

Unified Development Code Update – Legislative Updates

Requests	Hold a public hearing and make a recommendation to City Council on revisions to Chapter 125 of the Code of Ordinances of the City of League City, Article 3, entitled “Zoning Regulations”, and “Appendix A: Definitions”, to revise regulations related to manufactured homes and accessory dwelling units (ADUs).
Applicant	City of League City
City Council	Public Hearing & First Reading – <i>May 12, 2026</i> ; <i>Second Reading – May 26, 2026</i>
Attachment	1. Redlined Ordinances

Background

March 26, 2026 – Notice of the public hearing was published on the City’s website.
April 7, 2026 – Notice of the public hearings was published in the paper and posted at City Hall.
April 23, 2026 – The Planning and Zoning Commission is scheduled to hold a public hearing and make a recommendation to City Council.
May 12, 2026 – City Council is scheduled to hold a public hearing and hear the item on first reading.
May 26, 2026 – Subject to approval on first reading, City Council is scheduled to hear the item on second reading.

Changes to the Ordinance

The following ordinance amendments are being proposed in response to bills adopted into law by the 89th Texas Legislature during the 2025 regular session. Senate Bill 785 and Senate Bill 1567 each establish new requirements or limitations that affect how cities can regulate land use and zoning, and in some cases preempt local authority where it conflicts with state law. The City's Unified Development Code (UDC) needs to be updated to reflect those changes and ensure the City remains in compliance with state law. The proposed amendments address two subject areas: manufactured homes and accessory dwelling units.

Manufactured Homes (SB 785)

Senate Bill 785 requires cities to govern manufactured housing with federal standards and to limit the ability of municipalities to treat manufactured homes differently from other forms of single-family housing through zoning regulations. In response, the League City UDC is being amended in several ways.

First, all remaining references to "Mobile Homes" throughout the code are being replaced with "Manufactured Home," reflecting the statutory terminology.

Second, the definition of Manufactured Home in Appendix A has been updated to mirror the federal definition established under Title 42, Chapter 70 of the U.S. Code governing Manufactured Home Construction and Safety Standards.

Third, the Table of Permitted Uses has been revised to permit manufactured homes by right in the "RSF-2" (Residential Single-Family 2) zoning district, consistent with the district's existing character as a high-density, small-lot residential zone, and to remove any remaining special use permit (SUP) requirements for manufactured homes. SB 785 specifically limits municipalities authority to require SUPs in any zoning district where a single-family home is permitted by right.

Accessory Dwelling Units (ADUs) (SB 1567)

Senate Bill 1567 restricted the ability of cities to impose occupancy-based limitations on accessory dwelling units. Specifically, the legislation prohibits municipalities from requiring that an accessory dwelling unit be occupied exclusively by a relative of the occupant of the primary dwelling. Under the prior version of the League City UDC, an ADU could only be approved where the unit would be occupied by a family member who also occupied the principal residence.

For additional information, you may contact Kris Carpenter, Planning Director at 281-554-1098 or at Kris.carpenter@leaguecitytx.gov.

CHAPTER 125: Article 3. Zoning Regulations

Sections:

§ 3.1 Purpose

§ 3.2 Establishment of Base Zoning Districts

§ 3.3 Residential Single-Family Districts

§ 3.4 Residential Multi-Family Districts

§ 3.5 Commercial and Mixed-Use Districts

§ 3.6 Industrial Districts

§ 3.7 Public and Semi-Public District

§ 3.8 Open Space District

§ 3.9 Olde Towne Districts

§ 3.10 PUD Planned Unit Development Overlay District

§ 3.11 CRC Commercial Revitalization Overlay District

§ 3.12 HCD Historic Overlay District

§ 3.13 Use of Land and/or Buildings

§ 3.14 Standards for Specific Uses

3.14.2 Drive-Through Facilities

3.14.3 Home Occupation

3.14.4 Outdoor Retail Sales and Merchandise Displays

3.14.5 Outdoor Storage

3.14.6 Recreational Vehicle (RV) Parks

3.14.7 Hotels

3.14.8 Oil and Gas Well Drilling

3.14.9 Pipelines

3.14.10 Pump Stations

3.14.11 Group Residential Facilities

3.14.12 Nursery and Landscape Material and Wholesale

3.14.13 Dogs In Outdoor Dining Areas

3.14.14 Accessory Structures and Uses

3.14.15 Temporary Structures and Uses

3.14.16 Nonconforming Uses, Lots and Structures

3.14.17 Mobile Food Vendors

3.14.18 Short Term Rentals (STR)

3.14.19 Battery Energy Storage Systems (B.E.S.S.)

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3.3.1 Purpose. The specific purpose of the *RSF Residential Single-Family Districts* is to create, maintain, and enhance neighborhood residential areas that are characterized by detached, single-unit structures with typical lot sizes ranging anywhere from 2,000 to 20,000 square feet in size. Future development must remain single family residential in nature, although some attached single-family units, small-scale public, and non-residential uses may be permitted in certain districts. Five *RSF Residential Single-Family Districts* are established:

- a. ***RSF-20 Residential Single-Family.*** This district reflects existing “large lot” single family areas of the City and is intended to provide for very low density suburban residential development. The minimum lot size is 20,000 square feet.
- b. ***RSF-10 Residential Single -Family.*** This district reflects existing single-family areas of the City and is intended to provide for low density suburban residential development. The minimum lot size is 10,000 square feet.
- c. ***RSF-7 Residential Single-Family.*** This district reflects existing single-family areas of the City and is intended to provide for medium density residential development. The minimum lot size is 7,000 square feet. This district is intended to replace the existing SD- R Suburban Development-Residential District in undeveloped areas of the City.
- d. ***RSF-5 Residential Single-Family.*** This district reflects existing single-family areas of the City and is intended to provide for medium density residential development. The minimum lot size is 5,000 square feet. Zero-lot line and attached single-family units are permitted. ~~Mobile homes are conditionally permitted but are regulated as a special use in this district.~~
- e. ***RSF-2 Residential Single-Family.*** This district is intended to provide for high density, small lot single-family residential development with a minimum lot size of 2,000 square feet. Zero-lot line units are permitted.

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3.14.6 Recreational Vehicle (RV) Parks. Recreation vehicle (RV) parks shall be located, developed, and operated in compliance with the following standards.

- a. ***Public and Private Streets.*** Rights-of-way, design and paving standards shall conform to City standards.
- b. ***Driveways and Interior Roads.***

1. *Setbacks.* Setbacks, at a minimum, shall meet those required in the district within which the recreational vehicle is located.
2. *General Requirements.* All RV parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to the internal parking area or RV site. All surfaces shall be paved with concrete or flexible base.
3. *Access.* Access to RV parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road to the RV park off a public street shall conform to Section 4.19.
4. *Interior Paving Widths.* Interior driveways and roadways planned for two-way traffic should be 25 feet wide. One-way roads should be 15 feet wide. Inside turning radii should be a minimum of 25 feet, and outside turning radii 40 feet.
5. *Illumination.* All RV parks shall be furnished with uniform perimeter, roadway and pad site lighting units which direct the light downward and within the RV park.

c. *Office and Parking Areas.*

1. Off-street parking areas shall be provided near the office for 1 RV for every 1-acre of gross site area. Each parking space shall be 10 feet wide and 60 feet long.
2. Each RV park shall have a designated office on the site which is a permanent building, and a sign on the property providing information as to the office location.

d. *Caretaker's Quarters.* One existing residential structure may be retained or one new residential structure may be permitted for the occupancy of the owner or operator of the RV park. A ~~mobile-manufactured~~ home may be permitted if in compliance with Section 66-10.

e. *Pad Site Layout.*

1. Pull-through parking sites shall have full hookups and shall be not less than 12 feet wide and 57 feet long.
2. Motor home pull-through sites shall have full hookups and shall be a minimum of 12 feet wide and 72 feet long.
3. Back-in sites for small RVs shall have a combination of full and partial hookups and shall be not less than 12 feet wide and 20 feet in length. Any small RV with plumbing facilities will be required to have hookups.
4. Each site shall be supplied with an enclosed utility stand for all utility services. All utility services shall be underground.
5. Each site shall be level, with a maximum of 1-inch variation for every 5 feet, side-to-side and end-to-end.

f. *Water and Wastewater Systems.*

1. Adequately sized circulating looped water lines approved by the Engineering Department shall be installed and connected with the City lines, at the owner's expense, for domestic use and fire protection.
2. Adequately sized sanitary sewer lines approved by the Engineering Department to dispose of sanitary wastes shall also be installed and connected with the City sanitary sewer system at the owner's expense.
3. Properly located and adequately sized easements as approved by the Engineering Department for publicly maintained water or sewer lines on private property shall require dedication by separate instrument unless dedicated by plat.
4. Dedication of right-of-way for public use will require a separate instrument unless dedicated by plat.

g. *Drainage Systems.* An adequate drainage system shall be designed by a Texas licensed engineer retained by the property owner to drain the RV park site into an approved drainage system, in accordance with plans and specifications approved by the City Engineer.

h. *Required Recreation Areas.* Recreational vehicle parks must include a common area, which shall be a minimum of 10 percent of the RV park area. Amenities may be constructed in lieu of open space. Such amenities shall be approved by the Parks Board. Recreation areas shall be so located as to be free of traffic hazards.

i. *Refuse Handling.* The method of storage, collection and disposal of refuse in the RV park shall be approved by the Fire Marshal prior to site development plan approval. It shall also comply with Section 4.11.

j. *Landscaping and Planting.* Any portion of the site not required for pad sites, driveway or parking areas, but not less than 15 percent of the site area, shall be planted with greenery, shrubbery and trees. Planting shall include 1 tree for every 30 feet of street frontage, distributed evenly, planted not more than 20 feet from the front lot line. In addition, 1 tree shall be planted for every 50 feet of site depth and rear lot line, distributed evenly. Utilization of established trees will be considered in-lieu of this requirement.

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3.14.14 *Accessory Structures and Uses*

a. *General.* Structures and uses ancillary to a permitted principal use are considered accessory structures and uses. Accessory structures and uses are subject to the same regulations that apply to principal uses in each district, except as otherwise specified by

this Section. Accessory structures may not be constructed without the primary structures that they support. This Section establishes regulations for residential and nonresidential accessory structures and uses, excluding home occupations.

b. Accessory Structures. Accessory structures shall be located, developed, and operated in compliance with the following standards:

1. **Location.** Detached accessory structures shall be located to the rear or to the side of the principal building.
2. **Setbacks.** The minimum setbacks are determined by the zoning district in which the property is located, with the following exceptions:
 - i. An accessory structure shall be setback a minimum of ten feet (10') from the rear lot line.
 - ii. If an alley abuts the rear lot line, the rear setback for an accessory structure is six feet (6').
3. **Maximum Size.** The total floor area of all accessory structures shall not exceed thirty percent (30%) of the square footage of the livable area of the residence on the premises, or fifteen percent (15%) of the lot area, whichever is greater. This requirement shall not apply to swimming pools or barns and agricultural related structures.
4. **Maximum Height.** The maximum height of residential accessory structures shall be 25 feet. The maximum height of non-residential accessory structures shall be determined by the maximum height permitted in the zoning district in which it is located.
5. **Shipping Containers.** Shipping containers may be used as accessory structures in General Commercial (CG), Mixed Use Commercial (CM), and Industrial zoning districts provided the following requirements are met:
 - i. A building permit must be obtained for the placement of a container.
 - ii. No container may be placed closer to the front property line than the principal building on the property, nor in a required landscaped area, retention basin, travel way or drive aisle, fire lane, required parking space, sidewalk, loading zone, or any other location where said container may cause a hazardous condition.
 - i. Containers may not be stacked.
 - ii. No container may be connected to any electrical power source or plumbing line unless said container meets the requirements of the City's building, plumbing, and fire codes and the appropriate permits obtained for such connections.
 - iii. No container may be used for any human occupancy unless said container meets the requirements of the City's building and fire codes as a habitable space and the appropriate permit(s) obtained for such occupancy.
 - iv. All containers shall be completely screened from view from any abutting street, right-of-way, or property by means of an opaque fence or wall with a height at least one foot greater than the height of the storage container and constructed of a material compatible with that of the primary building on the property on which the container is placed.
 - v. Shipping containers may be used as accessory structures without meeting the requirements above in the following situations:

- vi. Retail establishments located in General Commercial, Mixed Use Commercial, or Industrial zoning districts may use shipping containers for storage on a seasonal basis, without building permit or screening, subject to the following:
- vii. Beginning no earlier than October 15 and ending no later than January 15 (maximum of 92 days) in any given year;
- viii. To the extent practicable, containers shall be placed in the rear yard of the property behind the main building;
- ix. Containers may be used for storage on city-owned property with approval of the City Manager;
- x. Containers may be used for the temporary storage of equipment, supplies, merchandise, or similar materials on a lot or parcel during construction undertaken pursuant to a valid building permit. Upon completion or abandonment of construction, or expiration of the building permit, containers shall be removed at the owner's expense. No container may be placed in a required landscaped area, retention basin, travel way or drive aisle, fire lane, required parking space, sidewalk, loading zone, or any other location where said container may cause a hazardous condition; or
- xi. In the case of emergencies, such as floods, windstorms, fires, or other acts of God, and man-made disasters such as sewage backups, water leaks, electrical overloads and other such events that damage property, the City Planner or Chief Building Official or designees shall have the discretion to allow the temporary placement and use of shipping containers on said property if such placement and use is reasonably deemed necessary or beneficial in recovery, restoration, mitigation of further damage, and/or reconstruction efforts.

~~6.—An accessory dwelling unit may be approved by the Planning Director in a single-family residential district if said dwelling unit: (i) will share the same address and meters for utility service as the primary residential dwelling, and (ii) is to be occupied by no more than two persons who are related by blood or marriage to the family that occupies the primary residential dwelling.~~

c. Accessory Uses. Principal uses authorized as permitted uses are deemed to include accessory uses. The following accessory uses are permitted within non-residential districts:

1. Caretaker units, other than ~~mobile-manufactured~~ homes, for security or maintenance personnel;
2. Gates and guard houses;
3. Cafeterias, dining halls, and other similar limited service eating and drinking establishments when operated primarily for the convenience of employees, residents, clients or visitors to the principal use;
4. Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients or visitors to the principal use;
5. Parking garages and off-street parking areas;

6. Other necessary and customary uses determined by the City Planner or designee to be appropriate, incidental, and subordinate to the principal use on the lot.

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APPENDIX A – DEFINITIONS

MANUFACTURED HOME ~~is a structure designed for occupancy by a single household constructed on or after June 15, 1976, according to the rules of the U. S. Department of Housing and Urban Development (HUD), Title 6 construction standards. Manufactured homes are built on a non-removable chassis, so they can be transported in one or more sections to the property where they will be used for permanent housing.~~ means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary and complies with the standards established under Title 42, Chapter 70 of the US Code – Manufactured Home Construction and Safety Standards; and except that such term shall not include any self-propelled recreational vehicle.

RECREATIONAL VEHICLE (RV) means a transportable temporary dwelling constructed to be towed by a motor vehicle on its own chassis or constructed with an integral drive train to be operated over public streets and highways under regular highway license without a permanent foundation, for temporary living. This trailer or vehicle shall be built on a chassis and designed for travel, recreation and vacation use and shall have been permanently identified by the manufacturer. The definition specifically excludes ~~mobile-manufactured~~ homes.