

D3 (HIGH DENSITY RESIDENTIAL) ZONE

PURPOSE

D3 (High Density Residential) Zone permits triplex, fourplex, and multiple-family apartment complexes at a relatively high density of dwelling units per acre, and related land uses, with community water and sewer services. Related public and quasi-public services and support facilities necessary to serve multiple-family uses are permitted.

DEVELOPMENT REQUIREMENTS

Minimum lot size: 4,200 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: 5 feet (min)
3. Side Setback: 5 feet (min)
4. Rear Setback: 5 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 20 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: 45 feet (max)
2. Accessory Building Height: 35 feet (max)

D3 PERMITTED USES

The following uses are permitted by right in the D3 district:

Civic Space

1. Park
2. Neighborhood Multipurpose Field
3. Playground

4. Community Garden, Small

Residential

1. Apartment or Condominium Complex
2. Duplex
3. Fourplex
4. Home Occupation (see Section 5.10 Home Occupation Permits)
5. Single-Family Dwelling, Site-Built
6. Townhouse
7. Triplex
8. Community Types

Lodging

1. Bed and Breakfast

Retail and Service

1. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private
2. Recreation and Sports Facility, Private

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

1. Farming and Ranching (A)

Education

1. Child and Adult Care, Commercially Operated
2. Childcare, Home Occupation

Industrial

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

D3 SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Residential

1. Mobile Home Park

Institutional

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

Education

1. Elementary School
2. High School, Jr. High School, Middle School

Industrial

2. Wireless Communication Facility