

ORDINANCE NO. 760

INTRODUCED BY: _____

AN ORDINANCE OF THE TOWN OF DENTON TO AMEND THE TABLE OF DENSITY AND DIMENSIONAL REGULATIONS OF THE ZONING ORDINANCE IN CHAPTER 128 OF THE DENTON TOWN CODE WITH RESPECT TO MINIMUM LOT AREA AND DIMENSIONS

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, Denton Town Code §128-127 Table of Density and Dimensional Regulations sets forth minimum lot area and dimensions by Zoning Districts; and

WHEREAS, the Denton Town Council, upon the recommendation of the Denton Planning Commission, has amended the Denton Town Code to amend the minimum lot area and dimensions for townhouse developments, and

WHEREAS, the Denton Town Council has determined that it is desirable, in the public interest, and consistent with the 2020 Comprehensive Plan to provide affordable housing options;

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

SECTION 1: The Denton Town Code §128-127, Table of Density and Dimensional Regulations is hereby modified and reenacted with amendments as set forth on the Exhibit.

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 is held.

ENACTED THIS _____ DAY OF _____, 2025.

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 _____, 2025.

Lyndsey Ryan, 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

§ 128-127 Table of Density and Dimensional Regulations											
District/Use	Minimum Lot Area and Dimensions				Density	Minimum Yard Area Requirements				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)	Side (Individual) (feet)	(feet)	(stories)
SR											
Single-family	7,200	7,200	70	100	6	20	20	20	10	40	3
Duplex ²	14,000	7,000	35	100	6	20	20	20	10	40	3
TR											
Single-family	7,000	7,000	70	100	6	20	20	20	10	40	3
Duplex ²	10,000	5,000	35	100	6	20	20	20	10	40	3
MR											
Single-family	6,000	6,000	60	100	8	20	20	20	10	40	3
Duplex ²	8,000	4,000	30	100	8	20	20	20	10	40	3
Townhouse ^{2,8}	12,000	4,000	16	100	10	20	20	20	10	40	3
Multifamily ^{2,10}	12,000	2,500	—	—	15	20	20	25	10	40	3
UR											
Single-family	6,000	6,000	60	100	8	20	20	20	10	40	3
Duplex ²	8,000	4,000	30	100	8	20	20	20	10	40	3
Townhouse ^{2,8}	12,000	4,000	16	100	10	20	20	20	10	60	4
Multifamily ^{2,10}	12,000	2,500	—	—	15	20	20	25	10	40 ¹⁰	3 ¹⁰
GC											
Nonresidential	—	—	—	—	—	—	Note 3	—	Note 3	50	4
Single-family	7,000	7,000	70	100	6	20	20	20	10	40	3
Duplex ²	8,000	4,000	35	100	8	20	20	20	10	40	3
Townhouse ^{2,8}	12,000	4,000	16	100	10	20	20	20	10	40	3
Multifamily ^{2,10}	12,000	2,500	—	—	15	20	20	25	10	40	3
CBC											

§ 128-127 Table of Density and Dimensional Regulations

District/Use	Minimum Lot Area and Dimensions				Density	Minimum Yard Area Requirements				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)	Side (Individual) (feet)	(feet)	(stories)
Nonresidential & mixed-use building	—	—	—	—	—	—	Notes 3,4	—	Notes 3,4	40	3
Single-family	6,000	6,000	60	100	8	20	20	20	10	40	3
Duplex ²	8,000	4,000	30	100	8	20	20	20	10	40	3
Townhouse ^{2,8}	12,000	4,000	16	100	10	20	20	20	10	40	3
Multifamily ^{2,10}	12,000	2,500	—	—	15	20	20	25	10	40	3
CM											
Nonresidential	—	—	—	—	—	—	Notes 3,4	—	Notes 3,4	40	3
Single-family	7,000	7,000	70	100	6	20	20	20	10	40	3
Duplex ^{2,5}	7,000	3,500	35	100	6	20	20	20	10	40	3
Townhouse ^{2,8}	12,000	4,000	16	100	8	20	20	20	10	40	3
RHC											
Nonresidential & mixed-use building	20,000	n/a	100	125	n/a	50	20	50	20	50	4
I											
Nonresidential	—	n/a	—	—	n/a	50	20	50	20	50	4
MI											
Nonresidential & mixed-use building	—	n/a	—	—	n/a	—	20	50	20	50	4
Single-family	7,000	7,000	70	100	6	20	20	20	10	40	3
Duplex ^{2,5}	7,000	3,500	35	100	6	20	20	20	10	40	3

§ 128-127 Table of Density and Dimensional Regulations											
District/Use	Minimum Lot Area and Dimensions				Density	Minimum Yard Area Requirements				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)	Side (Individual) (feet)	(feet)	(stories)
Townhouse ^{2,8}	12,000	4,000	16	100	10	20	20	20	10	40	3
Multifamily ^{2,10}	12,000	2,500	—	—	15	20	20	25	10	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
NOTES: § 128-127 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. 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 Business Commercial (CBC) 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 § 128-98. ⁹ Multifamily development is subject to the regulations contained in § 128-108. ¹⁰ The Planning Commission may permit four-story multifamily buildings up to 60 feet as provided in § 128-115.											