

ORDINANCE NO. 2024-O-___

AN ORDINANCE OF THE CITY OF STEPHENVILLE, TEXAS AMENDING SECTIONS 154.05.1, 154.05.2, 154.05.3, 154.05.4, 154.05.5, 154.05.6, 154.05.7, 154.05.8, 154.06.3, 154.06.7, and 154.07 OF THE CODE OF ORDINANCES TO REVISE PERMITTED USES AND SECTION 154.03 OF THE CODE OF ORDINANCES TO REVISE THE DEFINITION OF FAMILY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council desires to revise language to increase the number of unrelated persons allowed to occupy residential structures from three persons to four persons.

WHEREAS, the changes were reviewed and unanimously recommended by the Planning and Zoning Commission on October 16, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS:

SECTION 1.

The following Section of the Code of Ordinances are hereby revised as follows:

Sec. 154.05.1 – Residential Estate District (RE)	5.1.B Permitted Uses	(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three-four unrelated individuals;
Sec. 154.05.2 – Single-Family Residential District (R-HA)	5.2.B Permitted Uses	(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three-four unrelated individuals
Sec. 154.05.3 – Single-Family Residential District (R-1)	5.3.B Permitted Uses	(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three-four unrelated individuals;
Sec. 154.05.4 – Single-Family Residential District (R-1.5)	5.4.B Permitted Uses	(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of dwelling in this district by more than three four unrelated individuals;

<p>Sec. 154.05.5 – One- and Two-Family Residential District (R-2)</p>	<p>5.5.B Permitted Uses</p>	<p>(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of dwelling in this district by more than three four unrelated individuals;</p> <p>(2) Two-family dwelling units, with each family limited as in division (1) above;</p>
<p>Sec. 154.05.6 – Multiple Family Residential District (R-3)</p>	<p>5.6.B Permitted Uses</p>	<p>(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of dwelling in this district by more than three four unrelated individuals;</p> <p>(2) Two-to-four family dwellings, with each family limited as in division (1) above;</p> <p>(3) Multiple family dwellings, with each family limited as in division (1) above; Student living complexes will be subject to a variance request for units designed to occupy more than three-four unrelated students per unit;</p>
<p>Sec. 154.07.7 – Manufactured Housing District (MH)</p>	<p>5.7.B Permitted Uses</p>	<p>(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of a dwelling in this district by more than three-four unrelated individuals;</p>
<p>Sec. 154.08.8 – Integrated Housing District (R-2.5)</p>	<p>5.8.B Permitted Uses</p>	<p>(1) Single-family detached dwelling, limited to occupancy by a family having no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing or failing to prohibit residential use of dwelling in this district by more than three four unrelated individuals;</p> <p>2. Two-to-four family dwellings, with each family limited as in division (1) above;</p> <p>3. Townhouse dwellings, with each family limited as in division (1) above;</p> <p>4. Condominium dwellings, with each family limited as in division (1) above;</p>

<p>Sec. 154.06.3 – Central Business District (B-3)</p>	<p>6.3.B Permitted Uses</p>	<p>(12) Condominium; (amended definition of family) (28) Multi-family dwelling (five more units); (amended definition of family) (43) Single family dwelling (amended definition) (48) Townhouse; and (amended definition of family) (49) Two-four family dwelling. (amended definition of family)</p>
<p>Sec. 154.06.7 – Downtown District (DT)</p>	<p>6.7.B Permitted Uses</p>	<p>(9) Condominium (four or less units); (amended definition of family) (27) Single family dwelling (amended definition) (31) Townhouse (four or less units); (amended definition of family) (33) Two-four family dwelling (amended definition of family)</p>
<p>Sec. 154.07 – Agricultural District (AG)</p>	<p>7.B Permitted Uses</p>	<p>(3) Single-Family Estates. Semi-Urban estate-type residential properties with large lots or small acreage and are serviced by either or both septic tanks and/or domestic wells; (amended definition of family)</p>
<p>Sec. 154.03 – Definitions</p>		<p>Family. A single individual or two or more persons related by blood or marriage, including adopted children, or a group of no more than three four individuals who are unrelated by blood, legal adoption, marriage or conservatorship.</p>

SECTION 2.

This ordinance shall be effective upon passage.

PASSED AND APPROVED this 5th day of November 2024.

Doug Svien, Mayor

ATTEST:

Sarah Lockenour, City Secretary

Reviewed by Jason M. King, City Manager

Randy Thomas, City Attorney
Approved as to form and legality