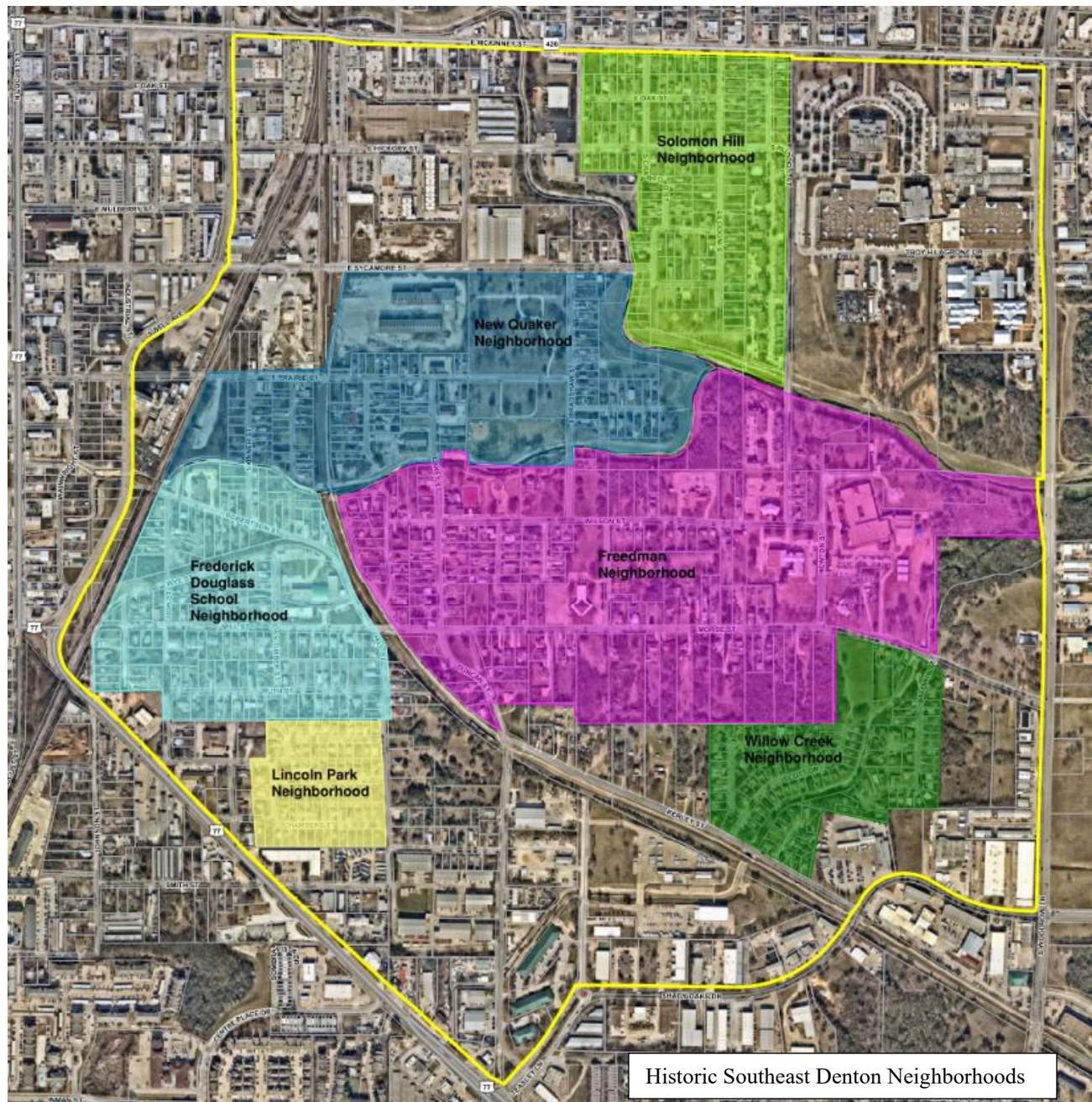


- # City of Denton



The proposed Residential Overlay District area, as recommended within the adopted Plan, encompasses approximately 422 acres and includes the historic neighborhoods within Southeast Denton (with additional areas): Solomon Hill, New Quaker, Freedman Town, and Fred Moore School (previously Frederick Douglass School) platted and built in the 1920s-1930s; Lincoln Park built in the 1960s; and Willow Creek built in the late 1960s to 1980s (see inset map). Homes in Southeast Denton were often constructed by the families who resided in them, resulting in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. Zoning is primarily Residential-4 (R4) District; however, some Residential 3 (R3), Residential 7 (R7), Mixed Use Neighborhood (MN) and Planned Development (PD) Districts can be found within the Southeast area boundary. While the majority of the lots are developed with residential uses, some vacant properties and large lots (which could be subdivided) create an opportunity for infill development and redevelopment.

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-  Live / Work Overlay
-  Residential Overlay
-  Commercial Overlay
-  Height Overlay
-  Proposed Southeast Denton Area Plan Boundary
-  Proposed Transition Area Boundary

Action 4.1.1 in the SEDAP reveals several objectives which must be balanced to ensure the goal to strengthen neighborhoods and housing affordability is met. These objectives include maintaining scale and character, fostering community investment, and creating livable and inclusive neighborhoods. In drafting

the overlay conditions, staff weighed each one to determine the impact on each objective. Some of the questions staff considered were:

- Is the requirement too restrictive so that it deters property owners from renovating or maintaining their property?
- Is the requirement too restrictive so that it deters investment in infill development?
- Is the requirement too permissive so that it would allow incompatible residential forms?
- Does the requirement positively or negatively impact the architectural character?
- Does the requirement create dynamic neighborhood streets?
- Are the requirements straightforward and clear?

Current DDC Regulations Applicable to All Development

In answering the questions above, staff analyzed current regulations to determine which requirements are appropriate to further the community's goals and which should be enhanced or modified. The following is an outline of the relevant DDC Sections to allow comparison of the proposal. These include the applicable zoning district dimensional standards, maximum building heights, and design standards for residential development.

	R3	R4	R7	MN
Minimum Lot Area	10,000 square feet	7,000 square feet	4,000 square feet	2,500 square feet
Minimum Front Yard Setback	20 feet	20 feet	10 feet	10 feet
Maximum Building Height	40 feet	40 feet	40 feet	65 feet. Buildings between 41 and 65 feet, adjacent to a residential zoning district or adjacent to an existing Single-Family Detached Dwelling, Townhome, or Duplex use, shall require a Specific Use Permit (SUP

- **Design Standards** for Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwellings
 - Transparency/Windows. Windows and doors must occupy at least 15% of the front façade.
 - Building Mass and Form. Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
 - Dormers
 - Gables
 - Recessed entries, a minimum of three feet deep
 - Covered front porches
 - Cupolas
 - Architectural pillars or posts; and/or
 - Bay window with a minimum 24 inches projection

Overlay Districts within DDC:

Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that the Southeast Denton Residential and Height Overlay Districts be adopted within Subchapter 4 of the DDC. The two overlay districts are intended to work together to accomplish the goals set forth in the SEDAP, in addition to respecting the feedback received from the community. Once established, the regulations could then be further modified and/or expanded in the future to address the changing needs of the Southeast Denton community.

Proposal:

- For the **Residential Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional and design standards:
 - Applicability
 - Construction of a new primary or accessory structure.
 - Expansions of an existing structure that increase the gross floor area by up to and including 50 percent shall comply with maximum heights and permitted roof forms (as outlined below).
 - Expansions of an existing structure that increase the gross floor area by more than 50 percent shall comply with all overlay standards.
 - Repairs necessary to maintain existing structures are not subject to the overlay standards.
 - Dimensional Standards
 - For lots smaller than 7,000 square feet, the minimum front yard setback may be reduced to 10 feet.
 - Building height:
 - The maximum height for a primary structure is limited to 30 feet measured as the vertical distance above finished grade to the highest point of the roof.
 - The maximum height for an accessory structure is limited to 20 feet measured as the vertical distance above finished grade to the highest point of the roof.
 - Entries: Structures shall provide either an unenclosed front porch or stoop that extends forward from the front façade.
 - Front porch:
 - Minimum width: 25 percent of the ground floor front façade width.
 - Minimum depth: 4 feet. Columns shall be constructed as a decorative feature.
 - Stoop:
 - Minimum size: 24 square feet.
 - The stoop platform shall be elevated a minimum of 7 inches above finished grade.
 - Transparency/Windows:
 - Windows and doors shall occupy at least 25% of the front façade.
 - Decorative trim at least 3.5 inches wide is required for all windows and doors on the front façade.
 - Roof Form: Roofs shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms would not be permitted.
 - Building Mass and Form: In addition to the items above, at least two of the following design features shall be provided along the front of the residence:
 - Dormers
 - Projection (bay, bump-out, or bow) window with a minimum 24 inches projection
 - Split garage doors where a column or post divides single-car garage doors

- Balustrade, railing, or low wall enclosing the front porch or stoop
- Multi-pane or mission-style windows
- For the **Height Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional standard for all new construction and expansions over 50% of the gross floor area:
 - The maximum building height shall be limited to 40 feet, measured consistent with the DDC Section 9.2, *Definitions*, for **Height, Building or Structure**: Height shall be measured as the vertical distance above finished grade measured to the highest point of the roof of a flat roof or to the deck line of a mansard roof, or to the midpoint of the highest gable of a pitched or hipped roof.

Staff is seeking the Planning and Zoning Commission's feedback regarding the proposed development regulations in particular the following:

1. Does the Commission concur with staff's recommendation to require conformance with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area?
2. Does the Commission concur with staff's recommendation to allow for reduced front setbacks for smaller lots?
3. Does the Commission concur with requiring minimum sizes on porches and stoops?
4. Does the Commission concur with the proposed enhanced design standards (i.e. dimensional standards, entries, transparency/windows, roof form, and building mass and form) which exceed the City's typical minimum standards?
5. Does the Commission concur with the proposed height limitations and measurement methods in both the Residential and Height Overlay Districts?
6. Are there any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing the Residential and Height Overlay Districts?

EXHIBITS

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Residential Survey Results

Respectfully submitted:
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 Director

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