

Townhome and ADU Survey

SURVEY RESPONSE REPORT

13 September 2025 - 12 October 2025

PROJECT NAME:

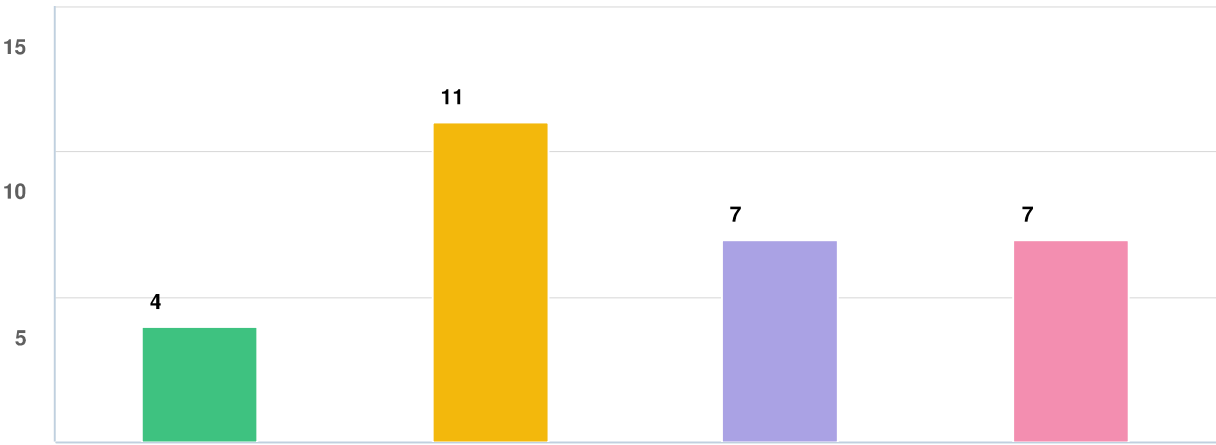
Denton's Missing Middle Housing

Discuss Denton Online Survey



SURVEY QUESTIONS

Q1 What is your age group?

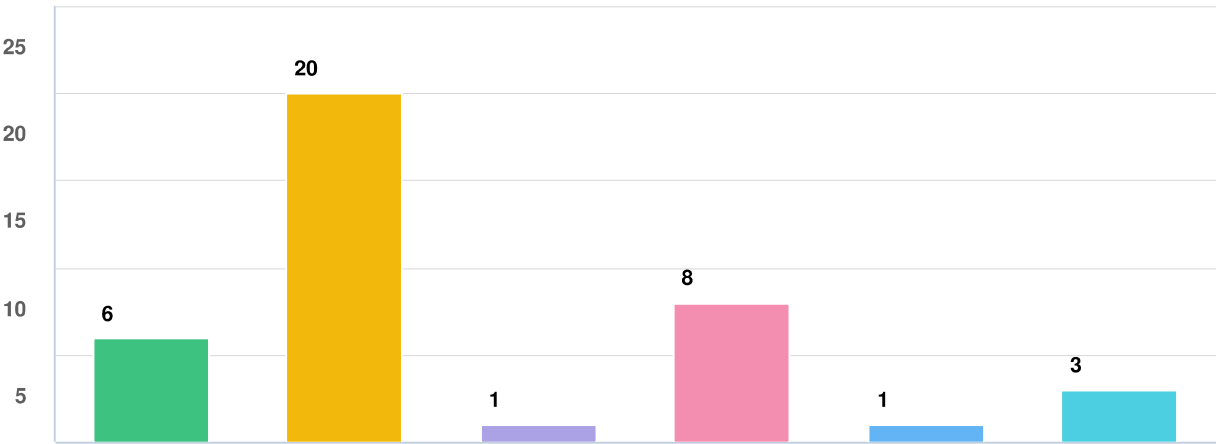


Question options

24 years old or younger 25-44 years old 45-64 years old 65 years old or older

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q2 How would you describe yourself? (select all that apply)

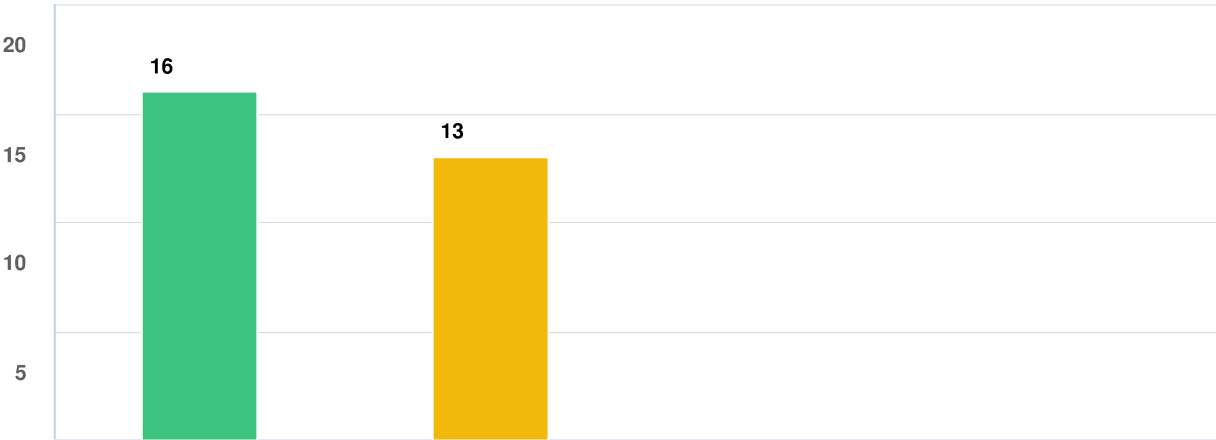


Question options

Student Employed Landlord in Denton Retired Developer Other

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q3 What best describes your housing situation?

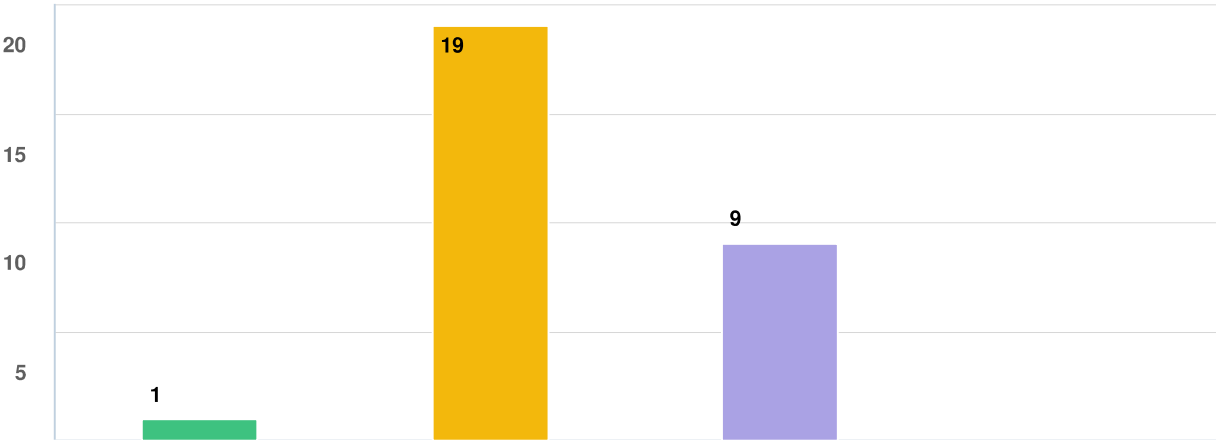


Question options

Homeowner in Denton Renter in Denton Live in Denton but don't own or rent I don't live in Denton

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q4 Do you own or live in an ADU? (select all that apply)

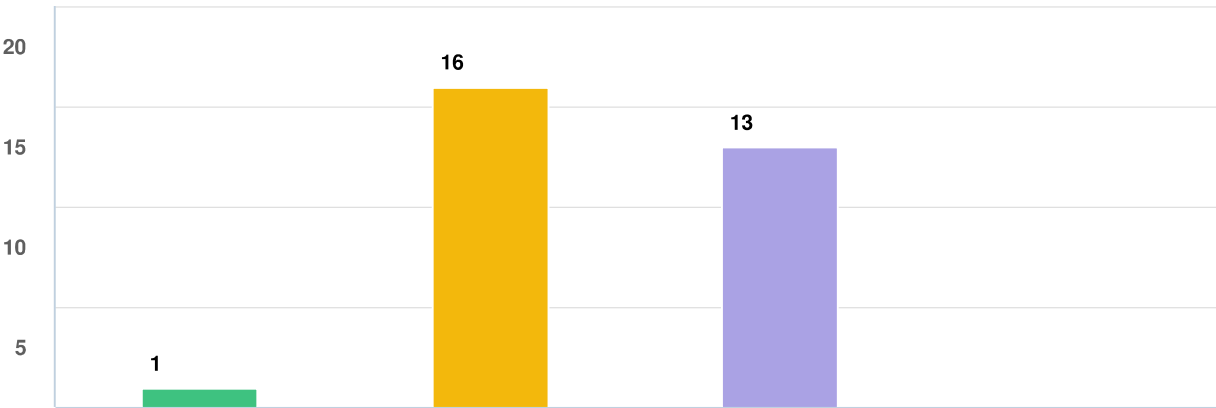


Question options

I own an ADU No, but interested in building/living in an ADU No, not interested I live in an ADU

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q5 Do you own or live in a townhome? (select all that apply)

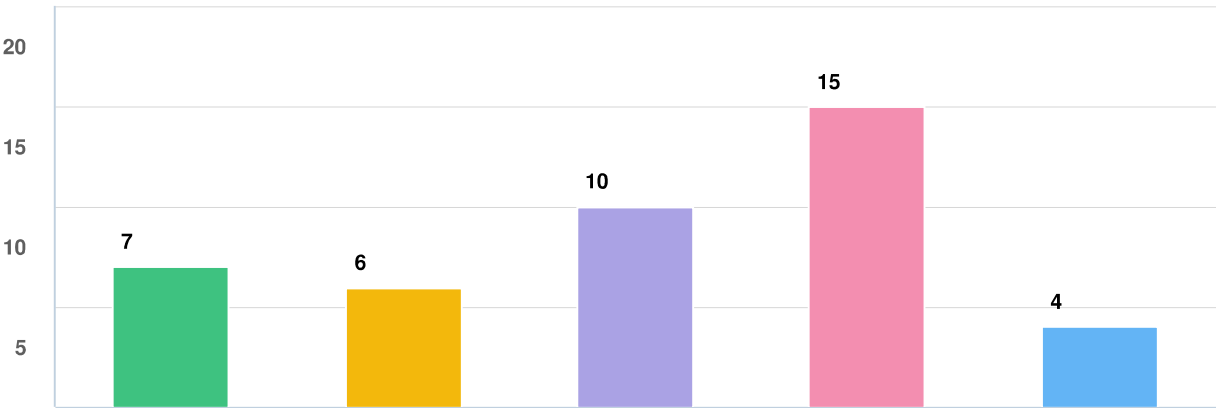


Question options

- I live in a townhome
- No, but I am interested in buying/living in a townhome
- No, not interested
- I own a townhome

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q6 Do you have any concerns about ADUs, and if so what are they? (select all that apply)

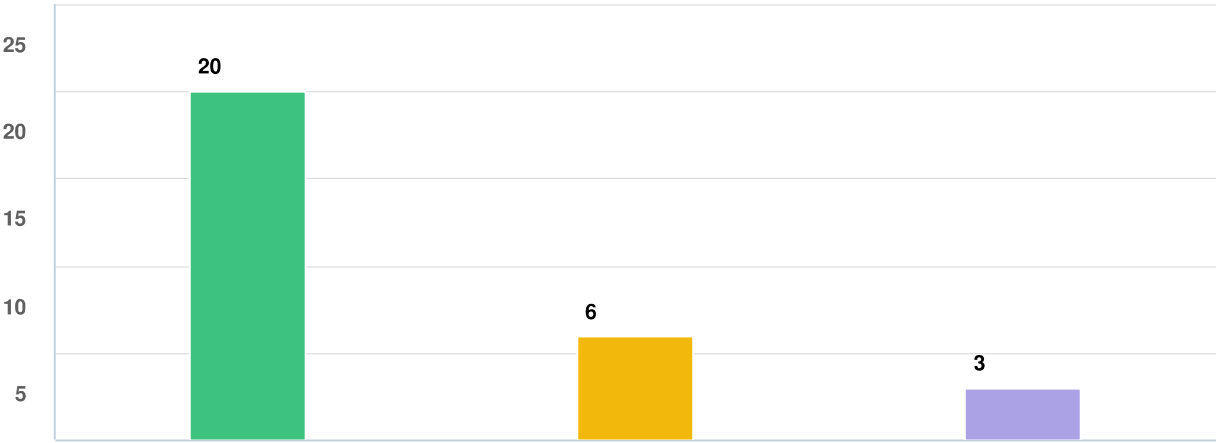


Question options

- Incompatible Size and/or Height
- Incompatible Architectural Design
- Parking
- No Concerns
- Other Concerns (please specify)

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q7 Is allowing ADUs with townhomes, duplexes, and triplexes appropriate?

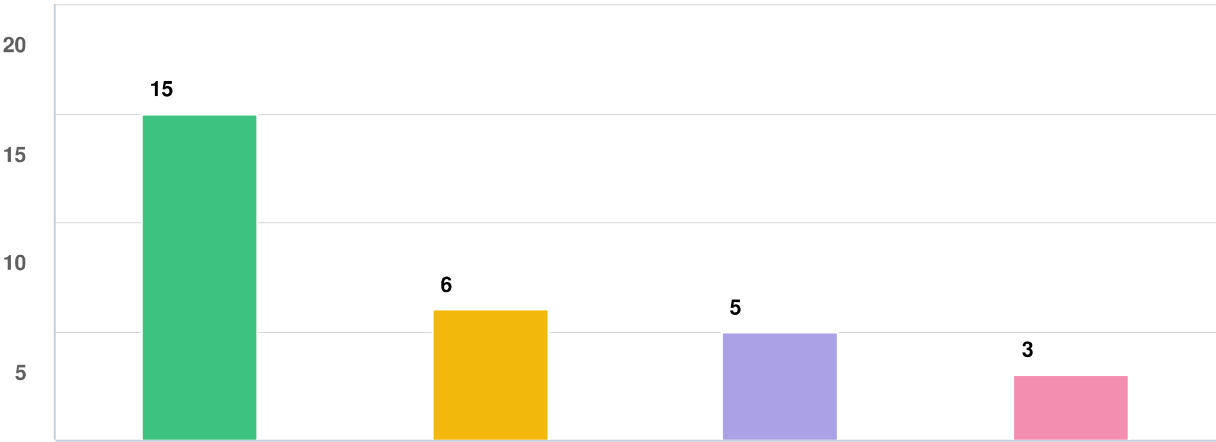


Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q8 Are the proposed limits on ADU size appropriate?

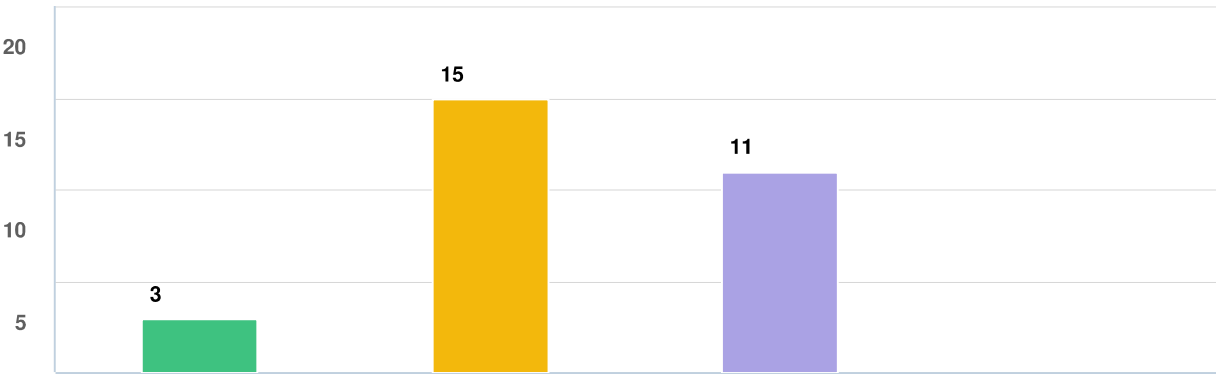


Question options

Yes No, too small No, too large No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q9 What is an appropriate maximum height for an ADU?

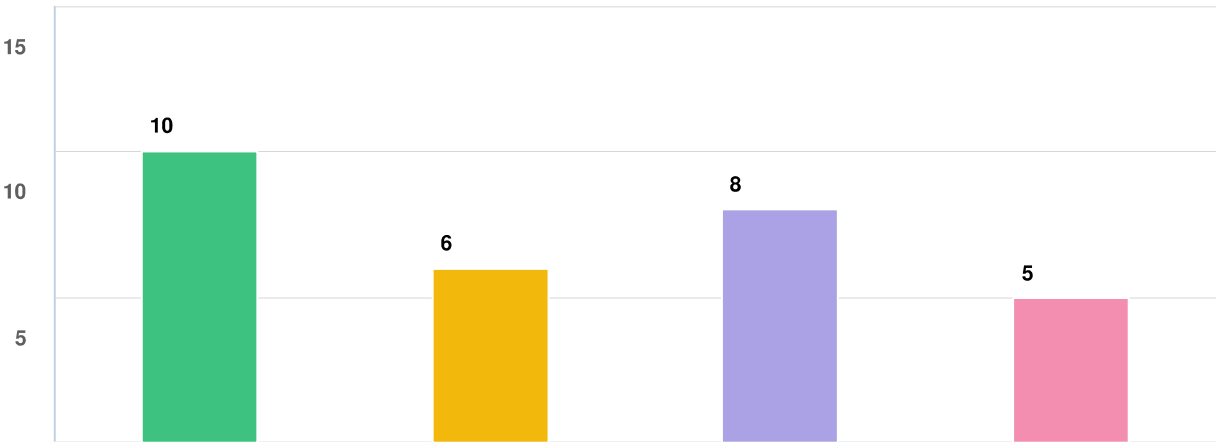


Question options

- 20 ft or 15 ft if within 3 ft of a property line
- Height of primary structure (varies)
- Same as zoning district (40 ft - current standards)
- Other (please specify - responses under 15 ft and over 40 ft will not be considered)

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q10 Is the proposed parking requirement appropriate?

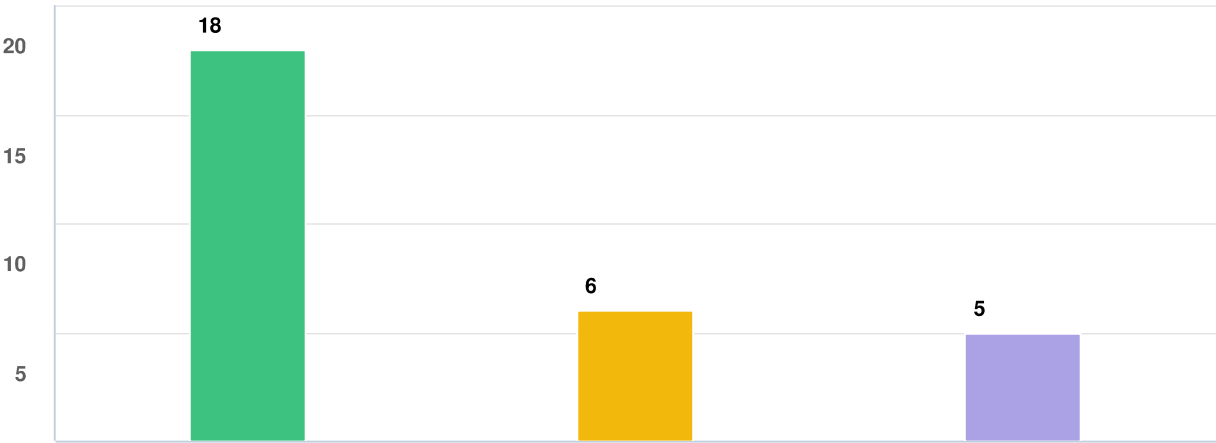


Question options

- Yes
- No, too restrictive
- No, too relaxed
- No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q11 | Is 1,000 sq ft an appropriate lot size for townhomes in mixed-use areas (MN, MD, and MR zoning districts)

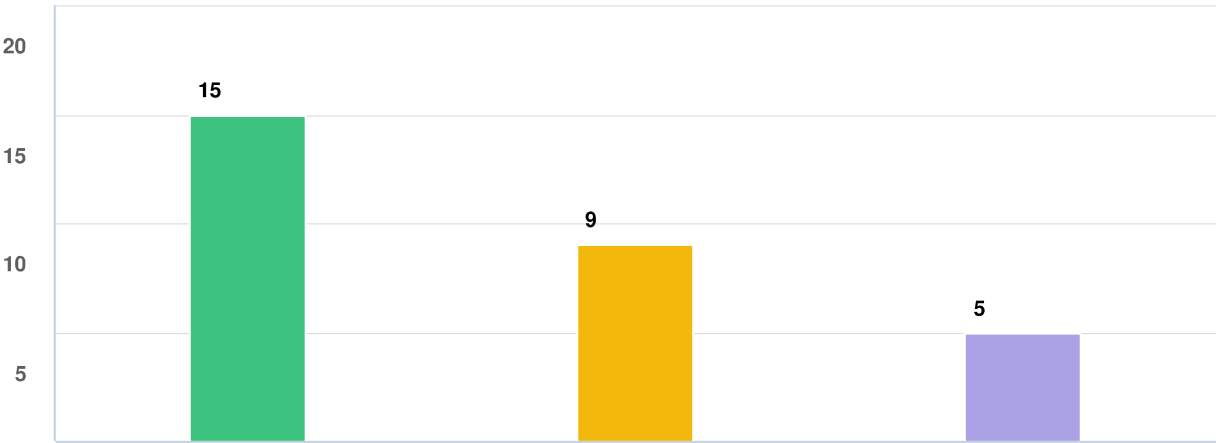


Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q12 | Should the "townhomes max units" restriction be removed?

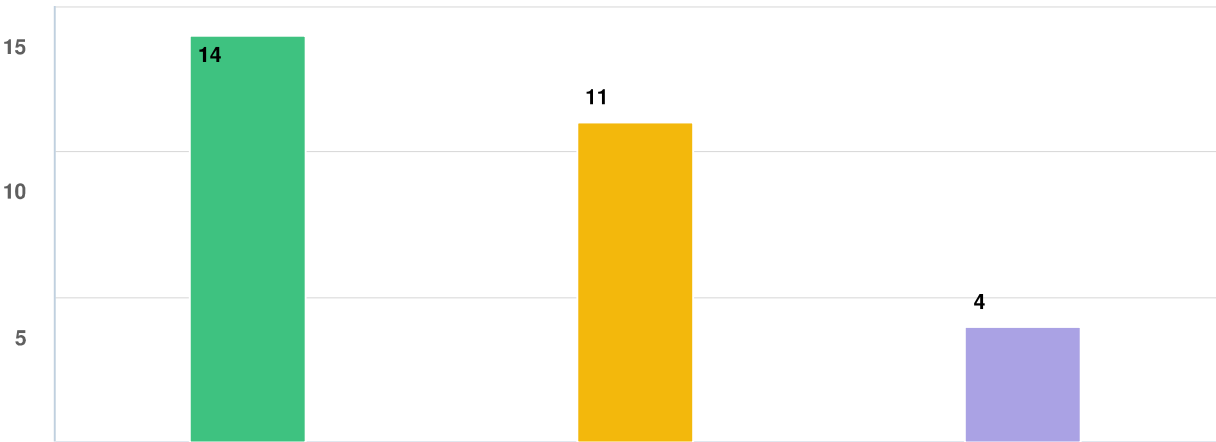


Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q13 Is requiring private, open space appropriate for development projects under 3 acres?

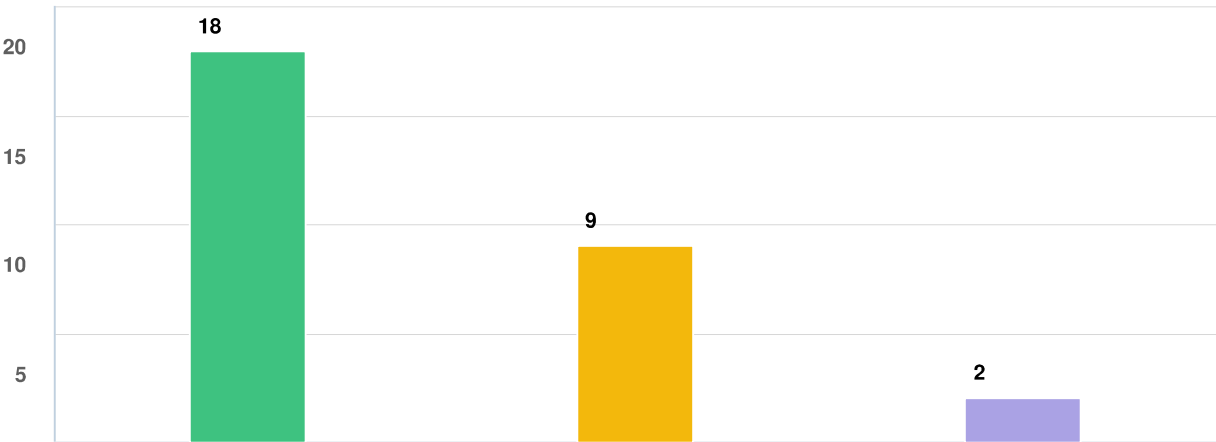


Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q14 Is an open space exemption for projects near city parks appropriate?



Question options

Yes No No Opinion

Optional question (29 response(s), 0 skipped)
Question type: Checkbox Question

Q15 | Is there anything else you would like to tell staff about ADUs and townhomes?

[REDACTED]

i really appreciate your attention to this issue!

[REDACTED]

These alternate housing options are vital for students and low income residents, especially in the current housing climate with overpriced housing being almost impossible to avoid. Denton has two colleges and as a result I feel that it is only right for the city to accommodate them.

[REDACTED]

I think more housing is needed to help support the community as a whole. Having affordable housing for students and lower-income individuals is incredibly important. Increasing the number of ADUs and townhomes could be part of a solution to the housing crisis.

[REDACTED]

As long as the developer uses great care in sound proofing the shared walls.

[REDACTED]

Please stop building these! These are horrendous looking. The 2 on Bonnie brae look like prison camps! Build homes that people can afford to BUY!!!!

[REDACTED]

Leave Idiot's Hill out of this. We all purchased here because we like the neighborhood as it is. We do not want more renters. Denton only has a few good neighborhoods. Hopefully this initiative will help revitalize other neighborhoods and improve Denton as a whole.

[REDACTED]

Lot size for ADU's should be a minimum size to avoid on street parking. One parking space per bedroom for off street parking strictly enforced.

[REDACTED]

I am less opposed to townhome development than the current number of apartment complexes being built. We need, smart, community-minded building, long-term proposals and planning to take place and not development that simply financially benefits the developer.

[REDACTED]

I am very allergic to grass. Honestly I would love to buy a town house

9/24/2025 12:31 PM

with a garage, but no yard. Outdoor space other than a driveway is really not ideal or needed for me. Due to having a lot of heavy and expensive equipment needed for my job I'd like to have a garage to park in, which is attached to my dwelling, but something like an apartment in where I don't have my own yard is great.

More middle housing options would really help with affordability and availability.

It should be easier to build townhomes and ADU's less bureaucracy and cost. they should be allowed to be built more places by Right in in all residential districts

Smaller and infill that adds density little increments in existing neighborhoods adds to the tapestry of the neighborhood, and should not be held back because it's missing a parking spot or far from a park. Monolithic development of hundreds of units built to maximize ROI do not create a community, upset existing neighbors, and need protection for parking, green space, height, facade, etc. Allow the small infill while regulating the race-to-the-bottom, maximize rentable space developers.

Developing ADUs should be as easy as possible and there should be an expedited permitting process. The City should also consider looking into standardized designs (templates) that comply with the DDC to be made available to residents that would allow for a quick and painless permitting process. Townhomes and multiplexes should be permitted to be built by right on any lot in any zoning district, even in current SFH areas.

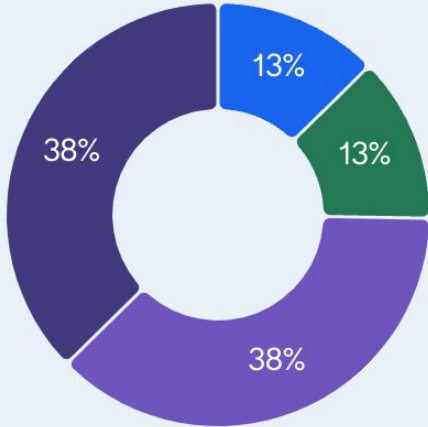
The city should have pre-approved plans for ADUs to save residents time and money.

Optional question (14 response(s), 15 skipped)

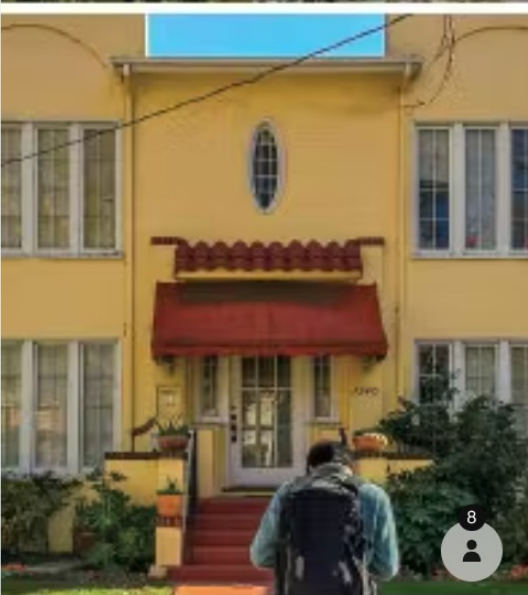
Question type: Essay Question

August 21, 2025 In-Person Survey

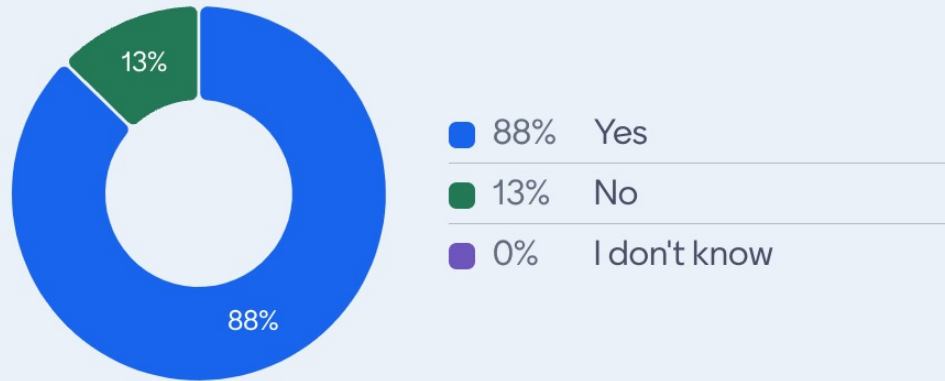
How much do you know about Missing Middle Housing?



- 13% Never heard of it
- 13% A few things
- 38% Familiar with the concept
- 38% Very knowledgeable



Do you or someone you know own an ADU?



If you had an ADU, what would you consider using it for? (can select multiple options)



Family/friends to live in



Guests to stay in



Rent out



Live in myself



Other

What barriers are keeping you from building an ADU? (can select multiple options)


Construction costs

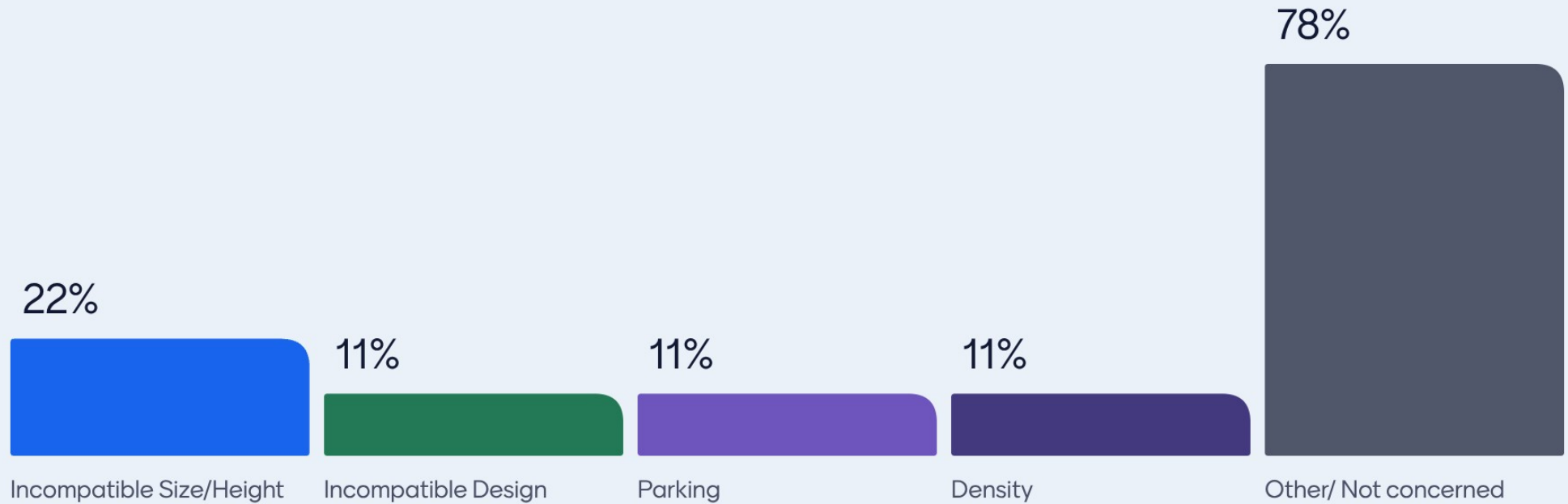

Unfamiliar with development process


Not enough space on my property

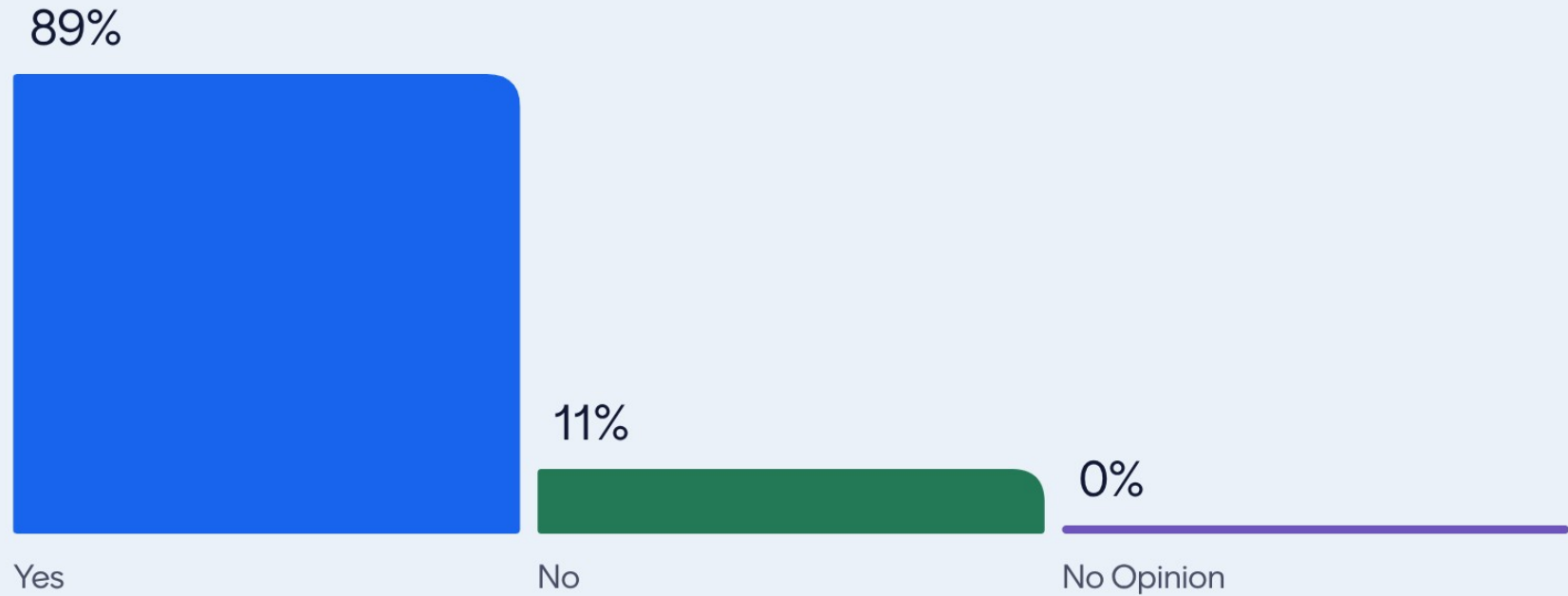

Never considered it/ No Interest


Other

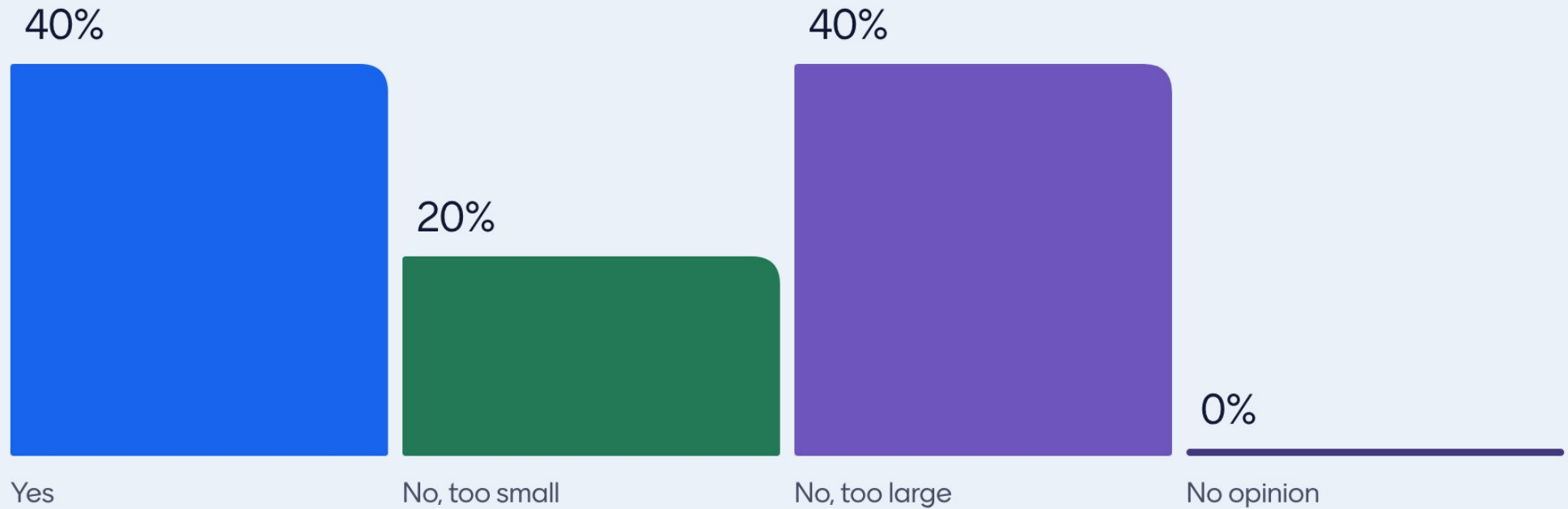
What are your concerns regarding ADUs? (can select multiple options)



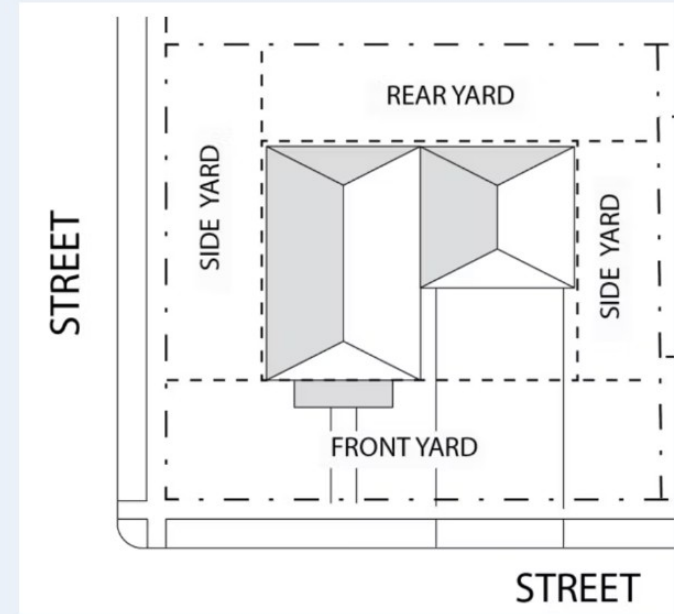
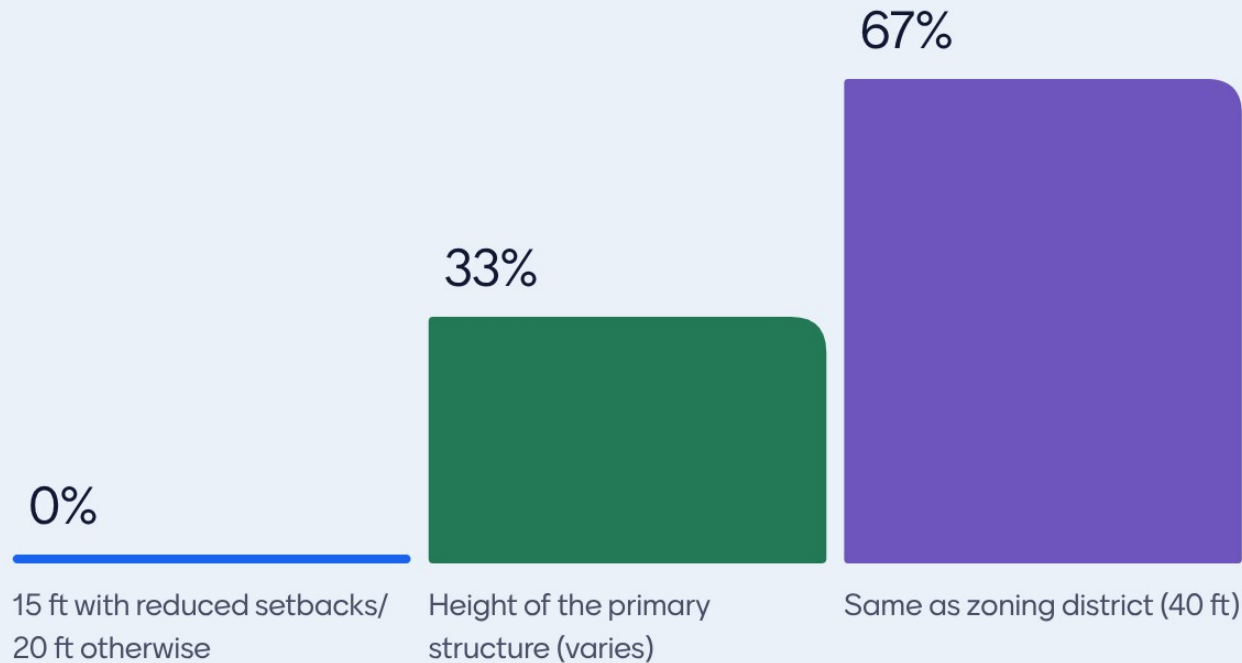
Is allowing ADUs in townhomes, duplexes, and triplexes appropriate?



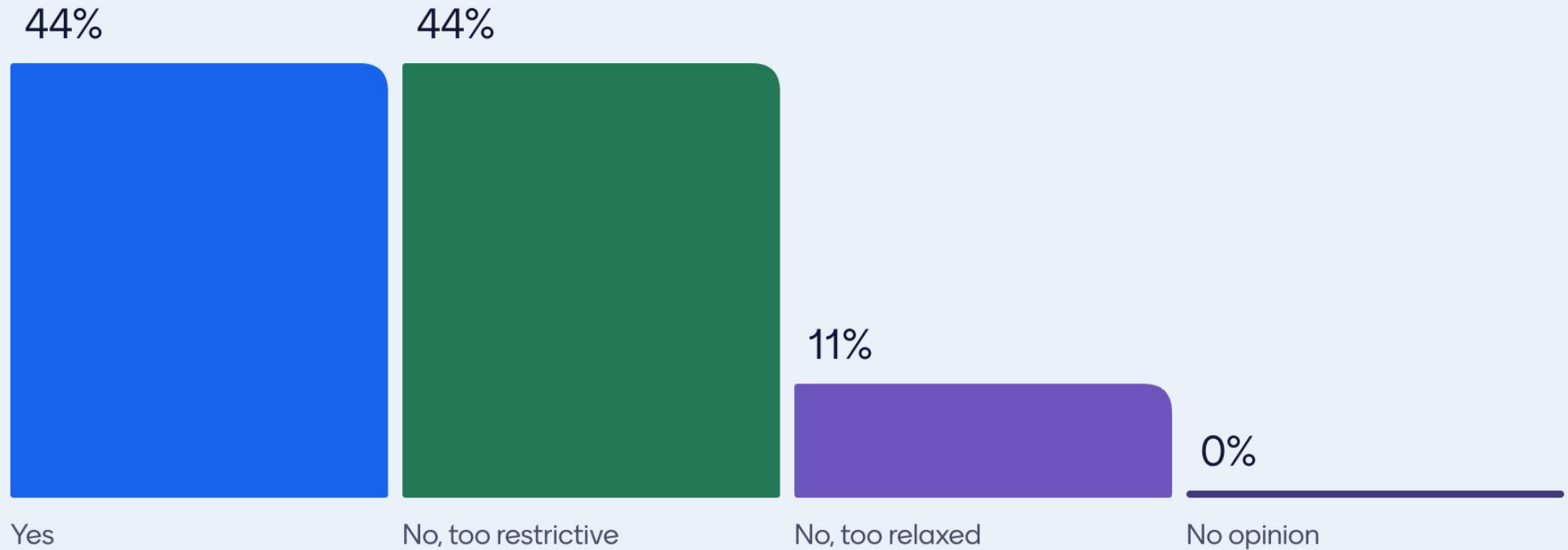
Are the proposed ADU size restrictions appropriate?



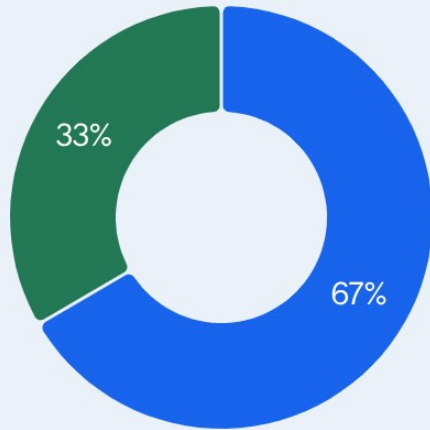
What is an appropriate maximum height allowed for an ADU?



Is the proposed parking requirement appropriate?



Have you or someone you know ever lived in a townhome?



67%	Yes
33%	No
0%	No Opinion



What are reasons you or someone you know may choose to live in a townhome? (can select multiple options)



Affordable homebuying option



Downsizing



Don't need/want a lot of space



Live in a walkable/high-amenity area

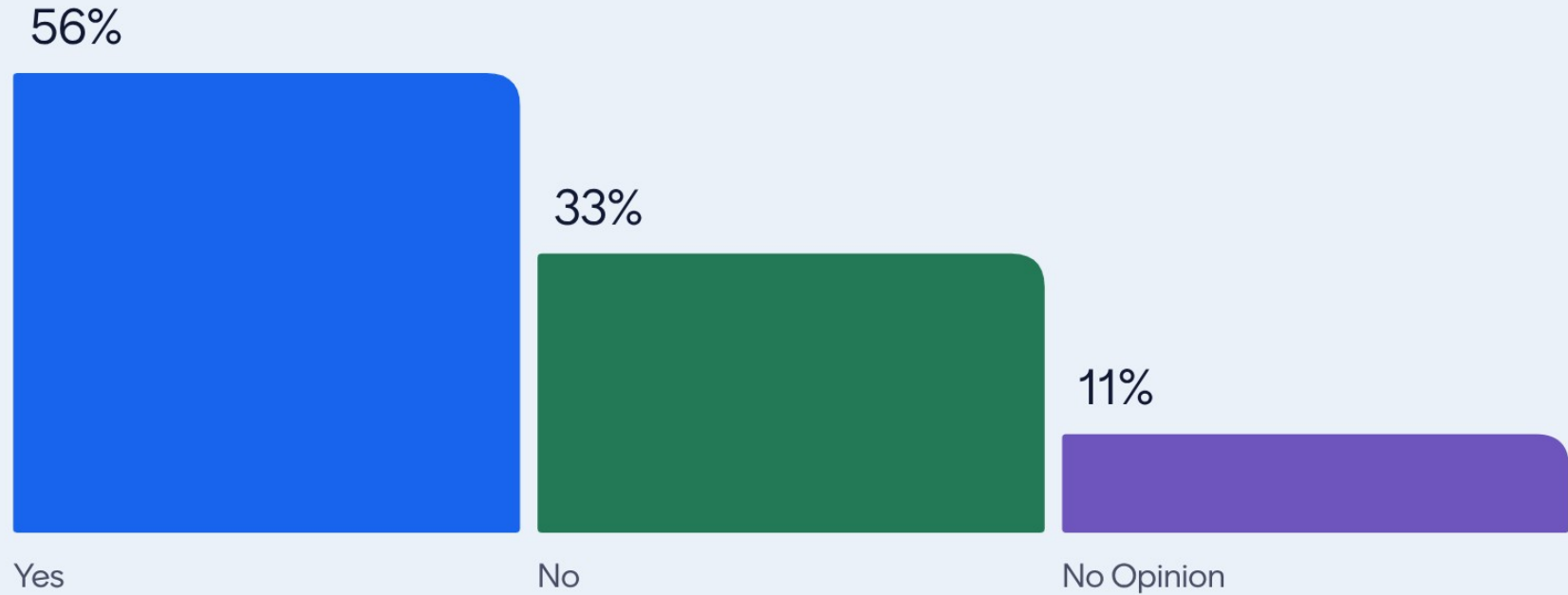


Fewer maintenance obligations

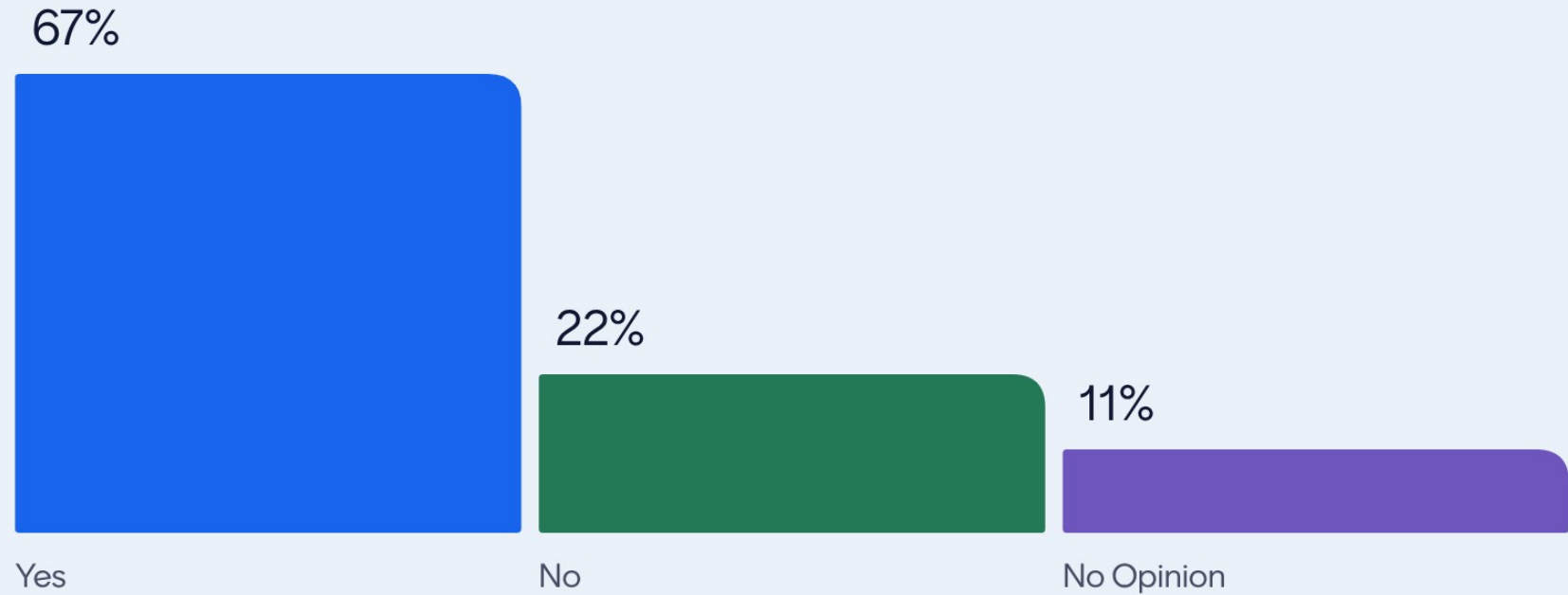
0

Other

Is 1,000 sq ft an appropriate townhome lot size in the areas shaded light green (MD), olive green (MN), and purple (MR)?



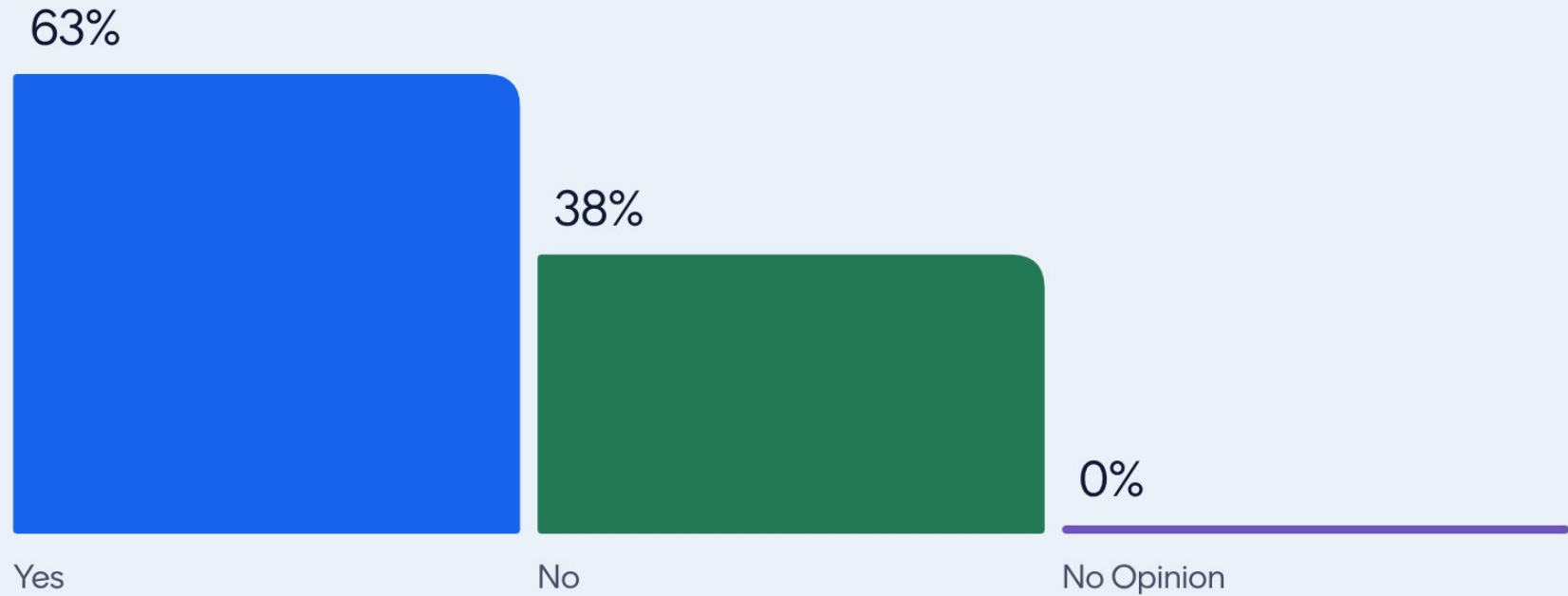
Should the City remove the "max units," allowing townhomes to develop with established lot size and dimensions?



Should private open space be required for smaller projects (under 3 acres)?

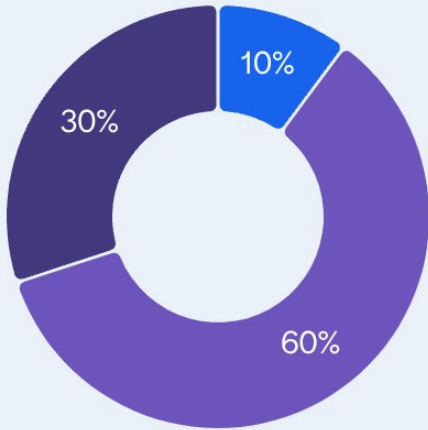


Is an open space exemption for projects near city parks appropriate?

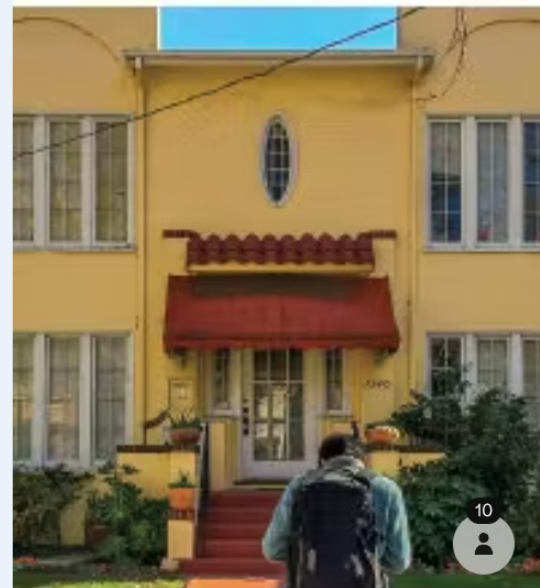


August 28, 2025 In-Person Survey

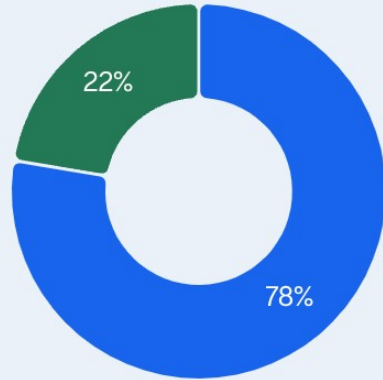
How much do you know about Missing Middle Housing?



- 10% Never heard of it
- 0% A few things
- 60% Familiar with the concept
- 30% Very knowledgeable



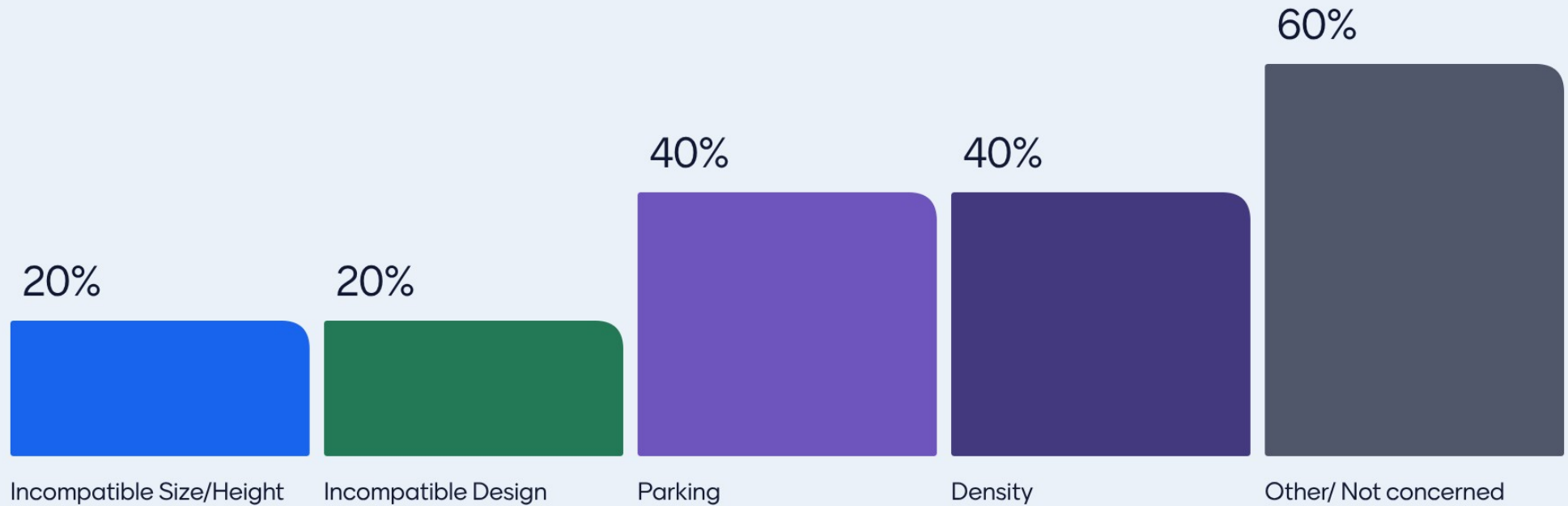
Do you or someone you know own an ADU?



- 78% Yes
- 22% No
- 0% I don't know



What are your concerns regarding ADUs? (can select multiple options)



If you had an ADU, what would you consider using it for? (can select multiple options)



Family/friends to live in



Guests to stay in



Rent out

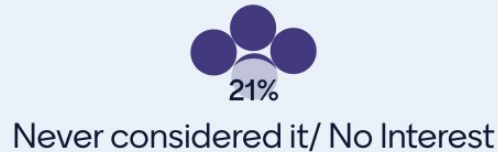


Live in myself

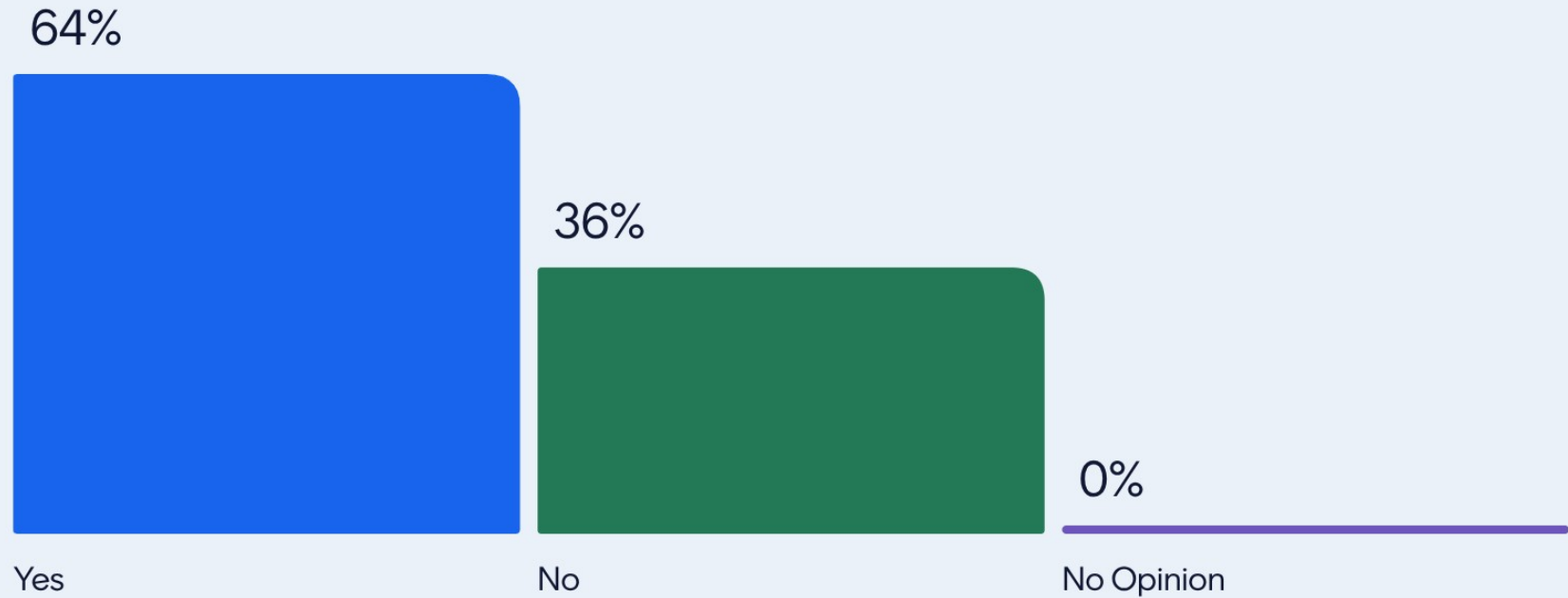


Other

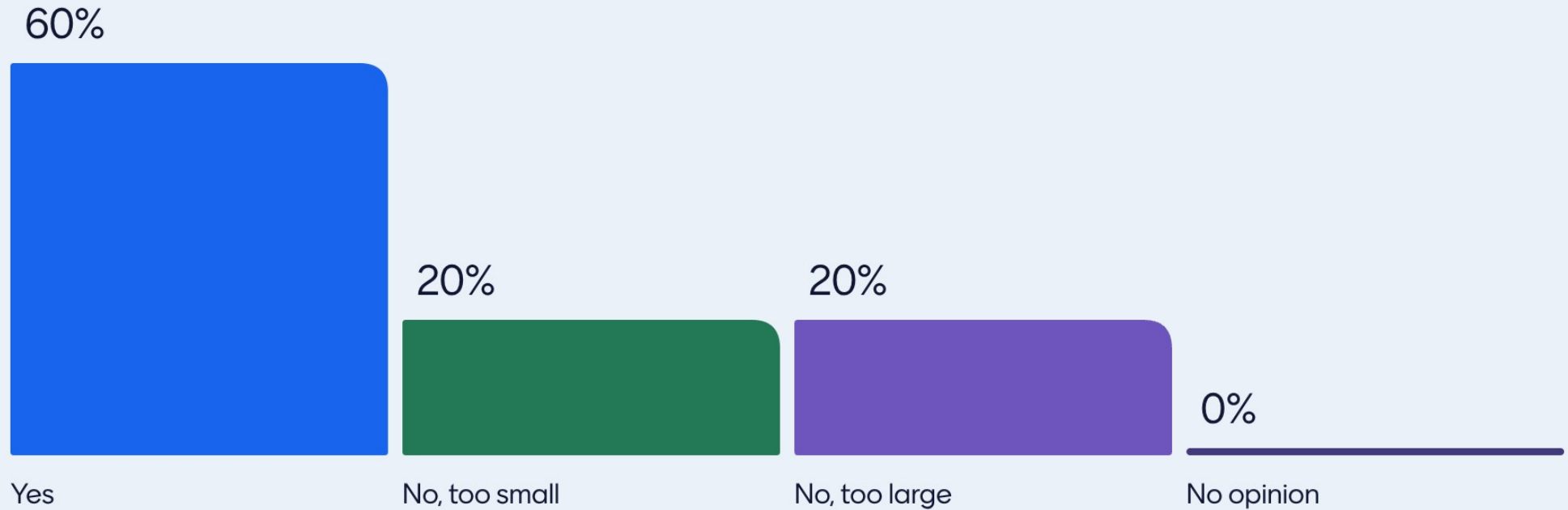
What barriers are keeping you from building an ADU? (can select multiple options)



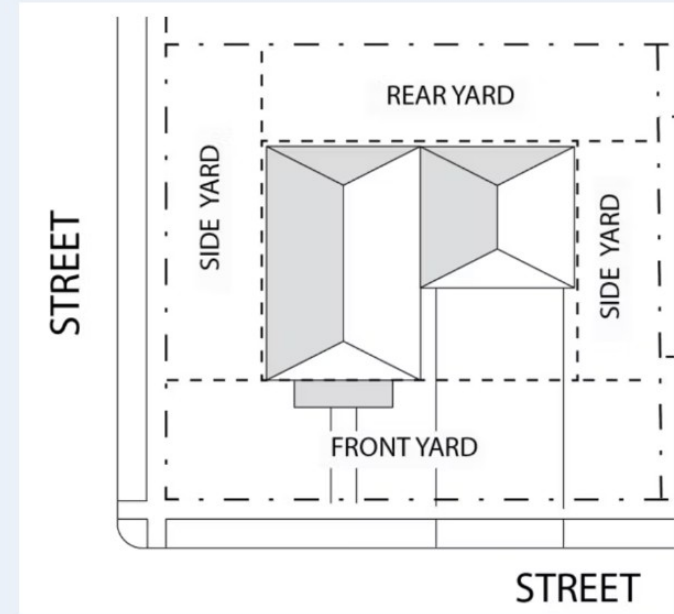
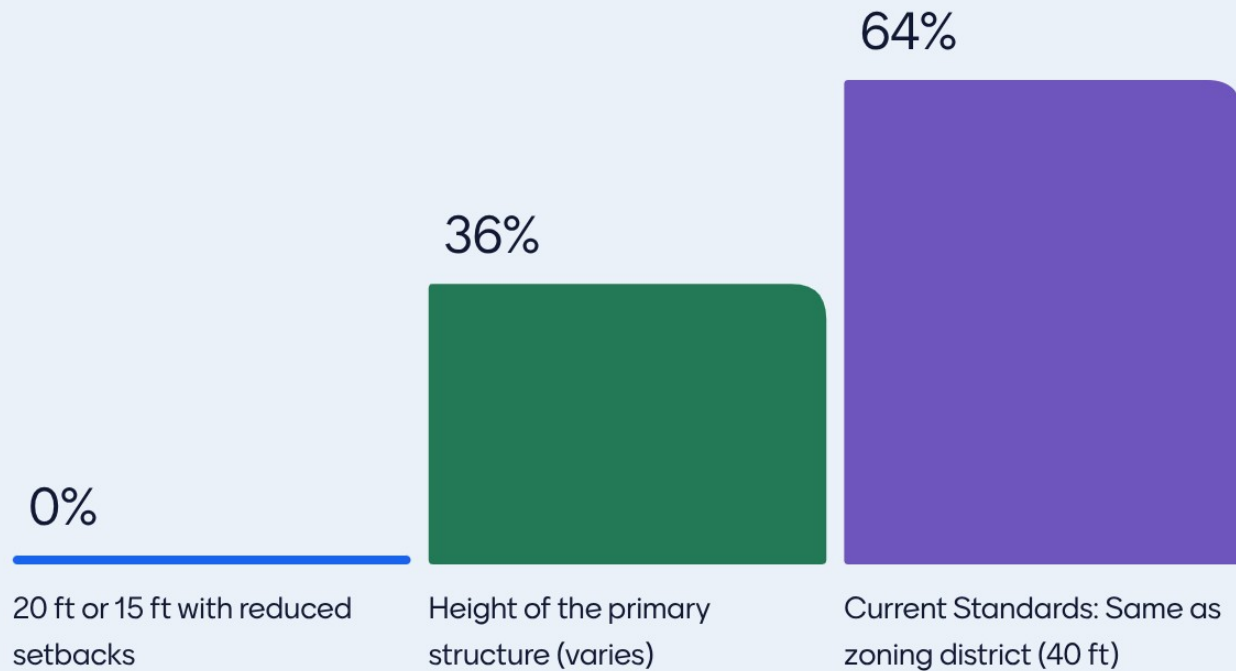
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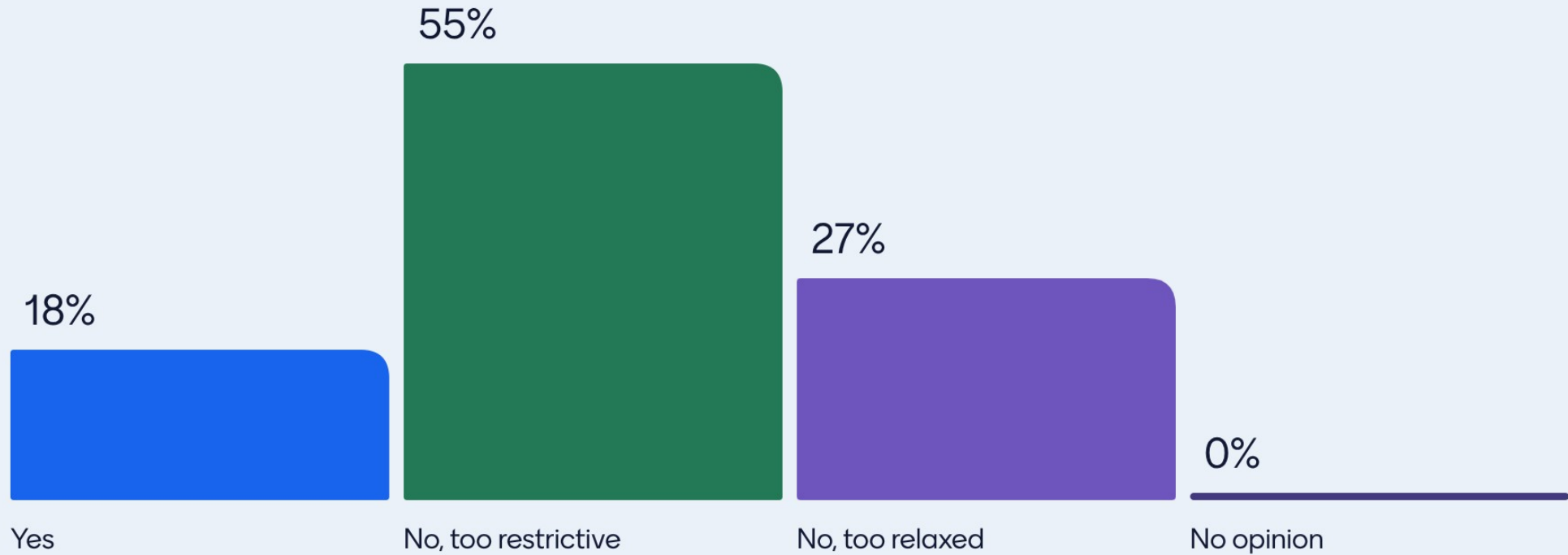
Are the proposed ADU size restrictions appropriate?



What is an appropriate maximum height allowed for an ADU?



Is the proposed parking requirement appropriate?



What are reasons you or someone you know may choose to live in a townhome? (can select multiple options)

0

Affordable homebuying option

0

Downsizing

0

Don't need/want a lot of space

0

Live in a walkable/high-amenity area

0

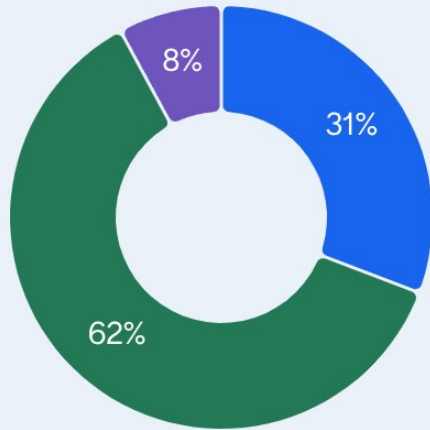
Fewer maintenance obligations

0

Other



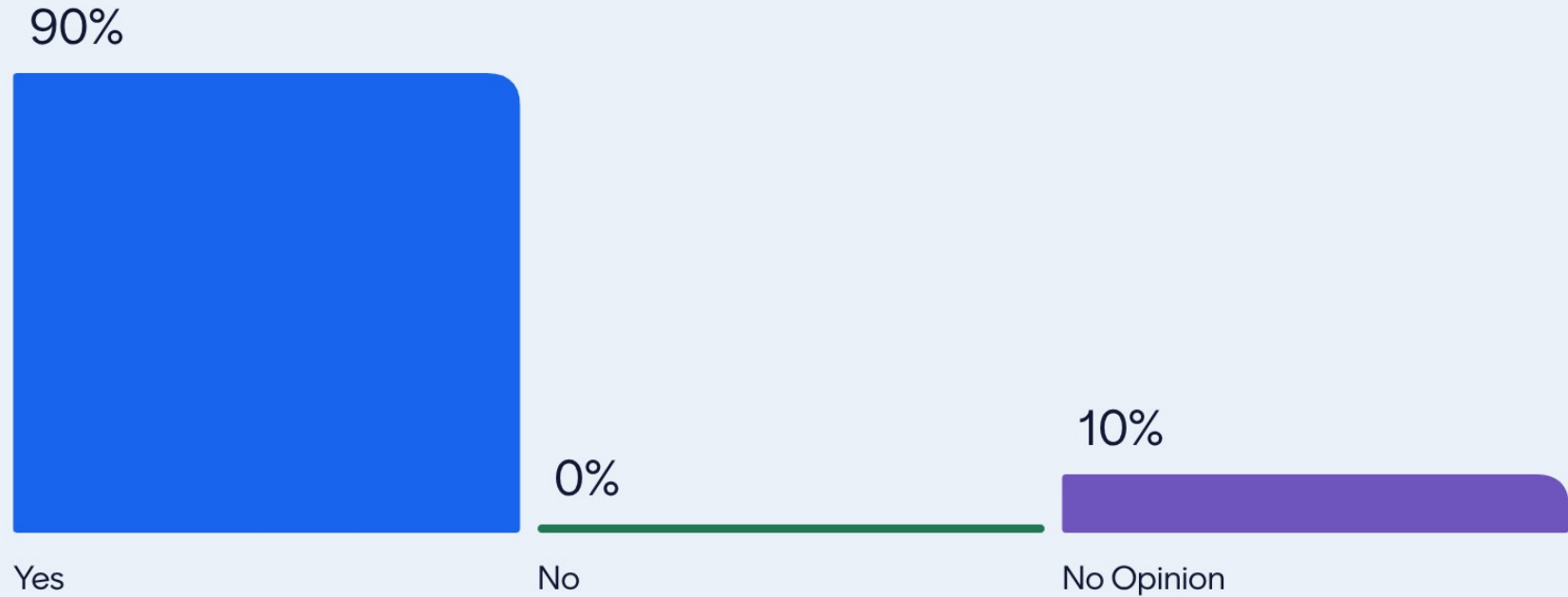
Have you or someone you know ever lived in a townhome?



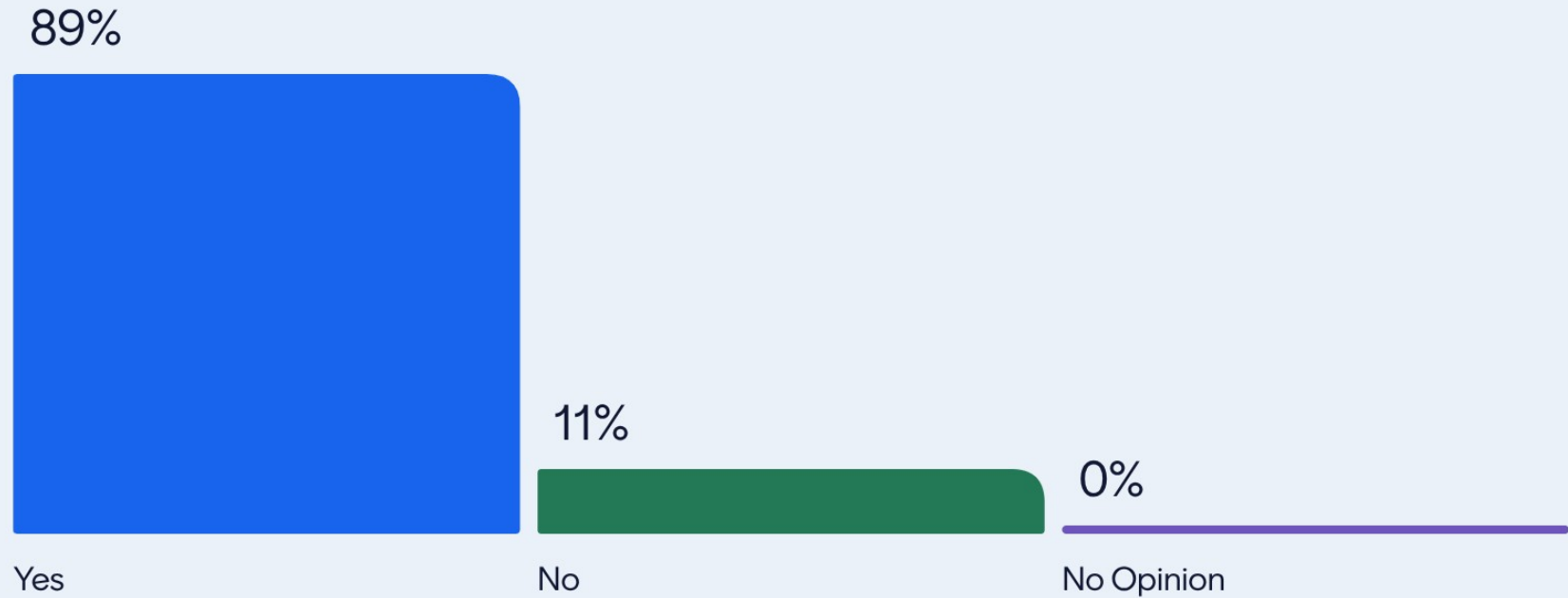
31%	Yes
62%	No
8%	No Opinion



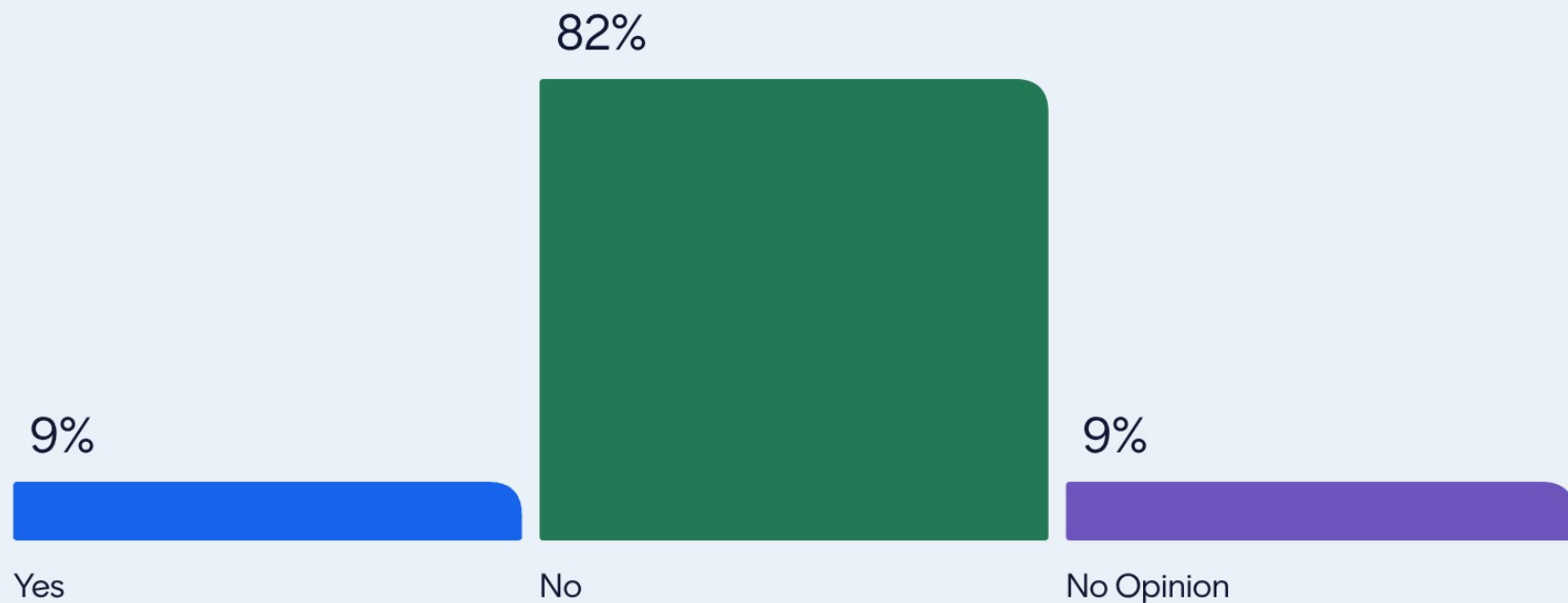
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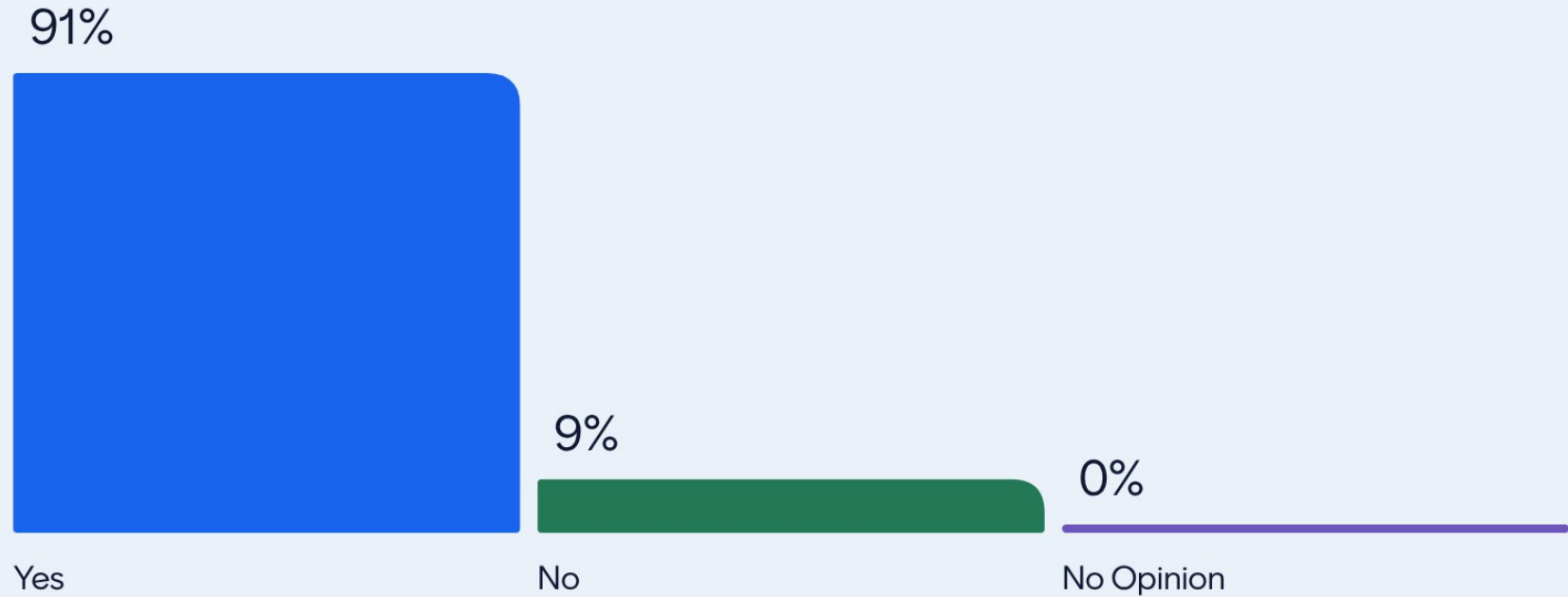
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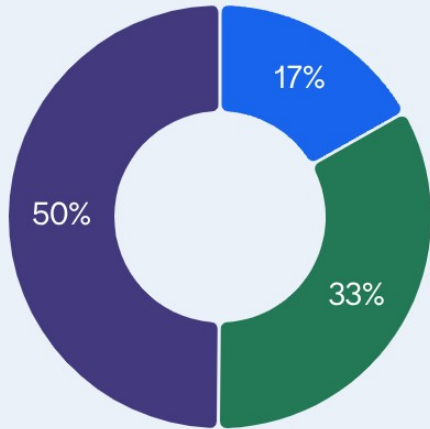


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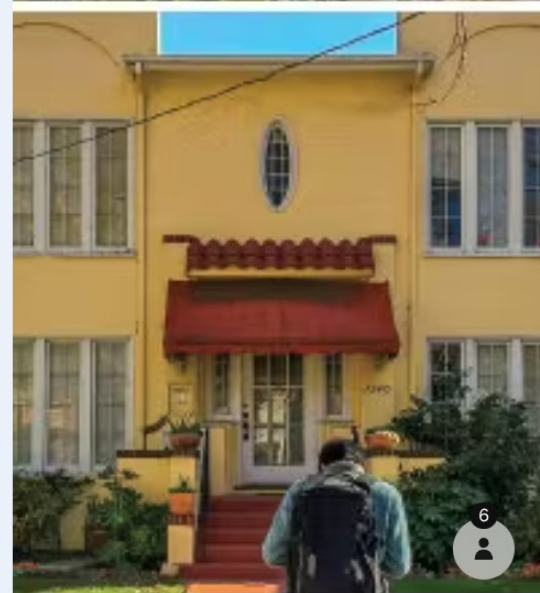


Zoom Meeting Survey

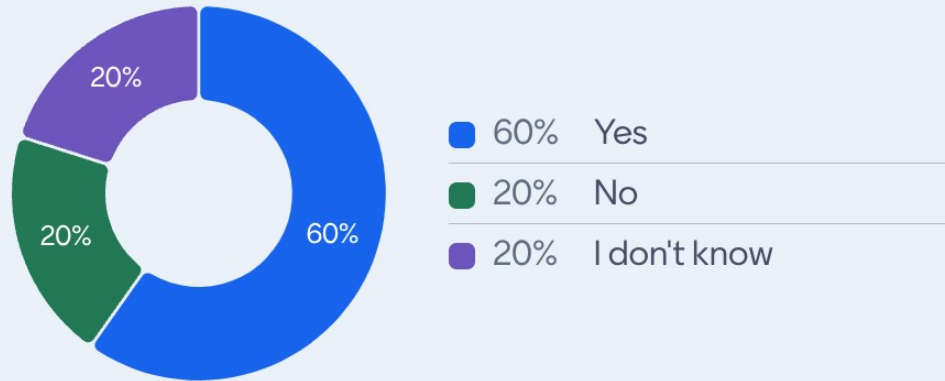
How much do you know about Missing Middle Housing?



- 17% Never heard of it
- 33% A few things
- 0% Familiar with the concept
- 50% Very knowledgeable



Do you or someone you know own an ADU?



If you had an ADU, what would you consider using it for? (can select multiple options)



Family/friends to live in



Guests to stay in



Rent out



Live in myself



Other

What barriers are keeping you from building an ADU? (can select multiple options)



Construction costs



Unfamiliar with development process



Not enough space on my property

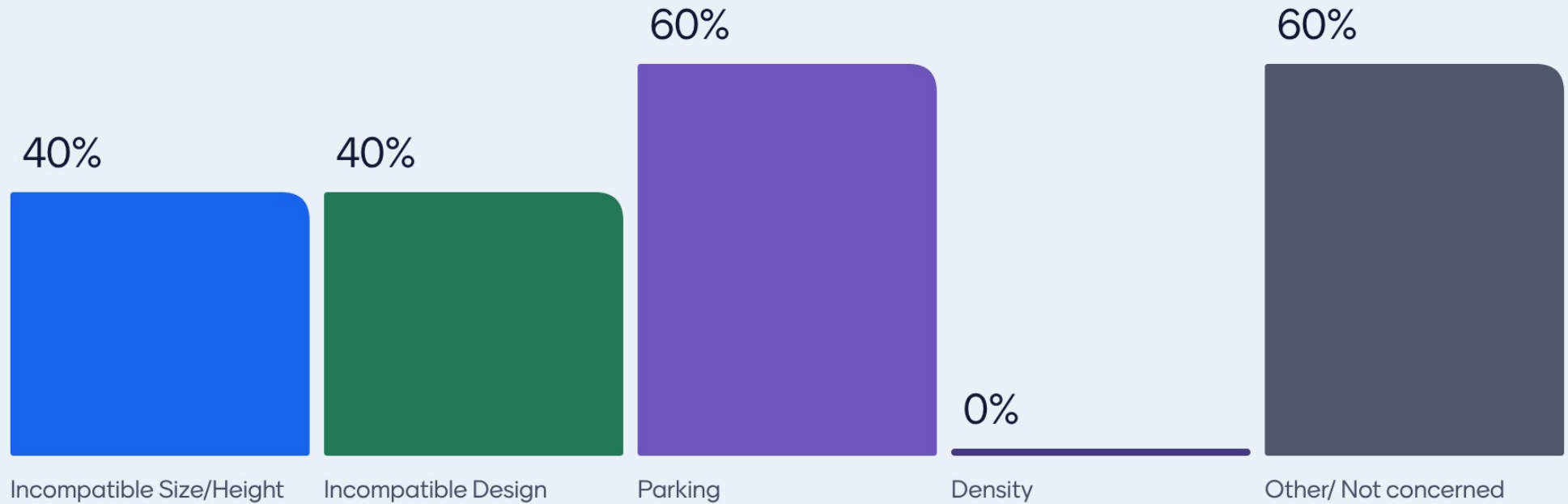
0

Never considered it/ No Interest

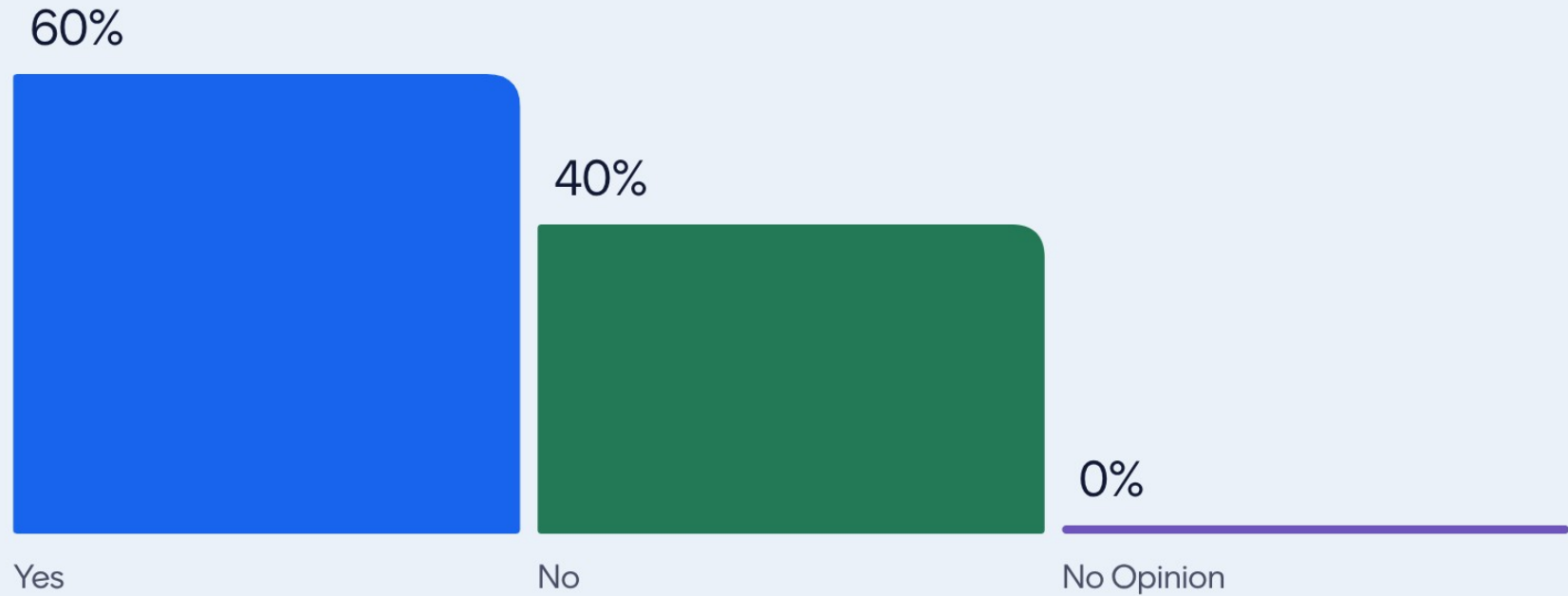
0

Other

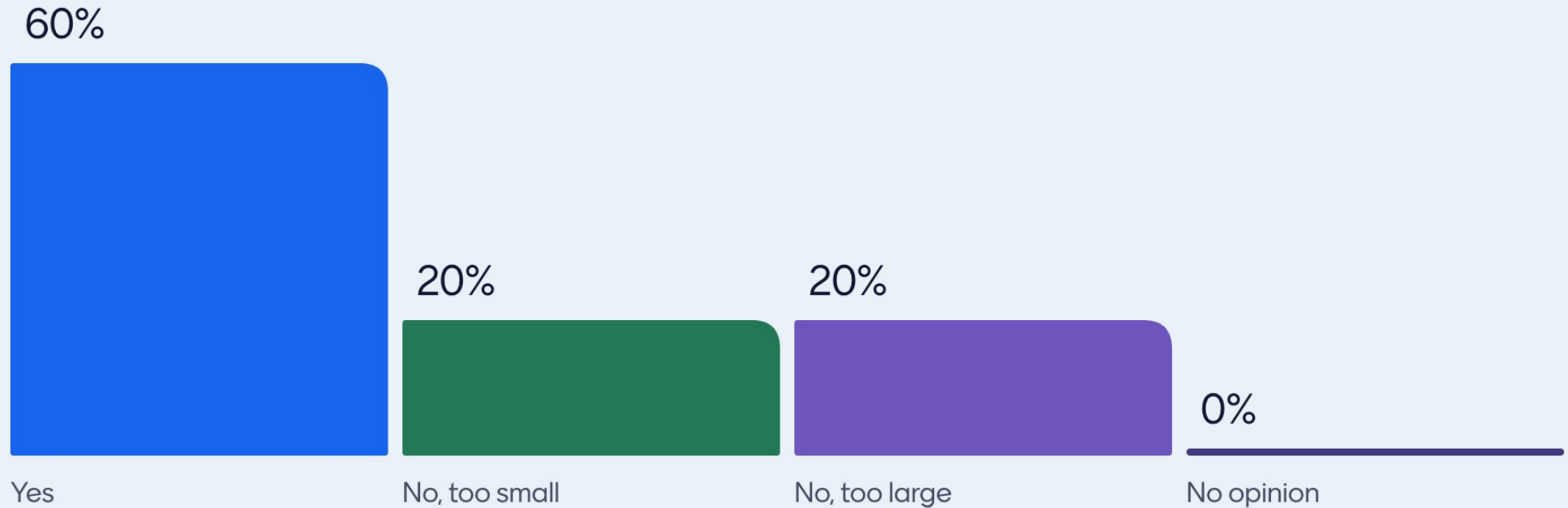
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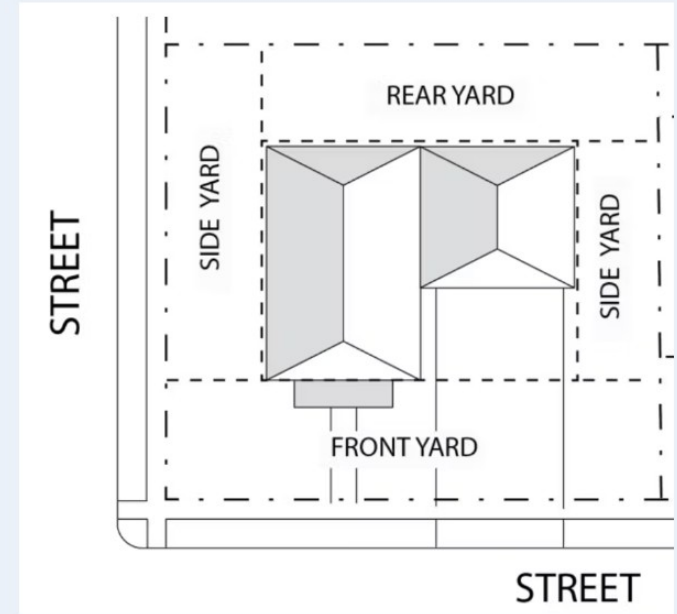
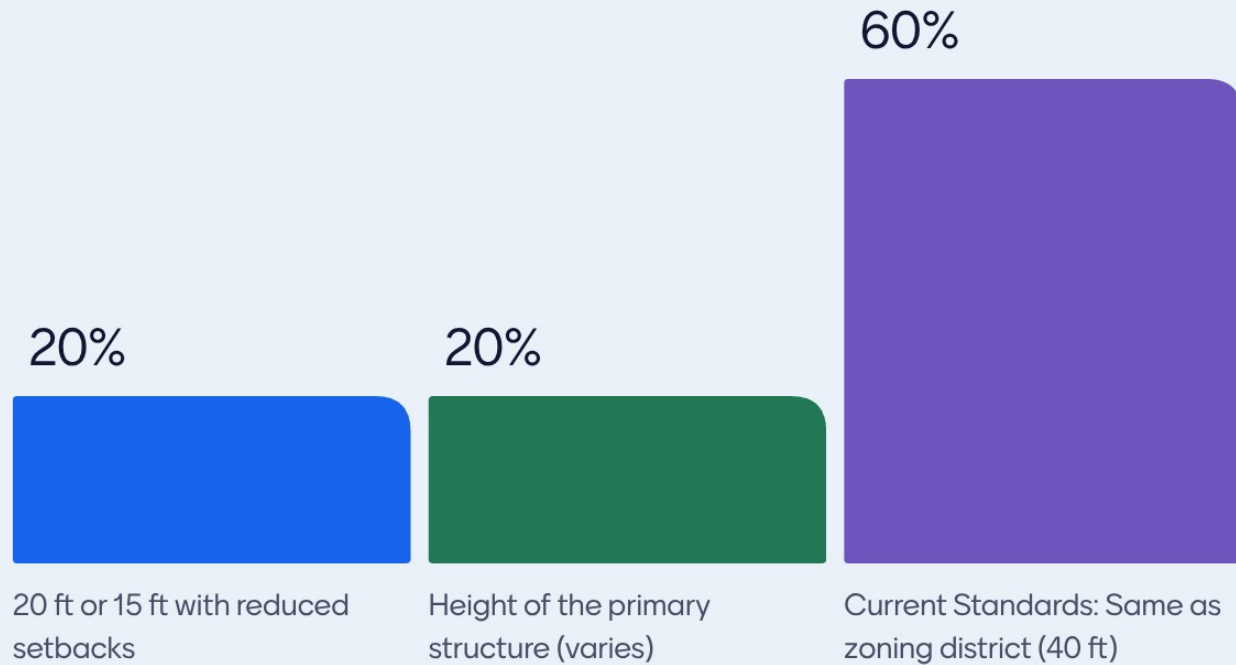
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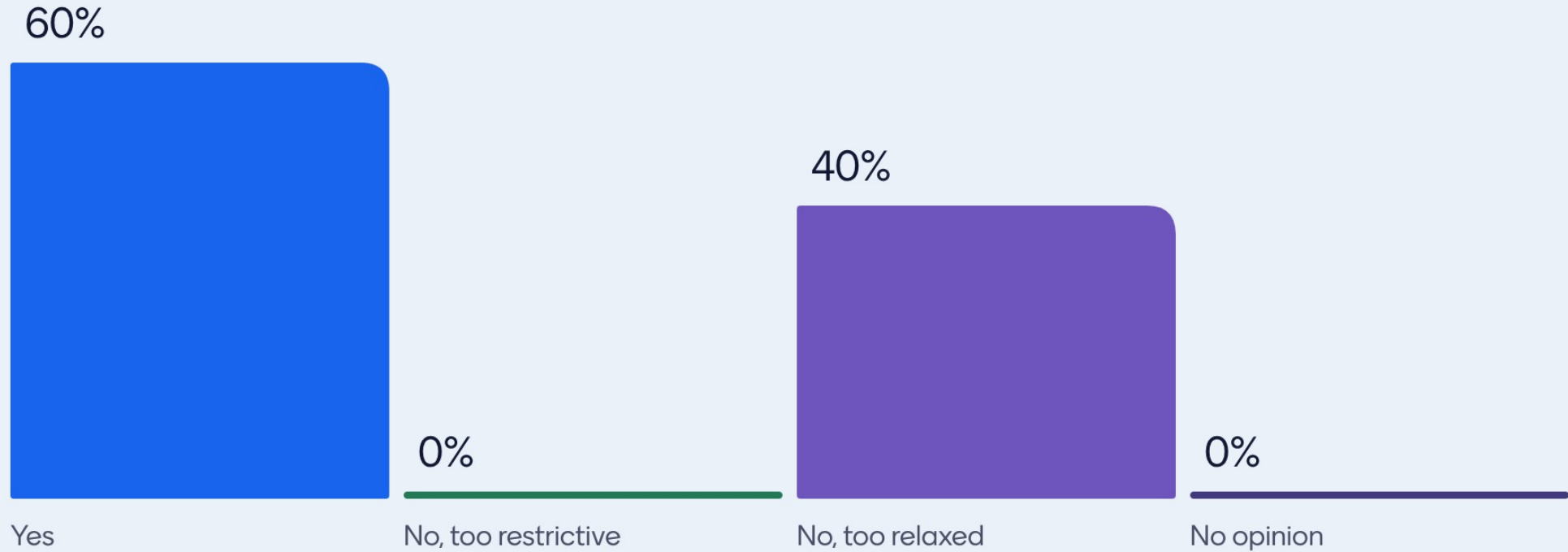
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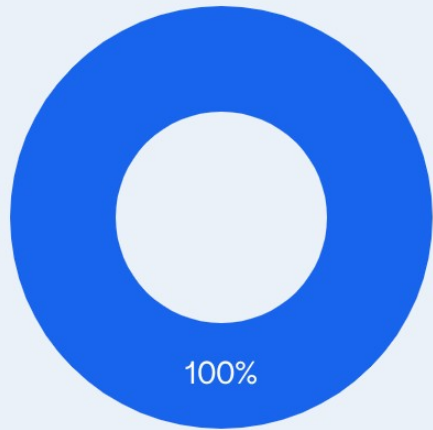
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Is the proposed parking requirement appropriate?



Have you or someone you know ever lived in a townhome?



- 100% Yes
- 0% No
- 0% No Opinion



What are reasons you or someone you know may choose to live in a townhome? (can select multiple options)



Affordable homebuying option



Downsizing



Don't need/want a lot of space



Live in a walkable/high-amenity area

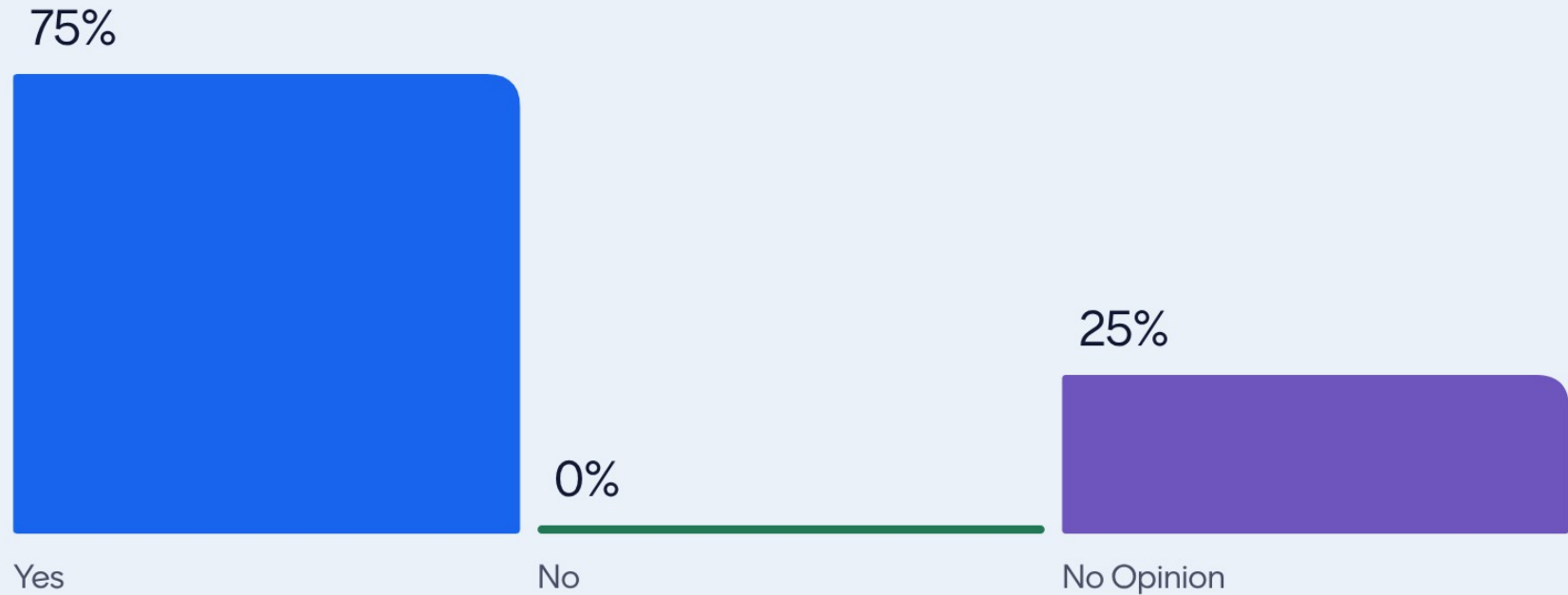


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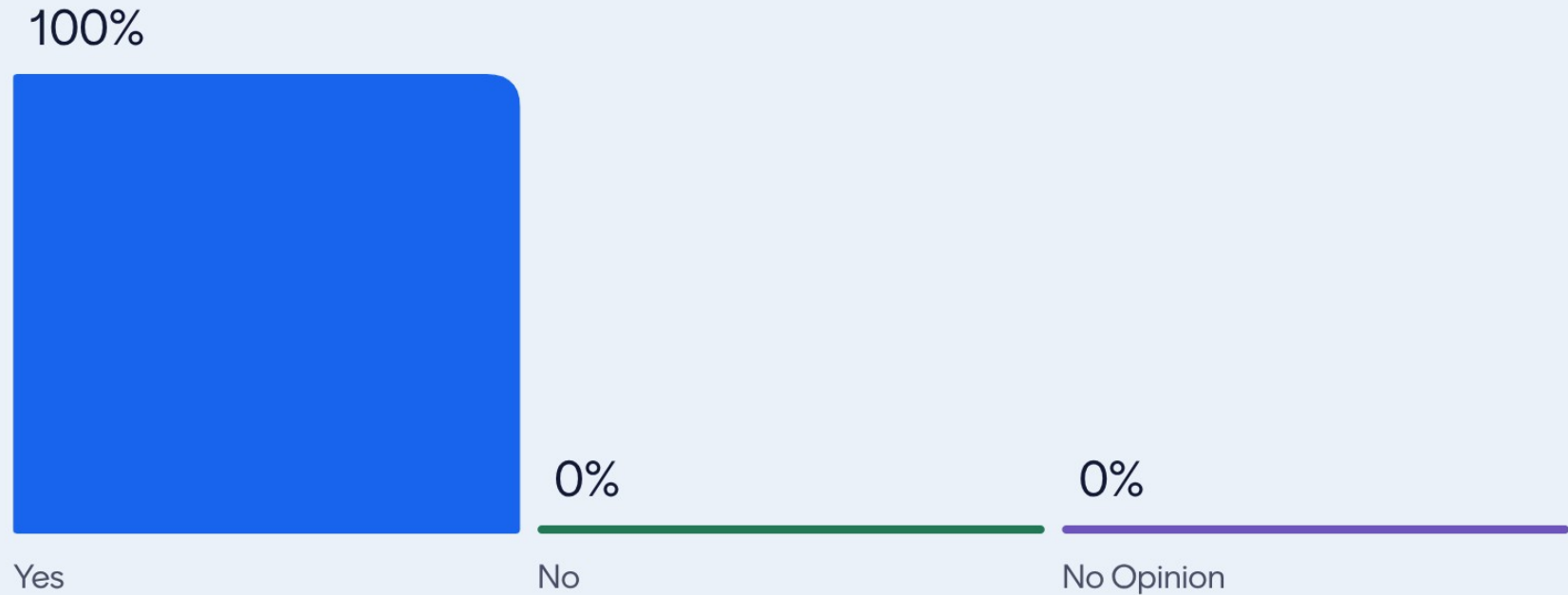
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Other

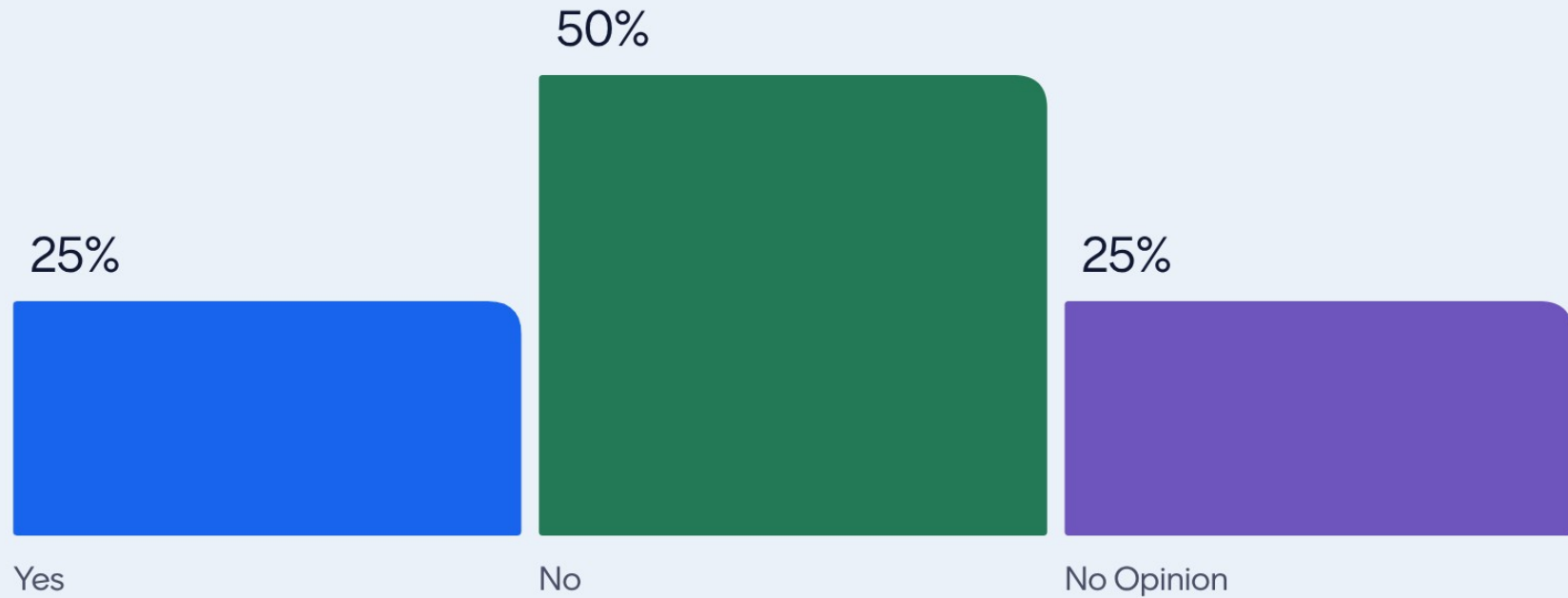
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Is an open space exemption for projects near city parks appropriate?

