



Development Services Department
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Future Land Use Designations

Rural Areas (1 unit per 5 acres)

This category includes farms and ranches as the predominant use along with **rural (very low density) residential and rural commercial** including feed stores, farm equipment, etc. This land use may allow **lots as small as one acre under the gross density provision to allow for conservation development** which clusters smaller lots while permanently protecting scenic rural open space. This land use may also include **single-family homes on large lots**, which is suited for areas on the periphery of the city that complement a more suburban type of development. Development in this future land use category will continue the present character of the rural areas of Denton with **low-profile homes** of no greater than two stories, generous lots and setbacks, and **materials that complement the natural surroundings and ranch heritage**.

Residential – Low Density (up to 4 dwelling units per acre)

This category includes the city's predominantly **single-family neighborhoods**, with lot sizes ranging from **1 (one) acre or more in rural fringe areas up to four units per acre** gross density throughout many of the city's suburban subdivisions. Dwellings in this land use district are generally **one to two stories with private driveways and open space**, consisting of privately-maintained tree canopy and front, back and side yards. Building and driveway orientation, the locations of private garages, building material, and the presence of sidewalks vary by neighborhood and the era of neighborhood development. Generally these types of single-family neighborhoods are developed as **distinct subdivisions** that are linked by internal circulation systems with **limited access to local and connector roads**.

Residential – Moderate Density (4-12 dwelling units per acre)

This category accommodates **single-family detached housing on small lots**, typical of Denton's more compact, **established single-family neighborhoods** and **low-rise multi-family dwellings and townhomes**. This land use applies to areas **within the central areas of Denton and transition areas** between established single-family neighborhoods and mixed use or commercial areas that can accommodate greater density, or adjacent to key corridors. Dwellings in this future land use category **vary in scale and style** and may contain a great deal of diversity by each street and block. Most areas are characterized by rectilinear lots with modest front yards. Most streets are lined by sidewalks, but this is not prevailing throughout. Development is linked by local streets and is most commonly **accessed by multiple intersections and points of access**. While the land use primarily includes single-family dwellings, multi-family dwellings, and townhomes may be located in this land use as well. While the quality of multi-family dwellings and townhomes currently varies, in the case of future **infill development**, they should **maintain a scale, style, and building orientation** in order to **complement the prevailing character** of its surroundings.

Downtown Denton

This designation allows for **moderate and high density residential, commercial, office, entertainment,** and other uses except industrial, tailored to encourage a greater level of **activity in Downtown**, while **protecting the scale and strengthening the character of Downtown** and Denton's historic core. Downtown Denton is focused on the **blocks surrounding the Square** and will include development that complements and is oriented to this historic grid pattern of this area. As Downtown Denton is characterized by a particular scale and character, it is important that this be maintained in future development. However, as **the cultural heart of Denton**, it is also appropriate to allow for a **variety of uses that can help foster the economic viability** and evolution of Downtown to serve the community's current preferences and needs. As significant infill opportunities exist in Downtown, development is encouraged.

Downtown Compatibility Area

This designation applies to **residential and commercial areas adjacent to the Downtown core** that are affected by their proximity to Downtown. This designation serves to create **compatible form and uses for the areas that serve to strengthen both the Downtown and adjacent neighborhoods**. Development in this area currently is a mix of commercial, residential and some industrial uses. Due to a lack of overriding character, **achieving a distinctive character in this area is a goal** rather than an attribute to maintain. Significant **infill opportunities** exist in this area, and **development is encouraged** to help fill in and soften this transition area between Downtown and adjacent residential neighborhoods.

Regional Mixed-use

This designation applies to **areas that serve as regional destinations** within Denton. Development may include **moderate and high density residential, commercial, office, entertainment and other uses** except industrial, at the **highest levels of scale and density** within the city. Unique development standards are proposed to create the **walkable urban character** and **day and nighttime activity** of an urban center. Major medical and health care institutions and the areas of influence around them are included in this future land use designation. This designation is located primarily **along I-35 interchanges and along primary arterials** to encourage the greatest regional accessibility. Future development in Regional Mixed-use areas will **complement and embrace existing, viable uses**, and raise the standard of design to increase their regional draw, accommodate greater **connectivity** and mobility options, and create a **sense of place**. Focus areas in the Regional Mixed-use category may be the subject of Small Area Plans.

Community Mixed-use

This designation is intended to **promote a mix of uses**, of which various **commercial uses remain predominant**, but where **residential, service, and other uses are complementary**. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to **encourage infill and redevelopment** for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to **replace obsolete uses** such as former car sales lots and vacated big box stores. Such areas also may represent opportunities for the introduction of **higher density and mixed housing types**, without impacting, nearby single-family neighborhoods. Future development in Community Mixed-use areas will **complement and embrace existing, viable uses**, and raise the standard of design to increase their economic viability, accommodate greater **connectivity** and mobility options, and create a **sense of place** to serve the local **community**. Focus areas in the Community Mixed-use category may be the subject of Small Area Plans.

Neighborhood Mixed Use

This designation applies to neighborhoods or districts where the **predominant use is residential**, but with a **mix of compatible housing types and densities** along with **local-serving, non-residential retail and service uses**. Such use mixes are typically found in established **neighborhoods in the city's core** that accommodate local services. This designation is also applied in areas of future development suited primarily to single-family development, but where neighborhood-serving retail and services are critical to achieving balanced, accessible neighborhoods. At these locations, a diverse mix of housing types and densities may also be accommodated. Ensuring that buildings are of the **appropriate scale and intensity** to complement the surrounding neighborhood and environment is critical. Future development in Neighborhood Mixed-use areas will **complement and embrace existing, viable uses**, and raise the standard of design to increase **connectivity** and mobility options, and create a **sense of place** to serve the **neighborhood**. Focus areas in the Neighborhood Mixed-use category may be the subject of Small Area Plans.

Business Innovation

This designation is intended for **large tracts of land** that are appropriate for well-planned, larger scale **office and employment parks** with supporting uses such as **retail, hotels, and residential**. Primary uses include **office, research and development, and light manufacturing**. The primary uses should be developed in a **campus-like or corporate park setting** that may include generous, linked open space to maximize value and to promote **visual quality and compatibility** with the surrounding area. This designation is proposed throughout the city in areas that are in **close proximity to commercial use areas and employment hubs** in the city, so that future development may build from this proximity and create a critical mass for **economic development**. The **mixed-use** nature of these areas will ensure that employment areas will benefit from complementary retail and services throughout the day.

Neighborhood / University Compatibility Area

This land use designation applies to **residential and commercial areas adjacent to University of North Texas (UNT) and Texas Woman's University (TWU)** that are affected by their proximity to the university. Currently these areas are characterized by university buildings abutting, in many cases, single-family neighborhoods. As the universities are projected to increase in enrollment, which will require additional facilities and student housing, this designation is to create **compatible form and land uses for the areas that serve both the established neighborhoods and the universities.**

Commercial

This designation applies to concentrations of **commercial uses**, including **regional, community, and neighborhood shopping centers**. Such properties may not be expected to undergo redevelopment or a change in use over the Plan horizon, and the immediate areas in which they are located may **not be suitable for the introduction of mixed-uses**. While some new commercial centers are anticipated, in general new retail and commercial service uses are encouraged within more diversified mixed-use centers. Future commercial areas are maintained to accommodate existing **viable commercial uses**, as well as commercial uses that may not be appropriate to be located in a mixed-use format, such as **auto-oriented uses, and stand-alone commercial uses** to serve outlying areas of the city.

Government/Institutional

This designation applies to **government-owned land, university and college campuses, and similar largescale institutional activity centers**. Development in these land use areas is typically subject to particular guidelines and therefore **outside of the oversight of development review**. It is important, however, that **transitions** to adjacent land uses are considered in the development of future government and institutional-related uses. In the case of universities, these are addressed within the Neighborhood / University Compatibility Area future land use district. Coordination on future development will ensure that these **land uses are appropriately designed**. Besides their function in delivering governmental service, government and institutional use include structure that often become **architectural and visual landmarks** which adds to the community's sense of place and identity. Consequently development of future governmental and institutions uses should recognize principles of place-making.

Industrial Commerce

This designation applies to areas where the predominant use include both **light and heavy industrial uses**, such as **manufacturing, assembly, fabrication, and wholesaling and distribution** may be introduced to **replace underutilized, heavy industrial uses** or house future industrial development. This designation is located primarily **west of I-35W near the Denton Municipal Airport**. It is important in future development that **transitions** to adjacent sensitive land uses are considered.

Parks and Open Space

This designation applies to existing **large scale parks and protected open spaces of citywide significance which are expected to remain as open space in perpetuity**. These are illustrated on Figure 5.1: Parks. Potential future large-scale park acquisitions, as well as smaller neighborhood parks and recreational uses, are not illustrated, as they may be included in a variety of future land use districts as allowable uses. The Parks, Conservation, and Environment Element contains guidelines pertaining to parks and open spaces.