

RESIDENTIAL AND HEIGHT OVERLAY DISTRICTS

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"Our vision for Southeast Denton is a harmonious future that ensures a diverse, resilient, and inclusive community for generations to come. We will be a vibrant community that the City cultivates trust with, that cherishes and preserves our rich Black history and culture, discourages gentrification, ensures shared prosperity, and elevates the overall quality of life through strategic investments."

Agenda

- Southeast Denton Area Plan (SEDAP) Recap
- What is an Overlay?
- Proposed Overlay Districts
 - Residential
 - Height
 - Live/Work
- Discussion & Next Steps



Southeast Denton Area Plan: *Recap*

Goals:

1. Build trust within the community and with the City as a whole
2. **Honor the culture and heritage of Southeast Denton**
3. **Invest in economic prosperity**
4. **Strengthen neighborhoods and housing affordability**
5. Elevate the quality of public amenities and infrastructure
6. Create a safe and connected, multi modal travel system



Southeast Denton Area Plan

Creating the future. Keeping the character.

Tasks:

- **Action 4.1.1:** Create a **Residential Overlay District** to maintain the scale and character of the neighborhoods
- Create a **Height Overlay District** to prevent the encroachment of downtown-style development in Southeast Denton.
- **Action 4.1.3:** Create a **Live-Work Overlay District** that focuses on allowing small mom and pop in portion of a single-family home

It is a balancing act!

Is the requirement too permissive, allowing incompatible uses and forms?



Is the requirement too restrictive, deterring property owners from infill, renovating, or maintenance?

- Does the requirement achieve the SEDAP objectives?
- Is it straightforward and clear?



**Southeast Denton
Area Plan**

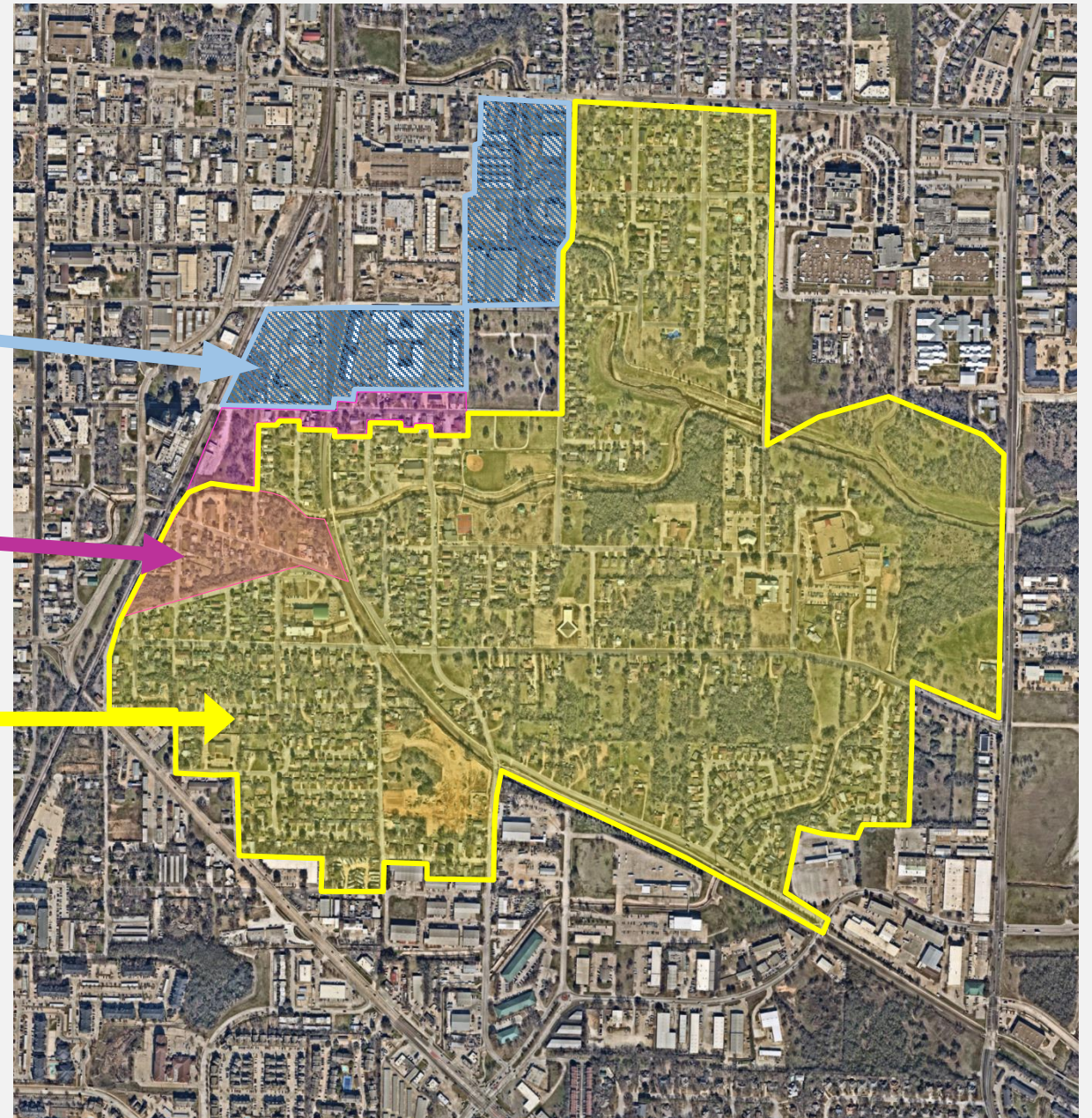
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Proposed Overlay Districts

**Height Limitation
Overlay District**

**Live/Work Overlay
District**

**Residential Overlay
District**



**Southeast Denton
Area Plan**

Creating the future. Keeping the character.

Southeast Denton Area Plan: *What we heard in March 2025*



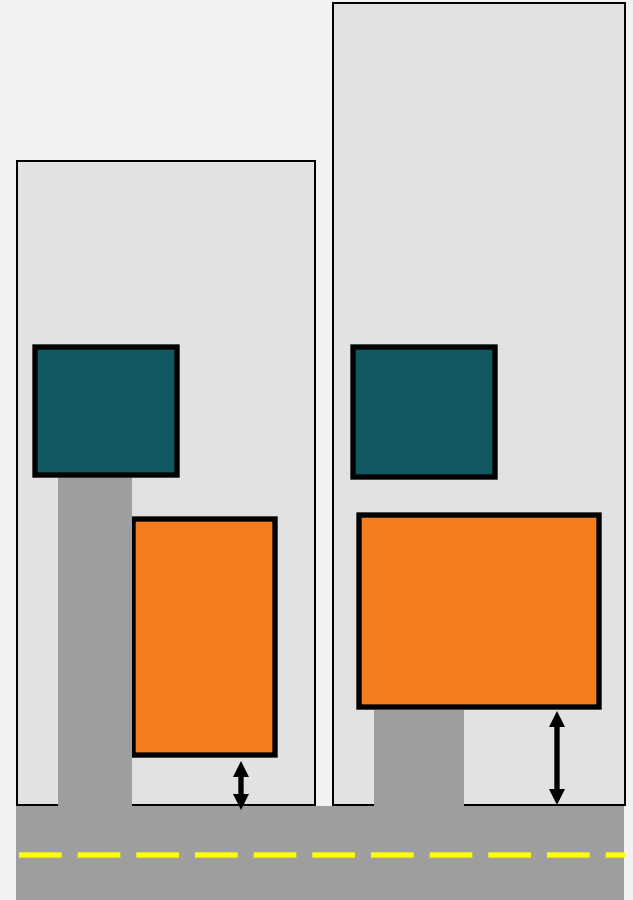
**88% believe
one-story
residences fit**



**77% believe
two-story
residences fit**



**37% believe
3-story
residences fit**



**63% believe
houses can
be located
closer to
street**

**63% believe
an **ADU**
should not
have
additional
parking**



**Southeast Denton
Area Plan**

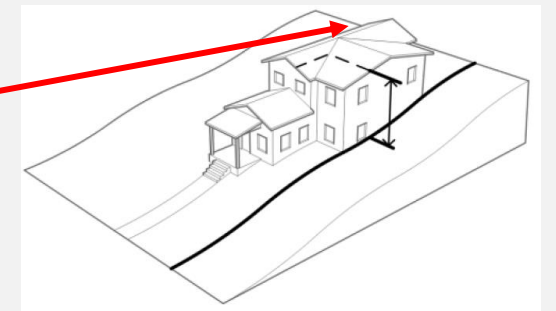
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Proposed Residential Overlay District: *Dwelling Size*

	R3	R4	R7	MN	Proposed Overlay District	Difference
Min Lot Area	10,000 SF	7,000 SF	4,000 SF	2,500 SF	Base zoning	No change
Min Front Yard Setback	20 feet	20 feet	10 feet	10 feet	Lots smaller than 7,000 SF: 10 feet Lots larger than 7,000 feet: 20 feet	-10 feet for smaller lots
Max Building Height**	40 feet	40 feet	40 feet	65 feet*	Primary structure: 30 feet** Accessory structure: 20 feet**	-10 feet to -20 feet

*Buildings between 41 and 65 feet and adjacent to a residential zoning district shall require a Specific Use Permit (SUP)

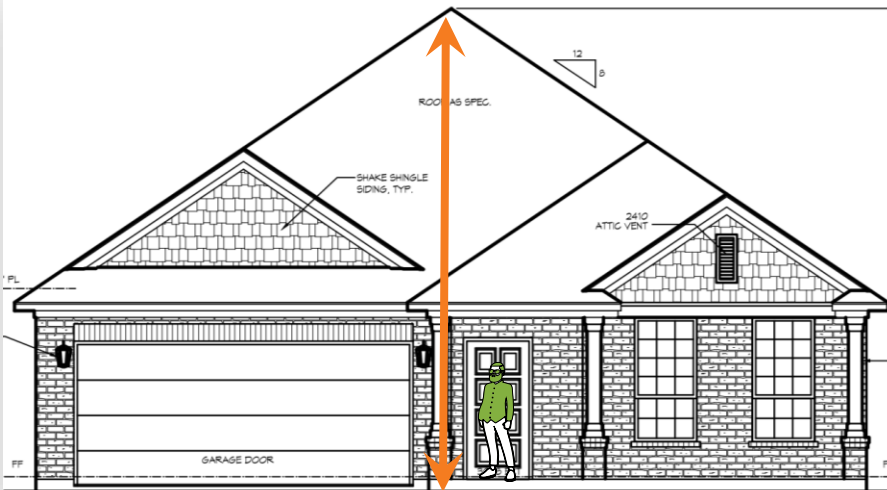
Measured as the vertical distance above finished grade to the highest point of the **roof.



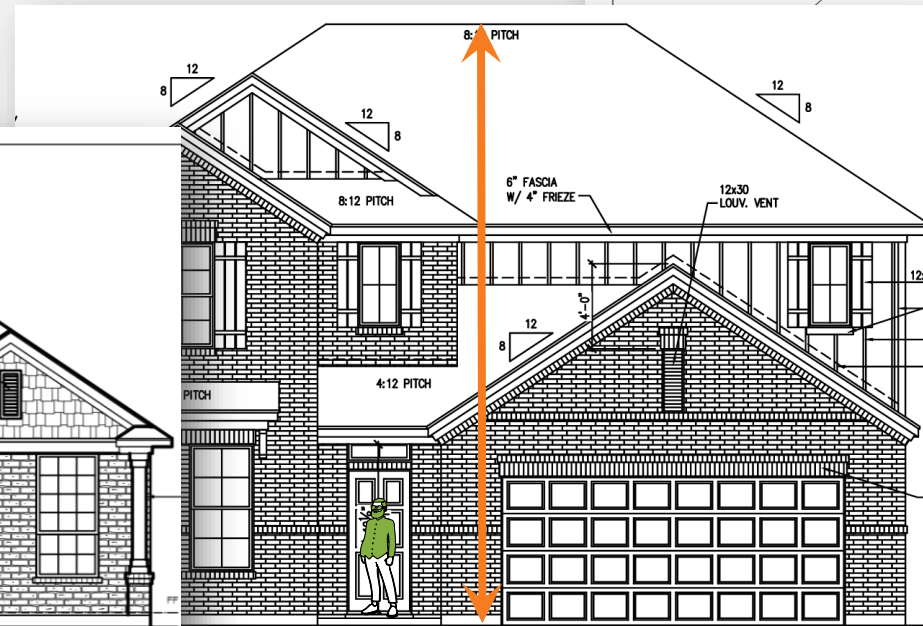
**Southeast Denton
Area Plan**

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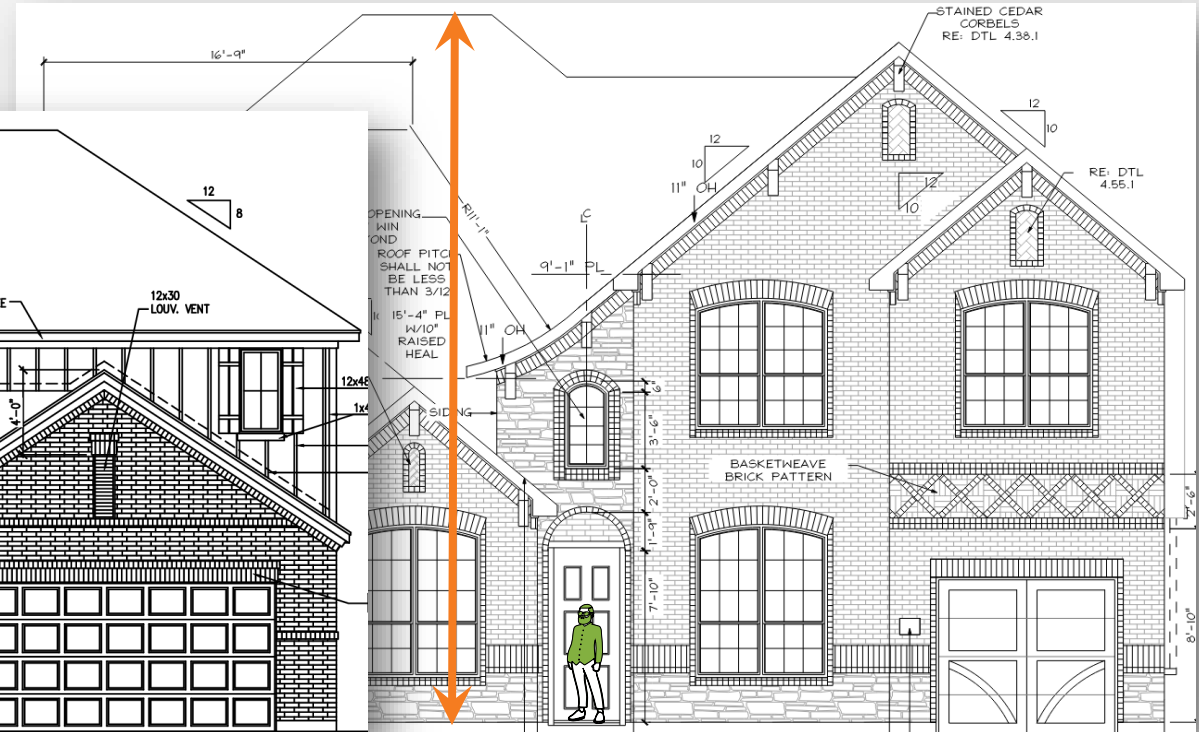
About 22 feet tall



About 28 feet tall



About 32 feet tall



Height Illustration

Southeast Denton: *Residential Architecture*



Vernacular

Traditional style that has evolved in accordance with area's climate or culture. The term often includes any kind of house that is considered typical or characteristic of an area



Bungalow

One- or one-and-a-half story homes with low-pitched gable roofs, wide eaves, covered front-entry



Craftsman

Homes emphasize harmony with nature. Details include low-pitched hipped or gabled roofs, porches with large columns, eaves with exposed rafters or braces, mixed materials (brick & siding)



Ranch

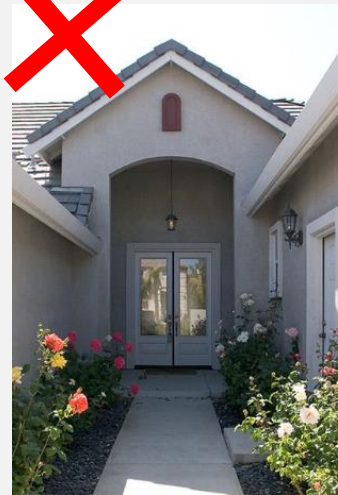
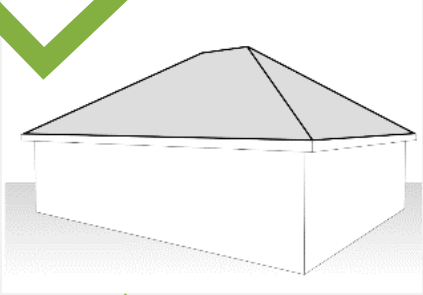
Single-story home with a low-pitched roof and wide eaves. Ranch homes are rectangular in shape, but can be L-shaped or U-shaped. Details include large windows, horizontal lines, private patios, and sliding doors to backyards



Postmodern

Eclectic style that represents a variety of historical styles with modern construction techniques

Residential Design Elements found in Southeast Denton



**Southeast Denton
Area Plan**

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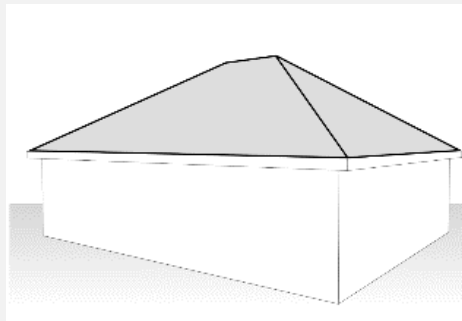
Southeast Denton Area Plan: *What we heard in March 2025*



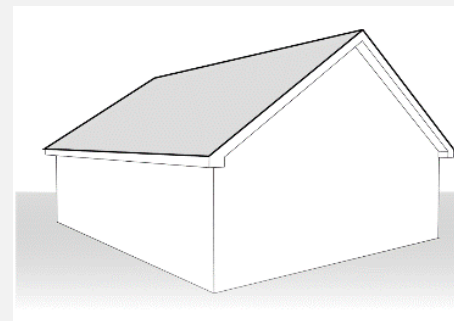
76% believe larger windows are appropriate



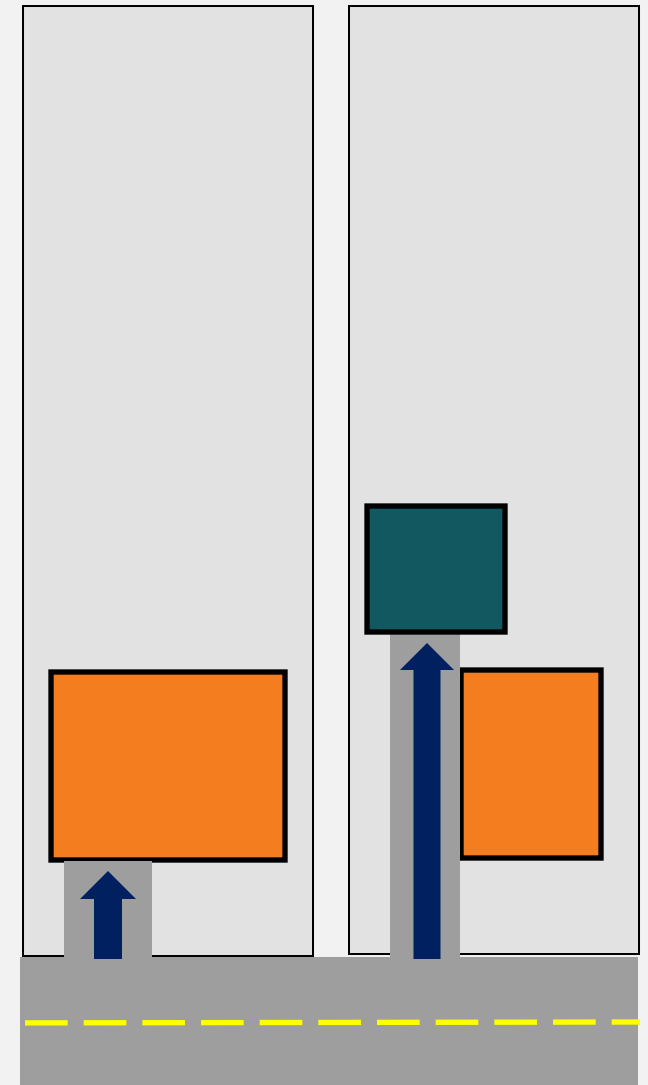
85% believe front porches and stoops fit



87% believe hipped roofs fit



71% believe gabled roofs fit



94% believe front-facing garages fit

63% believe detached garages fit

Proposed Residential Overlay District: *Design Standards*

	Current Standards	Proposed Overlay District	Notes
Entry feature	No requirement	Front Porch:	Porch: On a 50-foot-wide lot and 40-foot-wide house, 25% will result in a 10-foot-wide and 40 sf porch Stoop: 12x2, 4x6, 3x8.
		<ul style="list-style-type: none"> • Minimum : 25 percent of the ground floor front façade width. 	
		<ul style="list-style-type: none"> • Minimum depth: 4 feet. 	
		<ul style="list-style-type: none"> • Columns shall be constructed as a decorative feature 	
		OR Stoop:	
		<ul style="list-style-type: none"> • Minimum size: 24 square feet 	
		<ul style="list-style-type: none"> • Platform shall be elevated a minimum of 7 inches above finished grade 	
Transparency, Windows	Windows & Doors shall occupy at least 15% of front façade	Windows and doors shall occupy at least 25% of the front façade	Larger or more windows
	Trim or recessed required	Decorative trim at least 3.5 inches wide is required for all windows and doors on the front façade	More visible trim

Proposed Residential Overlay District: *Design Standards (continued)*

	Current Standards		Proposed Overlay District		Difference
Roof Form	No requirement		Roofs shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms not permitted.		+ Specific roof form
Building Mass and Form	Select 3	Dormers	Select 2	Dormers	Entry feature required as part of overlay. Therefore, only 2 items required.
		Gables		Architectural pillars or posts <i>**Required with porches</i>	
		Recessed entry, min 3-ft-deep		Projection (bay, bump-out, bow) window min 24 in	
		Covered front porch		Split garage doors where a column or post divides single-car garage doors	
		Cupolas		Railing or low wall enclosing front porch or stoop	
		Architectural pillars or posts		Multi-pane or mission-style windows	
		Bay window, min 24 in projection			

Proposed Residential Overlay District: *Applicability*



New Construction
Must comply with all standards



Expansions under 50%
Must comply with height and roof forms only



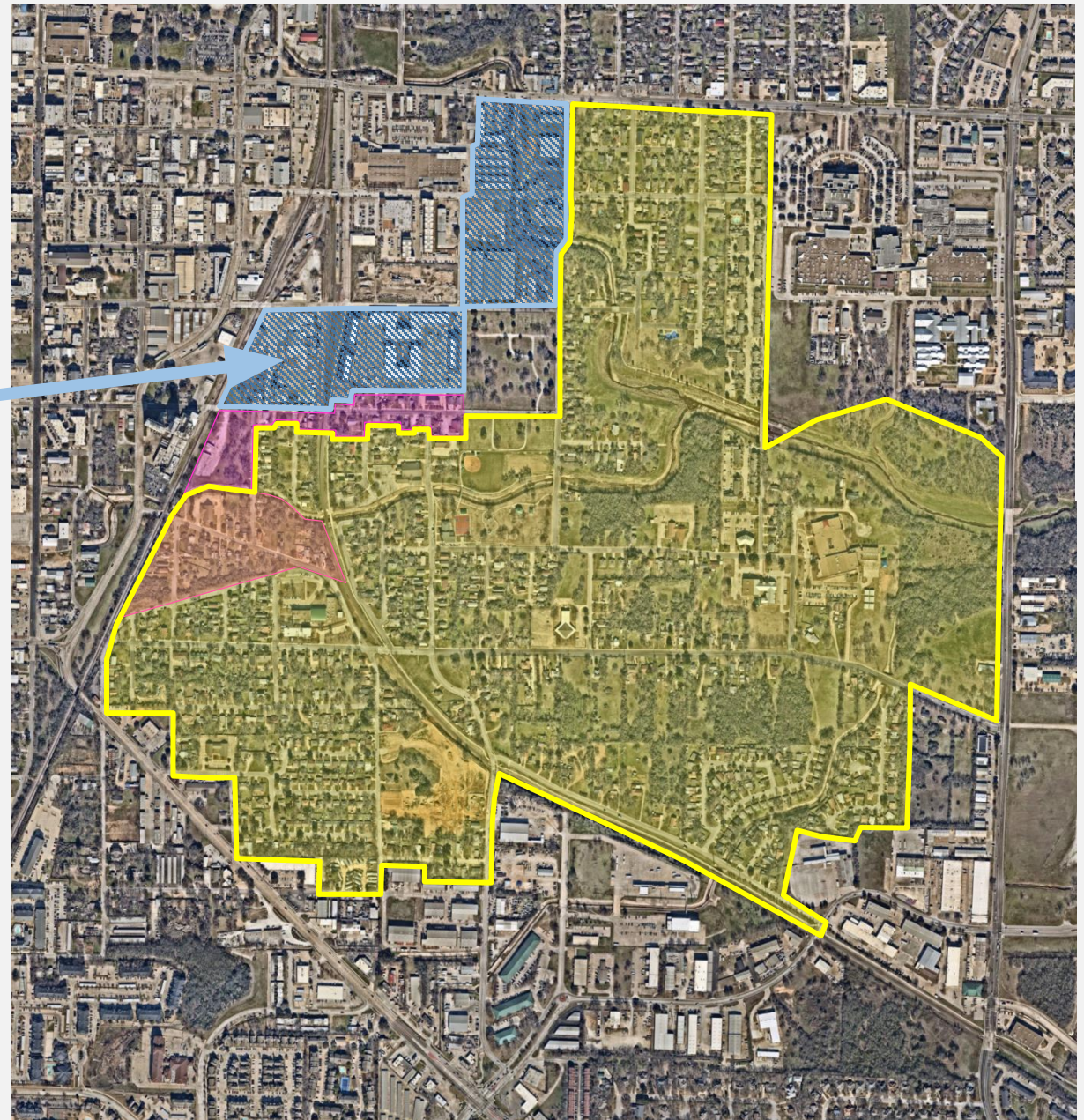
Expansions over 50%
Must comply with all standards



Maintenance
Not required

Height Overlay District

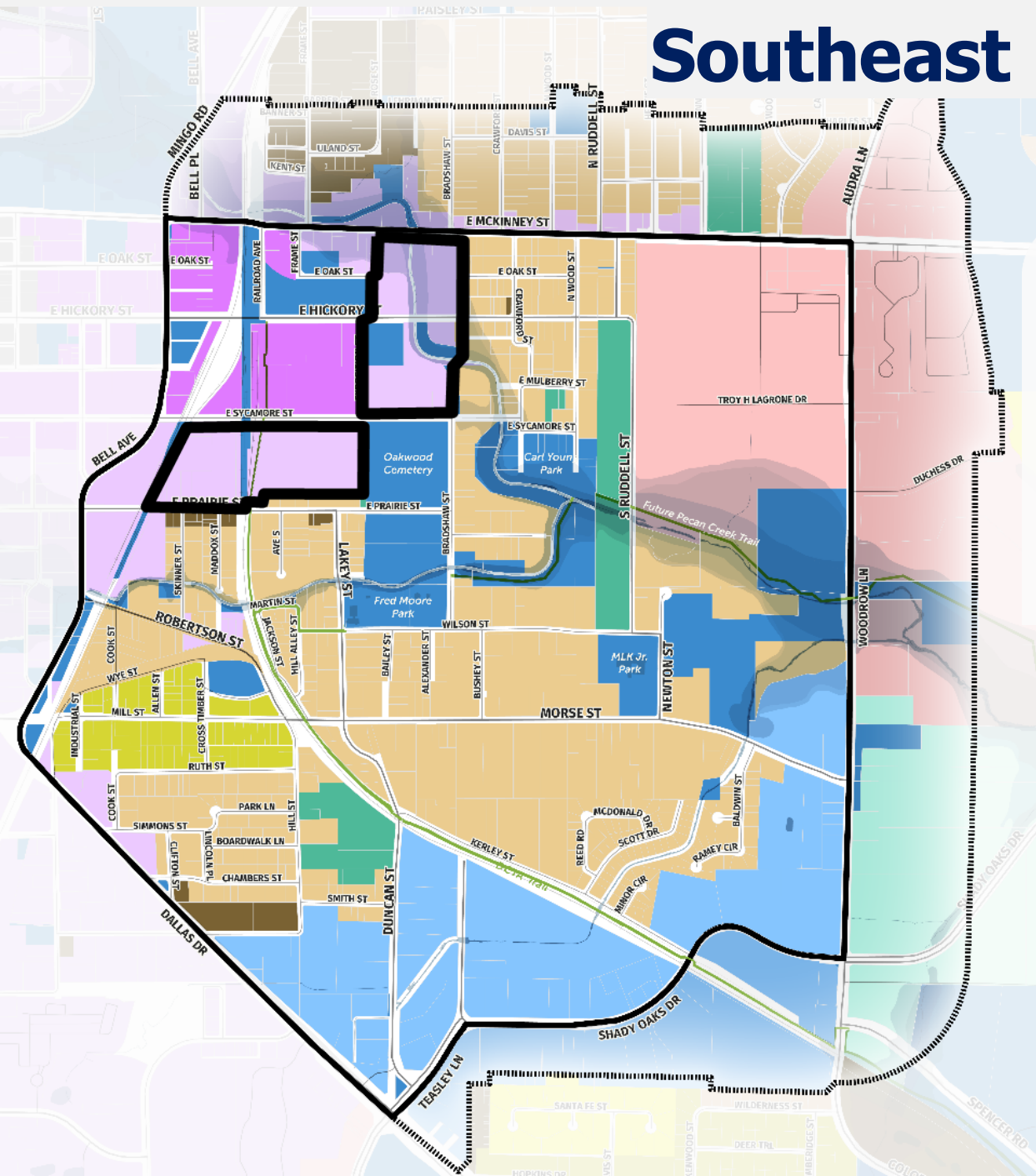
**Height Limitation
Overlay District**



**Southeast Denton
Area Plan**

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Southeast Denton: *Existing Base Zoning*



Current Zoning

- R3 - Residential
- R4 - Residential
- R7 - Residential
- PF - Public Facilities
- MD - Mixed Use Downtown Core
- SC - Suburban Corridor
- GO - General Office
- LI - Light Industrial
- PD - Planned Development
- MN - Mixed-Use Neighborhood

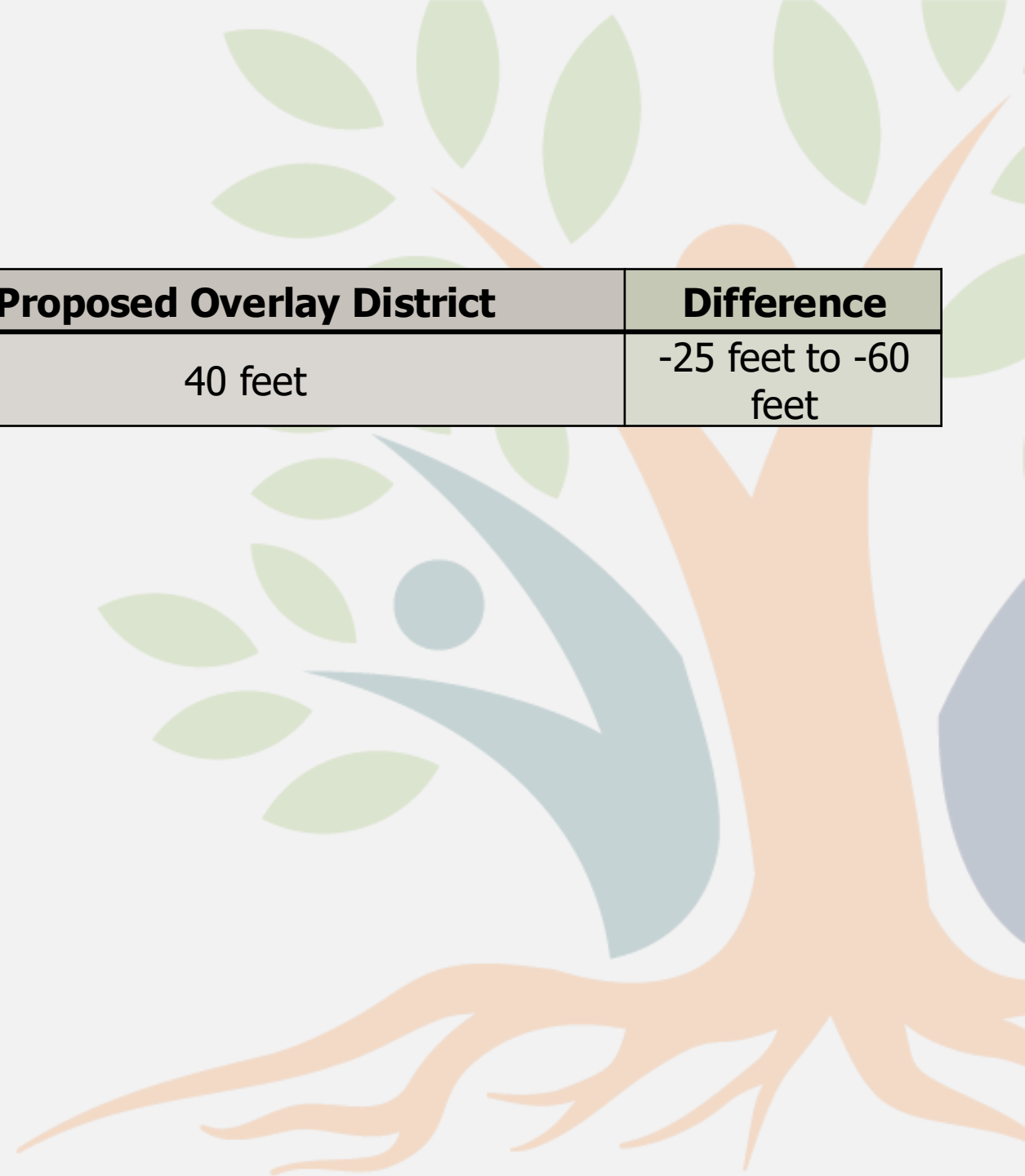
Base zoning will remain, no changes to permitted uses



Proposed Height Overlay District: *Dimensional Standards*

	PF	MN	Proposed Overlay District	Difference
Max Building Height	100 feet	65 feet*	40 feet	-25 feet to -60 feet

*Buildings between 41 and 65 feet, adjacent to a residential zoning district shall require a Specific Use Permit (SUP)



LIVE-WORK OVERLAY

GOALS:

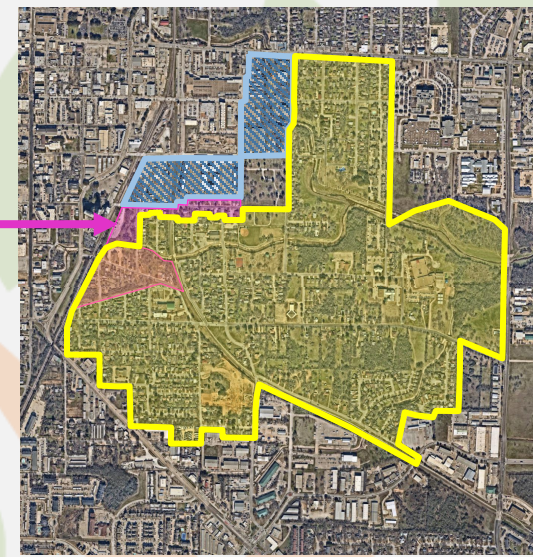
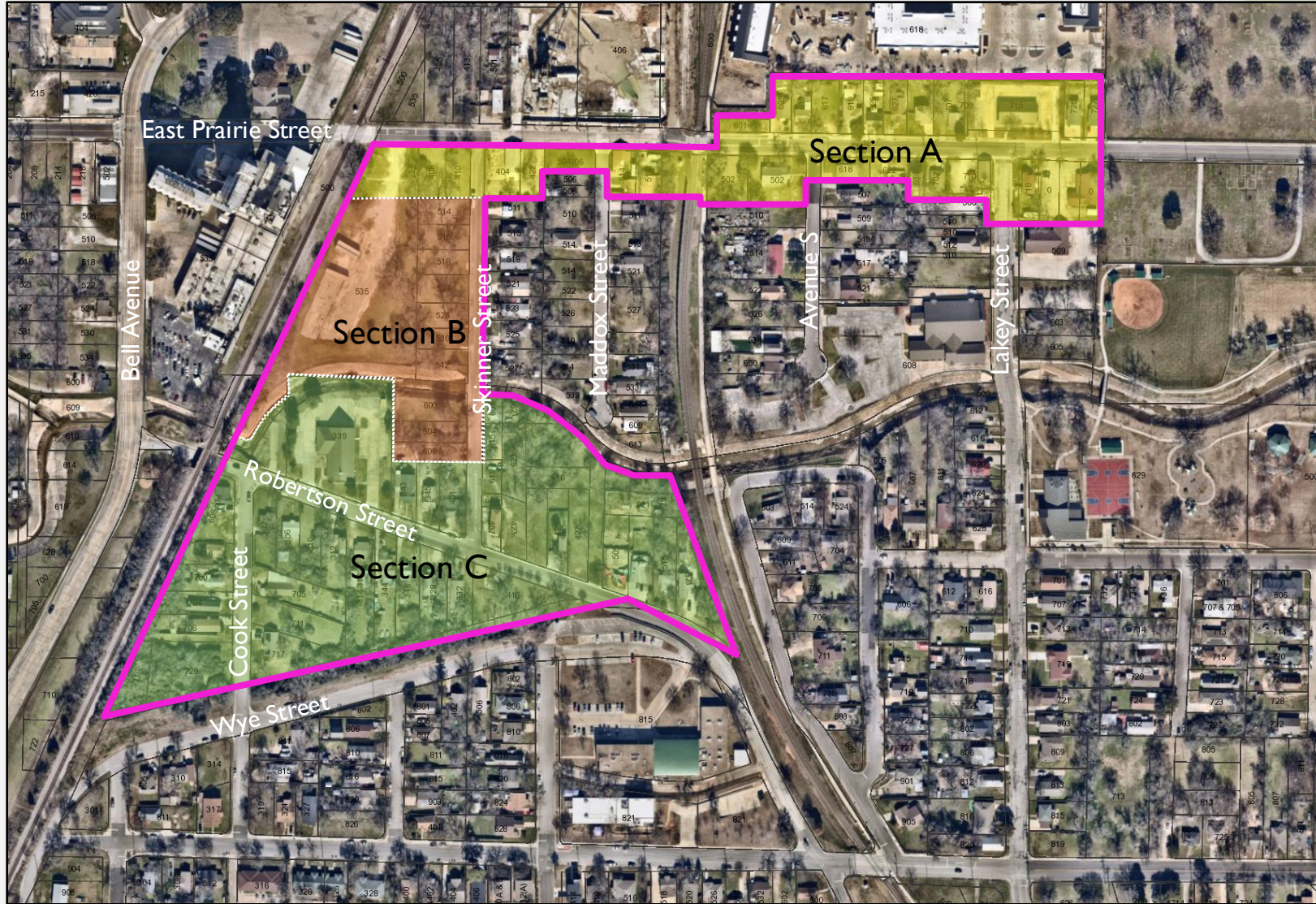
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IMPLEMENTATION:

- **Action 4.1.3:** Create a **Live-Work Overlay District** that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing, etc. in a portion of a single-family home with a portion being used as a residence simultaneously; require design standards from the residential overlay to be applied
- Restore the “Main Street District”



Live-Work Overlay District




- Approx. 20 ac
- East of Bell Avenue
 - Between East Prairie and Wye Street
- Section A - approx. 6 ac
- Section B - approx. 4 ac
- Section C - approx. 10 ac

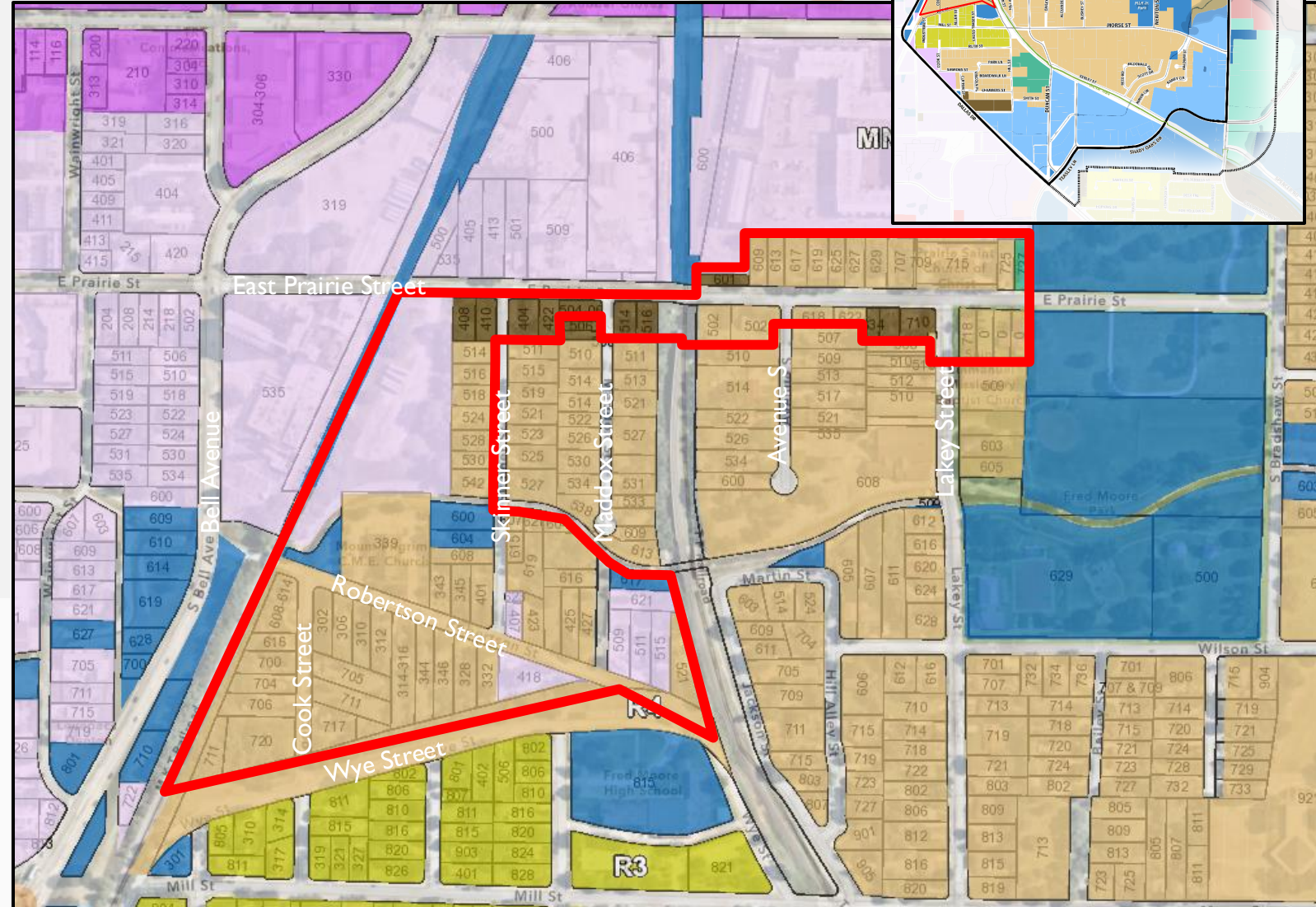
What is a Live-Work Dwelling?

- Live-Work = Live/Work = Work/Live = Work-Live

- **Work/Live Dwelling:** A dwelling unit containing an integrated living and working space in different areas of the unit
- Permitted in RR, **R7, MN, MD, MR, SC, HC, & GO** Zoning Districts

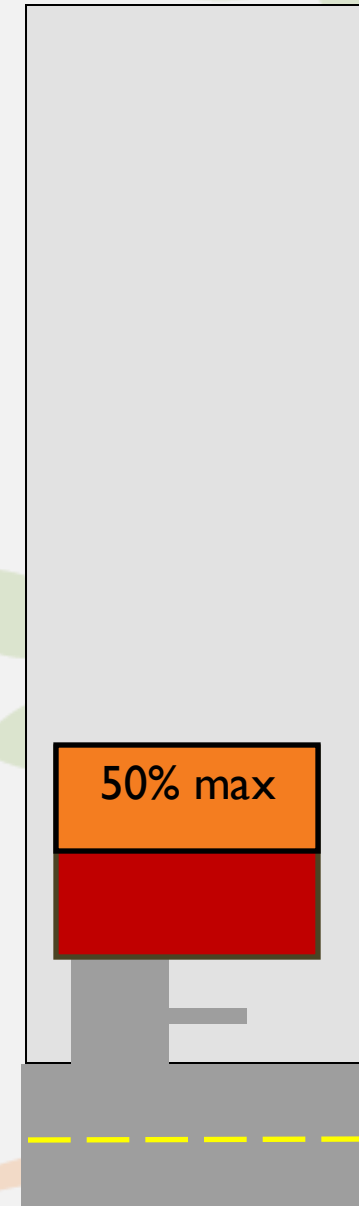
Current Zoning

- | | |
|---|---|
|  R3 - Residential |  SC - Suburban Corridor |
|  R4 - Residential |  GO - General Office |
|  R7 - Residential |  LI - Light Industrial |
|  PF - Public Facilities |  PD - Planned Development |
|  MD - Mixed Use Downtown Core |  MN - Mixed-Use Neighborhood |



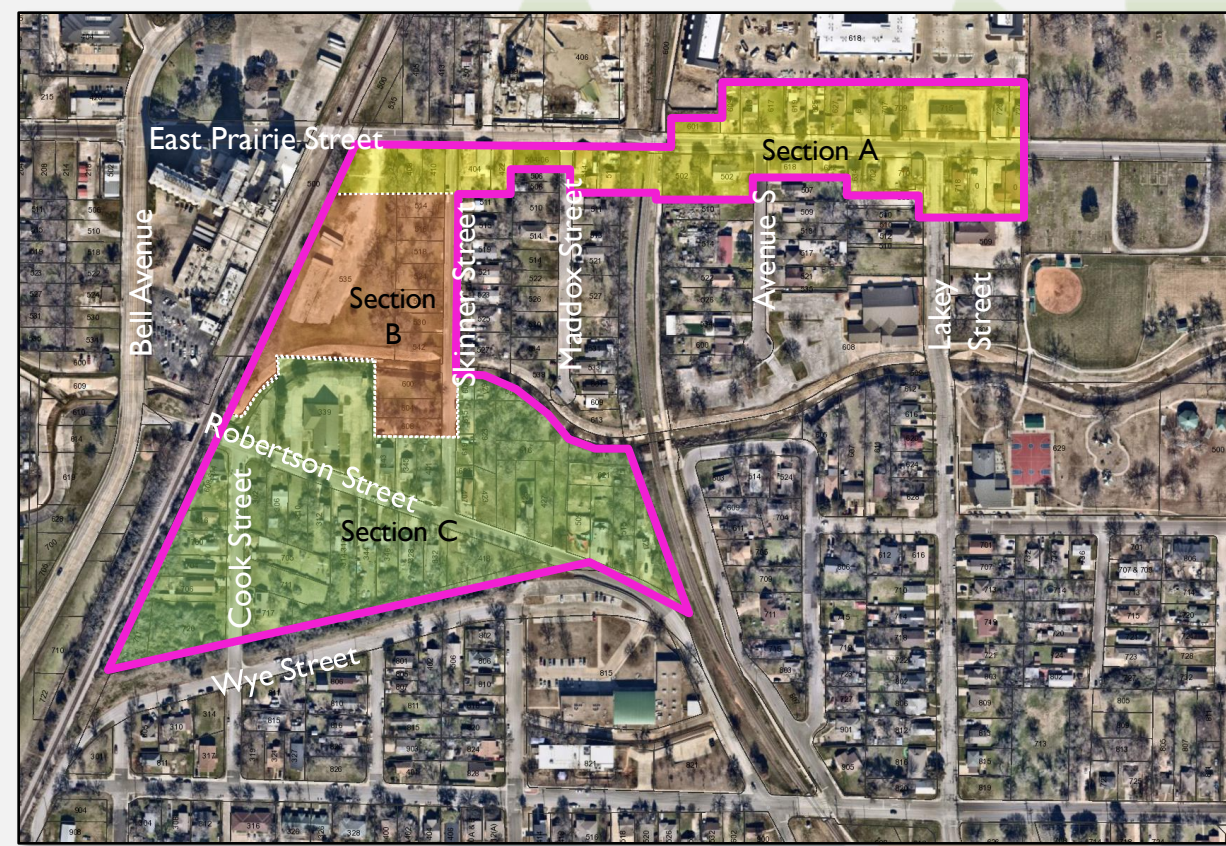
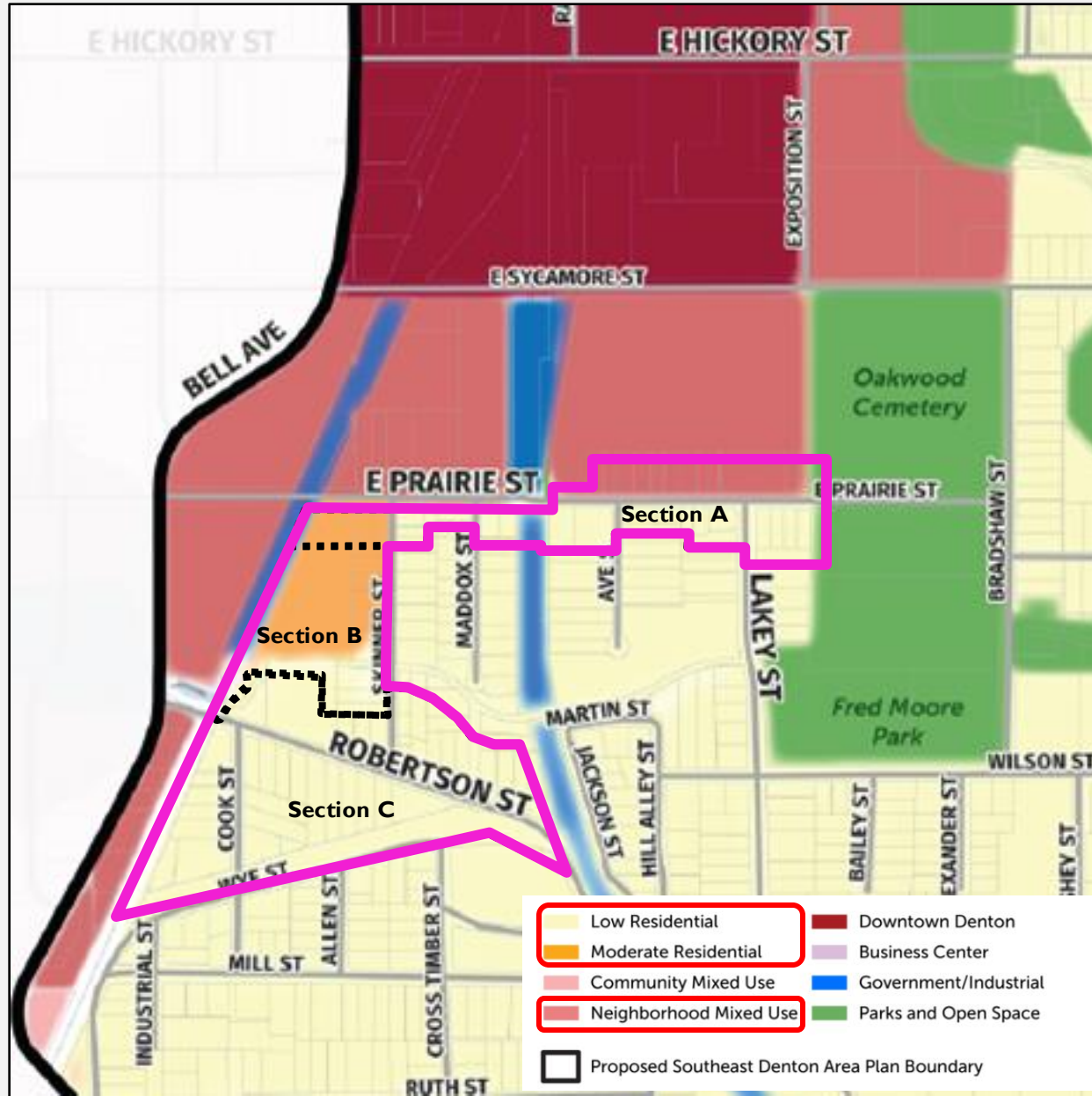
What is required for a Live-Work Dwelling?

- Use Specific Standards
 - **Residential** component shall not exceed 50% of total GFA
 - **Residential** component shall be located above or behind nonresidential portion
 - Residential dwelling unit must be a minimum of 400 sf
 - **Nonresidential** use shall be owned and operated by a resident
- Opportunities
 - Allows for the re-use of existing structures
 - Consistent with neighborhood character and residential density
 - Path for small and start-up businesses
- Practical challenges
 - Current regulations do not specify appropriate “work” uses
 - IBC requires significant investment for smaller and older structures
 - Need to balance impact concerns with community land use preferences



Home Occupation:
occupation commonly carried
on within a dwelling by
members of the family
occupying the dwelling; use of
home as an occupation shall
be incidental and subordinate
to the use of the home as a
dwelling

Future Land Use Map (FLUM)



- Section A - approx. 6 ac; neighborhood mixed use, moderate-density residential, low-density residential
- Section B - approx. 4 ac; moderate density residential
- Section C - approx. 10 ac; low density residential

Section A – East Prairie Street

● Undeveloped properties

● Nonresidential properties

● Residential properties



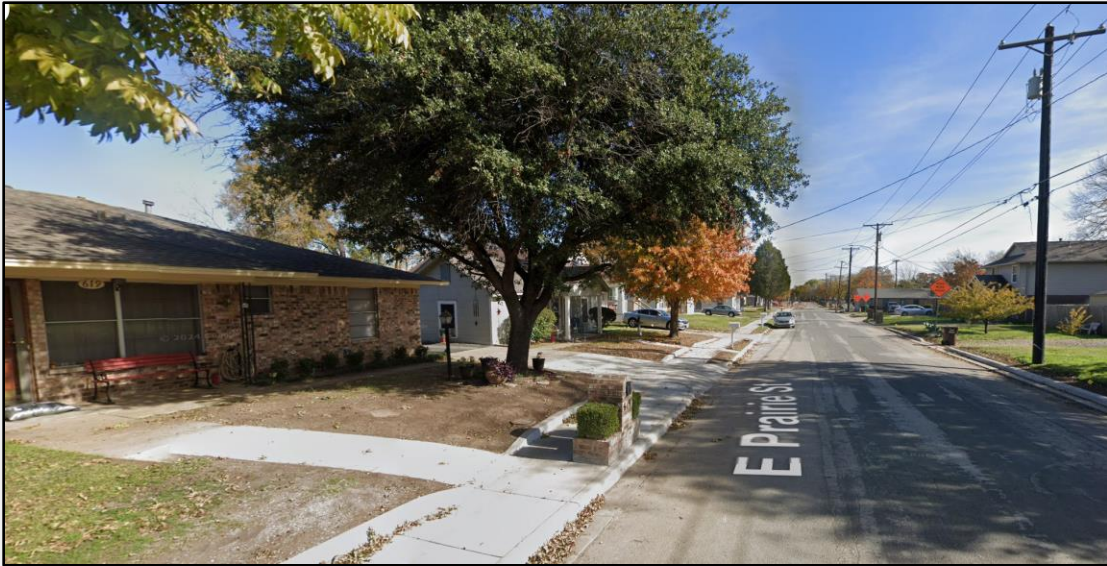
Section A – East Prairie Street



E Prairie / Skinner (facing east)



E Prairie / Railroad (facing west)



E Prairie / Avenue S (facing east)



E Prairie / Lakey (facing east)

We asked “Are these land uses are appropriate within this area?”



We heard:

Land Use	“Yes”
Sit down restaurant	97%
Small retail	97%
Personal service	95%
Day care	89%
Mobile food court***	87%
Business or trade school	87%
Professional office	83%
Self-service laundry facility	83%
Bank or financial institutions	77%
Medical office	71%
Pick-up only restaurant	68%
Artisan manufacturing	68%
Drive-through restaurant	68%
Musician studio	60%
Bar, tavern, lounge	57%
Tattoo & body piercing	43%

POLL

We also learned that SED residents are most concerned about parking, noise, and hours of operation.

Noise Ordinance
Max 65 dba at 50 feet
from source



60dB – normal conversation



70dB – car/ city traffic



80dB – truck traffic

Proposed Parking
Requirements

4 spaces per live/work
structure

Hours of Operation
No restrictions per Code

Proposed Restrictions

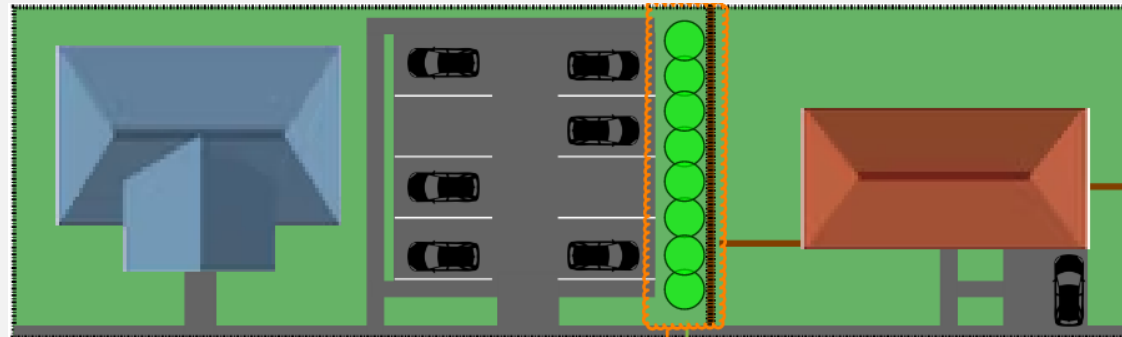
**Monday-Friday:
8:00am-8:00pm**

**Friday-Sunday:
8:00am-10:00pm**

POLL

Proposed Buffer Requirements

**Minimum 8-foot-tall
wood fence along entire
property line shared by
existing residence and
new business**



**Minimum 15-foot-wide
landscape buffer along
entire property line
shared by existing
residence and new
business**

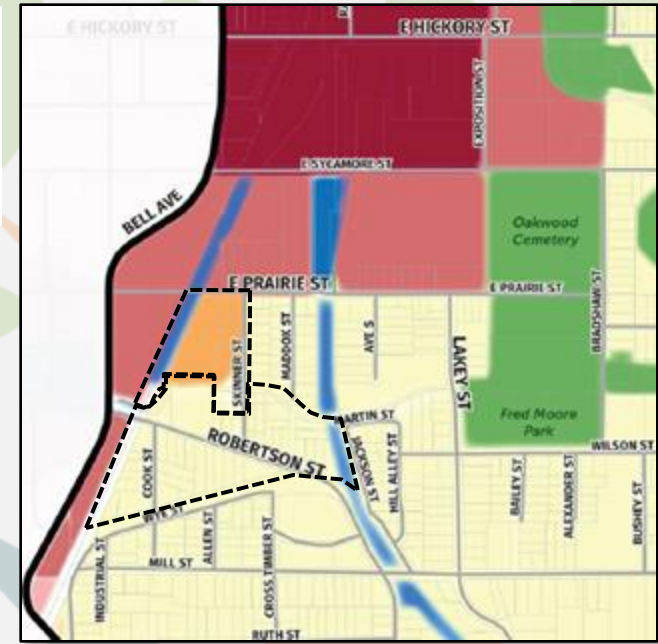
Sections B & C

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POLL

- Low Residential
- Moderate Residential
- Community Mixed Use
- Neighborhood Mixed Use
- Downtown Denton
- Business Center
- Government/Industrial
- Parks and Open Space
- Proposed Southeast Denton Area Plan Boundary



- Undeveloped properties
- Nonresidential properties
- Residential properties



OPEN DISCUSSION

Mia Hines, AICP

Senior Planner

Planning & Development Services