

**Exhibit B – OVERLAY PLANNED DEVELOPMENT STANDARDS
PD26-000X**

PD-MN– 0.7667 acres

**1716 Scripture Street
City of Denton, Denton County, Texas**

SECTION 1: Purpose Statement

The regulations set forth in these development standards are for an Overlay Planned Development (PD) District as defined in Denton Development Code (DDC) Section 2.7.3C.1. The Overlay PD consists of approximately 0.7667 total acres described in Exhibit A and attached to this PD Ordinance.

The purpose of this PD is to facilitate the use of an existing 7,950 square foot building for an office and storage space.

SECTION 2: Use Regulations

Permitted land uses shall be in accordance with the mixed-use neighborhood (MN) zoning district as provided in DDC Table 5.2-A, as amended, except for the following uses, which may be permitted in this Planned Development only upon approval of a Specific Use Permit:

- a. Multi-Family

SECTION 3: Development Standards and Conditions

In the event of modifications, additions, or redevelopment of the existing building, development within this PD shall comply with the Development Standards applicable to the MN zoning district as provided for in the Denton Development Code, as amended.