

Media Production Facilities

Ashley Ekstedt, AICP
Associate Planner
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Summary

Proposal: Update Table 5.2-A: Table of Allowed Uses, Section 5.3.5: Musician Studio Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to Media Production Facilities

Rationale:

- HB 4051 revised the principal municipality minimum population requirement from **250,000 to 100,000** to establish a media production development zone
 - “Media Production Development Zone” allows for **sales and use tax exemptions** for the construction, maintenance, expansion, improvement, or renovation of a media production facility at a qualified media production location over a two-year period.

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

Proposed Amendments: HB 4051

- Revise Musician Studio definition to include Media Production Facilities

Media Production Facility: A structure, building, or portion thereof used for the specific purpose of creating a moving image project, including but not limited to a soundstage, production office, editing, animation, video game production, storage and construction space, and motion capture studio or a facility where the principal use is the production, editing, and/or storage of audio media occurs, or formal private instruction in playing a musical instrument or singing.

Proposed Amendments: HB 4051

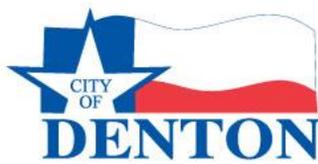
- Allow media production facilities by right in all non-residential zoning districts other than PF with use-specific standards
- Allow media production facilities with a Specific Use Permit in Rural Residential zoning

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	
Commercial Uses																	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Media Production Facility	S+							P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M

Amend Section 5.3.5M Media Production Facility of the Denton Development Code to read as follows:

1. Media Production Facilities shall conform to established noise standards in the City of Denton.
2. Within the RR, SC, HC, GO, LI, and HI Zoning Districts, film set trailers, tractor trailers, production sets, and any associated outdoor storage shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district utilizing any combination of the allowed fence materials for commercial uses identified in Subsection 7.7.8.
3. Within the MN, MD, and MR Zoning Districts, outdoor storage shall not be allowed. All trailers, sets, and materials shall be stored entirely within an enclosed structure.
4. Within the MN and MD Zoning Districts, uses greater than 10,000 square feet per lot require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).



Proposed Amendments: HB 4051

- Add Media Production Facility minimum parking requirement

Table 7.9-I: Minimum Required Off-Street Parking
 DU = dwelling unit sq ft = square feet GFA = gross floor area

Use Type	Minimum Parking Requirement
Commercial Uses	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES	
Musician Studio Media Production Facility	1 space per 450 square feet GFA



Next Steps

Prepare for presentation to Planning & Zoning Commission