

Understanding the Subdistricts

The **Downtown Mesquite Zoning District (DM)** is a special set of rules designed to **revitalize and grow** Mesquite's downtown. This zoning district encourages new businesses and supports existing ones, creating a walkable, vibrant downtown where people want to live, work, and play. To better manage different parts of Downtown Mesquite, the zoning district is divided into **three subdistricts**, each with a different focus:

1. C - CORE SUBDISTRICT (GREEN)

This is the heart of Downtown Mesquite. It includes the original Town Center and surrounding buildings. The goal here is to preserve the character and charm of Mesquite while supporting small businesses, restaurants, and community events. Think walkable streets, outdoor seating, and buildings that maintain the look and feel of Mesquite's past.

2. MU - MIXED USE SUBDISTRICT (BLUE)

This area supports a blend of uses, such as small retail shops and businesses that are compatible with the nearby area. It encourages new development and adaptive reuse that feels walkable and attractive, bringing more people downtown to live, work, and enjoy. The MU district is key to creating a lively downtown community.

3. E - EDGE SUBDISTRICT (PINK)

This is the transition area between Downtown Mesquite and major destinations to the west. The Edge District will promote commercial development and landscaping that create an attractive and welcoming entrance into the core subdistrict.

4. PD - EXISTING PLANNED DEVELOPMENT DISTRICT (YELLOW)

Some areas near Downtown Mesquite are already part of a Planned Development (PD) District, which means they were approved under a customized zoning plan and are not included in the new Downtown Overlay District. These parcels will continue to follow their existing zoning rules and development standards.

