

OTHER NONRESIDENTIAL ZONING DISTRICTS

GO – GENERAL OFFICE

The GO district is intended to provide locations for a variety of workplaces and complementary uses. Principal uses include office and research and development and related supporting uses. The GO district provides area for flexible office space to encourage the establishment of research and development enterprises, start-ups, and opportunities for business innovation. This district applies to areas throughout the city that are in close proximity to commercial use areas and employment hubs.

LI – LIGHT INDUSTRIAL

The LI district is intended to provide locations for a variety of light industrial and employment uses such as light manufacturing, assembly, fabrication, warehousing and distributing, indoor and outdoor storage, and a wide range of supporting commercial uses and activities. The LI district provides a variety of transportation options for access including transit, bicycle, and pedestrian facilities. The LI district provides appropriate transitions to surrounding uses and lower-intensity districts, and is sensitive to the adjacent built and natural context.

HI – HEAVY INDUSTRIAL

The HI district is intended to provide locations suitable for development and operation of indoor and outdoor industrial, distribution, and manufacturing uses. The HI district applies to areas primarily west of Highway I-35 W near the Denton Enterprise Airport that supports the most intense industrial uses and may require access to major rail, truck, or aircraft shipping facilities. The HI district applies to areas that can accommodate the intensity of uses while also being sensitive to the adjacent built and natural context.

PF – PUBLIC FACILITIES

The PF district is intended to provide adequate lands for public and quasi-public community uses and services, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, utilities, and other public-related facilities.

Other Nonresidential Zoning Districts Dimensional Standards					
Dimensional Standards	GO	LI	HI	PF	Additional Standards
LOT DIMENSIONS (MINIMUM)					3.7.2A Minimum Lot Dimensions
Lot area	2,500 sq ft	5,000 sq ft	20,000 sq ft	None	
Lot width	50 feet	50 feet	100 feet	None	
Lot depth	50 feet	50 feet	200 feet	None	
SETBACKS (MINIMUM)					3.7.3: Setbacks
Front yard	None	10 feet	10 feet	None	
Side yard	None [1]	5 feet [1]	20 feet [3]	5 feet [1]	
Rear yard	10 feet [1]	None [1]	20 feet [3]	10 feet [1]	
OTHER STANDARDS					
Building height (maximum)	100 feet [1] [2]	75 feet [1]	75 feet	100 feet [1]	3.7.5: Building Height
Building coverage (maximum)	80 percent	85 percent	85 percent	90 percent	3.7.6: Building Coverage

Notes:

- Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.
- Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).
- When adjacent to a zoning district in the Residential category pursuant to Table 3.1-A: Zoning District Designations, the minimum setback shall be 200 feet.