

ORDINANCE NO. 25-104

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, REMOVING AND REPEALING SECTION 110-69, R-2 ZONE; REZONING ALL R-2 ZONED PROPERTIES AS R-2B; AMENDING SECTION 110-76 C-1 ZONE TO PERMIT R-2B AS AN APPROVED USE FOR A C-1 ZONE AND REMOVING R-2 AS A PERMITTED USE; AMENDING VARIOUS REGULATIONS FOR THE R-2B ZONE; REQUIRING THAT THE OFFICIAL ZONING MAP BE UPDATED TO COMPLY WITH THE TERMS OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF SWEENY, TEXAS:**

Section 1:

Section 110-69 of the Zoning Ordinance of the City of Sweeny, Texas, is hereby amended by repealing and removing the entire Section 110-69 to abolish the R-2 Zone.

Section 2:

From and after the date of the passage of this ordinance, IT IS ORDERED by the City Council that any and all currently zoned R-2 properties are rezoned to R-2B.

Section 3:

Section 110.76 C-1 of the Zoning Ordinance of the City of Sweeny, Texas, is hereby amended by amending subsection (16) and shall after the effective date of this ordinance read as follows:

“Section 110-76. C-1, Commercial

(16) R-2B permitted uses in C-1 zone: R-2B single family homes shall be a permitted use in a C-1 zone. A single family home may be built or remodeled in a C-1 zone. A single family, being newly built, home must meet all of the

requirements provided in the City of Sweeny Zoning Ordinance for a home built in a R-2B zone. However, if an existing structure is being remodeled or converted to a single family home or is a replacement to an existing single family home in the C-1 zone, the R-2B zoning requirements are waived.“

Section 4:

Section 110-69.2 of the Zoning Ordinance of the City of Sweeny is hereby amended and the new Section 110-69.2 shall henceforth read as follows:

“Sec. 110-69.2. R-2B, single-family residence:

The following regulations shall be applicable to the R-2B, single-family residence zoning district:

(1) *Description and purpose:* A medium-density zone composed primarily of individual homes.

(2) *Permitted use:* One-family dwelling.

(3) *Maximum percentage of lot to be used for building:* Forty- five (45) percent.

(4) *Minimum living area for houses:* Three hundred seventy-five (375) square feet.

(5) *Maximum height of buildings:* Two and one-half (2 1/2) stories or thirty-five (35) feet.

(6) *Minimum lot area:* One thousand eight hundred (1,800) square feet.

(7) *Minimum yard setback:*

a. Front, fifteen (15) feet.

b. Side, five (5) feet for each side.

c. Rear, five (5) feet, measured from the easement line if there is a rear easement.

d. Side Street, fifteen (15) feet. It is provided however, that a side street setback of ten (10) feet will be permitted provided the lot is not located on a major street and the contemplated structure is at least sixty (60) feet from the centerline of the street located in front of the property.

(8) *Permitted accessory use:* Garden, tool, and playhouses, personal recreation facilities.

(9) *Accessory building:*

a. No storage, garden, tool or playhouse shall be used as a garage.

b. Garages/ carports shall meet all the setback requirements as required for the principal building.

c. No garage / carport shall exit out the back of the lot.

d. Maximum height, twenty (20) feet.

e. Maximum setback:

1. Side, five (5) feet.

2. Rear, five (5) feet or interior line of easement.

3. Front, to front of house Front to front of home (garage / carport can extend beyond front of home as long as meets set back requirements of the principal building)

f. Maximum size for storage buildings, garden, tool, and playhouses, 8% of lot size. Limited to 3 buildings.

(10) Conditional uses: Parks.

(11) Any home currently located in this zone which sustains a total loss or demolition of the structure, may be rebuilt by the owner of the property without meeting zoning requirements if the home is re-constructed using the same footprint. However, if the footprint of the home is changed in any way, the new structure would be required to meet the R2 -B zoning requirements set out in this ordinance.”

Section 5: The City Secretary shall update the City of Sweeny Official Zoning Map to conform with the amendments set forth herein.

Section 6:

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 7:

If any part of portion of this ordinance shall be determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of this ordinance

Section 8:

This ordinance shall be effective from and after its passage.

PASSED AND ADOPTED this _____ day of _____, 2025.

DUSTY HOPKINS, Mayor of the City of
Sweeny, Texas

ATTEST:

KAYDI SMITH, City Secretary