

§ 128-87. Permitted Uses Table.

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.

Permitted Use Categories and Subcategories	Zoning District											
	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	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	—
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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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	—
Wireless Telecommunications												
Building or tower-mounted antennas												

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	SR	TR	MR	UR	GC	CBC	CM	RHC	I	PN	MI	RA
- 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	—
Lodging												
Hotel and motel	—	—	—	—	P	—	—	P	—	—	—	—

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Permitted Use Categories and Subcategories	Zoning District												
	SR	TR	MR	UR	GC	CBC	CM	RHC	I	PN	MI	RA	
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	—	
Trucking and transportation terminal	—	—	—	—	—	—	—	—	P	—	—	—	
Warehouse	—	—	—	—	—	—	—	P	P	—	P	—	

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Permitted Use Categories and Subcategories	Zoning District											
	SR	TR	MR	UR	GC	CBC	CM	RHC	I	PN	MI	RA
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
Agriculture, buildings, and structures	—	—	—	—	—	—	—	—	—	—	—	P
Community garden	P	P	P	P	P	P	P	—	—	P	P	—
Indoor plant cultivation	—	—	—	—	—	—	—	P	P	—	P	P

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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