

Table 5.2-C: Table of Allowed Uses**P** = permitted **S** = specific use permit required **Blank cell** = use prohibited **P⁺** or **S⁺** = use-specific standards apply

	Residential				Mixed-Use			Corridor				Other Nonresidential				Use-Specific Standards
	RC	R1	R2	R3	MN	MD	MR	UC	PC	SC	HC	GO	LI	HI	PF	
Public and Semi-Public Utility Uses																
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electric Substations and Switch Stations ²²⁰	P+				P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		5.3.7.A
WECS (Freestanding Monopole Support Structure)	P+	S+	S	S	S	S	S	S	S	S	S	S	P	P	P	5.3.7.B
WECS (Building-mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	5.3.7.C
Wireless Telecommunications	See Section 5.6															
Accessory Uses																
Accessory Dwelling Unit ²²¹	P+	P+	P+	P+	P+	P+										5.4.4.A
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4.B
Outdoor Storage, Accessory ²²²											S+	S+	P+	P+	P+	5.4.4.C
Sale of Produce and Plants Raised on Premises ²²³	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4.D
Temporary Uses ²²⁴																
Christmas Trees and Pumpkin Sales ²²⁵					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Concrete or Asphalt Batching Plant, Temporary ²²⁶	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	5.5.6.B
Farmer’s Market or Open Air Market ²²⁷					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		5.5.6.C
Special Event ²²⁸					P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

²²⁰ Relocated from wireless telecommunications table since they are not only related to those facilities.²²¹ Currently not allowed in the DC-N or DC-G (MD) zoning district. Currently requires specific use permit with limitations in the NR-1, NR-2, NR-3, NR-4, and NR-6 zones (R1, R2, and R3).²²² New use.²²³ Renamed from "sale of products grown on site." Currently only allowed in RD-5 and RC (RC).²²⁴ Current Table 35.12.9 lists the permitted zoning districts for each temporary use.²²⁵ Currently only allowed in EC-C, EC-I, IC-E, and IC-G (EC, LI, and HI).²²⁶ Further discussion is required related to the type of permitting required for temporary batch plants. Such procedures may be revisited during Module 3.²²⁷ Currently only allowed in EC-C, EC-I, IC-E, and IC-G (EC, LI, and HI).²²⁸ Current DDC does not specify districts where special events are allowed.

2. Size³⁴²**a. ADUs on Lots Smaller Than 10 Acres**

- i. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
- ii. ADUs shall not exceed 1,000 square feet.

b. ADUs on Lots 10 Acres or Larger

ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.

3. Location and Design³⁴³**a. ADUs may be attached or detached units.**

- i. Attached ADUs shall be fully attached to or within the principal structure on the lot. "Attached" shall mean at least one-quarter of the total wall area or the floor or ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential structure.
- ii. Detached ADUs shall be located to the side or rear of the principal dwelling unit.

b. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.**c. ADUs shall not contain more than one bedroom.****4. Public Services and Utilities³⁴⁴**

Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.

5. Ownership Requirements³⁴⁵

Ownership of the ADU may not be legally severed from ownership of the associated lot and any other structures on such lot.

B. Home Occupations³⁴⁶

Home occupations shall comply with the following.

1. General

- a. A home occupation shall be permitted only when it is an accessory use to a residential dwelling unit.³⁴⁷

³⁴² Previously L(1) in NR-1, NR-2, NR-3, NR-4, NR-6, and NRMU-12 zoning districts, now R1, R2, R3, and MN districts. Revised to apply more broadly to all ADUs and clarified the language. Additional discussion is necessary regarding minimum size thresholds (beyond what is required by the building code). Some communities are doing so to prevent tiny homes on wheels becoming accessory dwelling units. Additionally, we could require connection to permanent utilities and set on a foundation.

³⁴³ New.

³⁴⁴ New.

³⁴⁵ New.

³⁴⁶ Previously 35.12.10, revised as noted. Did not carry forward nuisance provisions, which are covered by general performance standards.

- b. A home occupation shall not involve any external structural alteration of the dwelling unit.

2. Employees³⁴⁸

The home occupation shall be operated by the person(s) residing in the principal dwelling. No more than two employees that do not reside on the property shall be allowed on the premises at any given time.

3. Patrons

No more than four patrons shall be allowed on the premises at one time.

4. Hours of Operation³⁴⁹

No home occupation shall remain open for visitation by patrons between the hours of 8:00 p.m. and 8:00 a.m.

5. No External Display of Products

There shall be no external display of products or any other externally visible evidence of the home occupation.

6. Outdoor Storage and Activities

- a. No outdoor storage of materials, goods, supplies, or equipment associated with a home occupation shall be allowed.
- b. All activities related to the home occupation shall be operated entirely within the principal dwelling unit. Outdoor activities are strictly prohibited.³⁵⁰

7. Signage³⁵¹

Home occupations shall not be allowed to place an advertisement, sign, or display on or off the premises.

8. Product Sales

A home occupation may include the sale of products on the premises provided compliance is maintained with all other conditions in this section.

9. Prohibited Equipment and Materials

There shall be no chemical, mechanical, or electrical equipment on the premises other than that normally found within a dwelling unit.

10. Parking and Business-Related Vehicles (Vehicles Marked or Equipped Commercially)

No on-street parking of business-related vehicles shall be allowed at any time. No business vehicles larger than a van, panel truck, or pickup truck shall be permitted to

³⁴⁷ Previously only allowed as an accessory use to a detached single-family dwelling. Home occupations are allowed in zoning districts with multi-family and attached dwellings. Replaced references with “single-family dwelling” with “dwelling.” Removed standard related to produce sales.

³⁴⁸ Revised to be more flexible on number of employees related to the business but focus more on the number of employees allowed at the dwelling unit.

³⁴⁹ New, based on the current limitation for barber shops as home occupations.

³⁵⁰ New. Current limitation is to require screening of outdoor activities by a six-foot solid fence.

³⁵¹ This may be relocated to the sign regulations with Module 2 and a cross-reference provided to those regulations here.

park overnight on the premises. The number of business-related vehicles shall be limited to one.

11. Allowable Home Occupations³⁵²

Any use not listed in paragraph 13 below shall be deemed an allowable home occupation so long as the use is a legal use in the City of Denton and complies with the standards of this code.

12. Musician's and Artist's Studios Require a Specific Use Permit³⁵³

Musician's and Artist's Studios as a home occupation shall require approval of a specific use permit pursuant to **Section --**.

13. Prohibited Home Occupations

The following uses are examples of home occupations shall be prohibited:

- a. Antique sales.
- b. Medical doctors, or any practice of physical and/or medical application, including chiropractors.
- c. Dentists.
- d. Minor or major automobile or equipment repair.³⁵⁴
- e. Commercial greenhouses or nurseries.
- f. Animal grooming.

C. Outside Storage, Accessory³⁵⁵

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be confined to the side or rear yard only, and shall be opaquely screened from public view, using screening materials pursuant to **Section ---**;
2. Shall not be stacked higher than six feet; and
3. Shall be set back at least five feet from the property line, and maintained so as to not create a nuisance to the public or any adjoining property.

D. Sale of Produce and Plants Raised on Premises³⁵⁶

1. Permitted Sales

Only the sale of produce or plants grown on-site shall be sold.

2. Hours of Operation

The sale of produce and plants shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. any day of the week.

³⁵² Substantially reduced list since many of the uses were simply arbitrarily listed.

³⁵³ Did not carry forward catering facilities and barber and beauty shops.

³⁵⁴ Revised to match table of allowed uses.

³⁵⁵ Previously 35.12.7. Removed exemption from standards for industrial zoning districts or uses.

³⁵⁶ New standards.