



# City of Denton

City Hall  
 215 E. McKinney Street  
 Denton, Texas  
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## Proposed Amendments – Drone Delivery Service

### 9.2 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

**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.

**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.

### 5.2.3 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	
<b>Commercial Uses</b>																	
<b>Vehicles and Equipment</b>																	
Drone Delivery Service											S+	S+	S+	P	P		
<b>Accessory Uses</b>																	
Accessory Drone Delivery Service								S+		P+	P+	P+	P+	P+			
Helistop										P	P	P	P				

### 5.3.X Use Specific Standards

#### Drone Delivery Service

These regulations apply to both Drone Delivery Service and Accessory 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.
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.
  - 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.