

**CITY OF SEGUIN  
STATE OF TEXAS**

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS ADDING SECTION 3.2.4(2) SINGLE FAMILY RESIDENTIAL (R-2) TO THE SEGUIN UNIFIED DEVELOPMENT CODE; AMENDING SECTION 3.4.3- LAND USE MATRIX AND SECTION 3.6.2- RESIDENTIAL LOT STANDARDS TO INCLUDE THE NEW R-2 DISTRICT; 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 recently adopted the Unified Development Code (UDC) that will encourage better planning and development throughout the city and will be easier for the public to use; and

**WHEREAS**, the Seguin City Council desires to provide for the orderly, safe and healthful development of land located within the community; and

**WHEREAS**, the City Council of the City of Seguin desires to provide a variety of housing and flexibility in the development of residential neighborhoods by adding an R-2 zoning district to the Unified Development Code (UDC); and

**WHEREAS**, the R-2 zoning district will mimic the R-1 zoning district with the exception of a reduced front setback and sidewalks required to be located along the curb in order to provide neighborhoods with smaller front yards; and

**WHEREAS**, on March 14, 2015, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC adding the R-2 zoning district and amending the Land Use Matrix and Residential Lot Standards to include the new R-2 district be adopted as described herein.

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

**PART ONE.** Section 3.2.4(2) Single Family Residential (R-2) be added to the Unified Development Code as follows:

**3.2.4(2) Single Family Residential (R-2)**



*Above pictures are general representations of structures and uses found within the zoning district*

**A. Purpose**

The R-2 zoning district provides for the development of single-family detached dwellings on standard sized residential lots with smaller front setbacks than the R-1 zoning district. The intent is to provide a variety of housing options in the community by creating residential neighborhoods with smaller front yards while still maintaining adequate space between the garage and the property line for off-street parking. Due to the reduced front setback in R-2 districts sidewalks are required to be built along the street curb.

**B. Uses**

For a detailed listed of permitted, limited and special uses please refer to the land use matrix. General permitted uses include the following:

- Single-family home
- Community Center
- Playground

**C. Site Development Requirements**

Chapter 5 contains information on the following site development requirements:

- Landscaping
- Buffering
- Screening
- Parking
- Tree Removal
- Lighting
- Fencing
- Sidewalks
- Detention and Drainage
- Setbacks
- Lot Requirements

**PART TWO.** Section 3.4.3 Land Use Matrix be amended to include the new R-2 zoning district in the chart with the same land uses allowed in R-2 as are allowed in the R-1 zoning district.

**PART THREE.** Section 3.6.2 Residential Lot Standards be amended to include the new R-2 zoning district as follows (underlining indicates added text):

**3.6.2 Standards- Residential Districts**

	A-R	R-R	S-R	R-1	<u>R-2</u>	DP-1	DP-2	ZL	MF-1	MF-2	MF-3	M-R
Lot Area (internal lot) Min.	10 acres	43,560 sf	20,000 sf	5,000 sf	<u>5,000 sf</u>	12,000 sf	6,200 sf	3,400 sf	Minimum of 21,780sf	Minimum of 10,890sf	Minimum of 7,275sf	5,000 sf
Lot Area (corner lot) Min.	10 acres	43,560 sf	20,000 sf	6,000 sf	<u>6,000 sf</u>	12,000 sf	8,000 sf	3,400 sf	n/a	n/a	n/a	6,000 sf
Lot Frontage Internal/ corner lots Min.	150'	150'	100'	50'/60'	<u>50'/60'</u>	100'	60'/75'	40'	100'	100'	75'	50'/60'
Lot Depth Min.	200'	200'	100'	100'	<u>100'</u>	120'	90'	85'	100'	100'	100'	100'
Units per acre Max.	-	1	2	8	<u>8</u>	6	14		6	12	20	8
Front Yard Setback Min.	40'	40'	25'	25'	<u>20'</u> <u>*See Below</u>	25'	25'	20'	25'	25'	25'	25'
Rear Yard Setback (Primary Structure) Min.	20% of lot depth up to 40'	20% of lot depth up to 40'	20% of lot up to 30'	15'	<u>15'</u>	15'	15'	10'	10'	10'	10'	15'
Rear Yard Setback (Accessory Structure) Min.	20'	20'	20'	5'	<u>5'</u>	5'	5'	5'	10'	10'	10'	5'
Side Setback (internal lot) Min.	20'	20'	10'	5'	<u>5'</u>	10'	6'	See district info	10'	10'	10'	5'
Side Setback (corner lot) Min.	25'	25'	15'	15'	<u>15'</u>	15'	15'	See district info	15'	15'	15'	15'
Impervious Coverage Max.	20% of lot area	40% of lot area	40% of lot area	60% of lot area	<u>60% of lot area</u>	60% of lot area	60% of lot area	75% of lot area	70% of lot area	70% of lot area	70% of lot area	60% of lot area
Height of Structures Max. (whichever is less)	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	<u>30' or 2 ½ stories</u>	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	30' or 2 ½ stories	45 feet or 3 stories	45 feet or 3 stories	30' or 2 ½ stories

**\* In the R-2 district the garage (attached or detached) and all accessory structures must meet the 20' front setback; the front of the primary structure may encroach an additional 5' into the front setback.**

**PART FOUR.** If any word, phrase, clause, sentence, or paragraph of this ordinance or the Unified Development Code is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance or the Unified Development Code will continue in force if they can be given effect without the invalid portion.

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

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

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

**PART EIGHT.** 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 21st day of April, 2015.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 5th day of May, 2015.

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DON KEIL  
Mayor

ATTEST:

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Thalia Stautzenberger  
City Secretary