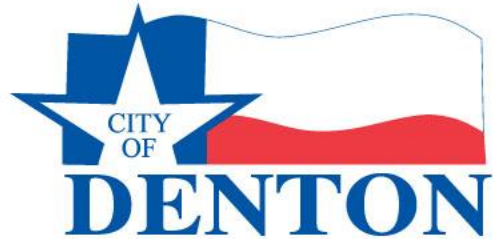


DCRC26-036 Drones

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Agenda

- Background Overview
- Review proposed revisions to the Denton Development Code, including the following sections:
 - Definitions
 - Table of Allowed Uses
 - Use Specific Standards
- Next Steps

Background: Unmanned Aerial Vehicles ("Drones")

- Commercial Drone delivery is becoming increasingly popular.
- The City has received inquiries regarding the **installation of drone equipment and infrastructure on-site** at various retailers.
- Additional inquiries regarding off-site drone delivery hubs have also been received.
- The DDC does not provide **for a clear or comparable use** to assist in the classification and regulation of drone delivery services.
 - Drones associated with primary Retail are treated as **Accessory Outdoor Storage / mechanical equipment**
 - Staff has reviewed at the building permit stage and required screening typical for mechanical equipment
 - **This does not provide a clear path for delivery hubs located independently from a singular retailer**
- Establishment of a use specific to drones as well as use specific standards relating to the screening of associated equipment on **site is necessary to ensure equal application of regulations across various users**

Proposed Amendments: Definitions

- Drone Delivery Service: A primary use of the property with the purpose of operating one or more drone staging areas for use by unmanned aircraft to deliver commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Proposed Amendments: Definitions

- Drone Delivery Service, Accessory: A permitted food store, restaurant, retail store, healthcare facility or warehouse/distribution facility with one or more designated drone staging areas that are incidental to the primary use of the property for use by small, unmanned aircraft systems under 55 pounds take-off weight to distribute goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Proposed Amendments: Definitions

- Drone Staging Area: A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas and may include areas for the outdoor storage of goods, materials, containers, or equipment related to unmanned aircraft systems.
- Helistop: An accessory use where helicopters can land and take off but excluding refueling, maintenance, and repairs.
- Unmanned Aircraft: means an aircraft operated without the possibility of direct human intervention from within or on the aircraft.

Proposed Amendments: Table of Allowed Uses

| Table 5.2-A: Table of Allowed Uses | | | | | | | | | | | | | | | | | |
|---|-------------|----|----|----|----|----|----|-----------|----|----|----------|----|----------------------|----|----|----|------------------------|
| P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply | | | | | | | | | | | | | | | | | |
| | Residential | | | | | | | Mixed-Use | | | Corridor | | Other Nonresidential | | | | Use-Specific Standards |
| | RR | R1 | R2 | R3 | R4 | R6 | R7 | MN | MD | MR | SC | HC | GO | LI | HI | PF | |
| Commercial Uses | | | | | | | | | | | | | | | | | |
| Vehicles and Equipment | | | | | | | | | | | | | | | | | |
| Drone Delivery Service | | | | | | | | | | | S+ | S+ | S+ | P | P | | |
| Accessory Uses | | | | | | | | | | | | | | | | | |
| Accessory Drone Delivery Service | | | | | | | | S+ | | P+ | P+ | P+ | P+ | P+ | | | |
| Helistop | | | | | | | | | | P | P | P | P | | | | |

Proposed Amendments: Use Specific Standards

Drone Delivery Service

1. Drone Delivery Service as a primary use is allowed by right in the GO and LI zoning districts and shall require an SUP in the MR, SC, and HC zoning districts.
2. Accessory Drone Delivery Service is allowed by right in the MR, SC, HC, GO and LI zoning districts and shall require an SUP in the MN zoning district.

Proposed Amendments: Use Specific Standards

Drone Delivery Service

3. Drone Staging Areas:

- a. Drone Staging Areas shall be designated on an approved zoning compliance plan.
- b. Drone Staging Areas as part of an Accessory Drone Delivery Service use shall be limited to 1000 square feet or 10% of the lot area, whichever is greater. A Drone Staging Area located within or on the roof of the building containing the primary use is not subject to this limitation.
- c. The Drone Staging Area Shall not be located:
 - i. Within any required building setbacks;
 - ii. Within any required landscape area;
 - iii. Within fire lanes, easements, vehicular maneuvering aisles, customer pick-up lanes, or
 - iv. required loading zones and parking spaces.

Proposed Amendments: Use Specific Standards

Drone Delivery Service

3. Drone Staging Areas:

- d. Drone Staging Areas shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district up to a height of six feet utilizing any combination of the allowed fence and wall materials for industrial uses identified in Subsection [7.7.8](#). If non-opaque fence or wall materials are proposed, evergreen plant materials must be provided at appropriate intervals and using plants of appropriate heights to make the screening opaque at the time of planting.
- e. Drone staging areas shall be setback at least 200 feet from any residential zoning district or residential use, pre-kindergarten, kindergarten or elementary, middle or high school. The measurement shall be from the edge of the drone staging area to the closest property line of the residential or educational facility use.

Next Steps

Prepare for Planning and Zoning Commission and City Council.