

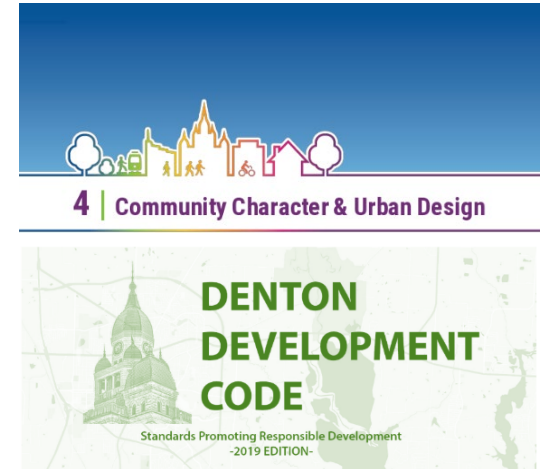
Single-Family Home – Fourplex Building Design Standards

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Policy Direction & Background

- Denton 2040 Comprehensive Plan calls for exemplary urban design.
- DDC supports goals with building design standards.
 - Applicable at the individual house and neighborhood level.
- Homebuilders have wanted to use alternative designs.
- Director can approve alternative design standards.
- **Discuss alternative design standards that have been repeatedly used and incorporate them into the DDC.**



Building Mass and Form – Design Features

Require 4 out of 17 design features

1. Dormers
2. Gables
3. Recessed entries, a minimum of three feet deep
4. Covered front porches
5. Cupulas
6. Architectural pillars or posts
7. Projected window (such as bay, bump-out, or bow) with a minimum 24 inches projection
8. Variable roof pitch and nested roofs
9. Shed roof
10. Side-entry, alley-entry, or J-swing garage
11. Split garage doors where a column or post divides single-car garage doors
12. Stoop
13. Balcony
14. Integrated awning with supportive brackets over a window and/or a garage door
15. Windows and doors, excluding garage doors, comprise 25% of the front façade
16. Changes in wall plane where an entire section of the home at least 8-feet in width, excluding garages, extends at least 24-inches out from the primary wall plane
17. Multiple design details in the façade such as:
 - Rowlock or soldier course rows around windows and garage doors
 - Distinctive brick patterns such as basket weave or herringbone
 - Exterior wainscot that is a different material from the rest of façade
 - Use of multiple materials and/or colors in the facade

Garage Design

Purpose: Enhance the streetscape and diminish the prominence of garages.

Two main ways to regulate attached garages relative to the primary structure:

- Placement of garage
- Width of garage

Questions for DCRC to consider

- Which garage design offset changes are appropriate?
- Is the garage door width option for narrower lots appropriate?



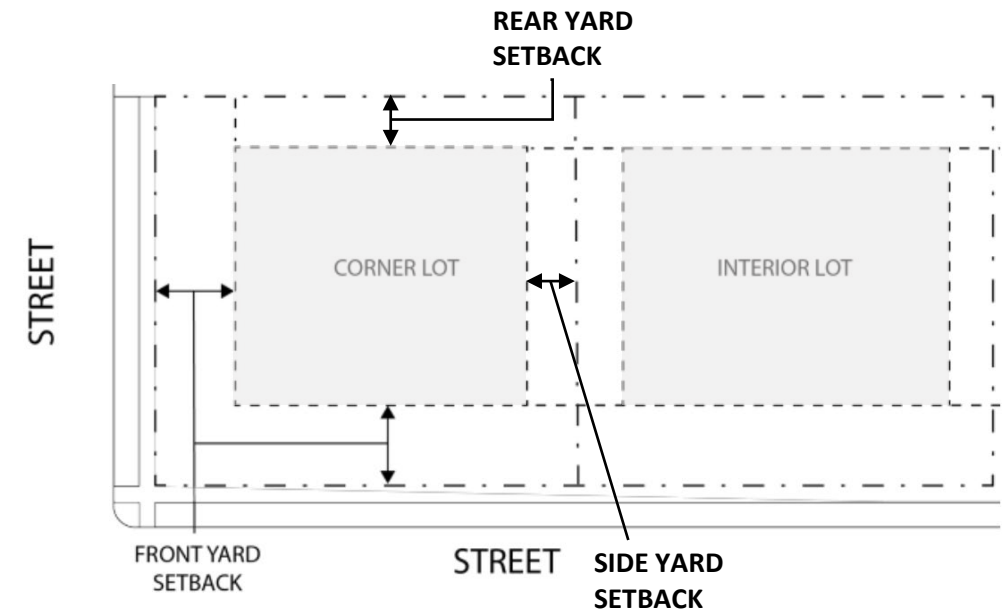
Garage Design – J-Swing

Current Standards:

- Side-entry and rear-entry garages may encroach into setbacks.
 - Must maintain a 10-ft front yard setback and 5-ft rear yard setback.

Proposed Changes

- Allowing J-swing garages to encroach into setbacks.
 - Must maintain 10-ft front yard setback.



Garage Design – Front-Entry Garage Offset

Current Standards: Garage required to be offset a minimum of 3 ft.

Proposed Changes: Option 1 (follows memo)

- Garage required to be offset a minimum of 2 ft.
- Off-set may be reduced to zero but must provide a covered porch.
 - Porch must be a minimum 4-feet in depth and 8-feet in width with supporting columns.



Garage Design – Front-Entry Garage Offset

Proposed Changes: Option 2

- No required garage offset.
- A maximum front offset of 5 ft from the building or porch.
- Required to have a front porch if:
 - No garage offset
 - Offset less than 2 ft
 - Offset in front of the house



Offset <2ft behind



No offset w/ porch + recessed entry



Offset 3½ ft in front of porch

Garage Design – Front-Entry Garage Width

Current Standards:

- Maximum garage door width is 40% of the building's ground-floor width.

Proposed Change:

- For lots 45 ft or less, max garage door width is 60%. Must have at least one design feature from the following:
 - Covered front porch
 - Variable roof pitch and nested roofs
 - Split garage doors where a column or post divides single-car garage doors
 - Stoops
 - Balcony
 - Dormers

Garage Design – Front-Entry Garage Width

Examples of single-family homes with <45' wide lots



29ft wide house – 56% garage door



33ft wide house – 49% garage door

Considerations

- Allows for affordable house plans on smaller lots.
- Must meet required parking: 4 spaces for single-family house, 2 spaces for townhome.
- Would be applicable in MN, MD, and MR zoning districts and for townhome lots.

Architectural Variety

Current Standard

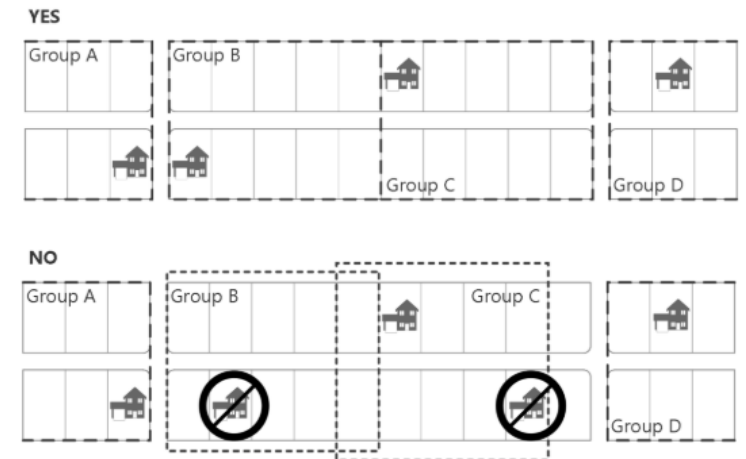
The same elevation shall not be used within any 10 lot grouping as defined by the two adjacent lots on either side of the subject property and the five lots immediately across the street from those same lots. This requirement shall not apply across a right-of-way dividing two adjacent blocks.

- There's been confusion over "10-lot grouping" language.

Proposed Change Option 1:

- Remove "10 lot grouping" language.
- Clarify that elevations must have different design features.

Figure 7.10-A: Architectural Variety

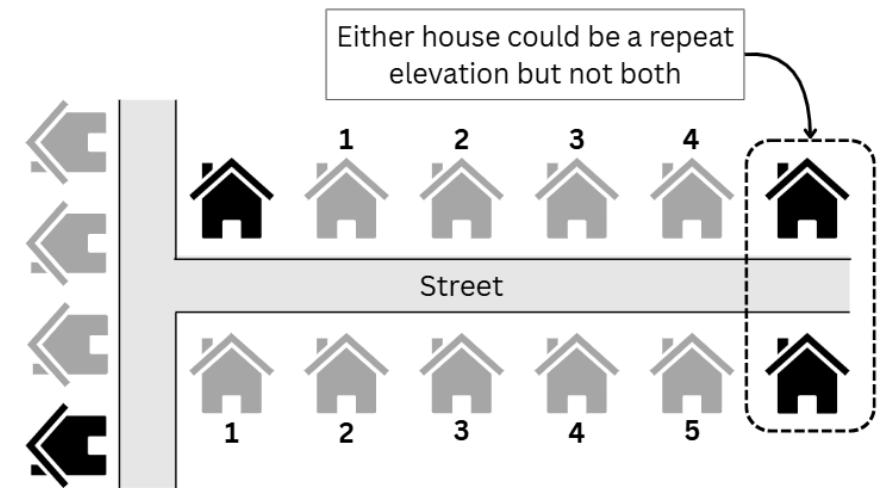


Architectural Variety

Proposed Change Option 2: New language, same intent

The *same elevation shall not be repeated* along any blockface *without at least four, intervening lots with different elevations* on the same side of the street and at least five, intervening lots with different elevations on the opposite side of the street. Elevations across the street are not considered if the lots do not face each other.

- Clarify that elevations must have different design features.



Next Steps

Prepare for presentation to Planning & Zoning Commission