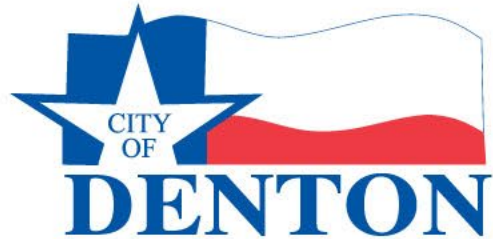


DCRC26-040 Drones

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6/08/2026



Agenda

- Review proposed revisions to the Denton Development Code
- Present findings and additional research as requested by the DCRC
- Receive direction on potential additional amendments
- Next Steps

Proposed Amendments: Definitions

- **Drone Delivery Service:** A **primary use of the property** with the **purpose of operating one or more drone staging areas for use by unmanned aircraft to deliver commercial goods by air.** This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Proposed Amendments: Definitions

- Drone Delivery Service, Accessory: A permitted food store, restaurant, retail store, healthcare facility or warehouse/distribution facility with **one or more designated drone staging areas that are incidental to the primary use of the property** for use by small, unmanned aircraft systems under 55 pounds take-off weight to distribute goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

Proposed Amendments: Definitions

- **Drone Staging Area:** A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas and may include areas for the outdoor storage of goods, materials, containers, or equipment related to unmanned aircraft systems.
- **Helistop:** An accessory use where helicopters can land and take off but excluding refueling, maintenance, and repairs.
- **Unmanned Aircraft:** means an aircraft operated without the possibility of direct human intervention from within or on the aircraft.

Proposed Amendments: Table of Allowed Uses

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																	
Vehicles and Equipment																	
Drone Delivery Service										S+	S+	S+	P+	P+	P+	P+	
Accessory Uses																	
Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			
Helistop										P	P	P	P			P	

Proposed Amendments: Use Specific Standards

Drone Delivery Service

1. Drone Delivery Service as a primary use is allowed by right in the GO and LI zoning districts and shall require an SUP in the MR, SC, and HC zoning districts.
2. Accessory Drone Delivery Service is allowed by right in the MR, SC, HC, GO and LI zoning districts and shall require an SUP in the MN zoning district.

Proposed Amendments: Use Specific Standards

Drone Delivery Service

3. Drone Staging Areas:

- a. Drone Staging Areas shall be designated on an approved zoning compliance plan.
- b. Drone Staging Areas as part of an Accessory Drone Delivery Service use shall be limited to 1000 square feet or 10% of the lot area, whichever is greater. A Drone Staging Area located within or on the roof of the building containing the primary use is not subject to this limitation.
- c. The Drone Staging Area Shall not be located:
 - i. Within any required building setbacks;
 - ii. Within any required landscape area;
 - iii. Within fire lanes, easements, vehicular maneuvering aisles, customer pick-up lanes, or
 - iv. required loading zones and parking spaces.

Proposed Amendments: Use Specific Standards

Drone Delivery Service

3. Drone Staging Areas:

- d. Drone Staging Areas shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district up to a height of six feet utilizing any combination of the allowed fence and wall materials for industrial uses identified in Subsection [7.7.8](#). If non-opaque fence or wall materials are proposed, evergreen plant materials must be provided at appropriate intervals and using plants of appropriate heights to make the screening opaque at the time of planting.
- e. Drone staging areas shall be setback at least **200 feet** from any residential zoning district or residential use, pre-kindergarten, kindergarten or elementary, middle or high school. The measurement shall be from the edge of the drone staging area to the closest property line of the residential or educational facility use.

DCRC Requested Information

- Drone Delivery and Home-Based Businesses
- Setbacks from Sensitive Land-Uses
- Screening Requirements for Drone Delivery Services
- Density Limitations for Drone Delivery Services

Drone Delivery and Home-Based Businesses

- *DDC 5.4.4C Home-Based Businesses* regulates home occupations in the City.
 - Prohibits external display (limited allowance in RR).
 - Outdoor storage/activities shall be screened from view from all adjacent properties and public ROW.
 - Must be use listed in Table 5.2-A OR operate as a No-Impact Home-Based Business defined in TLGC 229.902
 - Not visible from the street
 - Does not increase noise in the area
- All drone delivery services must be certified by FAA Part 135
- **Staff recommendation: no additional action need.**

Setbacks to Sensitive Land Uses

- All drones with Part 135 Authorization have gone through a noise analysis.
- Noise impact is greatest at the point of take-off and landing.
- Noise impact assessment determines the maximum extent the proposed action could result in the average day-night sounds level of 65 decibels or greater.
- Day-night average sound level of 65 decibels for delivery hubs can extend up to 300'. (dependent on size of hub/number of drones/deliveries per day)

Setbacks to Sensitive Land Uses

- Current proposal: Drone staging areas shall be setback at least 200 feet from any residential zoning district or residential use, pre-kindergarten, kindergarten or elementary, middle or high school.
- Possible revisions:
 - Implement 300' setback to sensitive land uses for all drone staging areas.
 - Create a tiered approach:
 - Maintain 200' setback for Drone Delivery Service, Accessory
 - Implement 300' setback for Drone Delivery Service (Primary)

Screening Requirements

- DCRC expressed concern screening requirements could inadvertently increase noise generated by drone take-off/landing.
- Concern appears to be shared among other municipalities.
- Options include:
 - Maintain screening requirements as proposed: Drone Staging Areas shall be opaquely screened from view of the public right-of-way and any adjacent residential use or zoning district up to a height of six feet.
 - Revise to include only storage of equipment/materials, exempting the landing/take-off pads.
 - Remove requirement (not suggested).

Density Limitations

- Considerations:
 - Relatively new use. Cities are gradually beginning to establish land use regulations related to the operation of drone delivery services.
 - Unmanned aircraft are heavily regulated at the Federal and State Level.
 - Density measures would be difficult to implement and monitor given the unique nature of the use.
 - The City has the ability to *adopt land use* policies related to drones and has zoning-related tools which could assist in limiting number of drone delivery services allowed.

Density Limitations

- Options to regulate the number of possible Drone Delivery Services in the City could include:
 1. Remove Drone Delivery Service (primary use) as a potential land use.
 2. Remove Drone Delivery Service (primary use) as a potential land use and require an SUP in all Zoning Districts where accessory.
 3. Allow Drone Delivery Service as a primary use and require an SUP in all Zoning Districts.
 4. Require an SUP for all Drone Delivery Services (accessory and primary) in all Zoning Districts.

Density Limitations: Option 1

Remove Drone Delivery Service (primary use) as a potential land use.

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Commercial Uses																	
Vehicles and Equipment																	
Drone Delivery Service	-	-	-	-	-	-	-	-	-	S+	S+	S+	P+	P+	-P+	P+	-
Accessory Uses																	
Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			



Density Limitations: Option 2

Remove Drone Delivery Service (primary use) as a potential land use and require an SUP in all Zoning Districts where accessory.

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Commercial Uses																	
Vehicles and Equipment																	
Drone Delivery Service	-	-	-	-	-	-	-	-	-	S+	S+	S+	P+	P+	P+	P+	-
Accessory Uses																	
Accessory Drone Delivery Service								S+	S+	S+	S+	S+	S+	S+			



Density Limitations: Option 3

Allow Drone Delivery Service as a primary use and require an SUP in all Zoning Districts.

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Commercial Uses																	
Vehicles and Equipment																	
Drone Delivery Service										S+	S+	S+	S+	S+	S+	S+	
Accessory Uses																	
Accessory Drone Delivery Service								S+	S+	P+	P+	P+	P+	P+			

Density Limitations: Option 4

Require an SUP for all Drone Delivery Services (accessory and primary) in all Zoning Districts.

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Accessory Uses																	
Accessory Drone Delivery Service								S+	S+	S+	S+	S+	S+	S+			

Next Steps

June 24th Work Session discussion with the Planning and Zoning Commission regarding comprehensive Denton Development Code updates, including the Table of Allowed Uses, Use Specific Standards, Definitions, and Residential Design Standards.