

Minimum Degree of Intensity Guidelines Chart

Denton CAD Minimum Degree of Intensity Guidelines		
Minimum Homesite	Typically 1 Acre	Small acreage with a home built upon the tract is primarily a residential use. Any Ag use is secondary in nature to the home. Per TX Tax Code 23.51(1) "Qualified Open-Space land' means land that is currently devoted principally to agricultural use to the degree of intensity generally accepted in the area."
Minimum Acreage Standard		While there is no minimum acreage for Ag valuation, there is a standard for degree of intensity stated in TX Tax Code 23.51(1) "Qualified Open-Space land' means land that is currently devoted principally to agricultural use to the degree of intensity generally accepted in the area."
Bees	5 ac min 20 ac max	TX Tax Code 23.51(2)
Improved Pasture	3 - 5 Acres	Typically coastal bermuda grass often fertilized and weed controlled
Native Pasture	5 - 10 Acres	Native grasses allowed to self regenerate
Hay Production	5 Acres	Cut, baled, and used as personal feed or sold at market
Irrigated crop	N/A	We do not have any significant irrigated crop land in Denton County
Dry Crop	5 Acres	Must produce a salable commodity
Orchards	3 - 5 Acres	Must produce a salable commodity
Vineyards	3 Acres	Must produce a salable commodity
Wildlife Management	14.30 Acres / 11.1 Acres (Co-op Assoc.)	(WMPA/ES Mgmt. 11.1ac)
Minimum Animal Units Standard	1 Animal Unit Minimum (AU) per 3-5 Acres dependent upon pasture type	The minimum animal units is an integral part of the degree of intensity standard in that you must be using your land to produce an agricultural product and a prudent farmer will maximize the usage of their land to maximize their returns. DCAD requires a minimum of 1 animal unit to be run on pasture land for the majority (183 days) of the year. DCAD understands normal livestock rotation but second locations must be referenced on the application.
Typical Stocking Rate	1 AU per 3 - 5 acres improved or 1 AU per 5 - 10 acres native pasture	

Animals per AU		
Cow	1	Raising beef, dairy, or breeding stock for sale to other producers or processors.
Cow/Calf	0.67	
Calf	2	
Bull	0.67	
Horse	1.25	Horse production is colts and fillies birthed, raised, and sold to public (horse breeding facilities) - Horses stabled, trained or used for recreational purposes DO NOT QUALIFY
Mini horses/Donkeys	2	
Goat/Sheep	5	Goat production includes mohair, meat, dairy, or sale to other producers as breeding stock. Sheep production includes wool, meat, or sale to other producers as breeding stock.
Exotics (By Weight)	1,000 LBS = 1AU	Non native animals produced for varying commercial uses.
Bees	6 colonies with another colony for each 2.5 ac land to 12 colonies for 20 acres	
Minimum Production Standard		The minimum production standard is an integral part of the degree of intensity standard in that you must be using your land to produce an agricultural product and a prudent farmer will maximize the usage of their land to maximize their returns.
Hay	5 AC and 15,000-25,000 LBS in a typical year	Typically 1-3 cuts per year. Should be 2,000-3,000 lbs. per acre per cutting.
Crops	Varies	Crop yields per year based on typical production per year per acre in Denton County.
Orchard	3 - 5 AC 14-100 trees per acre (14 Pecan / 100 Peach)	Must produce a salable commodity
Vineyards	3 AC min. 600-700 vines per acre	Must produce a salable commodity