a development that are not located in the street yard; and
 - iii. The number of spaces that will be improved in the right-of-way in accordance with the city's downtown parking plan for any road frontage associated with a development. These spaces may or may not be determined to meet demand depending on the timeline for public improvement.
 4. If the parking generation study determines that additional parking is necessary, the applicant may be required to provide that parking at an alternate location. Parking may be provided through a shared parking agreement or if the need is demonstrated, parking may be located on a separate private lot for the associated use even if the parking is located in the street yard. Private parking lots shall meet the following standards:
 - i. Parking lots shall be designed in accordance with city standards including parking space design and surfacing requirements.
 - ii. Driveways shall be no greater than the minimum width required by city standards.
 - iii. Parking lots shall meet the following requirements for interior parking lot landscaping and landscape buffers:
 - (1) Interrupting islands shall not be required.

- (2) End islands shall be provided at the terminus of each parking bay and shall have a minimum width of nine feet from face of curb to face of curb. Head-to-head parking bays shall include two such end islands. Each end island shall have one large three-inch caliper shade tree and meet additional planting requirements for end islands in accordance with subsection 46-195(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 subsection 46-195(f)(1)f.
 - (3) Perimeter vegetation consisting of a solid hedgerow of evergreen shrubs planted at three feet on-center shall provide screening from the ground to a minimum height of 36 inches, with the exception of walkway and driveway access areas.
 - (4) Parking lots with greater than 30 spaces shall meet the interior parking lot landscaping and landscape buffers standards in sections 46-195(f) and (g), rather than those in this section.
 - (5) All parking lot landscaping shall be irrigated in accordance with section 46-195(k).
- iv. Any parking lot that shares a property line with a single-family use shall install a six-foot tall masonry fence to screen vehicles from view in lieu of perimeter vegetation. This requirement does not alter the requirement for 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 axles.
- (5) *Access and circulation.*
- a. Vehicle access and circulation standards provided in section 46-198 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 except on lots fronting on Mays Street. The following conditions shall apply to any site where a drive-through is incorporated:
 1. Only one business on a site shall have a drive-through.
 2. Drive-throughs shall be part of a building containing two or more occupants or uses.
 3. The principal use associated with the drive-through shall not occupy more than 50 percent of the gross floor area of a single story building. For multi-story buildings, the principal use may occupy the entire first floor.
 4. Off-street vehicle stacking spaces shall not be permitted in any front street yard and shall meet the stacking area standards and design provided in subsection 46-196(j).
 5. Vehicular entrances and exits shall be no wider than the minimum required for one vehicle and shall be in accordance with the city's design and construction standards.
- (6) *Lot fencing design standards.* The following standards apply to fencing in the MU-2 district:
- a. Fences shall be constructed of the following materials: brick, natural stone, simulated stone, or wrought iron. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the zoning administrator. Existing single-family uses may replace existing wood fencing with a similar material and in accordance with subsections c., d., and e. below.

- b. Fence posts shall be constructed of rust-resistant metal parts, concrete-based masonry or concrete pillars of sound structural integrity.
- c. Fence posts and fence panels shall be capped.
- d. All fences shall provide a finished face to abutting single-family or townhouse uses.
- e. All fences shall provide a finished face to abutting streets.
- f. Decorative street yard fencing of a material other than one specified above may be approved by the zoning administrator, except that chain link fencing is prohibited.

(7) *Landscaping.*

- a. Where the building setback provides adequate space, landscaping foundation treatment shall be required in accordance with the Category 3 standards in subsection 46-195(h).
- b. Minor modifications to design and development standards may be permitted to protect and accommodate protected trees as identified in chapter 43.
- c. Screening for parking shall consist of a building, wall, or hedge a minimum three feet in height as described in subsection (c)(3)b.7. above.
- d. Pervious concrete and pervious pavers for parking and maneuvering areas are permitted. Other permeable surfaces may be approved by the zoning administrator.

(8) *Outdoor display and storage.*

- a. General outdoor storage is prohibited.
- b. Outdoor display and limited outdoor storage shall be allowed in accordance with section 46-199.
- c. Limited outdoor storage is prohibited in the street yard.

(9) *Site furniture.*

- a. Site furniture for nonresidential uses, as defined in section 46-5, shall be required to be of a commercial grade and manufactured for exterior use.
- b. Site furniture may also include moveable outdoor site features such as outdoor café tables and planters.

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

- a. 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.
- b. There shall be no loading or service areas between the buildings and public open spaces.
- c. An eight-foot wide linear landscaped area in accordance with subsection 46-195(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.

(d) *MU-2 (Mixed-use downtown medium density) district design standards.* The following design standards apply to all buildings in the MU-2 district, with the exception of certain expansions, as addressed in subsection (f). Additional standards for apartments, single-family residential uses, structured parking, expansions, and conversions are provided below this subsection and replace their counterparts in this subsection where applicable. Alternate design standards may be approved by the zoning administrator to permit a more flexible or creative design that still meets the intent of the MU-2 district design standards.

- (1) *Exterior wall finish.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, architectural concrete masonry units (CMU), glass, stucco, fiber cement siding (except for

flat, unarticulated panels), or architecturally finished steel or metal, except for doors, windows, accents and trim.

- a. Neither fiber cement siding nor corrugated or ribbed metal shall comprise more than 33 percent of the exterior wall finish.
- b. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.
- c. The use of other materials shall be limited to accent features.
- d. Other wall materials or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.

(2) *Orientation requirements.*

- a. Buildings shall have their main entrance off a public street or plaza. Entrances shall be easily accessible for pedestrians from the street, a plaza or the sidewalk.
- b. Buildings on corner lots shall be designed with primary facades facing each public street.
- c. 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.

(3) *Exterior color.* Day-Glo, luminescent, neon, or similar types of color finishes are not permitted.

(4) *Building elevation variation.*

- a. The length of walls facing public streets shall be broken into smaller planes. Wall planes shall not extend more than an average of 35 feet without an offset or interruption by a pilaster or structural frames, change in roof line or architectural materials.
- b. For buildings with a primary facade length of greater than 140 feet, offsets of at least three feet in depth shall be required for every 70 feet of facade length.
- c. The composition of windows and other major features shall relate to the wall plane between each offset or other feature identified in subsection b., immediately above.

(5) *Building articulation.*

- a. 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 architectural interest and style.
- b. The following is a list of design features that may be used as part of an integrated, comprehensive building design to provide architectural interest and style. Such interest and style shall include a minimum of five of the following:
 1. Decorative cornices.
 2. Eaves.
 3. Bow window.
 4. Bay window.
 5. Arched window.
 6. Gable window.
 7. Transom windows.
 8. Multiple sashed and/or paned upper story windows.
 9. Oval or round windows.

10. Shutters.
 11. Arched entry, balcony or breezeway entrance.
 12. Recessed entryways.
 13. Storefront (for retail uses).
 14. Arcade/gallery (for retail uses).
 15. Stone or brick accent wall.
 16. Decorative stone or brick band.
 17. Decorative tile.
 18. Veranda, porch or balcony.
 19. Projected wall or dormer.
 20. Variation of roof lines on the building.
 21. Decorative caps and chimneys.
 22. Stone coursing around windows.
 23. Metal canopies.
 24. Fabric awnings that relate to window and door bays.
 25. Other features as approved the zoning administrator.
- (6) *Special design features.* The following is a list of special design features that shall be used as part of an integrated, comprehensive building and site design to provide architectural interest and style. Such interest and style shall include a minimum of at least one of the following:
- a. Stoops.
 - b. Rooftop decks.
 - c. Patios.
 - d. Decorative street yard fencing.
 - e. Low masonry walls at property lines.
 - f. Dooryard.
 - g. Forecourt.
- (7) *Windows.* In order to ensure appropriate proportion, shape, position, location, pattern and size of windows on a building, the following shall be required:
- a. The entire primary facade shall have a minimum of 30 percent glazing. The ground floor of the primary facade shall have a minimum of 30 percent glazing. Upper floors may have less than 30 percent glazing as long as the entire primary facade has the minimum of 30 percent. All glazing on the primary facade of the ground floor shall have a minimum light transmittance of 70 percent.
 - b. The maximum sill height on the ground floor shall be 30 inches; however, 18 inches is recommended for retail uses. Sill height requirements shall not apply to multifamily.
 - c. At least 25 percent of the wall area on any side or rear elevation facing a public street, creek, park or plaza shall consist of glazing or as permitted by the building code, whichever is less.
 - d. To assist with energy efficiency and solar gain the requirements in this subsection may be reduced by the zoning administrator to the extent that the required level or location of

glazing conflicts with the standards of the building code, or a recognized green building program, or the functionality of the structure.

- (8) *Glass.* Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of buildings and structures.
 - (9) *Roofing materials.*
 - a. Roofing materials for pitched roofs shall consist of a minimum 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), nonreflective prefinished metal, copper or other similar materials as approved by the zoning administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
 - b. All roof-mounted mechanical equipment shall be screened from public view by parapets so as to not be visible from an abutting street, public plaza or public open space. The parapet shall utilize the same or similar materials as the principal structure.
 - (10) *Awnings and canopies.* Awnings and canopies attached to buildings shall meet the following standards:
 - a. Awnings and canopies shall be placed so as to avoid obscuring details of the building facade.
 - b. Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
 - c. Awnings and canopies shall be placed so that there is a minimum clearance of eight feet at its lowest point when over a sidewalk or other pedestrian walkway.
 - d. Awnings and canopies may encroach up to ten feet or 66 percent of the distance from the building face to the curb, whichever is less.
 - (11) *Signs.* All signs shall comply with the regulations set forth in chapter 30 of the Code of Ordinances.
- (e) *Multifamily.* All residential uses that consist of multiple dwelling units that are not in combination with a commercial use shall meet the following standards:
- (1) *Dwelling forms.* Regardless of the number of residential units, live/work units and upper-story residential units shall not be considered a multifamily use; such units shall meet the design standards in subsection (d) above. Changes in use from single-family or commercial to multifamily shall be required to meet all standards below, as applicable. The following multifamily dwelling forms shall be permitted:
 - a. *Multi-story apartments.*
 - 1. Apartments shall be in buildings that are 100 percent residential, and shall be a minimum of two stories.
 - 2. The ground floor of all facades that face a public street shall be 100 percent natural stone, simulated stone, or brick.
 - b. *Townhouses.* Townhouses shall be subject to the following standards:
 - 1. Townhouses shall be in a "row house" form consisting of no less than three attached units.
 - 2. Townhouses shall have raised front steps off the sidewalk to access the main entrance.
 - 3. Each unit shall include an off-set in wall planes and individual roof lines separated by recessed entries or shall be distinguished by a change in facade materials.

4. 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. The following is a list of features that may be used as part of an integrated, comprehensive design to provide visual relief to townhouse buildings. Such interest and style shall include a minimum of five of the following:
 - i. Bow windows.
 - ii. Bay windows.
 - iii. Arched windows.
 - iv. Gable windows.
 - v. Oval or round windows.
 - vi. Shutters.
 - vii. Arched entry, balcony or breezeway entrance.
 - viii. Stone or brick accent wall.
 - ix. Decorative stone or brick band.
 - x. Decorative tile.
 - xi. Veranda, terrace, porch or balcony.
 - xii. Projected wall or dormer.
 - xiii. Variation of roof lines on the building.
 - xiv. Decorative caps on chimneys.
 - xv. Other features as approved the zoning administrator.
5. Pedestrian access. Each unit shall have its main pedestrian entrance off of the street or a landscaped courtyard.
6. Garage doors shall not face a public street.
7. Fencing located within ten feet of an alley or common lot boundary shall not impede the visibility of drivers entering or exiting the alley.
- c. *Courtyard building.* Attached or detached dwelling units which are arranged around a central courtyard or series of courtyards on a single site.
 1. Pedestrian access.
 - i. At least one courtyard on a site shall provide direct access to the street.
 - ii. Each building shall have their primary access from an internal courtyard.
 2. At least 15 percent of the square footage of all building footprints on a site shall be developed as common courtyard areas. No more than a total of three courtyards may be developed on one site. When a site has less than four units, the courtyard shall be one contiguous area. Paseos, parking areas, designated on-site walkways and building entry areas shall not count towards the common courtyard area.
- d. *Villa.* A large house containing two to eight dwelling units which are individually accessed from one internal common area.
 1. Pedestrian access. The internal common area shall be accessible from a main entrance at the street level on the primary facade.
- e. *Multifamily house.* A structure that is designed to appear as a large, custom-built single-family home but may contain up to six dwelling units inside.

1. Pedestrian access. Each unit shall have a primary entrance on the front or side of the building. Any secondary entrances shall be located on the side or rear of the building.
 - f. *Carriage house/accessory dwelling unit.* Attached or detached accessory unit above a garage or at grade. Habitable area shall not exceed 450 square feet per floor. Design and materials should be compatible with the primary structure on the lot.
- (2) *The following standards apply to all multifamily uses:*
- a. *Exterior wall finish.* The exterior finish of all buildings shall be natural stone, simulated stone, brick, architectural concrete masonry units (CMU), glass, stucco, fiber cement siding (excluding flat, unarticulated panels), or architecturally finished steel or metal except for doors, windows, accents, and trim.
 1. The ground floor of all buildings shall be a minimum of 75 percent natural stone, simulated stone, brick, or architectural CMU with the exception of multi-story apartments as stated in subsection (e)(1)a.2.
 2. A minimum of two different materials shall be used on each structure and each material used shall comprise no less than 20 percent of the exterior wall finish.
 3. If architectural CMU is incorporated into a project, it shall have an ashlar pattern.
 4. No more than 33 percent of the building facade may be fiber cement siding or architecturally finished steel or metal.
 5. Carriage house/accessory dwelling units shall be permitted to have the same exterior materials as the primary structure on the lot.
 6. The use of other materials shall be limited to accent features. Other wall finishes or recognized architectural styles not explicitly permitted by this section may be approved in writing by the zoning administrator.
 - b. *Parking.* All multifamily uses shall provide on-site parking in accordance with subsection (c)(3).
- (f) *Expansions.*
- (1) Expansions to existing single-family structures shall meet the height and setback standards established in subsection (c) or the contextual setback as defined in subsection 46-163(c)(3).
 - (2) Expansions, excluding existing single-family, that are less than 35 percent of the existing gross floor area shall meet the following criteria:
 - a. Expansions shall reflect the architectural style of the original building, including roof, articulation, windows, doors, and exterior finish. If the existing style is not desired for the expanded portion of the structure, the expansion shall meet the design standards provided in subsection (d), as applicable.
 - b. Newly constructed portions of the building shall meet all density and development standards in subsection (c), as applicable.
 - (3) The cumulative expansion of 35 percent or more of the gross floor area over any five-year period shall meet the following standards, with the exception of existing single-family:
 - a. Each street-facing facade shall be required to incorporate a minimum of three improvements in accordance with subsection (d).
 - b. Newly constructed portions of the building shall meet all density and development standards in subsection (c), as applicable.
- (g) *Conversions.*
- (1) Conversions in the MU-2 district from single-family residential to a nonresidential use shall meet the following density and development standards in subsection (c):

- a. Parking (subsection (c)(3));
 - b. Traffic impact and parking generation studies (subsection(c)(4));
 - c. Access and circulation (subsection (c)(5));
 - d. Fencing design standards (subsection (c)(6));
 - e. Landscaping (subsection (c)(7));
 - f. Outdoor display and storage (subsection (c)(8));
 - g. Site furniture (subsection (c)(9)); and
 - h. Special conditions for public open space (subsection(c)(10)).
- (2) The following requirements from the district design standards (subsection (d)) may apply when changes to the exterior of a building are being made to a conversion:
- a. Exterior wall finish (subsection (d)(1));
 - b. Orientation requirements (subsections (d)(2)a. and (d)(2)c.);
 - c. Exterior color (subsection (d)(3));
 - d. Roofing (subsection (d)(10));
 - e. Awnings and canopies (subsection (d)(11)); and
 - f. Signs (subsection (d)(12)).
- (3) Expansions in the gross floor area during the conversion process shall meet the standards in subsection (f) above, as applicable.
- (h) *MU-2 district compatibility standards.* Compatibility standards are intended to minimize the adverse impacts sometimes associated with adjacent higher intensity development.
- (1) *Visual screening.* The following standards apply to uses other than single family and courtyard multifamily. Screening for air conditioning units and electrical transformers shall be in conformance with subsection 46-195(i). All other ground-mounted equipment, including gas or liquid canisters and tanks, shall be screened from public view and adjacent properties by a stone or brick wall. Screening standards for detention/water quality ponds, dumpsters, trash receptacles, outdoor storage, and other similar structures are provided in subsection 46-195(i).
- (2) *Noise.* Noise shall be regulated by chapter 14 of the Code. Additionally, outdoor paging systems shall not be permitted, except for eating establishments and outdoor entertainment. Exterior speakers are only permitted for service and gathering areas at eating establishments 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.
- (3) *Lighting.*
- a. External lighting shall be arranged and controlled so as to deflect light away from any residential areas.
 - b. Building illumination.
 - 1. Fully recessed down lights, gooseneck lights or other compact fluorescent, incandescent, or light emitting diode fixtures appropriate to the style of a building shall be used.
 - 2. Illumination of a facade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building or downward rather than toward the street or adjacent properties.
 - c. Site lighting design requirements.

1. *Light source (lamp)*. Only incandescent, compact fluorescent, color-corrected high-pressure sodium, or light emitting diodes may be used. The same type shall be used for the same or similar types of lighting on any one site throughout a development.
 2. *Mounting*. Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
 3. *Height of fixture*. The height of a freestanding fixture shall not exceed 12 feet.
- d. Excessive illumination.
1. 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.
 2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
 3. The foot candle reading at the property line shall not exceed one foot candle, except that the reading at any single family property line shall not exceed 0.5 foot candles. Uses requiring more illumination for security purposes may seek approval from the zoning administrator.

(Ord. No. G-13-07-11-H2, § II, 7-11-2013; Ord. No. O-2016-3776, § I, 9-22-2016; Ord. No. O-2017-4288, § III, 4-13-2017)