

D2L (MEDIUM DENSITY RESIDENTIAL- L) ZONE

PURPOSE

D2L (Medium Density Residential – Limited) Zone permits a mixture of single-family site-built homes, manufactured homes, duplex residences, and related residential support uses.

DEVELOPMENT REQUIREMENTS

Minimum lot size: 6,000 sq. ft. or per NMED requirements

Minimum lot width: 60 Feet

Minimum lot depth: 70 Feet

Setbacks Principal Building:

1. Primary Frontage: 15 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 25 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Building Height:

1. Principal Building Height: 35 feet (max)
2. Accessory Building Height: 35 feet (max)

Accessory Dwelling:

1. 1 accessory dwelling limited to 800 sq. ft.

D2L PERMITTED USES

The following uses are permitted by right in the D2L district:

Civic Space

1. Park

2. Neighborhood Multipurpose Field
3. Playground
4. Community Garden, Small
5. Community Garden, Medium

Residential

1. Apartment or Condominium Complex
2. Duplex
3. Home Occupation (see Section 5.10 Home Occupation Permits)
4. Single Family Dwelling, Site-built
5. Community Types

Lodging

1. Bed and Breakfast

Retail and Service

1. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Farming and Ranching (A)
2. Stable, Private

Education

1. Childcare, Home Occupation

Industrial

1. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public

D2L SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Residential

1. Accessory Dwelling

Institutional

1. Recreation and Sports facility, Public
2. Religious Institution

Education

1. Child and Adult Care, Commercially Operated
2. Elementary School
3. High School, Jr. High School, Middle School

Industrial

1. Wireless Communication Facility