

ZONING

128 Attachment 8

Town of Denton

**Table of Density and Dimensional Regulations
Appendix VIII
[Amended 6-4-2015 by Ord. No. 671; 5-3-2018 by Ord. No. 690]**

Note: The minimum requirements of the Table of Density and Dimensional Regulations are subject to the supplemental requirements of Article XIV (Supplementary Height, Area and Bulk Requirements).

District/Use	Minimum Lot Area and Dimensions				Density	Minimum Yard Area Requirements			Side (Individual) (feet)	Maximum Height	
	Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Residential Density (maximum du/acre)	Front (feet)	Rear (feet)	Side (Aggregate) (feet)		(feet)	(stories)
SR											
Single-family	10,000	10,000	80	100	4.3	25	20	20	10	40	3
TR	8,000	8,000	80	100	5	25	20	20	10	40	3
MR											
Single-family	7,500	7,500	75	100	5.8	25	20	20	10	40	3
Duplex ²	8,000	4,000	—	—	6	25	20	30	15	40	3
Townhouse ^{2,8}	12,000	4,000	—	—	8	25	20	60	30	40	3
Multifamily ²	12,000	4,000	—	—	8	25	20	60	30	40	3
GC											
Nonresidential	—	—	—	—	—	—	Note 3	—	Note 3	50	4
Dwellings	8,000	8,000	80	100	5	—	20	20	10	40	3
CBC											
Nonresidential	—	—	—	—	—	—	Notes 3,4	—	Notes 3,4	40	3
Dwellings ⁶	8,000	8,000	80	100	5	—	20	20	10	40	3
CM											
Nonresidential	—	—	—	—	—	—	Notes 3,4	—	Notes 3,4	40	3

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District/Use	Minimum Lot Area and Dimensions				Density	Minimum Yard Area Requirements			Side (Individual) (feet)	Maximum Height	
	Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Width (feet)	Depth (feet)	Residential Density (maximum du/acre)	Front (feet)	Rear (feet)	Side (Aggregate) (feet)		(feet)	(stories)
Single-family ⁹	7,500	7,500	75	100	5.8	25	20	20	10	40	3
Duplex ^{2,5,9}	8,000	4,000	—	—	6	25	20	30	15	40	3
Townhouse ^{2,8,9}	12,000	4,000	—	—	10	25	20	60	30	40	3
RHC	20,000	n/a	100	125	n/a	50	20	50	20	50	4
I	—	n/a	—	—	n/a	50	20	50	20	50	4
MI											
Nonresidential	—	n/a	—	—	n/a	—	20	50	20	50	4
Single-family	7,500	7,500	75	100	5.8	25	20	20	10	40	3
Duplex ^{2,5}	8,000	4,000	—	—	6	25	20	30	15	40	3
Townhouse ^{2,8}	12,000	4,000	—	—	8	25	20	60	30	40	3
Multifamily ²	12,000	4,000	—	—	8	25	20	60	30	40	3
RA											
Nonresidential, excluding farming	—	n/a	—	—	n/a	—	Note 3	—	Note 3	40	3
Main residence ⁷	2 acres	2 acres	—	—	0.5	25	25	50	25	40	3
Farm caretaker home ⁷	10 acres	10 acres	—	—	0.2	25	20	20	10	30	2
RP											
Active recreation	—	—	—	—	—	25	20	50	25	30	2
Passive recreation	—	—	—	—	—	10	10	20	10	—	—
Residential	—	n/a	—	—	n/a	—	—	—	—	—	—

NOTES:

§ 128-118 notes to the table

¹ (Reserved)

² Side yards for duplex, townhouse, and multifamily development refer to yard requirements for structures, not individual units.

³ There shall be a side yard not less than 10 feet in width on the side of a lot adjoining a residential district. There shall be a rear yard not less than 20 feet in depth on the rear side of a lot adjoining a residential district.

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NOTES: (continued)

- ⁴ On an interior lot, there shall be a side yard not less than 10 feet in width on the side of a lot adjoining a residential district. On an interior lot, there shall be a rear yard not less than 10 feet in depth on the rear of a lot adjoining a residential district.
- ⁵ Dwelling units of a duplex may be sold separately if separate utilities are provided.
- ⁶ Minimum lot and yard requirements shall not be applicable to accessory apartments when incidental to principal commercial uses in the Central Commercial (CC) District.
- ⁷ Main residence and farm caretaker home shall be located on the same parcel. Only one caretaker home shall be allowed.
- ⁸ Townhouse development is subject to the regulations contained in § 128-74.
- ⁹ Single-family, duplex, and townhouse dwelling units in the CM District shall only be for permitted uses in the CM Zone as shown on the Official Table of Use Regulations and shall not be permitted for ordinary residential housing.