

MIXED-USE ZONING DISTRICTS

MN – MIXED-USE NEIGHBORHOOD

The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form.

MD – MIXED-USE DOWNTOWN CORE

The MD district is provided to allow for a variety of uses contributing to the economic viability of Downtown Denton. This district allows for moderate- and high-density residential, commercial, office, entertainment, and other uses tailored to encourage a greater level of activity while protecting the scale and strengthening the character of Downtown and Denton’s historic core. This district contributes to a vibrant environment for pedestrians, bicyclists, and other modes of travel.

MR – MIXED-USE REGIONAL

The MR district is intended to provide a walkable urban center to augment the regional draw and image of Denton. Development may include national retailers, employment, restaurants, entertainment venues, and housing at the highest levels of scale and density within the City. This district ensures that development will complement and embrace existing viable uses, and raise the standard of design to increase regional draw, accommodate greater connectivity and mobility options, and create a sense of place. The MR district may be established in areas with the greatest regional access and is sensitive to the adjacent built and natural context.

Mixed-Use Zoning Districts Dimensional Standards

Dimensional Standards	MN	MD	MR	Additional Standards
LOT DIMENSIONS (MINIMUM)				3.7.2A Minimum Lot Dimensions
Lot area	2,500 sq ft	None	None	
Lot width	20 feet	None	None	
Lot depth	50 feet	None	None	
SETBACKS (MINIMUM)				3.7.3: Setbacks
Front yard	10 feet	None	None	
Side yard	None [1]	None [1]	None [1]	
Rear yard	None [1]	None [1]	None [1]	
OTHER STANDARDS³⁶¹				
Building height (maximum)	65 feet [1] [2]	100 feet [1] [3]	100 feet [1] [4]	3.7.5: Building Height
Building coverage (maximum)	80 percent	100 percent	90 percent	3.7.6: Building Coverage
Single-family detached dwelling, townhome, or duplex	If approved prior to October 1, 2019, see Section 1.5.2I: <i>Applicability of this DDC to Existing Residential Uses and Structures</i>			

Notes:

- Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.
- Buildings between 41 and 65 feet shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
- Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP), and a viewshed study, if such study clearly demonstrates that any views of the Historic Courthouse are not blocked by the new structure(s) additional height.
- Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).