

ORDINANCE NO. 2026-10

AN ORDINANCE CARRYING INTO EFFECT PROVISIONS OF LOCAL GOVERNMENT CODE SECTION 211.003, "ZONING REGULATIONS GENERALLY", BY AMENDING THE CITY OF NEDERLAND CODE OF ORDINANCES, TABLE 12.2 SCHEDULE OF RESIDENTIAL HEIGHT AND AREA REGULATIONS BY INCREASING THE MINIMUM LOT WIDTH AND LOT AREA REQUIREMENTS FOR R-2 DUPLEX ZONING, AND BY AMENDING SECTION 30, "DEFINITIONS" TO ADD AND DEFINE "CARGO/STORAGE/SHIPPING CONTAINERS", AND BY AMENDING SECTION 11.2, REGULATIONS APPLICABLE TO ALL ZONING DISTRICTS, TO ADD AND REGULATE CARGO/STORAGE/SHIPPING CONTAINERS; AND PROVIDING FOR SEVERABILITY, REPEAL, AND EFFECTIVE DATE.

WHEREAS the City Council of the City of Nederland, Texas, after conducting public hearings, desires to amend portions of Section 12.2 Schedule of Residential height and area regulations, of the Code of Ordinances of the City of Nederland, Texas, by increasing the minimum width to 125 feet and the minimum lot area to 12,500 (sq. ft.) for R-2 duplex zoning, in order to accommodate citizen concerns.

WHEREAS the City Council of the City of Nederland, Texas, after conducting public hearings, desires to amend portions of Section 30, Definitions, of the Code of Ordinances of the City of Nederland, Texas, by adding and defining "Cargo/Storage/Shipping Containers", in order to accommodate citizen concerns.

WHEREAS the City Council of the City of Nederland, Texas, after conducting public hearings, desires to amend Section 11.2 Regulations Applicable to All Zoning Districts, of the Code of Ordinances of the City of Nederland, Texas, by adding and regulating Cargo/Storage/Shipping Containers in order to accommodate citizen concerns.

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

That the Code of Ordinances of the City of Nederland, Texas is amended as follows:

SECTION 1: That SECTION 12. HEIGHT AND AREA REGULATION, section 12.2 Schedule of Residential Height and Area Regulations, is amended by increasing the minimum lot width requirement to 125 feet and the minimum lot area requirement to 12,500 (sq. ft.) for R-2 Duplex zoning, as set forth below:

SCHEDULE OF RESIDENTIAL HEIGHT AND AREA REGULATIONS-CITY OF NEDERLAND								
		R-1	R2		R-3	R-4		PD
			Duplex Residential District		Medium Density district	Manufactured Home District		
		Single-Family	Duplex	Town Homes	Multi-family	Park "A"^(1)	Subdivision "B"	
Minimum	Lot Area (sq. ft.)	5,000	12,500	3,000		2,250	5,400	3,600
	Single-story apt.	n/a	n/a	n/a	1,500/unit	n/a	n/a	n/a
	Multi-story apt.	n/a	n/a	n/a	1,000/unit	n/a	n/a	n/a
	Front yard (ft)^(5)	20	20	20^(6)	15	10^(2)	20	20
	Rear yard (ft)	20	20	20		5	10	20
	Single-story apt.	n/a	n/a	20	10	n/a	n/a	n/a
	Multi-story apt.	n/a	n/a	20	30	n/a	n/a	n/a
	Side yard (ft)	5	5	20^(7)	5	3	5	5
	Corner lot side yard (ft)	10	10	20	10		n/a	10
	Lot width (ft)	50	125	30	50	30	50	40
	Lot depth (ft)	100	100	100	n/a	75	50	80
	Dwelling unit size (sq. ft.)	1,200	900	1,200	650	n/a	n/a	900
	Open space required (sq. ft.)	n/a	n/a	200'/DU	200'/DU^(8)	^(3)	n/a	n/a
	Off-street parking spaces*	2	2	2	2	2	2	2
	Percent lot coverage	60	40	65-1 story 75-story	40	n/a	55	60
Maximum	Building height (ft) main building	35	35	35	35	n/a	n/a	35
	Building height, accessory (ft)	12	12	12	12	12	12	12
	Density/gross acre (revised)	5.8	10	15	29	15	6.5	10

SECTION 2: That SECTION 30. DEFINITIONS, is amended by adding in alphabetical order the definition of "Cargo/Storage/Shipping Containers", which reads as follows:

"Cargo/Storage/Shipping Containers. Any metal or primarily metal container designed or constructed to ship or handle bulk goods or items, or which appears substantially similar to such containers in appearance. Such containers include but are not limited to reusable steel boxes, freight containers, and bulk shipping containers; originally a standardized reusable vessel designed for use in the packing, shipping, movement, transportation, or storage of freight, articles, goods, or commodities; generally capable of being mounted or moved on a rail car, truck trailer, or loaded onto a ship."

SECTION 3: APPENDIX A ZONING, SECTION 11. DISTRICT REGULATIONS is amended by adding a new regulation (paragraph 5. to Section 11.1 Regulations Applicable to all zoning districts, which reads as follows:

"5. Cargo/Storage/Shipping containers shall be allowed only as commercial or industrial storage use in only the C-2 or lesser restrictive districts as long as the placement of such containers adheres to the setbacks required."

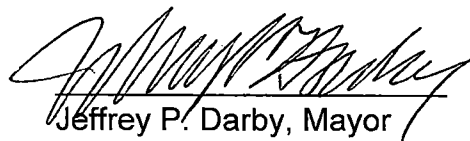
SECTION 4: Severability. If any application of this ordinance to any person or circumstances is held invalid, the remainder of this Ordinance and the application of such provisions to other persons or circumstances shall not be affected thereby.

SECTION 5: Repeal. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 6: Open Meeting. The meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 7: Effective Date. This Ordinance shall take effect from and after its passage and publication as required by law.

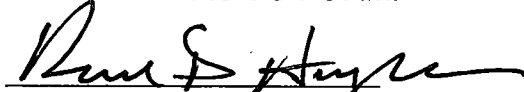
PASSED and APPROVED by the City Council of the City of Nederland, Texas, this 13th day of July, 2026.


Jeffrey P. Darby, Mayor
City of Nederland, Texas

ATTEST:


Joni Underwood, City Clerk
City of Nederland, Texas

APPROVED AS TO FORM:


Richard D. Hughes, City Attorney
City of Nederland, Texas

