

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Rick Cortes, Deputy City Manager  
**Subject:** **Amendments to the UDC to revise the definition and requirements for accessory dwelling units.**  
**Date:** June 24, 2025

**Background**

The Seguin Planning Department is seeking to amend the Unified Development Code (UDC) to update and revise the definition and requirements for accessory dwelling units. Per the existing regulations, accessory dwelling units constructed on a single-family residential lot cannot be larger than 50% of the square footage of the primary dwelling. It is required to be an accessory, or secondary, dwelling unit to the primary dwelling and is not allowed to be occupied by a separate family. The existing size requirements pose a potential problem on lots with large house as it would allow an accessory dwelling that is the size of a standard house. This would result in two houses on a single-family residential lot. In order to maintain the density requirements for a single-family residential zoned lots and maintain the integrity of single-family residential neighborhoods, staff is proposing to update the provisions for accessory dwelling units as follows:

- In addition to the 50% requirement, staff is recommending to limit the size of an accessory dwelling unit to 800 sq ft.
- In addition to the limitations on the size of an accessory dwelling unit, staff is also recommending to limit the number of accessory dwelling units to one per lot.
- To ensure consistent enforcement of the zoning regulations, staff is recommending an amendment to UDC to clarify how the size of an accessory dwelling unit is calculated.

**Action Requested**

Staff is requesting approval of the amendments to the UDC as proposed.

**Recommendation**

The Planning & Zoning Commission has recommended approval of the proposed amendments to the UDC.

**Attachments**

- Final Report of the Planning & Zoning Commission
- Proposed ordinance amending the Unified Development Code