

# Proposed Redlined HB 1567 Amendments to the Denton Development Code and Code of Ordinances

## 5.3 Use-Specific Standards

### 5.3.1 Generally

#### A. Applicability

- a. Use-specific standards in this section shall apply to all zoning districts unless otherwise stated.

#### B. Cross-References in Table of Allowed Uses

- a. All uses with use-specific standards as indicated in the right-hand column of Table 5.2-A: Table of Allowed Uses, shall comply with the applicable standards in this section. All development shall also comply with the applicable standards in Subchapter 6: *Development Standards*, and other relevant provisions of this DDC.

#### C. Resolution of Conflicting Standards

- a. In case of a conflict between these use-specific standards and the standards in Subchapter 6: *Development Standards*, or other relevant provisions in this DDC, these use-specific standards shall govern, unless otherwise stated.

#### D. Maximum Persons Occupying a Dwelling

- a. ~~No single dwelling unit shall have more than four unrelated persons residing therein, nor shall any "family" have, additionally, more than four unrelated persons residing with such family. Hotels, motels, bed and breakfast establishments, boarding houses, chapter house, and dormitories, Community Homes, Group Homes, Elderly Housing, and Short Term Rentals are exempt from this requirement. Additionally, any organization or institutional group that receives federal or state funding for the care of individuals is exempt from this requirement.~~

No single dwelling unit shall have more occupants residing therein than the following:

1. One occupant per bedroom with a minimum floor area of 70 square feet, and
2. One additional occupant for each additional 50 square feet in same room.

## 9.2 Definitions

**Bedroom:** Any room other than a living room, family room, dining room, kitchen, bathroom, closets, or utility room, for the purpose of this DDC, shall be considered a bedroom. Dens, studies, etc. with or without closets and similar areas, which comply with all requirements established by the International Residential Code for sleeping areas and labeled as such on the floorplan, shall be counted as bedrooms for the purposes of this DDC.

**Family:** ~~One or more persons related by blood, marriage, or legal adoption.~~ Any number of persons occupying a single dwelling unit and living as a single housekeeping unit. The term "family" does not include any organization or institutional group that receives federal or state funding for the care of the individual.

# Proposed Redlined HB 1567 Amendments to the Denton Development Code and Code of Ordinances

## Sec. 17-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Bedroom* ~~means any room other than a living room, family room, dining room, kitchen, bathroom, closet, or utility room, den, study, etc., and is used predominately as a sleeping room.~~ means any room used predominately as a sleeping room other than a living room, family room, dining room, kitchen, bathroom, closets, or utility room, shall be considered a bedroom. Dens, studies, etc. which comply with all requirements established by the International Residential Code and labeled as such on the floorplan shall be counted as bedrooms.

*Family* ~~means two (2) or more persons occupying a single dwelling unit where all members are related by blood, marriage, adoption, or legal guardianship of minors.~~ means any number of persons occupying single dwelling unit and living as a single housekeeping unit. The term "family" does not include any organization or institutional group that receives federal or state funding for the care of the individual.

*Overcrowding* means the number of persons in excess of one occupant per bedroom with a minimum floor area of 70 square feet and an additional occupant for each additional 50 square feet in same room. ~~the number allowed to live in a single dwelling unit, including family and unrelated individuals. No single dwelling unit shall have more than four (4) unrelated individuals residing therein, nor shall any family, as herein defined, have more than four (4) unrelated individuals residing with such family.~~

(Ord. No. 2010-132, § 1, 5-11-10; Ord. No. 2011-132, § 1, 8-16-11; Ord. No. 2017-146, § 4a., b., 5-9-17; Ord. No. 24-1647, § 2(Exh. A), 10-15-24)

## Sec. 17-159. - Occupancy limitations.

Overcrowding. The number of persons occupying a dwelling unit shall not ~~create conditions that endanger the life, health, safety or welfare of the occupants, or otherwise violate the terms of the article.~~ exceed one occupant per bedroom with a minimum floor area of 70 square feet and an additional occupant for each additional 50 square feet in same room.

(Ord. No. 2010-132, § 1, 5-11-10)