

ORDINANCE NO. 743

INTRODUCED BY: _____

AN ORDINANCE OF THE TOWN OF DENTON TO AMEND THE OFFICIAL TABLE OF USE REGULATIONS, APPENDIX VII, DENTON TOWN CODE ZONING ORDINANCE AND THE PROVISIONS CONTAINED IN CHAPTER 128 OF THE DENTON TOWN CODE WITH RESPECT TO MULTIFAMILY HOUSING AND APARTMENTS

WHEREAS, the Town of Denton (“Town”) is authorized by the Maryland Annotated Code (“Code”), Land Use Article, Section 4-204 to amend the Denton Town Code Chapter 128, Zoning Ordinance; and

WHEREAS, Appendix VII (Official Table of Use Regulations) of Chapter 128 (Zoning) of the Denton Town Code sets forth permitted uses by Zoning Districts; and

WHEREAS, Chapter 128 (Zoning) of the Denton Town Code sets forth guidelines for Multifamily housing and apartments in Zoning Districts; and

WHEREAS, the Denton Town Council, upon the recommendation of the Denton Planning Commission, has amended the Denton Town Code to change the approving authority for multifamily housing in the Central Business Commercial District and apartment regulations, and

WHEREAS, the Denton Town Council has determined that it is desirable, in the public interest, and consistent with the intent of the development of multifamily housing and apartments defined as infill and redevelopment in any zoning district;

NOW, THEREFORE, BE IT ENACTED, the Denton Town Council hereby ordains as follows:

SECTION 1: The Denton Town Code §128-95 Multifamily housing and apartments is hereby modified and reenacted with amendments as follows:

§ 128-95. Multifamily housing and apartments.

A. ~~The Board of Appeals may permit multifamily housing as a special exception in the Business Commercial Zone.~~ Multifamily housing *in the Central Business Commercial Zone*, at a minimum, shall comply with the following design standards:

- (1) There must be adequate off-street parking.
- (2) Build-up and build-to lines apply to structures.

- (3) It must meet minimum landscape requirements.
- (4) In addition to the design standards set forth in this section, townhouses shall meet the standards set forth in the Denton Pattern Book, prepared by Urban Design Associates, which is attached to the Zoning Ordinance and copies of which are maintained in the Town office. The Pattern Book is intended to supplement existing applicable design guidelines. Persons proposing townhouses should consult the Denton Pattern Book and incorporate the design concepts and standards into the proposed townhouse design. Failure to adhere to the design principles set forth in the Pattern Book may be a basis for the denial of the site plan by the Town. The Town may approve townhouses that meet or exceed the goals and objectives of the Denton Pattern Book.

B. Apartments. The following regulations shall apply to apartments (including condominiums) in any district where apartments are permitted:

- ~~(1) Unless otherwise restricted by district regulations, no more than six units may be constructed in one building.~~
- ~~(2) (1)~~ Required off-street parking shall be provided on the lot or ~~within 100 feet of the~~ *within a reasonable walking distance as determined by the Planning Commission.*
- ~~(3) (2)~~ A site plan complying with the requirements of this chapter shall accompany an application for approval of a townhouse development.
- ~~(4) A minimum of 15% of the gross land area must be reserved as natural and landscaped open space or recreational area.~~
- ~~(5) (3)~~ When more than one apartment building is built, no building shall be closer than 25 feet from any other apartment building.
- ~~(6) In addition to the design standards set forth in this section, townhouses shall meet the standards~~ *guidance* ~~set forth in the Denton Pattern Book, prepared by Urban Design Associates, which is attached to the Zoning Ordinance and copies of which are maintained in the Town office. The Pattern Book is intended to supplement existing applicable design guidelines. Persons proposing townhouses should consult the Denton Pattern Book and incorporate the design concepts and standards into the proposed townhouse design. Failure to adhere to the design principles set forth in the Pattern Book may be a basis for the denial of the site plan by the Town. The Town may approve townhouses that meet or exceed the goals and objectives of the Denton Pattern Book.~~

SECTION 2: If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Denton Town Council hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

SECTION 3: In accordance with Md. Code Ann., Land Use §§ 4-203(b)(3), this Ordinance shall not be effective until at least ten (10) days after a public hearing.

ENACTED THIS _____ DAY OF _____, 2023.

DENTON TOWN COUNCIL:

Abigail McNinch, Mayor

Dallas Lister, Councilperson

Lester L. Branson, Councilperson

Walter Keith Johnson, Councilperson

Frank Taylor, Councilperson

ATTEST:

Karen L. Monteith, Clerk-Treasurer

Approved for legal sufficiency this _____ day of _____, 2023.

Christopher F. Drummond, Town Attorney

Date Introduced_____

Date Amendments Introduced_____

Date Passed_____

Effective Date_____

Text that is stricken reflects language omitted from the Town Code

Text in **bold** and *italicized* reflects additions to the Town Code

ZONING CHAPTER 128, Attachment 7

Official Table of Use Regulations by General Zoning Districts

**[Amended 12-10-2010 by Ord. No. 615, effective 12-16-2010; 10-6-2011 by Ord. No. 637, effective 10-16-2011;
3-7-2013 by Ord. No. 651, effective 3-17-2013; 3-12-2015 by Ord. No. 665; 4-2-2015 by Ord. No. 667; 5-4-2015 by Ord. No. 669; 1-5-2023 Ord. No. 738]**

KEY

P - Permitted use within zoning district

C - Permitted use subject to conditions required by the Planning Commission (site plan review and approval required)

E - Use subject to special exception from the Board of Appeals (site plan review and approval, & Planning Commission recommendation required)

Uses marked with an asterisk (*) indicate that use is subject to supplemental development standards as detailed in Article XI.

	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
RESIDENTIAL												
Single-family detached	P	P	P	P	P	P			P	P	P	
Manufactured home park/subdivision *			E									
Two-family conversion of single family house *												
Accessory apartment in combination with primary residence *	C	C	C	C	C	C			P	C	C	
Accessory apartment in combination with commercial use *				C	C	C			P			
Duplex *			C	C	C				P	C		
Multifamily conversion of single family house												
Townhouses *			C	E	E C				P	C		
Apartments *			C	E	E C				P	C		
Homes for disabled or infirm	E	E	E	E	E	P			E	E		
Nursing care, intermediate care homes *	E	E	E	E	E	P			E	E		
Adult Assisted Living *			C	E	E							
Child Care Family *	P	P	P	P	P	P	P		P	P	P	
Rooming houses, boardinghouses			E	C	C				E	E		
Tourist home and other temporary residences renting by the day or week (bed-and-breakfast)	E	E	E	C	C		C		E	E		
Temporary emergency, construction and repair residences *	P	P	P	P	P	P	P	P	P	P	P	P
Guesthouse	P	P	P						P	P	P	
Farm Caretaker Home*											C	
Home occupation *	C	C	C	C	C	C			C	C	C	

Ordinance No. 743

Multifamily Amendments

Table of Use Exhibit A

	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
Planned residential development *	E	E	C							C		
COMMERCIAL												
Sales												
Adult-oriented business *								C				
Viewing Booth and Live Viewing Booths												
Agricultural machinery, service, supplies							C	C		C	E	
Neighborhood center *	E	E	E						E			
Lumber and/or other building materials							C	C		C		
Retail shops and stores selling antiques, apparel, art supplies, beverages, books, cards, confections, dry goods, drugs, fabrics, floor covering, flowers, food stuffs, furniture, garden supplies, gifts, hardware, hobbies, household appliances, jewelry, luggage, musical instruments, novelties, paint, periodicals, records, shoes, sporting goods, fishing supplies, boating and marine supplies and equipment, stationary, tobacco, and other miscellaneous related items which generate typical retail traffic volumes.				C	C	C	C	E	C	E		
Convenience store and other retail uses designed to attract a large volume of stop-and-go traffic.				C	E		C		C			
Supermarket (retail and wholesale)				C			C		E			
Department store (retail and wholesale)				C	C		C		C			
Yard sales and garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any ninety-day period	P	P	P	P	P	P	P		P	P	P	
Wholesale or warehouse establishments					E		C	C		C		
Office, clerical research and services not primarily related to goods or merchandise												
Sales												
Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professionals, insurance and stock brokers, travel agents, government office buildings, etc.			E	C	C	C	C		E	E		
Operations designed to attract little or no customers or client traffic other than employees of the entity operating the principal use			E	C	C		C		E	E		

	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
Banks with drive-in windows				C	C		C		P	E		
RESTAURANT												
No substantial carry-out or delivery service, no service or consumption outside fully enclosed structure				C	C		C		P	C		
No substantial carry-out or delivery service, no drive-in service, service or consumption outside of fully enclosed structure allowed				C	C		C		P	C		
Carry-out and delivery service, service or consumption outside fully enclosed structure allowed				E	C		C		E	C		
Riverfront restaurant												C
Bar/Nightclub, no carry-out service				E	E		C		C			
Bar/Nightclub, carry-out service				E	E		E		C			
Micro-brewery, Micro-distillery, Micro-winery, Coffee roasting				C	C		C		C	C		C
Liquor Store				E	C		C		C			
Barbershop/Beauty salon				C	C		C		C			
Tattoo Parlor				C	E		C					
Funeral home				C	C		C		E			
Motel/Hotel				C	C		C		E			
Laundromat and dry cleaning				C	C		C					
Laundromat (self service)				C	C		C		E			
General service and repair establishments, provided that no outside storage of material is permitted				C	C		C	C	E	C		
Motor vehicle and boat sales or rental *				E			C	C		C		
Manufactured home sales							E	E		E		
Motor vehicle repair and maintenance, not including substantial body work				E			C	C		C		
Motor vehicle painting and body work				E			C	C		E		
Gas sales *				C	E		C		C			
Neighborhood filling station												
Car wash *				E			C		E			
Scrap materials, salvage yards, junkyards and automobile graveyards												
Hospital clinic for large or small animals *				C			C				C	
Veterinary				C			C				C	
Kennel				C			C				E	
Other commercial												

Ordinance No. 743

Multifamily Amendments
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	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
Child or Adult Care Centers *	C	C	C	C	C	C	C		C	C		C
Child Care Centers within a business *				C	C	C	C	C		C		
Truck filling station, repair or service shop							C	C				
INDUSTRIAL												
Industrial Park *								C				
General light manufacturing or fabricating including processing, cleaning, testing and distribution of materials, foodstuffs and products *							E	C		C		
Any manufacturing, compounding, processing, packaging, treatment or distribution of products which may, in the opinion of the Zoning Administrator, have accompanying hazards such as fire, explosion, noise, vibration, dust, pollution or the emission of smoke, odor, wastes or toxic gases (heavy industry)												
AGRICULTURE, SILVICULTURAL, MINING, OR QUARRYING OPERATIONS												
Agricultural operations, excluding livestock							E				P	
Silvicultural operations							E				P	
Mining or quarrying operations, including on-site sales of products											E	
Reclamation landfill												
STORAGE AND PARKING												
Automobile parking garages or parking lots not located on a lot on which there is another principal use to which parking is related				C	C		C					
Storage of goods not related to sale or use of those goods on the same lot where they are stored *												
All storage within completely enclosed structure				C	C	C	C	C		C		
Storage outside completely enclosed structures							E	C		E		
Outdoor Storage - Industrial Park								C				

	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
Parking of vehicles or storage of equipment outside enclosed structures where: (a) vehicles or equipment are owned and used by person making use of the lot, and (b) parking or storage is more than a minor and incidental part of the overall use made of the lot. Parking or storage of waste removal vehicles and equipment is not included *							C	C		C		
INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES												
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area *	E	E	E	E		C	C					
Nursing care institutions, intermediate care institutions, disabled or infirm institutions, child-care institutions	E	E	E	E		C	E		E			
Institutions (other than halfway houses) where intellectually disabled persons are housed			E	E	E	C			E			
Group homes, private			E	E	E	C			E			
Group home/halfway house *			E	E	E	C			E			
Group home/disabled or infirm home			E	E	E	C			C			
Clinics, less than 10,000 sq.ft. Health & Dental Care *	E	E	E	C	C	C	C		E			
Clinics, less than 10,000 sq.ft. Substance Abuse *						C						
EMERGENCY SERVICES												
Police stations	E	E	E	E	E	E	E	E	E	E		
Fire stations	E	E	E	E	E	E	E	E	E	E		
Rescue squad, ambulance service	E	E	E	E	E	E	E	E	E	E		
Civil defense operation	E	E	E	E	E	E	E	E	E	E	E	
SEMIPUBLIC USES, EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES												
Elementary or secondary school and associated grounds and facilities	C	C	C	C	C	C	C	E	C	E	C	C
Trade or vocational schools	E	E	C	C	C	C	C	E	C	E	C	C
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	C	C	C	C	C	C	C	E	C	E	C	C

	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
Churches, synagogues and temples (including associated residential structures), religious personnel and associated buildings, but not including elementary school or secondary school buildings	C	C	C	C	C	C	C	E	C	E	C	C
Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)												
Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3,500 square feet	C	C	C	C	C	C	C		C	E	E	C
Located within any permissible structure	E	E	E	C	C	C			E	E	E	C
Social, fraternal clubs and lodges, union halls and similar uses	E	E	E	E	E				E	E		C
RECREATION, AMUSEMENT, ENTERTAINMENT												
Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and			E	C	C		C	E	E	E		E
Movie theaters				C	C		C		E			
Coliseums, stadiums and similar facilities							E	E				
Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development *	E	E	E				E	E	E	E		E
Publicly owned and operated outdoor recreation facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, boat landings and ramps, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	E	E	E				C	C	E	C		C
Golf driving ranges not accessory to golf course, par-3 golf courses, miniature golf courses, skateboard parks, water slides and similar uses							C	C	E			E
Horseback riding; stables (not constructed pursuant to permit authorizing residential development) *	E							E	E		E	E
Automobile, motorcycle and go cart racing tracks							E	E				
Drive-in movie theaters							E	E				E
MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES												
Sanitary landfill												

Ordinance No. 743

Multifamily Amendments

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	Zoning Districts											
	SR	TR	MR	GC	CBC	CM	RHC	I	PN	MI	RA	RP
Military reserve, National Guard centers												
Utility facilities;												
Neighborhood	C	C	C	C	C	C	C	C	C			C
Community or regional							C	C				C
UNCLASSIFIED, MISCELLANEOUS												
Towers and antennas 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	
Towers and antennas more than 50 feet tall	E	E	E	E	E	E	E	E	E	E	E	
Earth satellite antenna (satellite dish)												
-24 inches or less in diameter	P	P	P	P	P	P	P	P	P	P	P	P
-Greater than 24 inches in diameter	E	E	E	E	E	E	E	E	E	E		
Post office	E	E	E	C	C	C	C	E	E	E		
Airport								E				
Open-air markets (farm and craft markets, produce markets)				C	C		C				C	
Horticulture sales with outdoor displays				C	C		C				C	
Cemetery	C											
Crematorium								E				
Temporary structures used in connection with the construction of a permanent building or for some nonrecurring purpose	P	P	P	P	P	P	P	P	P	P	P	P
Bus station, train station	E			E	E		E		E			
Commercial greenhouse operations *												
No on-premises sales	E	E	E	C			C	C	E		P	
on-premises sales permitted				C			C	C			P	
Special events	C	C	C	C	C	C	C		C	C	E	E
Off-premises signs							E	E		E		
Vendor operations and peddlers *	C	C	C	C	C	C	C	C	C	C	C	C
Auction House (no vehicles sold)				E			C					
Farmer's Market *				C	C							
Garden center				C			C		C		C	

Text that is stricken reflects language omitted from the Town Code

Text in **bold and italicized** reflects additions to the Town Code