

DCA25-0001a

Missing Middle Housing

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Summary

Proposal: Update several sections of the Denton Development Code (DDC) which aim to clarify and refine the regulations for missing middle housing types to facilitate townhome and accessory dwelling unit (ADU) development in the City of Denton.

Rationale:

- Supports Denton's Housing Goals and Strategies as outlined in the 2040 Comprehensive Plan, Affordable Housing Toolkit, Southeast Denton Area Plan, and Design Downtown Denton Plan.
- Supports development of a variety of housing options to meet the community's need for affordable housing, choice, and neighborhood investment.
- Removes conflicting/complicated language and aims to refine the regulations pertaining to permitted missing middle housing types.
- Amendments consistent with direction received from Planning and Zoning Commission (Townhomes) and Development Code Review Committee (ADUs).
- Creates opportunities for additional missing middle development.

Recommendation: Approval - Complies with DDC 2.7.4D Criteria for Code Text Amendments

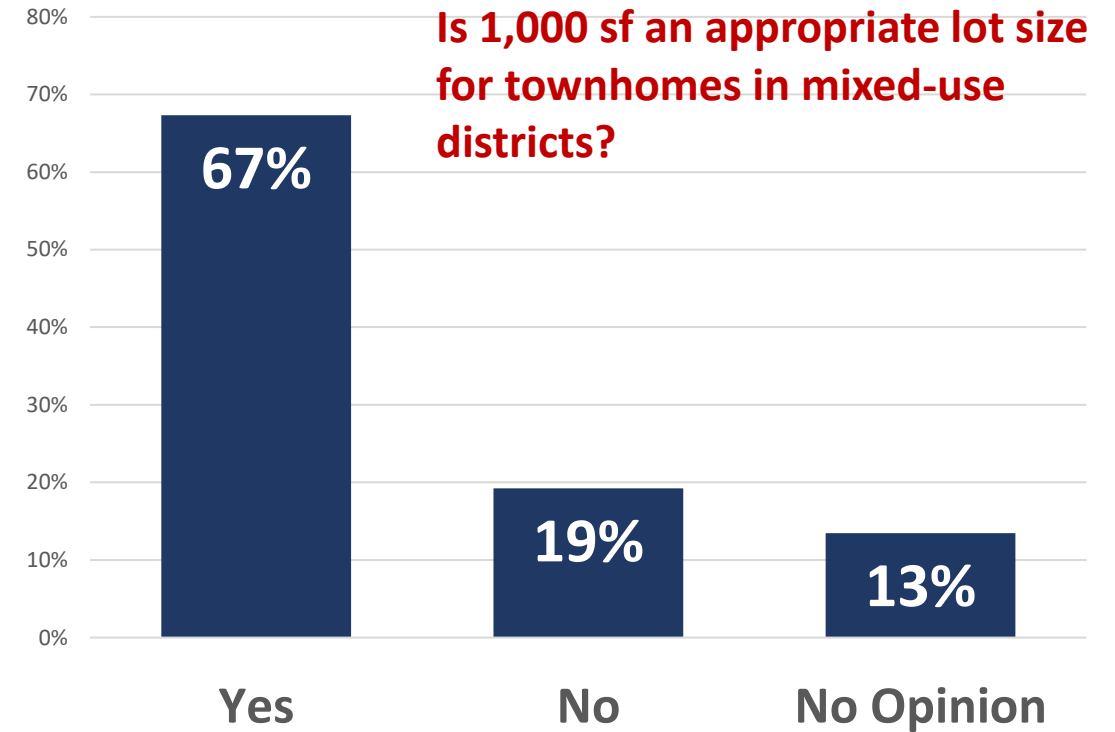
Background

- The proposal is to revise the Denton Development Code (DDC) **to facilitate townhome and accessory dwelling unit (ADU) development** in the City of Denton.
- Staff initially presented **the proposed code amendments related to townhomes to the Planning and Zoning Commission** as a Work Session item to gather feedback
- Amendments related **to ADUs were workshopped with the Development Code Review Committee (DCRC)** in Spring of 2025.
- Proposed DDC Amendments for both topics were presented at **three community meetings in August 2025.**
- Survey posted online between September 13, 2025 and October 12, 2025.
- Across the in person and online surveys, **staff received 54/55 survey responses for each question** (not every person responded to every question).
- **General support for the amendments as presented.**

Proposed Amendments - Townhomes

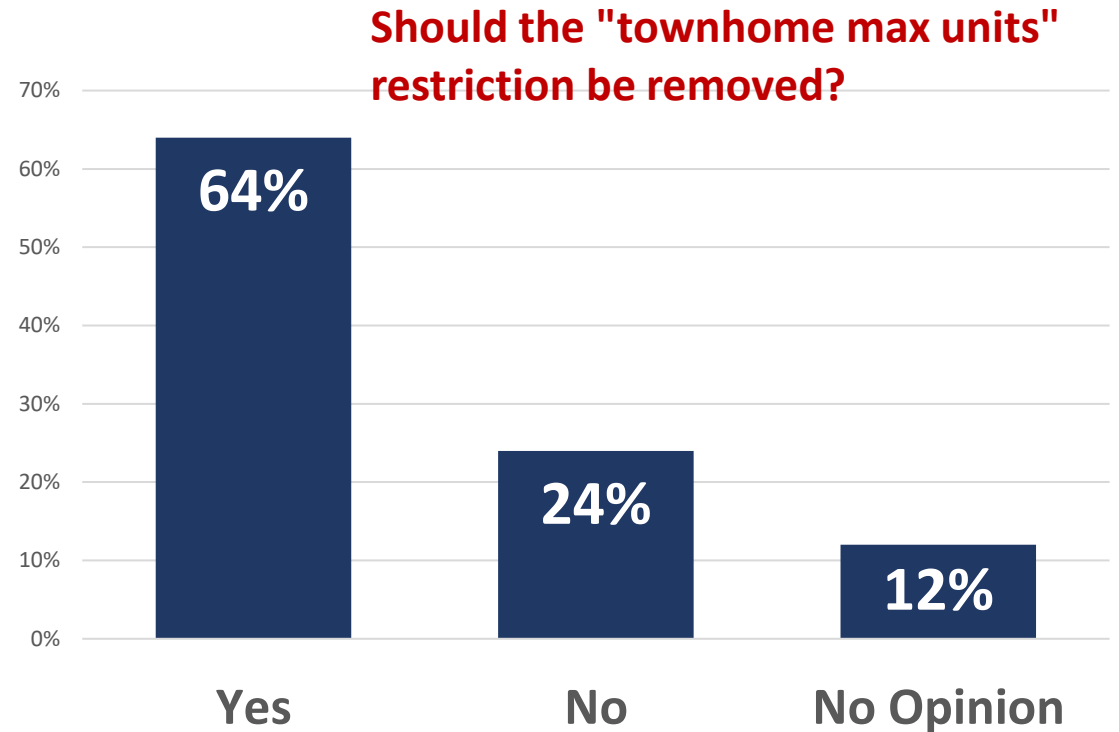
Proposed Amendments: Subchapter 3 Dimensional Standards

- **Generally:**
 - Allow for **smaller lots in Mixed-Use Districts (1,000 sf)** similar to existing projects to encourage more walkable development
 - Clarify **applicability note** for all districts which permit residential uses
 - Add a **reference note** for Townhome lot sizes and dimensions
 - Clarify Townhome building coverage to permit for **greater coverage in districts which allow it**
- **Staff analysis:** More consistent with the intent of Mixed-Use Districts



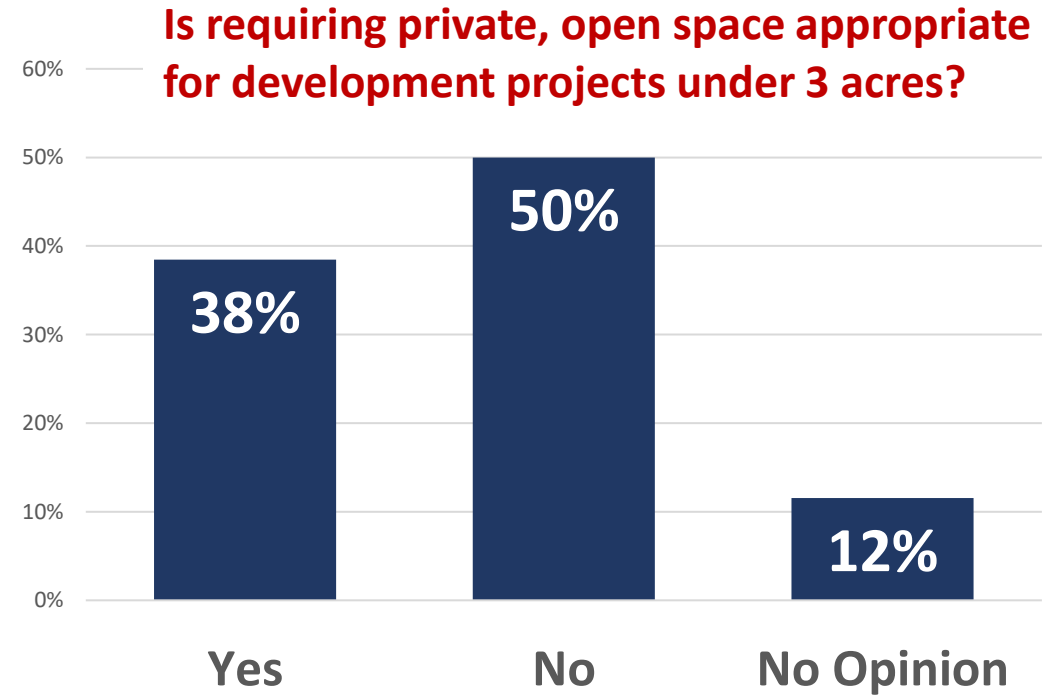
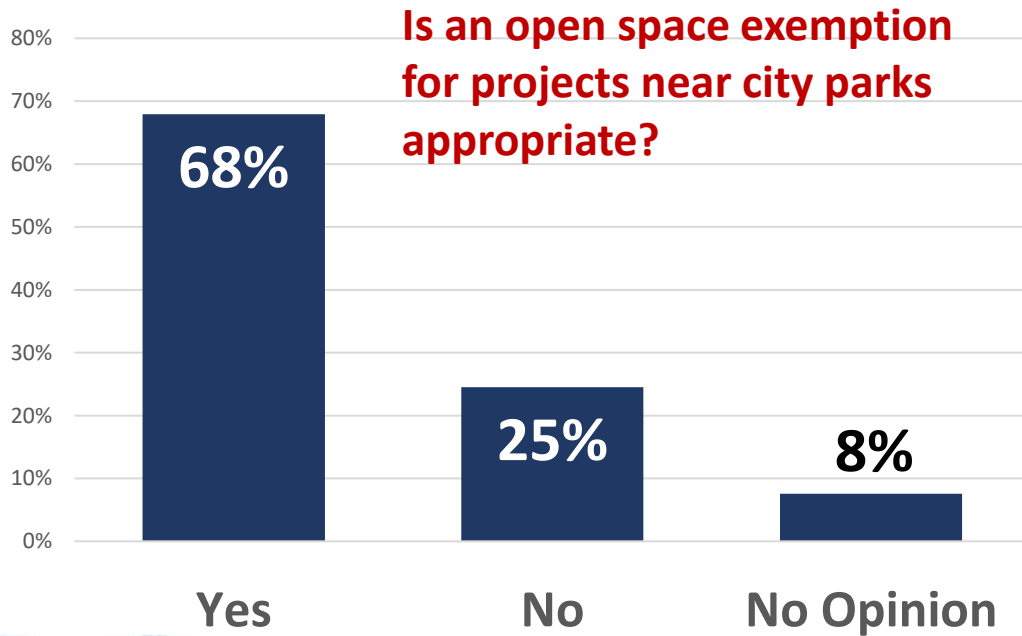
Proposed Amendments: Subchapter 3 Maximum Units

- **Generally:**
 - **Remove** “The maximum number of townhomes allowed on a site can be no more than the number of single-family homes that could be developed on the site.”
 - [Divide gross square feet of a site by the minimum lot size for the zoning district]
 - **The proposal will allow standards applicable to all residential types** (lot dimensions, roadway dedication, drainage infrastructure, etc) to limit the number of Townhome.
- **Staff analysis:** confusing, disincentive, specifically affects Townhomes



Proposed Amendments: Subsection 7.10.3C Open Space

- **Generally:**
 - Refine open space requirement to **apply to developments > three acres** located **further than one-half mile from a City-owned park or open space.**
 - **Add design, maintenance, and management standards** but tailored to the specific needs of duplex, townhome, triplex, or fourplex developments
- **Staff analysis:** Affordability, park dedication, useable space



Proposed Amendments - ADUs

Proposed Amendments - Table of Allowed Uses

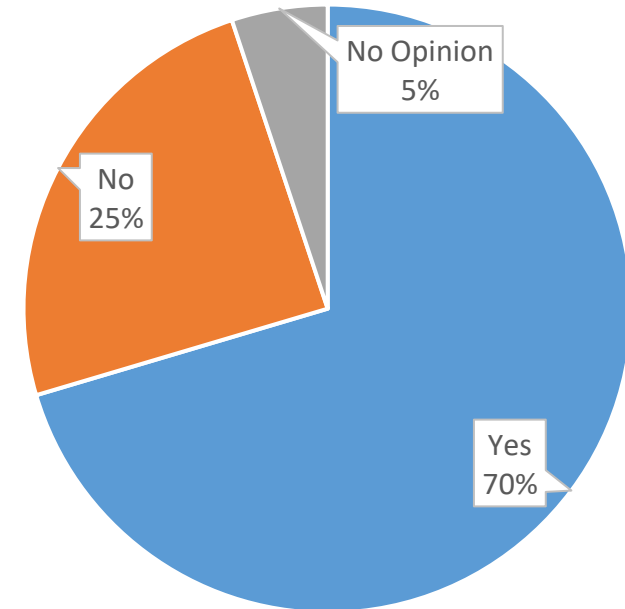
Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+	<u>P+</u>	<u>P+</u>							5.4.4A

Proposed Amendments 5.4.3 - General Standards for Accessory Uses and Structures.

- Remove the conflicting provisions and add clarity that ADUs may be located in side yards to allow for additional flexibility in the ADU regulations.
- The manner in which ADUs may be located in the side yard is further described in the proposed amendments to Subsection 5.4.4A.3.

Proposed Amendments 5.4.4 Additional Standards for Specific Accessory Uses.

- Generally:
 - Clarify that ADUs **may be attached to or detached** from the main structure.
 - Establish that one ADU may be permitted **per principal dwelling unit**.
 - Establish that ADUs **may be accessory to single-family detached residential dwellings, townhomes, duplexes, and triplexes**.

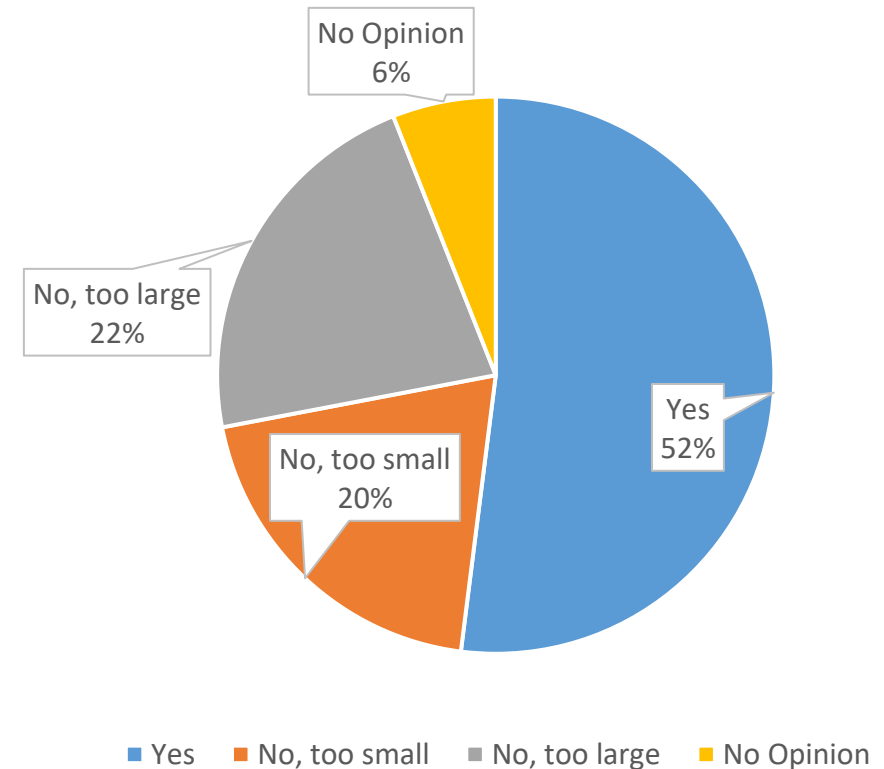


Is allowing ADUs with Townhomes, Duplexes and Triplexes Appropriate?

Proposed Amendments 5.4.4 Additional Standards for Specific Accessory Uses.

- Size:
 - **Clarify the measurement standards** which will be applied to for ADUs.
 - Creates **one standard for the maximum allowable size** of ADUs across all lot sizes.
 - Guarantees an ADU may be a **minimum of 800 square feet regardless of the size of the principal dwelling unit.**
 - Allows those with smaller dwelling units to have additional flexibility when considering the size of their ADU.

Are proposed size limits on ADUs appropriate?



Proposed Amendments 5.4.4 Additional Standards for Specific Accessory Uses.

- Location and Design:
 - Provide clarity regarding where ADUs may be situated on the lot.
 - ADUs attached to the principal dwelling unit shall meet the primary setbacks of the principal dwelling unit
 - **Detached may be located to the rear or side yard of the principal dwelling** provided ADUs in the side yard maintain a **minimum 3-foot offset behind the front building line**
 - **Provide clarity and guidance to when ADUs shall demonstrate architectural compatibility** with the principal dwelling unit.

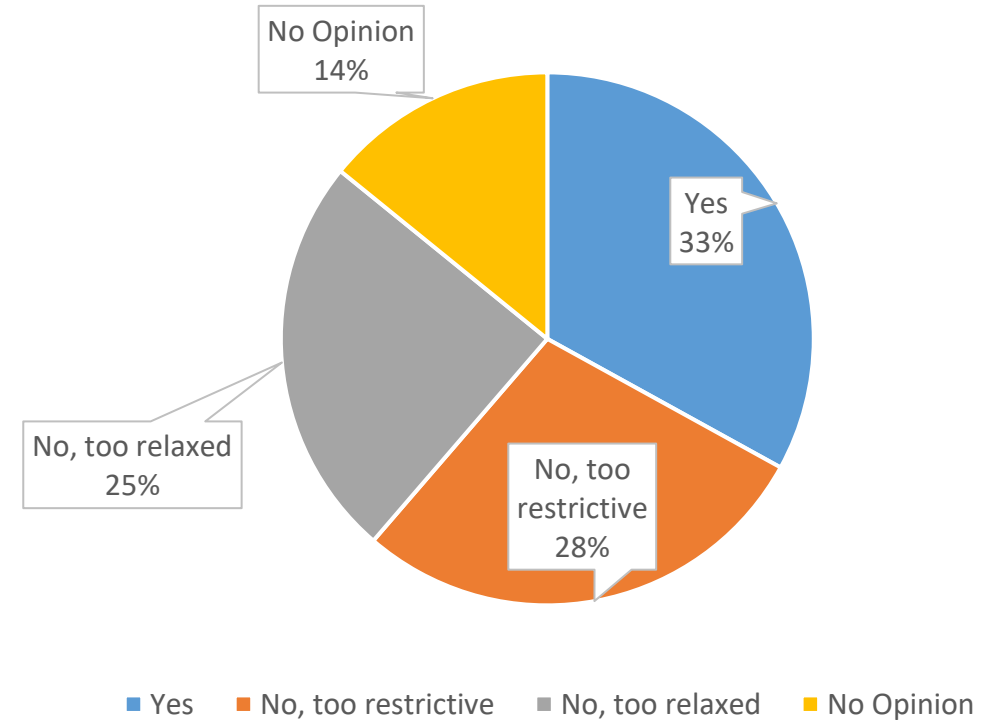
Architectural Compatibility:
Any ADU, or portion thereof, **visible from the public right-of-way** shall be **architecturally compatible with the primary dwelling unit** by providing **at least two** of the following:

- consistency in color;
- consistency in roof pitch;
- consistency in orientation of building materials;
- same architectural design or detail

Proposed Amendments 5.4.4 Additional Standards for Specific Accessory Uses.

- Ownership Requirements:
 - **Allow separate ownership via a condominium association** provided the ADU is not severed via plat.
- Parking
 - **Remove the minimum parking requirement** but require **any required parking** spaces for the principal dwelling unit **removed** for the ADU **be replaced with the same number of spaces elsewhere on the property.**

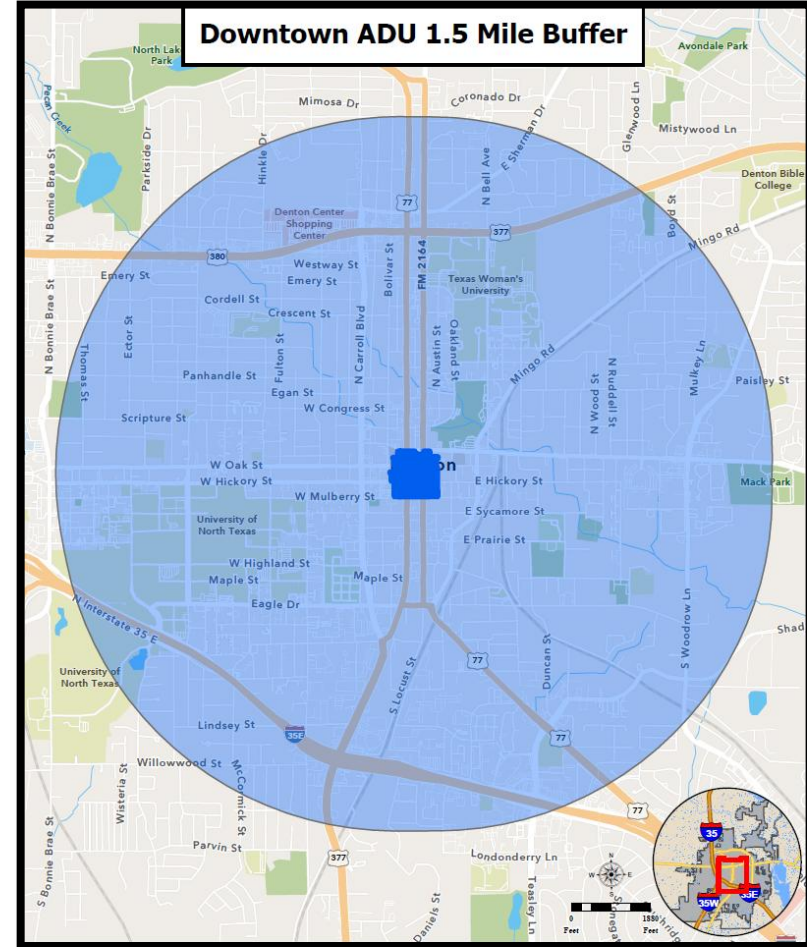
Is the proposed ADU parking requirement appropriate?



Recommendation

The Planning and Zoning Commission recommended approval (6-0) of this request with the following modification:

- An additional ADU may be allowed per lot with the approval of a Specific Use Permit. For properties within 1.5 miles of the Downtown Square District an additional ADU may be allowed without requiring a Specific Use Permit.
- In no case shall an additional ADU create more than four dwelling units on any lot.



Recommendation

Staff recommends approval of this request, as it complies with DDC 2.7.4D Criteria for Code Text Amendments:

- Support Denton's Housing Goals and Strategies as outlined in the 2040 Comprehensive Plan, Affordable Housing Toolkit, Southeast Denton Area Plan, and Design Downtown Denton Plan.
- Support development of a variety of housing options to meet the community's need for affordable housing, choice, and neighborhood investment.
- Remove conflicting/complicated language and aims and refine the regulations pertaining to permitted missing middle housing types.
- Consistent with direction received from Planning and Zoning Commission (Townhomes) and Development Code Review Committee (ADUs).
- Create opportunities for additional missing middle development.

Questions?