

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	NR-4	NR-3	NR-2
Zoning	NRMU with overlay conditions	NR-2 with overlay conditions	NR-2 with overlay conditions	TBD	RD-5X Initial Zoning			
Permitted Uses	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	Single-Family & Agriculture	Single-Family & Agriculture
Max Density	8 dwelling units per acre	2 dwelling units per acre	3 dwelling units per acre	TBD	0.2un/ac	4	3.5	2
Max Number of Units	115	3	137	TBD	9	189	166	94
Minimum Lot Size	3,500 sq ft	2 acres	7,200 sq ft (Proposing: Minimum 20% of lots shall be 10,000 square feet or greater)	TBD	2 acres	None	None	None
Minimum Unit Size	500 square feet	n/a	1,800 square feet with at least 25% or greater at 2,400 square feet (Proposing: 25% of dwelling size shall be no less than 2,800 square feet)	TBD	900 square feet	900 square feet	900 square feet	900 square feet
Minimum Front Yard Setback	20 feet	25 feet	Front Entry - 20 feet, J-Swing Entry - 15 feet	TBD	None	None	None	None
Trees & Environmental								
Tree Preservation	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%	10-20%	10-20%
Landscape Buffers Adjacent to Residential	15 feet	None	100 feet (west & south)	TBD	None	None	None	None
ESA Regulations?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Design Requirements								
Minimum Masonry Requirement	None	None	90% front, 75% sides and rear	None	None	None	None	None
J-Swing Drive or 3 Car Garage Requirement	None	None	At least 25% of homes	None	None	None	None	None
Screening Mechanism Required?	No	No	Yes, 6 foot masonry screening wall per detail plan	TBD	No	No	No	No
Amenity Center Required?	No	No	Yes, per Detailed Plan	No	No	No	No	No
Trail Required?	No	No	Yes, per Detailed Plan adjacent to ESA	No	No	No	No	No
Entry Feature Required?	No	No	Yes	TBD	No	No	No	No