ORDINANCE NO. 773

INTRODUCED BY:_____

AN ORDINANCE OF THE TOWN OF DENTON TO AMEND CHAPTER 128, ZONING, OF THE DENTON TOWN CODE TO AMEND THE ZONING REGULATIONS FOR ACCESSORY DWELLING UNITS AND ADDRESS VESTING REQUIREMENTS AND OTHER AMENDMENTS NECESSITATED BY RECENT LEGISLATION

WHEREAS, Md. Code Ann. Local Government § 5-213 authorizes municipalities to adopt zoning regulations, subject to any right of referendum of the voters at a regular or special election as may be provided by the municipal charter; and

WHEREAS, Md. Code Ann. Land Use § 4-102 authorizes municipalities to regulate zoning and land use to promote the public health, safety, and welfare; and

WHEREAS, Maryland's General Assembly passed House Bill 1466 during its 2025 legislative session, making it the policy of Maryland to promote and encourage the creation of Accessory Dwelling Units (ADUs) on land with a single-family detached dwelling unit as the primary dwelling unit in an effort to solve the state's housing shortage and meet housing needs; and

WHEREAS, House Bill 1466 requires local governments to adopt local law authorizing development of ADUs on land with an existing single-family detached dwelling unit, among other things; and

WHEREAS, Maryland's General Assembly passed House Bill 548 during its 2026 legislative session which grants developers of certain development projects vesting rights; and

WHEREAS, additionally, there's been other legislation passed during the last few years requiring amendments to Chapter 128, which the Planning Commission believes should be addressed within this Ordinance for simplicity;

WHEREAS, the Planning Commission, in compliance with House Bill 1466 and House Bill 548, and other legislation, considered amendments to the Town Code to bring the Code into compliance, and recommend that the Council adopt the proposed amendments; and

WHEREAS, the Town believes it is in the best interest of the Town to adopt the amendments as proposed by the Planning Commission and contained herein to further authorize the development of ADUs in compliance with House Bill 1466, and vesting in compliance with House Bill 548.

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

SECTION 1: Chapter 128, Article VI, Section 128-89 is hereby amended as follows:

§ 128-89 Accessory dwelling units (ADUs).

A. Where permitted, there shall be no more than one accessory dwelling unit per lot, provided such accessory dwelling unit shall comply with the following standards.

B. Location. An accessory dwelling unit may only be on the same lot as a detached single-family dwelling.

C. Design Standards

(1) Purpose. Standards for creating accessory dwelling units address the following purposes:

(a) Ensure that accessory dwelling units are compatible with the desired character and livability of residential districts;

(b) Respect the general building scale and placement of structures to allow sharing of shared space on the lot, such as driveways and yards; and

(c) Ensure accessory dwelling units are smaller than the principal residential units.

(2) Creation. An accessory dwelling unit may only be created through the following methods:

(a) Converting existing living area, attic, or basement;

(b) Adding floor area to an existing dwelling;

(c) Construction of a stand-alone unit; or

(d) Adding onto or repurposing an existing accessory building (e.g., an apartment in an existing garage or converting an existing accessory building into an ADU).

(3) Parking.

(a) No additional parking space is required for the accessory dwelling unit ~~if on-street parking is permitted and adequate~~.

(b) One additional **off-street** parking space ~~located on or within one hundred (100) feet of the lot is~~ ***may be*** required for the accessory dwelling unit **if the Town completes a parking study and determines that off-street parking is necessary** ~~: (1) when none of the roadways in abutting streets can accommodate~~

~~on-street parking or (2) when the accessory dwelling unit is created at the same time as the principal dwelling~~.

(4) Maximum Size. The size of an accessory dwelling unit may be no more than ~~sixty (60)~~ **seventy-five (75)** percent of the living area of the principal dwelling ~~or one thousand (1,000) square feet of floor area, whichever is less~~.

D. An accessory dwelling unit is exempt from the calculation of density for the lot, parcel, or tract upon which it is located.

SECTION 2: Chapter 128, Article VI, Section 128-90 is hereby amended as follows:

§ 128-90 Accessory Structures.

. . .

D. Development standards and approval criteria for property in residentially zoned districts.

. . .

(6) Nonconforming accessory structures. Substantial alterations from reconstruction or repair of nonconforming accessory structures shall require a variance granted by the Board of Appeals per § 128-181**, except that a nonconforming accessory structure may be converted to an accessory dwelling unit without seeking a variance from the Board of Appeals provided that the footprint of the existing nonconforming accessory structure is not increased.**

. . .

SECTION 3: Chapter 128, Article VI, Section 128-97 is hereby amended as follows:

§ 128-199 Permits Required.

. . .

N. Manufactured home unit standards.

(1) The unit should appear to have a permanent and continuous masonry or brick construction foundation. The permanent masonry or brick foundation shall be left exposed or skirted with other masonry or brick.

(2) The unit is at least twenty (20) feet wide. For single-wide units, the width can be made up with a porch or carport addition of at least 2/3 of the length of the unit.

(3) The unit has a gabled roof with a minimum pitch of 4/12.

(4) The roofing material must be shingle or other conventional residential roof material.

(5) The unit is constructed under the latest HUD Manufactured Home Construction and Safety Standard of 1976 and Public Safety Article, § 12-305, Annotated Code of Maryland, Industrialized Building and Manufactured Homes Act.

(6) The unit must ~~be manufactured after January 1, 2001, and~~ comply with the amended National Manufactured Housing Construction and Safety Standards Act of 1974.

(7) The tongue, axles, transporting lights, and removable towing apparatus must be removed before occupancy.

(8) The unit must have a permanent landing and steps with handrails at each exterior doorway.

(9) Minimum manufactured home gross floor area: six hundred (600) square feet.

. . .

SECTION 4: Chapter 128, Article XVI, Section 128-199 is hereby amended as follows:

§ 128-199 Permits Required.

. . .

G. Vesting.

(1) Definitions.

(a) Complete application means a housing development project application that includes all materials and information required for processing and substantive review as determined by the Planning Director, but may contain nonsubstantive errors, omissions, or similar inconsequential deficiencies.

(b) Housing development project means the new construction or substantial renovation of a residential real estate project.

(c) Housing development project application means an application for a building permit, certification, authorization, site plan approval, subdivision approval, conceptual plan, or any other determination by the Planning Director or Planning Commission relating to a housing development project

that has been submitted to the Town in compliance with applicable requirements.

Substantially complete application has the meaning stated in Md. Code Ann., Land Use § 12-101(h): an application for a housing development project that satisfies a substantial majority of the Town's application requirements, but may contain nonsubstantive errors, omissions, or similar inconsequential deficiencies.

(2) The approval, conditional approval, or denial of a housing development project applicable by the Planning Commission or Planning Director shall be governed only by the duly adopted laws and regulations in effect at the time of submission of a complete application.

(3) Within thirty (30) days after receipt of a housing development project application, the Planning Director shall make a determination as to whether the application is a complete application. After making a determination, the Planning Director shall notify the applicant of the determination and, if found that the application is not complete, provide the applicant with a list of deficiencies and a reasonable time frame to cure.

(4) After a housing development project has received all required approvals, the proponent of the project shall have a vested right to that authorized use and development for a period of five (5) years.

SECTION 5: Chapter 128, Article VI, Section 128-96 is hereby amended as follows:

§ 128-96.M(6) — Parallel change in manufactured home parks

~~(6) The unit must be manufactured after January 1, 2001, and comply with the amended National Manufactured Housing Construction and Safety Standards Act of 1974.~~

(6) The unit must comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended, and the applicable HUD Manufactured Home Construction and Safety Standards in effect on the date the unit was manufactured.

SECTION 6: Chapter 128, Article VI, Section 128-97 is hereby amended as follows:

§ 128-97.N(6) — Manufactured home subdivisions

~~(6) The unit must be manufactured after January 1, 2001, and comply with the amended National Manufactured Housing Construction and Safety Standards Act of 1974.~~

(6) The unit must comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended, and the applicable HUD Manufactured Home Construction and Safety Standards in effect on the date the unit was manufactured.

SECTION 7: Chapter 128, Article IV, Section 128-77 is hereby amended as follows:

§ 128-77 Residential use category.

A. Household Living. Residential occupancy of a dwelling unit by a household. When dwelling units are rented, the tenancy is arranged month-to-month or more extended. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered lodging. The following are household living-specific use types:

. . .

(14) Qualified projects developed by nonprofits – A type of residential development project mandated under the Housing Expansion and Affordability Act (HB 538) that gives special consideration to development projects intended to provide affordable housing. Projects must meet the ~~following criteria to qualify:~~ **criteria for a "qualified project" in § 128-114.B.**

~~(a) The project consists of a new construction or substantial renovation. Substantial renovation meets the criteria outlined within DHCD's Multifamily Rental Financing Program Guide.~~

~~(b) The project is on land, including land that is subject to a ground lease, that is either (a) wholly owned by a nonprofit organization or (b) includes improvements owned by an entity that a nonprofit organization controls.~~

~~(c) The project is deed-restricted to include twenty-five (25%) percent of units that are affordable dwelling units for Caroline County for at least forty (40) years~~

SECTION 8: Chapter 128, Article I, Section 128-15 is hereby amended to add the following definition:

AFFORDABLE DWELLING UNIT — A dwelling unit that is affordable, as determined by the Maryland Department of Housing and Community Development, to a household with an income at or below sixty percent (60%) of the area median income for Caroline County, adjusted for household size.

SECTION 9: Chapter 128, Article VI, Section 128-114 is hereby amended as follows:

§ 128-114 Qualified Projects Developed by Nonprofits.

~~The Board of Appeals may approve a special exception in any zoning district, except the RA District, for a qualified project controlled by a §501(C)(3) nonprofit that has been designated as such for at least 3 years, subject to the following:~~

A qualified project controlled by a §501(c)(3) nonprofit organization that has been designated as such for at least 3 years shall be permitted in any zoning district, except the RA District, subject to administrative site plan approval under Article XVI and the following:

A. "Controlled by" in this application means a business structure in which the nonprofit organization is a managing member, general partner, or otherwise controlling entity with a for-profit member or partner, as demonstrated by an attorney licensed in Maryland.

B. The "qualified project" under this section ~~meets~~ **is a project that meets either the criteria in Subsection F below, or** all of the following three criteria:

. . .

D. Qualified projects developed by nonprofits in the MR Residential district and the PN Planned Neighborhood Development floating zone.

(1) A qualified project shall have a density limit that exceeds 30% of the density otherwise allowed in the MR District.

(2) In the MR Residential District, the ~~Board of Appeals may vary~~ **the Director of Planning shall approve a modification of** other development standards, e.g., height, setback, bulk, parking, loading, dimensional, area, or other requirements, if such limitations or requirements are demonstrated to be unreasonable. An unreasonable limitation or requirement is one that ~~an applicant demonstrates amounts to~~ **results in, or would result in,** a de facto denial of the project by having a substantial adverse impact on either (a) the viability of an affordable housing development in a qualified project, (b) the degree of affordability of units in a qualified project; or (c) the allowable density or number of units of the qualified project. **An applicant aggrieved by a determination under this subsection may appeal that determination to the Board of Appeals.**

(3) In the PN Planned Neighborhood Development floating zone, the approved PUD Master Plan and Design Guidelines shall include flexible development standards for qualified projects developed by nonprofits to ensure the feasibility of an affordable housing development and the degree of affordability of units. The achievable density shall be six (6) dwelling units per acre or more.

E. Qualified projects developed by nonprofits in the CBC, CM, GC, RHC, MI, and I Districts.

(1) May include detached single-family, duplex, triplex, quadplex, cottage cluster, or townhouse units.

(2) Height, area, and bulk requirements for the MR district outlined in § 128-127 shall apply subject to a public health assessment approved by the Maryland Department of Housing and Community Development.

(3) ~~The Board of Appeals may vary~~ **the Director of Planning shall approve a modification of** other development standards, e.g., height, setback, bulk, parking, loading, dimensional, area, or other requirements, if such limitations or requirements are demonstrated to be unreasonable. An unreasonable limitation or requirement is one that ~~an applicant demonstrates amounts to~~ **results in, or would result in,** a de facto denial of the project by having a substantial adverse impact on either (a) the viability of an affordable housing development in a qualified project, (b) the degree of affordability of units in a qualified project; or (c) the allowable density or number of units of the qualified project. **An applicant aggrieved by a determination under this subsection may appeal that determination to the Board of Appeals.**

F. Qualified projects on former State or federal property. A qualified project on land that (1) was owned by the State or a unit of State government for at least the 2 years immediately preceding transfer to private ownership and contains at least 2 buildings that are at least 50 years old, or (2) is located on a former federal military installation exceeding 80 acres, shall be permitted in any zoning district, except the RA District, subject to administrative site plan approval under Article XVI, provided the project is deed-restricted to include at least twenty-five (25%) percent of units as affordable dwelling units for at least forty (40) years. Subsections D(2) and E(3) above apply to a qualified project approved under this subsection to the same extent they apply to a qualified project approved under Subsections D or E.

SECTION 10: Chapter 128, Article VXI, Section 128-209 is hereby amended as follows:

§ 128-209 Approval and extension **of a commercial development project**.

A. Approval of a site plan **for commercial development that does not include mixed-use development** submitted under the provisions of this article shall expire two (2) years after the date of such Approval unless building permits have been obtained for construction per that site plan.

B. A one-year extension may be given upon written request by the applicant to the Director of Planning within ninety (90) days before the approved site plan expires. The Director of Planning shall acknowledge the request and shall forward the request within forty-five (45) days after receipt to the Planning Commission for a recommendation regarding the requested extension.

C. The Planning Director shall have the discretion to grant additional one-year extensions upon a finding by the Director that the extension is necessary due to the inability of the applicant

to undertake construction due only to delays caused by state and federal agencies in issuing necessary and applicable permits or approvals for the project.

D. Except as provided in subsection C, no extension shall be approved if development standards applicable to the approved site plan have been revised and actual construction has not lawfully begun before the effective date of adoption or amendment of this Chapter and upon which actual building construction has been diligently carried on. Actual construction is defined to include the placing of construction materials in a permanent position and fastened permanently; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, if work shall be diligently carried on until completion of the building involved.

SECTION 11: Chapter 128, Article XVI, Section 128-213 is hereby amended as follows:

§ 128-213 Administration approvals, accessory structures.

. . .

~~D. Expiration of approvals. Approvals shall expire two (2) calendar years from issuance by the Director or his or her designee if substantial construction has not occurred.~~

~~E.~~**D.** Time extensions of approved applications. Upon written notice by the applicant and payment of fees, the Director or their designee may grant a one-time extension of one (1) calendar year if the application is substantially the same and the accessory structure remains compliant with the provisions of this section. Notice of the decision by the Director or his or her designee shall be provided in writing.

~~F.~~**E.** Modifications of approved plans. The applicant may request a modification of the approved plans, provided the modifications comply with the requirements of this section.

SECTION 12: Chapter 128, Article VI, Section 128-117 is hereby amended as follows:

~~§ 128-117. Reserved.~~

§ 128-117. Solar energy generating stations.

Solar energy generating stations are subject to the following, in addition to other applicable requirements of this Chapter: (1) a station with a nameplate AC capacity of 5 megawatts or less, measured at the inverter, is a permitted use subject to standard site plan approval, and shall meet, at minimum, the setback, screening, and decommissioning standards of Md. Code Ann., Public Utilities § 7-218, as amended; (2) a station exceeding 5 megawatts AC is subject to State Public Service Commission certification under Public Utilities § 7-207, and Town review is limited to non-zoning permits (building, electrical, stormwater, and similar

permits) to the extent required by State law; and (3) an accessory solar array serving a principal use on the same lot is regulated as an accessory structure under § 128-90.

SECTION 13: Chapter 128, Article VI, Section 128-78 is hereby amended as follows:

§ 128-78 Public, civic, and institutional use categories.

. . .

N. Utilities and public service facility.

(1) Essential services - Underground or overhead gas, electrical, steam, or water transmission or distribution systems, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, towers, electric substations, telephone exchange buildings, gas regulator stations, and other similar equipment and accessories that are reasonably necessary to furnish utility services or for the public health, safety, or general welfare.

(2) Public utility - Uses or structures, except essential services provided to the general public, such as water, sewerage, sewage treatment, electricity, piped gas, or telecommunications.

(3) Alternative energy facilities - Energy production systems that generate energy from the byproducts of the principal use are considered accessory uses, including net-metered installations and installations that generate power to sell wholesale to the power grid. **This subsection does not apply to a Solar Energy Generating Station, as defined in § 128-78.O(3), which is a principal use where listed as such in the Permitted Uses Table.**

O. Alternative Energy Systems.

(1) Wind Energy Conversion System - An electrical generating facility consisting of a wind turbine, generator, other accessory structures and buildings, electrical infrastructure, and other appurtenant structures and facilities.

(2) Solar Energy System (SES) - Solar collectors, panels, controls, energy storage devices, heat pumps, heat exchangers, and other materials, hardware, or equipment necessary to the process by which solar radiation is collected, converted into another form of energy, stored, protected from unnecessary dissipation and distributed. Solar systems include solar thermal and photovoltaic.

(3) Solar Energy Generating Station — A principal use consisting of ground-mounted or freestanding solar collection equipment and associated infrastructure designed and used to generate electricity for wholesale sale or transmission to the electric grid, as distinguished from a Solar Energy System (SES) under Subsection

O(2), which is accessory to a principal use on the same lot. A Solar Energy Generating Station's nameplate AC capacity is measured at the inverter.

SECTION 14: Chapter 128, Article V, Section 128-87, Permitted Uses Table is hereby repealed and replaced with the table attached hereto as **Exhibit A**.

SECTION 15: Chapter 128, Attachment 5 – Appendix V – Sign Types and Dimensional Regulations by Zoning Districts is hereby repealed and replaced with the table attached hereto as **Exhibit B**.

SECTION 16: 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 17: In accordance with § C3-12 of the Town Charter, this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect seven (7) days from and after the date of its final passage and adoption, except that 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 _____, 2026.

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 _____, 2026.

_____
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 <u>underlined</u>** reflects additions to the Town Code

Exhibit A

Key:
P – Permitted Use within a zoning district (all uses require site plan approval by the Planning Commission or staff as provided in Article XVI and may be subject to supplemental use standards as provided in Article VI)
SE – Special Exception from the Board of Appeals
IRD – Infill & Redevelopment Overlay Zone (site plan review and approval required)

§ 128-87. Permissible Uses Tables.	**Zoning District**											
Permitted Use Categories and Subcategories	**SR**	**TR**	**MR**	**UR**	**GC**	**CBC**	**CM**	**RHC**	**I**	**PN**	**MI**	**RA**
Household Living												
Detached single-family unit	P	P	P	P	P	P	P	----	----	P	P	P
Two-family unit	P	P	P	P	----	P	----	----	----	P	P	----
Duplex	P	P	P	P	P	P	----	----	----	P	P	----
Townhouse	----	----	P	P	SE	P	----	----	----	P	P	----
Four-story Townhouse	----	----	----	P	----	----	----	----	----	P	----	----
Multifamily/apartment/condo	----	----	P	P	SE	P	----	----	----	P	P	----
Standalone Tri-plex	----	IRD	IRD	P	----	IRD	----	----	----	----	P	----
Standalone Four-plex	----	IRD	IRD	P	----	IRD	----	----	----	----	P	----
Accessory dwelling units	P	P	P	P	P	P	----	----	----	P	P	----
Mixed-use building	IRD	IRD	IRD	P	P	P	----	P	----	P	P	----
Cottage housing development	P	P	P	P	----	----	----	----	----	P	P	----
Manufactured home park, or subdivision	----	----	SE	SE	----	----	----	----	----	----	----	P
Manufactured Home	P	P	P	P	P	P	P	----	---	P	P	P
Qualified projects developed by nonprofits	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	~~SEP~~	----
Group Living												
Intermediate Care Facilities for Individuals with Intellectual Disabilities or Persons with Related Conditions, small	P	P	P	P	----	----	P	----	----	P	---	----
Intermediate Care Facilities for Individuals with Intellectual Disabilities or Persons with Related Conditions, large	----	----	P	P	----	---	P	----	----	P	---	----
Group residential care facilities, small	P	P	P	P	----	----	P	----	----	P	---	----
Group residential care facilities, large	----	----	P	P	----	---	P	----	----	P	---	----
Assisted living, continuing care	SE	SE	SE	SE	---	---	P	----	----	P	---	----

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§ 128-87. Permissible Uses Tables.	**Zoning District**											
Permitted Use Categories and Subcategories	**SR**	**TR**	**MR**	**UR**	**GC**	**CBC**	**CM**	**RHC**	**I**	**PN**	**MI**	**RA**
Shelter Care	SE	SE	SE	SE	SE	----	SE	----	----	----	----	----
Public, Civic, and Institutional												
Cemetery	----	----	----	----	----	----	----	----	----	----	----	P
College or university	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	----
Community center	P	P	P	P	----	----	----	----	----	P	P	----
Fraternal organization	P	P	P	P	P	P	----	----	----	----	----	----
Governmental facility	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals and Clinics larger than 10,000 square feet	----	----	----	----	----	----	P	P	----	----	----	----
- Nursing, extended care facility	---	---	P	P	----	----	P	----	----	P	----	----
- Nursing home, intermediate care, large	----	----	P	P	---	---	P	---	---	P	---	---
- Nursing home, intermediate care, small	P	P	P	P	---	---	P	---	---	P	---	---
- Health Clinics less than 10,000 square feet	SE	SE	SE	SE	P	P	P	P	---	P	---	---
Urgent Care Facilities	----	----	----	----	----	----	----	P	----	----	----	----
Parks and recreation	P	P	P	P	P	P	----	----	----	P	----	P
Religious assembly	P	P	P	P	P	P	P	P	----	P	----	P
Safety service	P	P	P	P	P	P	P	P	P	P	P	P
School	P	P	P	P	P	P	----	P	----	P	----	----
Essential services	P	P	P	P	P	P	P	P	P	P	P	P
Public utility	P	P	P	P	P	P	P	P	P	P	P	P
Alternative energy facilities, wind energy conversion systems	----	----	----	----	----	----	----	P	P	----	P	----
Alternative energy facilities - solar energy power system or heating equipment	---P	---P	---P	---P	P	P	P	P	P	P	P	----
Wireless Telecommunications												

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§ 128-87. Permissible Uses Tables.	**Zoning District**											
Permitted Use Categories and Subcategories	**SR**	**TR**	**MR**	**UR**	**GC**	**CBC**	**CM**	**RHC**	**I**	**PN**	**MI**	**RA**
Building or tower-mounted antennas												
- 50 feet tall or less	P	P	P	P	P	P	P	P	P	P	P	P
- More than 50 feet	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Satellite dish	P	P	P	P	P	P	P	P	P	P	P	P
Small wireless facility		See Chapter 126, Town of Denton Code										
Animal Services												
Grooming	----	----	----	----	P	P	----	P	----	----	P	----
Boarding or shelter/kennel (Indoor vs. Outdoor?)	----	----	----	----	----	----	----	P	P	----	----	P
Veterinary care	----	----	----	----	P	P	----	P	----	----	P	----
Assembly and entertainment												
Assembly and entertainment establishments	----	----	----	----	P	P	----	P	----	----	P	----
Commercial Service												
Building service	----	----	----	----	P	----	----	P	P	----	P	----
Business support service	----	----	----	----	P	P	----	P	P	----	P	----
Consumer maintenance and repair service	----	----	----	----	P	----	----	P	P	----	P	----
Personal improvement service	----	----	----	----	P	P	P	P	----	P	P	----
Research Service	----	----	----	----	P	P	----	P	P	----	P	----
Daycare center	SE	SE	SE	SE	SE	---	P	SE	---	P	---	---
Eating and drinking establishments	----	----	----	----	P	P	----	P	----	----	P	----
Financial service	----	----	----	----	P	P	----	P	P	----	P	----
Funeral and mortuary service	----	----	----	----	----	P	----	----	P	----	----	----
Studio, instructional, or service	----	----	----	----	P	P	----	P	----	----	P	----
Trade school	----	----	----	----	P	P	----	P	P	----	P	----

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§ 128-87. Permissible Uses Tables.	**Zoning District**											
Permitted Use Categories and Subcategories	**SR**	**TR**	**MR**	**UR**	**GC**	**CBC**	**CM**	**RHC**	**I**	**PN**	**MI**	**RA**
Lodging												
Hotel and motel	----	----	----	----	P	----	----	P	----	----	----	----
Short-term rentals	See Chapter 98, Town of Denton Code											
Bed and breakfast	P	P	P	P	P	P	----	----	----	P	P	----
Office												
Business and professional office	----	----	----	----	P	P	P	P	P	P	P	----
Medical, dental, and health practitioner	----	----	----	----	P	P	P	P	----	P	P	----
Retail Sales												
Convenience goods	----	----	----	----	P	P	P	P	----	P	P	----
Neighborhood Center	IRD	IRD	IRD	IRD	----	----	----	----	----	----	----	
Cannabis enterprises – retail sale only	----	----	----	----	SE	P	----	P	----	P	----	----
Adult entertainment establishment	----	----	----	----	----	----	----	----	P	----	----	----
Consumer shopping goods	----	----	----	----	P	P	P	P	----	----	P	----
Building supplies and equipment	----	----	----	----	----	----	----	P	P	----	P	----
Vehicle Sales and Service												
Commercial vehicle repair and maintenance	----	----	----	----	----	----	----	P	P	----	P	----
Commercial vehicle sales and rentals	----	----	----	----	----	----	----	P	P	----	P	----
Fueling station	----	----	----	----	P	P	----	P	P	----	----	----
Personal vehicle repair and maintenance	----	----	----	----	P	----	----	P	P	----	P	----
Personal vehicle sales and rentals	----	----	----	----	P	----	----	P	P	----	P	----
Vehicle body and paint finishing shop	----	----	----	----	----	----	----	P	P	----	P	----
Wholesale, Distribution & Storage												
Equipment and materials storage, outdoor	----	----	----	----	----	----	----	----	P	----	P	----
Contractor's shop	----	----	----	----	P	----	----	P	P	----	P	----

Key:
P – Permitted Use within a zoning district (all uses require site plan approval by the Planning Commission or staff as provided in Article XVI and may be subject to supplemental use standards as provided in Article VI)
SE – Special Exception from the Board of Appeals
IRD – Infill & Redevelopment Overlay Zone (site plan review and approval required)

§ 128-87. Permissible Uses Tables.	**Zoning District**											
Permitted Use Categories and Subcategories	**SR**	**TR**	**MR**	**UR**	**GC**	**CBC**	**CM**	**RHC**	**I**	**PN**	**MI**	**RA**
Trucking and transportation terminal	----	----	----	----	----	----	----	----	P	----	----	----
Warehouse	----	----	----	----	----	----	----	P	P	----	P	----
Mini storage facilities	----	----	----	----	----	----	----	P	P	----	P	----
Limited wholesale sales and distribution facilities	----	----	----	----	----	----	----	P	P	----	P	----
Wholesale sales and distribution facilities.	----	----	----	----	----	----	----	P	P	----	----	----
Industrial												
Artisan industrial	----	----	----	----	----	----	----	----	P	----	P	----
Micro-producers, wine, beer, or distilled spirits, coffee roasting	----	----	----	----	P	P	----	P	----	P	P	----
Limited industrial	----	----	----	----	----	----	----	----	P	----	----	----
General industrial	----	----	----	----	----	----	----	----	P	----	----	----
Cannabis Enterprises, growing, processing, transport, packaging, warehousing, and the like	----	----	----	----	----	----	----	----	P	----	----	----
Bulk storage or wholesaling of fuels and other flammable liquids over 2,000 gallons	----	----	----	----	----	----	----	----	P	----	----	----
Bulk storage or wholesaling of fuels and other flammable liquids less than 2,000 gallons	----	----	----	----	----	----	----	----	P	----	----	----
Storage in bulk, drying, or other processing of grain and livestock feed or storage and sale of fertilizer, coal, coke, or firewood	----	----	----	----	----	----	----	----	P	----	----	----
Recycling												
Recyclable material drop-off facility	----	----	----	----	P	----	----	P	P	----	P	----
Agriculture												
Agriculture, animal production	----	----	----	----	----	----	----	----	----	----	----	----
Agriculture, crop production	----	----	----	----	----	----	----	----	----	----	----	P

Exhibit A

Key:
P – Permitted Use within a zoning district (all uses require site plan approval by the Planning Commission or staff as provided in Article XVI and may be subject to supplemental use standards as provided in Article VI)
SE – Special Exception from the Board of Appeals
IRD – Infill & Redevelopment Overlay Zone (site plan review and approval required)

§ 128-87. Permissible Uses Tables.	**Zoning District**											
Permitted Use Categories and Subcategories	**SR**	**TR**	**MR**	**UR**	**GC**	**CBC**	**CM**	**RHC**	**I**	**PN**	**MI**	**RA**
Agriculture, buildings, and structures	----	----	----	----	----	----	----	----	----	----	----	P
Community garden	P	P	P	P	P	P	P	----	----	P	P	----
Indoor plant cultivation	----	----	----	----	----	----	----	P	P	----	P	P
Other												
Drive-in or drive-through facility	----	----	----	----	P	P	----	P	P	P	P	----
Temporary Use, construction	P	P	P	P	P	P	P	P	P	P	P	P
Temporary uses, emergency	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Use, sales	P	P	P	P	----	----	----	----	----	P	----	----
Accessory Uses												
Home Occupation	P	P	P	P	P	P	----	----	----	P	P	P
Portable storage containers, roll-off trash containers.	P	P	P	P	P	P	P	P	P	P	P	P
Boarding and rooming	P	P	P	P	P	P	P	----	----	P	P	P
Daycare, family/home	P	P	P	P	P	P	P	----	----	P	P	P
Garage/Yard sales	P	P	P	P	P	P	P	P	P	P	P	P

Appendix V - Sign Types and Dimensional Regulations by Zoning Districts

Table 1 Sign Types and Dimensional Regulations by Zoning Districts, Central Business Commercial (CBC) Zoning District

ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED (Refer to Table Note #3)	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Central Business Commercial (CBC)	A-Frame (Refer to Table Note #4)	1-per business	Limited by maximum signage area	6-sqft.	3-ft.	Not permitted	Maintain pedestrian traffic clearance
	Awning	1-per business	1-sqft. per lf. of business/building frontage	40-sqft. (for all tenants, all signage	6-inches sign lettering	Not permitted	-
	Directional	As determined by the Planning Commission	Limited by maximum signage area	4-sqft.	3-ft.	Not permitted	Off premise-refer to Table Note #6
	Exterior Directory	1-per building entrance	2-sqft. per business	10-sqft.	6-ft.	Indirect or Backlighting	-
	Flat/wall	The maximum sign area limits the number of signs. No sign may be larger than 20 percent of the façade area	1-sqft. per 1-lf. of business/building frontage	40-sqft. (for all tenants, all flat signage)	-	Indirect or Backlighting	-
	Freestanding	1 per lot with front yard / 2 per corner lot (1 each street frontage)	Limited by maximum signage area	10-sqft. per face	15-ft. measured from adjacent grade, paved walk, or surface	Indirect or Backlighting	10 ft. setback from the property line. Gasoline/fueling stations or other businesses selling automotive fuel are permitted to incorporate one price sign not to exceed 18 square feet.

Table 1 Sign Types and Dimensional Regulations by Zoning Districts, Central Business Commercial (CBC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED (Refer to Table Note #3)	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
	Projecting	1 per tenant	1-sqft. per 1 lf. of business/building frontage	10-sqft. each face	13-ft. / 8-ft. pedestrian clearance measured from adjacent grade, paved walk, or surface	Indirect or Backlighting	Install at right angles to the building and a minimum of 2 ft. from the property line
	Window	1 per business	1-sqft. per 1-lf. of business/building frontage	50% of the Window Area	-	Not permitted	-
	Fueling station canopy sign	2	25 square feet per canopy sign	50-sq. ft.	Height of canopy	Internally	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding, or wall-mounted signage limits.

Table 2. Sign Types and Dimensional Regulations by Zoning Districts, Commercial Medical (CM), and General Commercial (GC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Commercial Medical (CM) and	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	100-sqft. / 20-sqft. min.	15-ft. measured from adjacent grade, paved walk, or surface	Internal	-

Table 2. Sign Types and Dimensional Regulations by Zoning Districts, Commercial Medical (CM), and General Commercial (GC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
	Exterior Directory	1-per building entrance	2-sqft. per business	10-sqft.	Refer to Table Note #4	Not permitted	-
	Exterior Directory, Freestanding	1-per building used as or incorporated as a freestanding	1-sqft. per 1-lf. of street frontage	100-sqft. / 20-sqft. min.	15-ft. measured from adjacent grade, paved walk, or surface	Indirect / Internal	-
	Flat/wall	The maximum sign area limits the number of signs. No sign may be larger than 20 percent of the façade area.	1-sqft. per 1-lf. of business/building frontage	60-sqft. (for all tenants, all flat signage)	Refer to Table Note #4	Internal	Maximum of 9-inches projection
	Freestanding	1-per lot with front yard	1-sqft. per 1-lf. of street frontage	100-sqft. / 20-sqft. min.	15-ft. measured from adjacent grade, paved walk, or surface	Indirect / Internal	Gasoline/fueling stations or other businesses selling automotive fuel are permitted to incorporate one price sign not to exceed 24 square feet.
	Projecting	1 per tenant	1-sqft. per 1-lf. of business/building frontage	12-sqft. each face	7-ft. pedestrian clearance measured from adjacent grade, paved walk, or surface	Not permitted	Install at right angles to the building, maximum 6-ft. projection, minimum of 2-ft. from the property line
	Directional	As determined by the Planning Commission	-	4-sqft.	-3-ft.	Not permitted	
	Fueling station canopy sign	2	25 square feet per canopy sign	50-sq. ft.	Height of canopy	Internally	Permanent signage under the canopy on pumps or

Table 2. Sign Types and Dimensional Regulations by Zoning Districts, Commercial Medical (CM), and General Commercial (GC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
							supports shall not be counted towards the canopy, freestanding, or wall-mounted signage limits.

Table 3. Sign Types and Dimensional Regulations by Zoning Districts, Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Regional Highway Commercial (RHC)	Awning	1-per business	1-sqft. per lf. of business/building frontage	20% of the wall surface on which the sign is located	Limited by maximum signage area	Not permitted	8-ft. minimum pedestrian clearance, measured from adjacent paved surface, walk, or grade
	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	30-sqft	15-ft. measured from adjacent grade, paved walk, or surface	Internal	-
	Exterior Directory	1-per building entrance	2-sqft. per business	20-sqft.	Refer to Table Note #4	Not permitted	-
	Flat/Wall	The maximum sign area limits the number of signs with no sign larger the 20 percent of the façade area	15-sqft. per 20-lf. of street frontage	150 square feet (for all tenants, all flat signage)	Refer to Table Note #4	Indirect / Internal	Maximum of 9-inches projection
	Service station canopy sign	2	25 square feet per canopy sign	50-sq. ft.	Height of canopy	Internally	Permanent signage under the canopy on pumps or

Table 3. Sign Types and Dimensional Regulations by Zoning Districts, Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
							supports shall not be counted towards the canopy, freestanding, or wall-mounted signage limits.
	Freestanding	1-per lot with front yard	15-sqft. per 20-lf. of street frontage	30-sqft.	30-ft. measured from adjacent grade, paved walk, or surface	Indirect / Internal	Gasoline/fueling stations or other businesses selling automotive fuel are permitted to incorporate one price sign not to exceed 40 square feet
	Directional	As determined by the Planning Commission	-	4-sqft.	3-ft.	Not permitted	-
	Sign package approved as part of the site plan approval process						
	Flat/Wall	The maximum sign area limits the number of signs. No sign may be larger than 20 percent of the façade area	15-sqft. per 20-lf. of street frontage per sign	200 square feet (for all tenants, all flat signage)	Refer to Table Note #4	Indirect / Internal	Maximum of 9-inches projection
	Freestanding	1-per lot with front yard	15-sqft. per 20-lf. of street frontage	30-sqft.	30-ft. measured from adjacent grade, paved walk, or surface	Indirect / Internal	Gasoline/fueling stations or other businesses selling automotive fuel are permitted to

Table 3. Sign Types and Dimensional Regulations by Zoning Districts, Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
							incorporate one price sign not to exceed 64.

Table 4. Sign Types and Dimensional Regulations by Zoning Districts, Mixed Industrial (MI) and Industrial (I) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Mixed Industrial (MI) and Industrial (I)	Exterior Directory	1-per building entrance	2-sqft. per tenant	10-sqft.	Refer to Table Note #4	Not permitted	-
	Flat	2-per building	15-sqft. per 20-lf. of building or tenant space frontage	20% of the wall surface on which the sign is located	-	Indirect/ Internal/ Backlighting	Maximum of 9-inches projection
	Freestanding or Freestanding Directory	1-per lot or parcel	15-sqft. per 20-lf. of building or tenant space frontage	100-sqft.	25-ft. measured from adjacent grade, paved surface, or walk	Indirect / Internal	-
	Directional	As determined by the Planning Commission	-	4-sqft.	3-ft.	Not permitted	-

Table 5A Sign Types and Dimensional Regulations, Existing Commercial Shopping Centers and Big Box Stores in Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Regional Highway Commercial (RHC)	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	100-sqft. / 20-sqft. min. / 30-sqft. in Residential Zoning Districts	25-ft. measured from adjacent grade, paved walk, or surface	Internal	-
	Exterior Directory	1-per building entrance	2-sqft. per tenant	10-sqft.	Refer to Table Note #4	Not permitted	-
	Flat / Individual Tenant on Lot with Freestanding Directory	1-per building or tenant frontage	2-sqft. per 1-lf. of building or tenant frontage	100-sqft.	Refer to Table Note #4	Indirect / Internal	-
	Flat / Individual Tenant or Business without a Freestanding Directory	1 per tenant	1-sqft. per 1-lf. of building or tenant space frontage	100-sqft.	Refer to Table Note #4	Indirect / Internal	-

Table 5A Sign Types and Dimensional Regulations, Existing Commercial Shopping Centers and Big Box Stores in Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
	Freestanding or Freestanding Directory	1-per lot or parcel	Limited by maximum signage area	150-sqft. each face, 2-sided signs	25-ft. measured from adjacent grade, paved surface, or walk	Indirect / Internal	-
	Bulletin or Directory	As determined by the Planning Commission	-	20-sqft.		Not permitted	
	Directional Sign	As determined by the Planning Commission	-	4-sq ft.	3-ft.	Not permitted	

Table 5B-Sign Types and Dimensional Regulations, Existing Industrial Centers and Commercial Medical Centers in Regional Highway Commercial (RHC) Zoning District and Industrial Park							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Regional Highway Commercial (RHC) and Industrial Park	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	100-sqft. / 20-sqft. min. / 30-sqft. in Residential Zoning Districts	25-ft. measured from adjacent grade, paved walk, or surface	Internal	-
	Exterior Directory	1-per building entrance	2-sqft. per tenant	10-sqft.	Refer to Table Note #4	Not permitted	-
	Flat / Individual Tenant on Lot with Freestanding Directory	1-per building or tenant frontage	2-sqft. per lf. of building or tenant frontage	100-sqft.	Refer to Table Note #4	Indirect / Internal	-
	Flat / Individual Tenant or Business without a Freestanding Directory	1 per tenant	1-sqft. per lf. of building or tenant space frontage	100-sqft.	Refer to Table Note #4	Indirect / Internal	-
	Freestanding or Freestanding Directory	1-per lot or parcel	Limited by maximum signage area	150-sqft. for each face, 2-sided signs /	25-ft. measured from adjacent grade, paved surface, or walk	Indirect / Internal	-

Table 5B-Sign Types and Dimensional Regulations, Existing Industrial Centers and Commercial Medical Centers in Regional Highway Commercial (RHC) Zoning District and Industrial Park							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
				300-sqft. for 1-sided sign			
	Bulletin or Directory	1-per lot or parcel	-	20-sqft.	5-ft.	Not permitted	-
	Directional	As determined by the Planning Commission	-	4-sq ft.	3-ft.	Not permitted	-

Table 5C. Sign Types and Dimensional Regulations, New and Comprehensive Redevelopment: Commercial Shopping Centers and Big Box Stores (Table 5C) in Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Also, Refer to Table Notes
Regional Highway Commercial (RHC)	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	100-sqft. / 20-sqft. min. / 30-sqft.	30-ft. measured from adjacent grade, paved walk, or surface	Internal	Table Note #10
	Exterior Directory	1-per building entrance	2-sqft. per tenant	As determined by the Planning Commission	Refer to Table Note #4	Internal	-
	Flat / Individual Tenant on Lot with Freestanding Directory	As determined by the Planning Commission	As determined by the Planning Commission	20% of wall surface per tenant.	Refer to Table Note #4	Downlight / Internal / Indirect	-
	Flat / Individual Tenant or Business without a Freestanding Directory	As determined by the Planning Commission	As determined by the Planning Commission	20% of wall surface per tenant	Refer to Table Note #4	Downlight / Internal / Indirect	Shall not extend more than 18-in. from the building wall.

Table 5C. Sign Types and Dimensional Regulations, New and Comprehensive Redevelopment: Commercial Shopping Centers and Big Box Stores (Table 5C) in Regional Highway Commercial (RHC) Zoning District							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Also, Refer to Table Notes
	Freestanding or Freestanding Directory	As determined by the Planning Commission	Limited by maximum signage area	200-sqft. each face, 2-sided signs	30-ft. measured from adjacent grade, paved surface, or walk	Downlight / Internal / Indirect	No closer than 20-ft. from the curb or Public Right-of-Way
	Bulletin or Directory	1-per lot or parcel	-	20-sqft.	5-ft.	Not permitted	
	Directional	As determined by the Planning Commission	-	4-sq ft.	3-ft.	Not permitted	

Table 5D. New and Comprehensive Redevelopment: Industrial Centers and Commercial Medical Centers in Regional Highway Commercial (RHC) Zoning District and Industrial Park							
ZONING DISTRICT	SIGN TYPES ERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
Regional Highway Commercial (RHC) and Industrial Park	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	100-sqft. / 20-sqft. min. / 30-sqft. in Residential Zoning Districts	30-ft. measured from adjacent grade, paved walk, or surface	Internal	-
	Exterior Directory	1-per building entrance	2-sqft. per tenant	-	Refer to Table Note #4	Not permitted	-
	Flat / Individual Tenant on Lot with Freestanding Directory	As determined by the Planning Commission	As determined by the Planning Commission	100-sqft 20% of wall surface per tenant	Refer to Table Note #4	Indirect / Internal	-

Table 5D. New and Comprehensive Redevelopment: Industrial Centers and Commercial Medical Centers in Regional Highway Commercial (RHC) Zoning District and Industrial Park							
ZONING DISTRICT	SIGN TYPES ERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
	Flat / Individual Tenant or Business without a Freestanding Directory	As determined by the Planning Commission	As determined by the Planning Commission	20% of wall surface per tenant	Refer to Table Note #4	Indirect / Internal	-
	Freestanding or Freestanding Directory	As determined by the Planning Commission	Limited by maximum signage area	200-sqft. for each face, 2-sided signs / 400 sq ft. for 1-sided sign	30-ft. measured from adjacent grade, paved surface, or walk	Indirect / Internal	-
	Directional	As determined by the Planning Commission	-	4-sqft.	3-ft.	Not permitted	

Table 6. Government, Religious, Charitable, and Civic Organizations in all zoning districts							
ZONING DISTRICT	SIGN TYPES PERMITTED	NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~	SIGNAGE AREA DETERMINATION	MAXIMUM SIGNAGE AREA	MAXIMUM HEIGHT (Refer to Table Note #4)	ILLUMINATION PERMITTED (Refer to Table Note #5)	OTHER PROVISIONS Refer to Table Notes
ALL ZONING DISTRICTS GOVERNMENT ONLY	Electronic Message Board / Electronic Display Screen (Refer to Table Note #9)	1-per lot or parcel, used as or incorporated as a freestanding	Limited by maximum signage area	100-sqft. / 30-sqft. in Residential Zoning Districts	15-ft. measured from adjacent grade, paved walk, or surface	Internal	-
	Exterior Directory	1-per building entrance	Limited by Maximum Signage Area	10-sqft.	Refer to Table Note #4	Indirect / Internal	-
	Flat	1-per building frontage	2-sqft. per 100-lf. of building or tenant space frontage	40-sqft. / each sign	Refer to Table Note #4	Indirect / Internal	-
	Freestanding or Freestanding Directory	1-per lot or parcel	2-sqft. per 100-lf. of building or tenant space frontage	50-sqft. each face	15-ft. measured from adjacent	Indirect / Internal	-

Table 6. Government, Religious, Charitable, and Civic Organizations in all zoning districts							
ZONING DISTRICT	**SIGN TYPES PERMITTED**	**NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~**	**SIGNAGE AREA DETERMINATION**	**MAXIMUM SIGNAGE AREA**	**MAXIMUM HEIGHT (Refer to Table Note #4)**	**ILLUMINATION PERMITTED (Refer to Table Note #5)**	**OTHER PROVISIONS Refer to Table Notes**
					grade, paved surface, or walk		
	Off-site Special Events	Unlimited	Limited by maximum signage area	16-sqft. each face	15-ft. measured from adjacent grade, paved surface, or walk	Not permitted	Remove within 2 days after the event
	Directional	As determined by the Planning Commission	-	4-sq ft.	3-ft.	Not permitted	-

Table 7. Sign Types and Dimensional Regulations, commercial signage in Suburban Residential (SR), Townscale Residential (TR), Mixed Residential (MR) Zoning Districts, Urban Residential (UR), and Rural Agriculture (RA) districts							
ZONING DISTRICT	**SIGN TYPES PERMITTED**	**NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~**	**SIGNAGE AREA DETERMINATION**	**MAXIMUM SIGNAGE AREA**	**MAXIMUM HEIGHT (Refer to Table Note #4)**	**ILLUMINATION PERMITTED (Refer to Table Note #5)**	**OTHER PROVISIONS Refer to Table Notes**
SUBURBAN RESIDENTIAL (SR) TOWNSCALE RESIDENTIAL (TR) AND MIXED RESIDENTIAL (MR)	Exterior Directory	1-per building entrance	2-sqft. per tenant	10-sqft.	Refer to Table Note #4	Not permitted	-
	Flat or Projecting	1-per building or tenant frontage	Limited by Maximum Signage Area	15-sqft. / each sign	Refer to Table Note #4	Indirect	-
	Directional	As determined by the Planning Commission	-	4-sqft.	-3-ft.	Not permitted	-

Table 8. Sign Types and Dimensional Regulations, Commercial Signage in Planned Neighborhoods (PN)							
ZONING DISTRICT	**SIGN TYPES PERMITTED**	**NUMBER OF SIGNS ALLOWED ~~(Refer to Table Note #3)~~**	**SIGNAGE AREA DETERMINATION**	**MAXIMUM SIGNAGE AREA**	**MAXIMUM HEIGHT (Refer to Table Note #4)**	**ILLUMINATION PERMITTED (Refer to Table Note #5)**	**OTHER PROVISIONS Refer to Table Notes**
Planned Neighborhood (PN)	Exterior Directory	1-per building entrance	2-sqft. per business	10-sqft.	-	Not permitted	-
	Exterior Directory, Freestanding	1-per building used as or incorporated as a freestanding	1-sqft. per 1-lf. of street frontage	100-sqft. / 20-sqft. min.	15-ft. measured from adjacent grade, paved walk, or surface	Not permitted	-
	Flat	1 per tenant	1-sqft. per 1-lf. of business/building frontage	60-sqft. (for all tenants, all flat signage)		Indirect / Internal	Maximum of 9-inches projection
	Freestanding	1-per lot with front yard	1-sqft. per 1-lf. of street frontage	100-sqft. / 20-sqft. min.	15-ft. measured from adjacent grade, paved walk, or surface	Indirect / Internal	-
	Projecting	1 per tenant	1-sqft. per 1 lf. of business/building frontage	12-sqft. each face	7-ft. pedestrian clearance measured from adjacent grade, paved walk, or surface	Not permitted	Install at right angles to the building, maximum 6-ft. projection, minimum of 2-ft. from the property line
	Directional	As determined by the Planning Commission	-	4-sqft.	-3-ft.	Not permitted	-

Table 9. Sign Types and Dimensional Regulations, Not Requiring a Permit/Subject to Regulations, All Zoning Districts					
ZONING DISTRICT	**SIGN TYPES PERMITTED**	**NUMBER OF SIGNS ALLOWED**	**MAXIMUM SIGNAGE AREA**	**ILLUMINATION PERMITTED (Refer to Table Note #4)**	**OTHER PROVISIONS Refer to Table Notes**
CBC	Real Estate	1-per lot or parcel	10-sqft.	Not permitted	Remove after sale or lease.

Table 9. Sign Types and Dimensional Regulations, Not Requiring a Permit/Subject to Regulations, All Zoning Districts					
ZONING DISTRICT	**SIGN TYPES PERMITTED**	**NUMBER OF SIGNS ALLOWED**	**MAXIMUM SIGNAGE AREA**	**ILLUMINATION PERMITTED (Refer to Table Note #4)**	**OTHER PROVISIONS Refer to Table Notes**
	Denton Branding Logo	Any	Not included in the calculation for the signage area	-	-
	Temporary Window or Door Signage	Limited by maximum signage area	20% of window or door area	Not permitted	Remove after 90 days.
	Construction Site Identification	1	32-sqft.	Not permitted	Remove after issuance of occupancy certificate
CM / GC	Real Estate	1-per lot or parcel	15-sqft.	Not permitted	Remove after sale or lease.
	Denton Branding Logo	Any	Not included in the calculation for the signage area	-	-
	Temporary Window or Door Signage	Limited by maximum signage area	20% of window or door area	Not permitted	Remove after 90-days
	Construction Site Identification	1	32-sqft.	Not permitted	Remove after issuance of occupancy certificate
MI / I	Real Estate	1-per lot or parcel	40-sqft.	Not permitted	Remove after sale or lease.
	Denton Branding Logo	Any	Not included in the calculation for the signage area	-	-
	Temporary Window or Door Signage	Limited by maximum signage area	20% of window or door area	Not permitted	Remove after 90-days
	Construction Site Identification	1	32-sqft.	Not permitted	Remove after issuance of occupancy certificate
All other districts	Real Estate	1-per lot or parcel	10-sqft.	Not permitted	Remove after sale or lease.
	Denton Branding Logo	Any	Not included in the calculation for the signage area	-	-

Table 9. Sign Types and Dimensional Regulations, Not Requiring a Permit/Subject to Regulations, All Zoning Districts					
ZONING DISTRICT	**SIGN TYPES PERMITTED**	**NUMBER OF SIGNS ALLOWED**	**MAXIMUM SIGNAGE AREA**	**ILLUMINATION PERMITTED (Refer to Table Note #4)**	**OTHER PROVISIONS Refer to Table Notes**
	Temporary Window or Door Signage	Limited by maximum signage area	20% of window or door area	Not permitted	Remove after 90-days
	Construction Site Identification	1	20-sqft.	Not permitted	Remove after issuance of occupancy certificate

Table (1-9) Notes.

1. **Government, Religious, Charitable and Civic Organizations.** Refer to Table 6 for signage types and dimensional regulations for government and governmental facilities and religious and civic organizations in any zoning district.

2. **Commercial Shopping and Industrial Centers.** Refer to Table 5 for signage types and dimensional regulations for Shopping and Industrial Centers applicable in any zoning district.

3. **This Note is applicable to Table 1 only. Combinations of Types of Signs – CBC District (Table 1).** Multiple signs and a combination of types of signs are permitted on a storefront in the CBC District. Combinations of sign types on a storefront in the CBC District are permitted subject to the Table of sign types and dimensional regulations for the CBC zoning district, under the following conditions:

   a. Combinations of signs.

      (1) A storefront may have one projecting sign and/or one permanent window sign.
      (2) A storefront may not have both a projecting sign and a flat/wall sign.
      (3) A storefront may not have both a flat/wall sign and a permanent window sign.
      (4) A storefront may not have both a flat/wall sign and a permanent window sign and an awning sign.
      (5) A storefront may not have both a projecting sign and an awning sign.
      (6) Temporary window signs are allowed in combination with flat/wall, projecting, awning, and permanent window signs.

   b. Limits on multiple signs.

      (1) Permanent storefront window signage shall not exceed 50% of the total storefront glass area on which it is attached or displayed.
      (2) All temporary signs affixed to storefront windows shall not exceed 20% of the glass area on which they are affixed.
      (3) Total permanent and temporary signs on storefront windows and entry doors shall be located and designed so as not to obscure visibility into the ground floor and shall not exceed a combined total of 50% of the glass area.
      (4) Storefront window signage (permanent and temporary) shall be reduced in area to reflect the area used for projecting signs. For example, if the storefront window is 100 square feet and the projecting sign is 15 square feet, the storefront window area for calculating coverage is reduced to 85 square feet (100 less 15), and the total storefront window signage may not exceed 50% of 85 square feet.

(5) Temporary signs shall be removed within 90 days after placement.
(6) Signs located in display areas that are not affixed to the storefront window shall not reduce the allowable storefront window signage.

c. Freestanding, A-frame, exterior directory, directional, and fueling station canopy signs, and the Denton branding logo, are not subject to the combination limits of this Note and are governed by Table 1.

4. **Safety, Adequate Clearances, and Other Provisions.**
   - . Maintain proper pedestrian traffic clearances surrounding all signs to avoid hazards.
   - . The minimum clearance from the adjacent pedestrian walk surface is 7 ft., measured from the adjacent walk surface or grade to the bottom of the sign.
   - . Height shall be reduced from the permitted maximum to mitigate or avoid electrical or other hazards.
   - . Properties located in the Denton Historic District are subject to the provisions of Article IV, Special District: Historic Overlay Zone.
   - . Shopping centers, Big Box Stores, Commercial Medical Centers, and Industrial Centers shall maintain an overhead clearance of 10 ft. measured from adjacent grade for all projecting and marquee signs greater than 6 sq. ft. in signage area.

5. **Illumination.** All illumination of signs is subject to the provisions of Article XI, Outdoor Lighting.

6. **Off-Premise Signage Provisions in CBC Zoning District.** Freestanding off-premise signs are permitted on each gateway access point (Gay, Franklin, 6th, and Market Streets and 5th Avenue. Signage shall be directional only.

7. **Works of Art and Architectural features.** Integral decorative or architectural features of buildings and works of art that do not contain letters, trademarks, or moving parts are permitted in all zoning districts.

8. **Vehicle Signage.** Signs installed or erected to currently licensed motor vehicles used in normal day-to-day operations of a business and are not primarily used as freestanding signs are permitted in all zoning districts.

9. **Electronic Message Board, Electronic Display Screen Signs.** Electronic Message Boards and electronic Display Screen Signs are subject to the following standards:
   a. The electronic display background color tones, lettering, pictures, and illuminations shall not flash, blink, scroll, change appearances, or otherwise create a distraction that may be a hazard to vehicular traffic.
   b. The transition or duration between displays or messages shall be no less than thirty (30) seconds. The Director of Planning and Codes or their designee may cause the transition or duration between displays to be modified from this standard if determined to be a distraction to vehicular traffic.
   c. Illumination shall be in accordance with Article XI, Outdoor Lighting.
   d. Electronic messaging signs shall have an automatic dimmer control to produce a distinct illumination change from higher to lower level of illumination for the period half an hour before sunset and after sunrise.

e. Audio speakers and any form of pyrotechnics are prohibited.