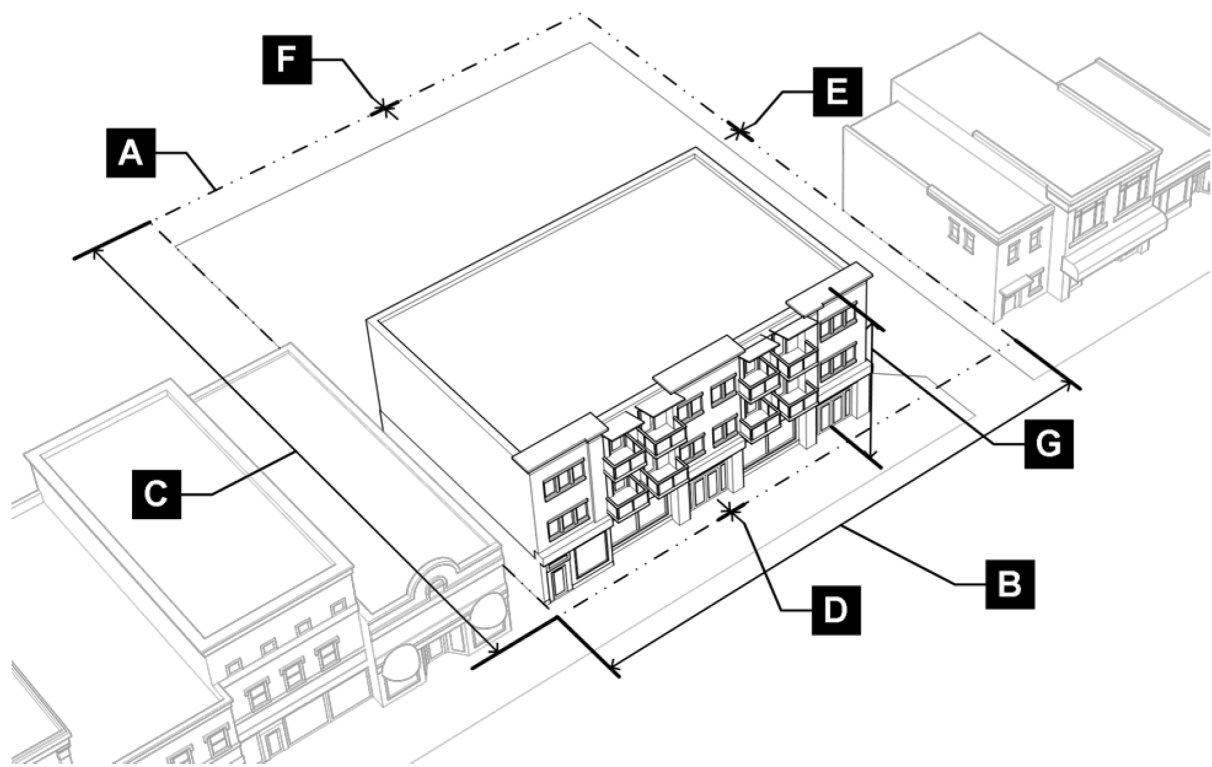


3.3.2 - MD - Mixed-Use Downtown Core.

A. **Purpose.** 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.

Figure 3.3-B: MD District Dimensional Standards



B. MD District Dimensional Standards.

Table 3.3-B: MD District Dimensional Standards			
Dimensional Standards			Additional Standards
Lot Dimensions (minimum)			
A	Lot area	None	3.7.2A: Minimum Lot Dimensions
B	Lot width	None	
C	Lot depth	None	

Setbacks (Minimum)			
D	Front yard	None	3.7.3: Setbacks
E	Side yard	None [1]	
F	Rear yard	None [1]	
Other Standards			
G	Building height (maximum)	100 feet [1] [2]	3.7.5: Building Height
	Building coverage (maximum)	100 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: Applicability of this DDC to Existing Residential Uses and Structures
Notes:			
[1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.			
[2] 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.			