



## PLANNING AND DEVELOPMENT DEPARTMENT

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### ZONING DISTRICTS SUBCHAPTER 5 DENTON DEVELOPMENT CODE

**Rural Residential (RD-5)** These are areas of very low density residential development and agricultural lands.

**Rural Commercial (RC)** These areas are the locations of small rural commercial operations such as general stores, established “Fruit Stands” and places where some hand made goods can be purchased.

**Neighborhood Residential 1 (NR-1)** These areas are a prominent feature of Denton’s newest neighborhoods while protecting existing neighborhoods.. Residential densities in these areas average one home per acre.

**Neighborhood Residential 2 (NR-2)** Primarily residential development. Residential densities in these areas will average two homes per acre.

**Neighborhood Residential 3 (NR-3)** The predominant zoning category of residential development in Denton. Residential densities in these areas will average three homes per acre.

**Neighborhood Residential 4 (NR-4)** Primarily residential with some allowances for duplex-style development. Residential densities in these areas will average four homes per acre.

**Neighborhood Center Residential 6 (NR-6)** These areas will be a prominent feature of Denton’s newest neighborhoods while protecting existing neighborhoods. They focus on the heart of the neighborhood and encourage an appropriate mix of housing types with some supportive commercial uses. Typically expect to see about six houses per acre of land.

**Neighborhood Residential Mixed Use 12 (NRMU-12)** Mixed use development intended to preserve and protect existing neighborhoods and to ensure that any new infill development is compatible with existing land uses, patterns, and design standards. This category allows low to moderate intensity multi-family housing. Residential densities in these areas average twelve units per acre.


**Neighborhood Residential Mixed Use (NRMU)** The heart of the Neighborhood Center. Appropriately designed neighborhood-oriented retail, office and service development with allowances for townhomes, civic uses and limited multi-story apartments. and This category will be home to moderate and higher intensity multi-family housing.


**Community Mixed Use General (CM-G)** These areas provide the necessary shopping, services, recreation, employment and institutional facilities that are required and supported by the surrounding community. This use category contain buildings ranging from one to three stories with at least 20% of each property being landscaped.


**Community Mixed Use Employment (CM-E)** These areas will provide the necessary, services, employment and institutional facilities that are required and supported by the surrounding community. This use category will contain buildings ranging from one to three stories with at least 20% of each property being landscaped. These areas may contain locations for new office blocks and campus –style office development.


**Downtown Residential (DR-1)** These areas represent the traditionally residential portions of downtown. In the future expect to see more new residential projects.


**Downtown Residential (DR-2)** These areas also represent the traditionally residential portions of downtown. In the future expect to see more new residential projects with slightly higher density standards. In these areas buildings may reach up to three or four stories in height.


 **Downtown Commercial General (DC-G)** This is the central core of downtown Denton. The setting is urban with much activity. With broad sidewalks and buildings oriented to the street, all the downtown land use categories will help to create and enhance an inviting urban environment. In these areas buildings may reach up to eight stories in height.


 **Downtown Commercial Neighborhood (DC-N)** These areas, slightly less intense than the Downtown Commercial General, are also an urban setting containing a mix of jobs and housing. In these areas buildings may reach up to five stories in height.


 **Regional Center Residential 1 (RCR-1)** These regional centers are designed to create focal point of community activity including shopping, services, recreation, employment and institutional facilities. These more intense residential areas will contain a wealth of supportive shops and services. They are an important component for the local neighborhood as well as an entire region.


 **Regional Center Residential 2 (RCR-2)** These regional centers are designed to create focal point of community activity including shopping, services, recreation, employment and institutional facilities. The setting in this area is urban, containing a mix of jobs and housing both within the same buildings and nearby with a focus on multi-family housing. In these areas buildings may reach up to four stories in height.


 **Regional Center Commercial Neighborhood (RCC-N)** This type of regional center stresses the importance of neighborhood scale retail and commercial uses. As in the other Regional Center areas here you will find activities including shopping, services, recreation, employment and institutional facilities. In these areas buildings may reach up to five stories.


 **Regional Center Commercial Downtown (RCC-D)** These centers will serve as major commercial hubs for Denton. These areas of much commercial activity will serve the entire region. In these areas buildings may reach up to eight stories in height. As in the other Regional Center areas here you will find activities including shopping, services, recreation, employment and institutional facilities.


 **Employment Center Commercial (EC-C)** These are areas that provide locations for a broad variety of workplaces and complimentary uses. In general there is a focus on office and professional businesses in this land use category.


 **Employment Center Industrial (EC-I)** The purpose of these areas is to provide locations for a variety of workplaces and complimentary uses. In general there will be slightly more light manufacturing and low impact industrial uses in this land use category than EC-C.

 **Industrial Center Employment (IC-E)** This area has many of the same work processes and employment types as Industrial Center General such as manufacturing, warehousing and distributing, indoor and outdoor storage, and a wide range of commercial and industrial operations with the inclusion of more amenities added which include hotels, motels, and recreation facilities.

 **Industrial Center General (IC-G)** These areas can be characterized as containing a variety of work processes and employment such as manufacturing, warehousing and distributing, indoor and outdoor storage, and a wide range of commercial and industrial operations.

 **Planned Development (PD)** These are master planned developments that have to meet higher standards of scrutiny through the development process. Details of developments within PD districts will go before the P&Z Commission and the City Council.

 **Multi-Family-1 (MF-1)** Multi-family district designated as a holdover by Council action February 5, 2002.

 **Agricultural (A)** Recently annexed property into the city limits of Denton. Current zoning is designated as Agricultural pending future zoning case.