

FREQUENTLY ASKED QUESTIONS

1. What is DentonCode2030?

Denton Code 2030 is a comprehensive rewrite of the Denton Development Code (or “DDC”).

2. Why is DentonCode2030 important?

Although several amendments have been made to the DDC over the years, the current DDC has not been comprehensively updated for more than 15 years. With the recent adoption of the Denton Plan 2030 (the City’s comprehensive plan providing policy direction for a future Denton), it is essential that the City’s development regulations are aligned with stated policy.

3. What are the objectives of the DDC Re-Write Process?

The primary objectives of the DDC re-write are to:

- Improve the efficiency of the development review process;
- Remove unnecessary barriers to infill and redevelopment;
- Enhance the user experience by reorganizing and reformatting the DDC; and
- Create a more predictable code for developers and stakeholders.

4. How does it impact me?

The DDC impacts stakeholders in different ways. The DDC includes the rules and regulations governing how development is planned, designed, and approved in Denton. The DDC protects property owners from careless development which may negatively impact their property or interfere with their property rights.

5. What's wrong with the current DDC?

Although the current DDC has served the City well for several years, it does not reflect the most recent vision, goals, policies, and strategies identified in the Denton Plan 2030. Piecemeal amendments over time have made the DDC difficult to administer and enforce.

6. Will my property be rezoned?

A new lineup of zoning districts is also being proposed, which consolidates, renames, eliminates, and creates new districts. An updated zoning map reflecting these districts has been drafted and is published on the City’s website. While you may find your property is in a new zoning district, the current policies affecting single-family neighborhoods will not substantially change.

7. How is this different from Denton Plan 2030?

The Denton Plan 2030 provides policy direction for the future of the city related to several topics including growth management, economic development, and quality of life. The plan establishes optimal patterns of growth and addresses issues related to protecting the city’s character while enhancing the economy. This project – Denton Code 2030 – is a mechanism to implement the stated vision, goals, policies, and strategies in the Denton Plan. The DDC represents the rules and regulations for development in Denton.

8. What will happen to the Historic Districts?

The draft DDC does not propose changes to the established historic districts in Denton. The rewrite may, however, include updated processes and procedures affecting how historic districts are established and

amended. Additionally, independent from the Denton Code 2030 process, work is currently underway on the creation of a new Historic Preservation Ordinance for Denton.

9. What will happen to properties along the IH-35 corridor?

City staff are proposing corridor zoning for IH-35 and several other roadway corridors. These corridors will have specific design standards with which new development will need to comply.

10. Will the criteria manuals also be updated?

Yes. Following the adoption of the new DDC, the Administrative and Site Plan criteria manuals will be updated for consistency.

11. Can we get rid of the metal buildings?

The new DDC will include elevated architectural design standards including exterior building materials and quality. Although the use of metal for exterior finishes may be restricted under the new DDC, metal buildings that were legally constructed prior to the adoption of the new DDC will remain legal structures.

12. How do I use the new code?

During the final adoption phases of this project, training materials will be prepared to help users understand how to navigate the new DDC.

13. What about trees?

Amendments have not yet been drafted for tree preservation. This will be included in the Consolidated Draft. The Consolidated Draft will unify the public drafts previously presented to the public; it will also include changes based on the feedback that citizens provided. Streetscape and Landscape Standards have already been drafted and they are located in Subchapter 6 – Development Standards.

14. Will the new code allow short-term rentals?

Short-term rentals have been proposed as allowable uses in the draft DDC in a few residential zoning districts; however, additional discussion is required prior to the adoption of short-term rental policies and standards.

15. How will the new code promote green infrastructure elements?

Water quality and water runoff standards are included in Subchapter 6 – Development Standards. These standards will incorporate best management practices for promoting green infrastructure in Denton.

16. Who is working on DentonCode2030 and where can I ask specific questions?

The City of Denton is working with Clarion Associates, a Denver, Colorado-based professional land use consulting firm. You may send questions to the Development Services Department via phone: (940) 349-8541, or via email at pz@cityofdenton.com.

17. Can I read the draft new code and tell you what I like and don't like?

Yes! We encourage it. The proposed DDC and draft Zoning Map is available online, along with a public comment form. Comments will be passed on to the consultants to help them as they revise the drafts.

18. When will the new code go into effect?

The updated DDC will be considered for adoption later this year, with an effective date to be determined, based on the direction of City Council, as the adoption date approaches. Currently, you can review the public drafts and the draft zoning map at the Denton Code 2030 website, www.DentonCode2030.com. Using the public comment form on that page, you can offer suggestions, tell us what you like and dislike, or ask questions. We want to hear from you!