

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.4.3 AND THE DEFINITIONS, AMENDING THE ACCESSORY DWELLING USE PROVISION; PROVIDING A SEVERABILITY CLAUSE; AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Seguin City Council adopted the Unified Development Code (UDC) to encourage better planning and development throughout the city and to provide standards for the orderly development of the city with a stable pattern of land uses; and

WHEREAS, the City of Seguin desires to update the definition and amend the provisions for accessory dwellings as currently listed in the Land Use Matrix of the UDC; and

WHEREAS, on June 10, 2025, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC be adopted as described herein.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

PART ONE. Section 3.4.3 of the Seguin Unified Development Code is hereby amended to add the following entertainment/recreation land uses to the Land Use Matrix (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

Residential Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	P
Existing Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	S	-	-	-	P
Apartments/ Condos	-	-	-	-	-	-	-	P	-	-	L	L	-	-	-	P
Two Family Dwelling	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	S
Manufactured Home	L	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Modular Homes	L	L	L	L	L	L	L	-	-	-	L	-	-	-	-	-
Accessory Dwelling (no larger than 50% of the square footage of the primary structure) (<u>one per lot</u>)	P	P	P	P	-	-	-	-	-	-	S	S	L	-	-	S

Mixed Use Building- First floor commercial with second story and above residential	-	-	-	-	-	-	-	S	-	-	P	P	-	-	-	P
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P

PART TWO. The following definition, as identified in the final section of the Seguin Unified Development Code, is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

Definitions

1. Dwelling unit. A room or suite or set of rooms occupied or suitable for occupancy as a family residence and having kitchen, bath and sanitary facilities, together with appropriate appurtenances to such occupancy.
 - a. Single-family detached dwelling unit: A building designed for and occupied exclusively by one family as a separate dwelling unit and not meeting the requirements of a townhouse or row house. Occupancy shall be limited to no more than four (4) individuals who are unrelated by blood, legal adoption, or marriage. The owner and any agent of the owner shall be legally responsible for any dwelling unit use.
 - b. Single-family attached dwelling unit: A building designed or occupied exclusively by one family as a separate dwelling unit, and meeting the requirements of a townhouse or row house. Occupancy shall be limited to no more than four (4) individuals who are unrelated by blood, legal adoption, or marriage. The owner and any agent of the owner shall be legally responsible for any dwelling unit use.
 - c. Duplex: A building designed for or occupied exclusively by two (2) families living independently of each other. A duplex sharing a lot with other residentially used structures shall fall under the definition of a multiple dwelling unit and shall not be considered a duplex for the purposes of this ordinance.
 - d. Multiple: A building designed for and/or occupied exclusively by three (3) or more dwelling units. (Also known as multifamily dwelling unit.)
 - e. Accessory: A secondary separate dwelling unit on a lot ~~such as a garage apartment~~ that is no larger than 50% of the square footage of the primary structure and no larger than 800 square feet. The size of a dwelling unit is calculated as the gross floor area of the unit, which is the sum of the floor areas of all levels of the building. The determination of whether one family is living independently of another is based on one or more of the following criteria: separate sanitary facilities, separate kitchen facilities, separate entrances, and separate utilities.

PART THREE. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

PART FOUR. City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

PART FIVE. This ordinance shall be published in a newspaper of general circulation.

PART SIX. This ordinance shall be effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on the first reading this 1st day of July 2025.

PASSED AND APPROVED AND ADOPTED on the second reading this 15th day of July 2025.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary