



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: October 27, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to Accessory Dwelling Units.

BACKGROUND

On December 9, 2024, the Development Code Review Committee (DCRC) held a discussion regarding prioritizing future potential Denton Development Code (DDC) amendment topics and provided final direction to staff, including the prioritization of amendments to the DDC related to Accessory Dwelling Units (ADUs). The Accessory Dwelling Unit topic is a priority since it aligns with Affordable Housing Toolkit strategies, as well as the Southeast Denton Area Plan recommended actions, both of which were adopted by City Council. In addition, Staff has identified areas within the ADU regulations which could be revised to improve clarity, thereby simplifying implementation of the regulations both for residents trying to add ADUs and Staff during plan review. Examples of areas for clarification include the allowable location of ADUs and requirements for architectural compatibility and/or screening.

At the January 27, 2025, DCRC meeting, staff introduced the Accessory Dwelling Unit (ADU) topic, provided an overview of the current regulations related to ADUs within the DDC, and discussed areas of the Code proposed to be refined as part of this amendment. At the end of the discussion, staff sought consensus on areas identified to be amended as well as direction from the Committee regarding any additional topics related to ADUs that may not have been included in Staff's presentation. Conversation centered around architectural compatibility between ADUs and the primary dwelling unit, the allowable locations of ADUs, expanding the uses in which ADUs may be accessory to (townhomes, duplex, etc.), and the maximum allowable size of ADUs.

At the February 10, 2025, DCRC meeting, staff provided a brief recap of ADU regulations in the DDC before reviewing the feedback heard during the January 27, 2025, DCRC meeting. In addition, staff sought input from the Committee on the remaining staff-identified areas to be refined as part of this amendment, as well as consensus from the Committee on additional topics to be explored as part of this amendment. During this meeting, extensive conversation was held regarding architectural compatibility, allowable locations on a lot for ADUs, maximum size of ADUs, primary uses to which an ADU may be accessory, and allowing "ADU condos" within the City. Conversation regarding architectural compatibility focused on ADUs, or portions thereof, visible from the public right-of-way.

During the February 10, 2025 DCRC meeting, the Committee provided direction that ADUs visible from the public right-of-way should be reviewed for architectural compatibility, and that a lighter touch of the architectural compatibility requirements should be applied in these cases. Regarding ADU locations on a

lot, the Committee agreed detached ADUs should be allowed in the side yard of a residential structure but shall not project in front of the front building line. Additionally, attached ADUs shall follow the same setback requirements of the primary structure. In addition, the DCRC provided consensus on the following topics: removal of minimum parking requirements for ADUs, allowing ADUs to be the same size as the primary dwelling unit, allowing ADUs to be accessory to other types of residential units, interest in pursuing “ADU Condos” as a means of separate ownership. Furthermore, the DCRC agreed additional clarification relating to minimum setbacks and utility meter locations would be better addressed in a criteria manual rather than in the DDC. Staff is working with Utilities to investigate the DCRC’s question regarding allowing separate metering of water and wastewater meters.

At the February 24 and March 3, 2025 meetings, staff presented proposed ADU amendments to the Committee based upon conversations held at the January 27, 2025 and February 10, 2025 DCRC meetings. Amendments discussed included:

- Increase in the maximum allowable square footage of an ADU.
- Allowances for ADUs to be constructed in the side yard.
- Refined language surrounding architectural compatibility and when it applies.
- Update parking requirements to remove minimum parking requirements for ADUs.
- Language to allow for ADUs to be independently owned as condos.
- Clarification of which primary uses an ADU may be accessory to, including townhomes, duplex, triplexes, and fourplexes.
- Minimum parking requirements for ADUs.

At the March 24, 2025 meeting, staff presented a finalized version of the proposed ADU amendments which incorporate additional items the DCRC wanted to see added as part of the revisions, including:

- Height limitations for ADUs.
- A minimum allowable square footage of 800 square feet for all ADUs.
- Revision of the maximum allowable size to 75% of the primary structure for ADUs.

The DCRC reached consensus regarding allowing a minimum 800 square feet and maximum allowable size to 75% of the primary structure for ADUs. The DCRC did not reach consensus regarding height limitations and provided direction to staff to seek feedback regarding the topic during public engagement.

At the October 27, 2025 DCRC meeting, staff will review public engagement efforts with the Committee, including community survey results, and discuss amendments needed to the proposed ADU standards as a result.

EXHIBITS

1. Agenda Information Sheet
2. DDC 5.4.3 – General Standards for Accessory Uses and Structures
3. DDC 5.4.4A – Additional Standards for Specific Accessory Uses
4. Proposed ADU Amendments Redline Markups
5. Discuss Denton Community Survey Results
6. Draft Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:

Angie Manglaris, AICP
Assistant Planning Director