

PAA Requirements Compared to Annexation & Denton Development Code

Zoning Requirements						
	PADA - Tract 1A	PADA - Tract 1B	PADA - Tract 1C	PADA - Tract 2	All Tracts If Annexed without PADA	All Tracts if Annxed and Zoned NR-4
<i>Zoning</i>	NRMU with overlay conditions	NR-2 with overlay conditions	NR-2 with overlay conditions	TBD	RD-5X Initial Zoning	NR-4
<i>Permitted Uses</i>	Elderly Housing, Community Homes for the Disabled, Agriculture	Single Family & Agriculture	Single Family & Agriculture	TBD	Single Family, Agriculture, and Limited Ag-Related Commercial	Single-Family & Agriculture
<i>Max Density</i>	8 dwelling units per acre	2 dwelling units per acre	3 dwelling units per acre	TBD	0.2un/ac	4 dwelling units per acre
<i>Max Number of Units</i>	115	3	137	TBD	9	329
<i>Minimum Lot Size</i>	3,500 sq ft	2 acres	7,200 sq ft	TBD	2 acres	None
<i>Minimum Unit Size</i>	500 square feet	n/a	1,800 square feet with at least 25% or greater at 2,400 square feet	TBD	900 square feet	900 square feet
<i>Minimum Front Yard Setback</i>	20 feet	25 feet	Front Entry - 20 feet, J-Swing Entry - 15 feet	TBD	None	None
Trees & Environmental						
<i>Tree Preservation</i>	Approximately 60% of existing Tree Canopy per Attachment F	Approximately 90% existing Tree Canopy per Attachment F	Approximately 65% Tree Canopy coverage per Attachment F	TBD	10-20%	10-20%
<i>Landscape Buffers Adjacent to Residential</i>	15 feet	None	100 feet (west & south)	TBD	None	None
<i>ESA Regulations?</i>	Yes	Yes	Yes	Yes	Yes	Yes
Design Requirements						
<i>Minimum Masonry Requirement</i>	None	None	90% front, 75% sides and rear	None	None	None
<i>J-Swing Drive or 3 Car Garage Requirement</i>	None	None	At least 25% of homes	None	None	None
<i>Screening Mechanism Required?</i>	No	No	Yes, 6 foot masonry screening wall per detail plan	TBD	No	No
<i>Amenity Center Required?</i>	No	No	Yes, per Detailed Plan	No	No	No
<i>Trail Required?</i>	No	No	Yes, per Detailed Plan adjacent to ESA	No	No	No
<i>Entry Feature Required?</i>	No	No	Yes	TBD	No	No