



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 27, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Manufactured Housing.

BACKGROUND

The purpose of this request is to establish regulations for where Manufactured Homes are allowed to be located within the City of Denton, establish use-specific standards related to Manufactured Homes, and refine other aspects of the Denton Development Code related to this residential use. As described below, the State recently passed legislation that requires municipalities to allow this use by right in at least one zoning district. The Denton Development Code (DDC) does not currently allow this use by right, and updates are needed to allow this use within a residential zoning district and establish standards related to this use.

In 2025, the Texas Legislature passed Senate Bill 785 requiring that municipalities allow the placement of a HUD-code manufactured home in at least one residential zoning district. This bill goes into effect on September 1, 2026.

The DDC currently requires a Specific Use Permit for the placement of a Manufactured Home in all the residential zoning districts. A Manufactured Home (HUD Code) is considered a Single-Family Dwelling under the existing definition. The use-specific standards for Single-Family Dwelling specify that a Specific Use Permit is required to place a Manufactured Home on any lot.

At the April 27, 2026, Development Code Review Committee (DCRC) meeting, Staff will present proposed amendments to DDC Subchapter 3: Zoning Districts - 3.7.2 Lot and Site Requirements, Subchapter 5: Use Regulations - 5.3.3 Residential Use Specific Standards, DDC Subchapter 7: Development Standards - Table 7.H Fencing Standards, Table 7.9: Minimum Required Off-Street Parking, 7.9.6 Off-Street Parking Layout, and DDC Subchapter 9: Definitions to incorporate Manufactured Housing as permitted by right in one residential district. Following discussion, staff will seek consensus or additional direction from the DCRC.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Senate Bill 785

Exhibit 3 – Presentation

Respectfully submitted:

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