

## **D2 (MEDIUM DENSITY RESIDENTIAL) ZONE**

### **PURPOSE**

D2 (Medium Density Residential) Zone permits a mixture of single-family site-built homes, mobile 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.

### **D2 PERMITTED USES**

The following uses are permitted by right in the D2 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, Mobile Home
5. Single Family Dwelling, Site-built
6. 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

### **D2 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

2. Wireless Communication Facility