

ORDINANCE NO. 2025-O-04

AMENDING THE LAREDO LAND DEVELOPMENT CODE, SECTION 24.77.1, ENTITLED DIMENSIONAL STANDARDS, TO AMEND THE MINIMUM LOT AREA REQUIREMENTS FOR "DUPLEX" AND APPENDIX A, BY AMENDING "DUPLEX" IN THE LIST OF DEFINITIONS, PROVIDING THAT THE ORDINANCE SHALL BE CUMULATIVE, PROVIDING FOR SEVERABILITY CLAUSE, AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Laredo Land Development Code regulates land uses within the corporate limits of the City of Laredo; and,

WHEREAS, the definition of duplex means a single building or structure designed to contain two (2) separate living units with facilities for living, sleeping, cooking and eating, as per the Laredo Land Development Code, Appendix A; and,

WHEREAS, the minimum lot area requirement for duplex is 6,000 square feet in the R-2, R-3, R-O, AE, B-1, B-3, and CBD zoning districts; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing on October 17, 2024, recommended **approval** of the ordinance amendment; and,

WHEREAS, notice of the ordinance amendment was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City Council on this matter; and,

WHEREAS, the City Council held a public hearing on December 2, 2024, and found the proposed ordinance amendment appropriate, necessary, and consistent with the Laredo Comprehensive Plan, and in the best interest of the public health, safety, and welfare,

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1. Appendix A of the Land Development Code, definition of Duplex, is hereby amended as follows:

Duplex (*Horizontal*) - single building or structure designed to contain two (2) separate living units, arranged horizontally side by side, with each dwelling unit containing facilities for living, sleeping, cooking and eating, and located on a single lot.

Duplex (*Vertical*) - single building or structure designed to contain two (2) separate living units, arranged one above another, with each dwelling unit containing facilities for living, sleeping, cooking and eating, and located on a single lot.

Section 2. Chapter 24, Article III, Section 24.77.1 of the Land Development Code is hereby amended as follows:

Sec 24.77.1 – DIMENSIONAL STANDARDS

SECTION 24-77
DIMENSIONAL STANDARDS
Section 24.77.1

Residential Districts													Non-Residential Districts												
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record**		Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD			
2½	2½	2	2	2	4	4	2½	2½	4	2	NA	Maximum Height (stories)		NA	3	1	NA	13	NA	NA	NA	NA			
35	35	36	36	35	50	50	35	35	50	35	NA	Maximum Height (Feet)		NA	46	15	NA	160	NA	NA	NA	NA			
35	20	20	10	20	20	20	30	30	20	20	10	Front Yard Setback	24.77.2	a*	26	30	a*	26	25	25	26	26			
10	10	10	10	10	10	10	30	25	10	10	10	Side Yard Setback (corner)	24.77.10	a*	10	30	a*	10	20	10	10	10			
6	5	5	5	5	5	5	10	10	5	5	5	Side Yard Setback (interior)	24.77.2	b*	b*	10	b*	b*	b*	b*	b*	b*			
6	6	6	6	6	6	6	6	6	6	6	b*	Rear Yard Setback	24.77.2	b*	NA	20	b*	b*	d*	b*	b*	b*			
												Minimum Lot Area													
15,000	6,000	4,600	4,500	4,600	4,600	5,520	NA	15,000	4,600	3,000	2,500	Single Family Residential		4,000	4,600	16,000	4,000	4,000							
					6,000	6,000			6,000			Duplex (Horizontal)		6,000	6,000										
					c*	c*	c*		c*			Multi-Family Residential / Duplex (Vertical)		c*	c*		c*	c*							
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*		e*	Commercial		e*	e*	e*	e*	e*	10,000e*	6,000e*	30,000e*	NA			
100	46	42	42	42	46	46	100	75	46	35	30	Minimum Lot Width**		46	46	100	46	46	100	85	100				
			100	100		120	100				85	Minimum Lot Depth													

KEY

a*	The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction. Setbacks shall be six feet (6'0") for residential uses, ten feet (10'0") all other uses , or the number of feet established in the adopted International Building Code, whichever is greater. The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom. Setbacks shall be twenty feet (20'0") or the number of feet established in the adopted International Building Code, whichever is greater. There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when plated in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify)
b*	
c*	
d*	
e*	
*	Staggered front and rear setbacks outlined in Section 24.65.9 of this Code.
**	Lot Width measured at the building setback line. Lot width for R-1B zones located within the Eastern and Western Divisions is 34.
***	Less than 5,000 square feet.
Note:	Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.

Date: 11/22/93 (Amended 2/05/01, Ord. # 2001-O-036; 9/15/03, Ord. # 2003-O-217; 7/06/04, Ord. # 2004-O-157; 7/8/10, Ord. # 2010-O-084; 9/21/15, Ord. # 2015-O-126; 2/1/21, Ord. # 2021-O-025)

Section 3. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 6. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
20 DAY OF January, 2024.



DR. VICTOR D. TREVINO
MAYOR

ATTEST:



MARIO MALDONADO, JR.
CITY SECRETARY



APPROVED AS TO FORM:



DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

**SECTION 24-77
DIMENSIONAL STANDARDS
Section 24.77.1**

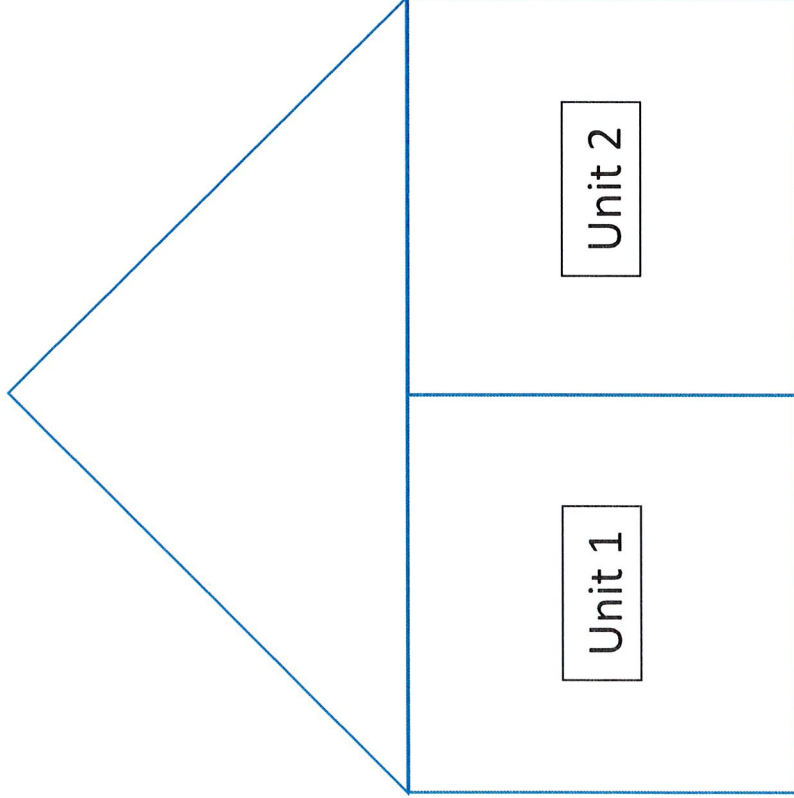
Residential Districts										Non-Residential Districts										
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	RO	R-1B	Res. Lot of Record****	Reference Also	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD
2 1/2 35	2 1/2 35	2 35	2 35	2 35	4 50	4 50	2 1/2 35	4 50	4 50	2 35	NA	Maximum Height (stories) Maximum Height (Feet)	3 45	1 15	NA NA	13 160	NA NA	NA NA	NA NA	NA NA
												24.77.2 a*								
												24.77.10 a*								
												24.77.2 b*								
												24.77.2 b*								
												24.77.2 b*								
												4,000 6,000								
												4,000 6,000								
												Minimum Lot Area Single Family Residential Duplex (Horizontal) Multi-Family Residential / Duplex (Vertical)								
												Commercial								
												Minimum Lot Width** Minimum Lot Depth								
												46 46								
												46 46								
												10,000e* 30,000e*								

KEY

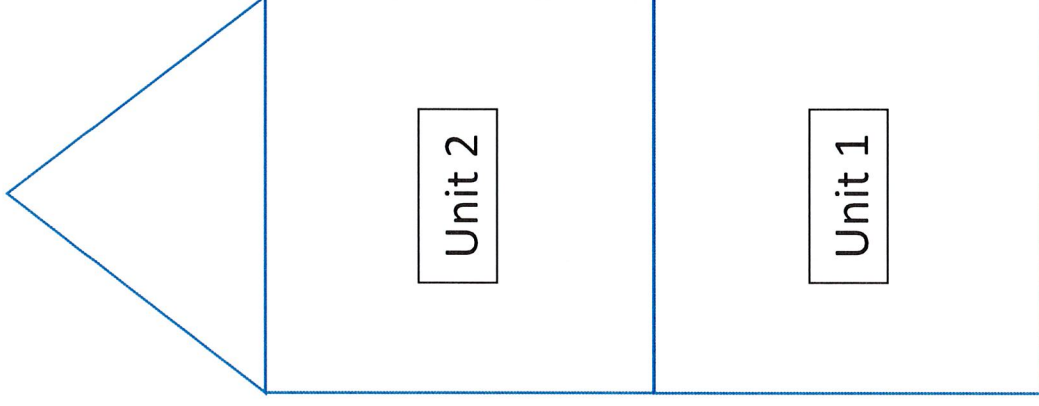
- a*
- b*
- c*
- d*
- e*
- *
- ***
- ****
- Note:

The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction. Setbacks shall be six feet (6'-0") for residential use, ten feet (10'-0") for all other uses, or the number of feet established in the adopted International Building Code, whichever is greater. The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom. Setbacks shall be twenty feet (20'-0") or the number of feet established in the adopted International Building Code, whichever is greater. There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify) Staggered front and rear setbacks outlined in Section 24.65.8 of this Code. Lot Width measured at the building setback line. Lot width for R-1B zones located within the Eastern and Western Divisions is 34. Less than 5,000 square feet. Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.

EXHIBIT A



Horizontal Duplex (Side by Side)



Vertical Duplex (Stacked)

City of Laredo

Legislation Details (With Text)

File #:	2025-O-04	Version:	1
Type:	Final Readings	Status:	Agenda Ready
File created:	12/13/2024	In control:	City Council
On agenda:	1/28/2025	Final action:	
Title:	An Ordinance of the City of Laredo, Texas, amending the City of Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, to amend the minimum lot area requirements for "Duplex" and Appendix A, by amending "Duplex" in the list of definitions, and providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.		
Sponsors:			
Code sections:			
Attachments:	1. Final Ordinance - Duplex Minimum Lot Area and Definition, 2. Sec. 24-77.1 Dimensional Standards Chart, 3. Exhibit A		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

SUBJECT

An Ordinance of the City of Laredo, Texas, amending the City of Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, to amend the minimum lot area requirements for "Duplex" and Appendix A, by amending "Duplex" in the list of definitions, and providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

PREVIOUS COUNCIL ACTION

On December 2, 2024, the City Council introduced the proposed ordinance amendment.

BACKGROUND

Stakeholders have approached the City of Laredo with concerns regarding the reduction of density requirements for duplexes.

Definition:

Current Definition: A duplex shall mean a single building or structure designed to contain two (2) separate living units with facilities for living, sleeping, cooking and eating, as per the Laredo Land Development Code, Appendix A.

The Proposed Definitions:

Duplex (Horizontal) - single building or structure designed to contain two (2) separate living units, arranged horizontally side by side, with each dwelling unit containing facilities for living, sleeping, cooking and eating, and located on a single lot.

Duplex (Vertical) - single building or structure designed to contain two (2) separate living units,

arranged one above another, with each dwelling unit containing facilities for living, sleeping, cooking and eating, and located on a single lot.

Minimum Lot Area:

Proposed minimum lot area requirements for Duplex (Horizontal):

Duplex (Horizontal) shall follow Section 24.77.1 Dimensional Standards for "Duplex (Horizontal)" minimum lot area requirement of 6,000 square feet in the R-2, R-3, R-O, AE, B-1, B-3, and CBD zoning districts.

Proposed minimum lot area requirements for Duplex (Vertical):

Duplex (Vertical) shall follow Section 24.77.1 Dimensional Standards for "Multi-Family Residential / Duplex (Vertical)" minimum lot area requirements, "The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom." in the R-2, R-3, R-O, RSM, AE, B-1, B-3, and CBD zoning districts.

By amending the minimum lot area requirements for duplexes, it may allow the following potential benefits:

Affordability

Better use of land

High density residential uses are encouraged.

Provide a greater opportunity for infill development.

Therefore, the proposed ordinance amendments aligns with the City of Laredo Comprehensive Plan since it may create more density and provide infill opportunities.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 6 to 0 vote recommended approval of the proposed ordinance amendment.

STAFF RECOMMENDATION

N/A
