

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING PROPOSED REVISIONS TO THE ACCESSORY DWELLING UNIT AND TOWNHOME STANDARDS OF THE DENTON DEVELOPMENT CODE; AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO TABLE 5.2-A, TABLE OF ALLOWED USES, REGARDING ZONING DISTRICTS WHICH PERMIT ACCESSORY DWELLING UNITS, SUBSECTION 5.4.3, GENERAL STANDARDS FOR ACCESSORY USES AND STRUCTURES, REGARDING THE LOCATION OF ACCESSORY DWELLING UNITS ON RESIDENTIAL LOTS AND GENERAL APPLICABILITY OF ARCHITECTURAL COMPATIBILITY; SUBSECTION 5.4.4, ADDITIONAL STANDARDS FOR SPECIFIC ACCESSORY USES, REGARDING GENERAL STANDARDS, MAXIMUM SIZE, LOCATION, AND DESIGN OF ACCESSORY DWELLING UNITS; TABLE 7.9-I: MINIMUM REQUIRED OFF-STREET PARKING, REMOVING REQUIREMENTS FOR ADDITIONAL PARKING FOR ACCESSORY DWELLING UNITS; SUBSECTION 1.5.2, REGULATIONS APPLICABLE TO ALL NONCONFORMITIES, REGARDING APPLICABILITY FOR RESIDENTIAL USES; SUBSECTIONS 3.2.5B, R4 DISTRICT DIMENSIONAL STANDARDS, 3.2.6B, R6 DISTRICT DIMENSIONAL STANDARDS, 3.2.7B, R7 DISTRICT DIMENSIONAL STANDARDS, 3.3.1B, MN DISTRICT DIMENSIONAL STANDARDS, 3.3.2B, MD DISTRICT DIMENSIONAL STANDARDS, AND 3.3.3B, MR DISTRICT DIMENSIONAL STANDARDS, RELATED TO MINIMUM LOT DIMENSION NOTES FOR TOWNHOME DEVELOPMENTS; SUBSECTION 3.7.2A.2, MINIMUM LOT DIMENSIONS, RELATED TO MINIMUM LOT STANDARDS AND MAXIMUM NUMBER OF UNITS FOR TOWNHOME DEVELOPMENTS; SUBSECTION 3.7.6D, BUILDING COVERAGE, RELATED TO MAXIMUM BUILDING COVERAGE FOR TOWNHOME DEVELOPMENTS; AND SUBSECTION 7.10.3, SINGLE-FAMILY DETACHED, DUPLEX, TOWNHOME, TRIPLEX, AND FOURPLEX DWELLING SITE AND BUILDING DESIGN, REGARDING THE OPEN SPACE REQUIREMENTS FOR DUPLEX, TOWNHOME, TRIPLEX, AND FOURPLEX DWELLINGS. (DCA25-0001a)

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the revised 2019 Denton Development Code, the ("DDC"); and

WHEREAS, City staff was directed to analyze the impact of Accessory Dwelling Unit regulations in the City of Denton, research best practices related to Accessory Dwelling Units, and amend the DDC to expand opportunities for accessory dwellings and protecting residential neighborhoods from visual impacts; and

WHEREAS, the City desires to amend the DDC to clarify and update regulations related to Townhome uses and provide regulatory support to encourage development of townhomes as a viable residential option for residents; and

WHEREAS, City staff held community meetings and conducted a public survey to ascertain the community's opinions on accessory dwelling units and townhomes as residential alternatives and desired development standards for each land use; and

WHEREAS, the amendment to Accessory Dwelling and Townhome regulations is consistent with the 2040 Comprehensive Plan's goal to develop and maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost, and location.; and

WHEREAS, the amendments include the following:

1. Table 5.2-A: Table of Allowed Uses – regarding zoning districts which permit Accessory Dwelling Units
2. Subsection 5.4.3: General Standards for Accessory Uses and Structures – related to general Use-Specific Standards for Accessory Dwelling Units
3. Subsection 5.4.4: Additional Standards for Specific Accessory Uses – related to specific Use-Specific Standards for Accessory Dwelling Units
4. Table 7.9-I: Minimum Required Off-Street Parking – related to parking requirements for Accessory Dwelling Units
5. Subsection 1.5.2: Regulations Applicable to All Nonconformities – related to applicability for residential uses
6. Subsection 3.2.5B: R4 District Dimensional Standards – related to minimum lot dimension notes for townhome development
7. Subsection 3.2.6B: R6 District Dimensional Standards – related to minimum lot dimension notes for townhome development
8. Subsection 3.2.7B: R7 District Dimensional Standards – related to minimum lot dimension notes for townhome development
9. Subsection 3.3.1B: MN District Dimensional Standards – related to minimum lot dimension notes for townhome development
10. Subsection 3.3.2B: MD District Dimensional Standards – related to minimum lot dimension notes for townhome development
11. Subsection 3.3.3B: MR District Dimensional Standards – related to minimum lot dimension notes for townhome development
12. Subsection 3.7.2A.2: Minimum Lot Dimensions – related to lot dimension applicability and maximum number of units for townhome development
13. Subsection 3.7.6D: Building Coverage – related to maximum building coverage for townhome development
14. Subsection 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design – regarding open space requirements for duplex, townhome, triplex, and fourplex dwellings

WHEREAS, on December 17, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and recommended _____ [#-#] of the amendment to the Denton Development Code; and

WHEREAS, on _____, the City Council likewise conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City's comprehensive plan, and the federal, state, and local law are in the best interests of the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. Table 5.2-A: Table of Allowed Uses, Subsection 5.4.3: General Standards for Accessory Uses and Structures, Subsection 5.4.4: Additional Standards for Specific Accessory Uses, Table 7.9-I: Minimum Required Off-Street Parking, Subsection 1.5.2: Regulations Applicable to All Nonconformities, Subsection 3.2.5B: R4 District Dimensional Standards, Subsection 3.2.6B: R6 District Dimensional Standards, Subsection 3.2.7B: R7 District Dimensional Standards, Subsection 3.3.1B: MN District Dimensional Standards, Subsection 3.3.2B: MD District Dimensional Standards, Subsection 3.3.3B: MR District Dimensional Standards, Subsection 3.7.2A.2: Minimum Lot Dimensions, Subsection 3.7.6D: Building Coverage, and Subsection 7.10.3: Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design of the DDC are amended as set forth in **“Exhibit A – Accessory Dwelling Unit Amendment”** and **“Exhibit B – Townhome Amendment”** which are attached and fully incorporated herein by reference.

SECTION 3. Any person, firm, partnership, or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by a fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated, shall constitute a separate and distinct offense.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	_____	_____	_____	_____

Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

DRAFT