

Exhibit 7 – District Comparisons

Development Standards Comparison

<u>Landscaping</u>			
	Current MN	SC	Proposed PD-SC
Coverage	20%	20%	20%
Tree Canopy	40%	30%	30%
Compatibility Buffer (Tract 2 - Commercial next to Residential)	Min. 30 points; min. 15 feet wide	Min. 30 points; min. 15 feet wide	Min. 30 points; min. 30 feet wide
ROW Screening (Commercial next to Hunters Creek)	Min. 2 ROW screening elements (1 if no front parking)	Min. 2 ROW screening elements (1 if no front parking)	3 ROW screening elements
ROW Screening (Commercial next to Teasley)	Min. 2 ROW screening elements (1 if no front parking)	Min. 2 ROW screening elements (1 if no front parking)	Min. 2 ROW screening elements (1 if no front parking)

<u>Site Design</u>			
	Current MN	SC	Proposed PD-SC
Parking & Vehicular Circulation	No front parking between building and adjacent street	No restrictions related to parking location	Min. 25 feet setback from Teasley
	Drive-through operations located to rear or side of principal structure	Drive-through operations located to rear or side of principal structure	Drive-through operations located to rear or side of principal structure; additionally no menu boards located between the building and Hunters Creek
Site Design & Orientation	60% of street frontage shall have buildings within 10 feet of front property line	No maximum building setback	No maximum building setback
	If building is setback more than 15 feet, the frontage area must be used for pedestrian activities	No related requirements	Requires change in paving patterned and/or colored concrete or pavers for internal pedestrian crossings

<u>District Standards</u>			
	Current MN	SC	Proposed PD-SC
Lot Area	2,500 square feet	10,000 square feet	10,000 square feet
Width	20 feet	None	None
Depth	50 feet	None	None
Front Yard Setback	10 feet	20 feet	20 feet
Side Yard Setback	None	5 feet	5 feet
Rear Yard Setback	None	10 feet	10 feet
Building Height	65 feet (SUP for 41-65 feet adjacent to residential)	55 feet	55 feet
Building Coverage	80%	80%	80%

Land Use Comparison

L(#) – Limitation standards applied under 2002 DDC, see below

Unlisted – Use no longer listed separately in 2019 DDC

P – Permitted, parenthetical references indicate use-specific standards apply, see Subchapter 5 of 2019 DDC

S – Specific Use Permit required

Blank – Use not permitted

	Current NRMU Commercial (From 2002 DDC due to overlay ordinance)	SC	Proposed PD-SC
Administrative or Research Facilities	L(14)	Unlisted	
Administrative, Professional, and Government Office	L(17)	P	P
Amenity Center		P	
Auto and RV Sales			
Auto Wash		P	
Automotive Fuel Sales		P(5.3.5U)	
Bar, Tavern, or Lounge	L(11)	P	
Bed and Breakfast	P	P(5.3.5S)	P(5.3.5S)
Boarding or Rooming House		P	
Broadcasting of Production Studio	L(14)	Unlisted	
Building Materials and Supply Store		S	S
Business or Trade School		P(5.3.4E)	
Club or Lodge		P	
Commercial Parking Lots		P	
Community Garden		P	P
Community Service		P	P
Craft Alcohol Production		P(5.3.6A)	
Credit Access Business		P	
Data Center, Warehouse		S(5.3.6J)	

Day Care, Adult or Child		P	P
Drive-through Facility	SUP	P(5.3.5J)	P(5.3.5J)
Equestrian Facilities			
Food Processing		P(5.3.6B/C)	
Funeral and Internment Facility		P	
Home Occupation	P		
Hospital Services		P(5.3.4F)	
Hotels	P	P	
Indoor Recreation		P	P
Kennel		P(5.3.5C)	
Laundry Facility, Self-Service	P	P	
Major Event Entertainment			
Manufacturing, Artisan		P	
Manufacturing, Low-Impact		P(5.3.6E)	
Medical Clinic		P(5.3.4G)	P(5.3.4G) <25,000 sf.
Medical Office	L(17)	P(5.3.4H)	P(5.3.4H) <25,000 sf.
Mobile Food Court		S(5.3.5G)	
Motels		P	
Movie Theaters			
Multifamily Dwelling		S(5.3.3D)	
Musician Studio		P(5.3.5M)	P(5.3.5M)
Outdoor Recreation	SUP	P	
Park, Playground, Open Space		P	P
Parking Lot as a Principal Use		P	
Personal Service, General	Unlisted	P	P
Printing, Copying, and Publishing Establishment		P	
Private Club	L(11)	P(5.3.5H)	
Professional Services and Offices	L(17)		
Quick Vehicle Servicing	SUP	Unlisted	
Religious Assembly		P(5.3.4D)	P(5.3.4D)
Restaurant	L(11)	P	P

Retail Sales and Service	L(17)	P	P
Sale of Products Grown on Site			
School, Private or Public		P	P
Self-Service Storage		P(5.3.6)	
Sexually Oriented Business			
Smoke Shop		P	
Short-Term Rental			
Tattoo and Body Piercing Parlor		P(5.3.5P)	
Urban Farm		P	
Vehicle Repair		P(5.3.5V/W)	
Veterinary Clinic		P	P
Warehouse and Wholesale Facility		S(5.3.6H)	
Wok/Live Dwelling		P(5.3.3F)	

2002 Denton Development Code Land Use Limitations

L(11) = Limited to sit down only, and no drive up service permitted. Limited to no more than one hundred (100) seats and no more than four thousand (4,000) square feet of restaurant area.

L(14) = Uses are limited to no more than ten thousand (10,000) square feet of gross floor area.

L(17) = Uses that exceed twenty-five thousand (25,000) square feet of gross floor area per use require approval of a SUP.

L(38) = Must meet the requirements of Section 35.12.9