

# Overview and Purpose

The newly created Downtown Mesquite Special Purpose Zoning District (DM-District) is a planning tool intended to guide future development within Downtown Mesquite. It emphasizes walkability, mixed-use development, infill and adaptive reuse of space, and preservation of historical character, as aligned with the Mesquite Comprehensive Plan.

## THE DM-DISTRICT INTENDS TO:

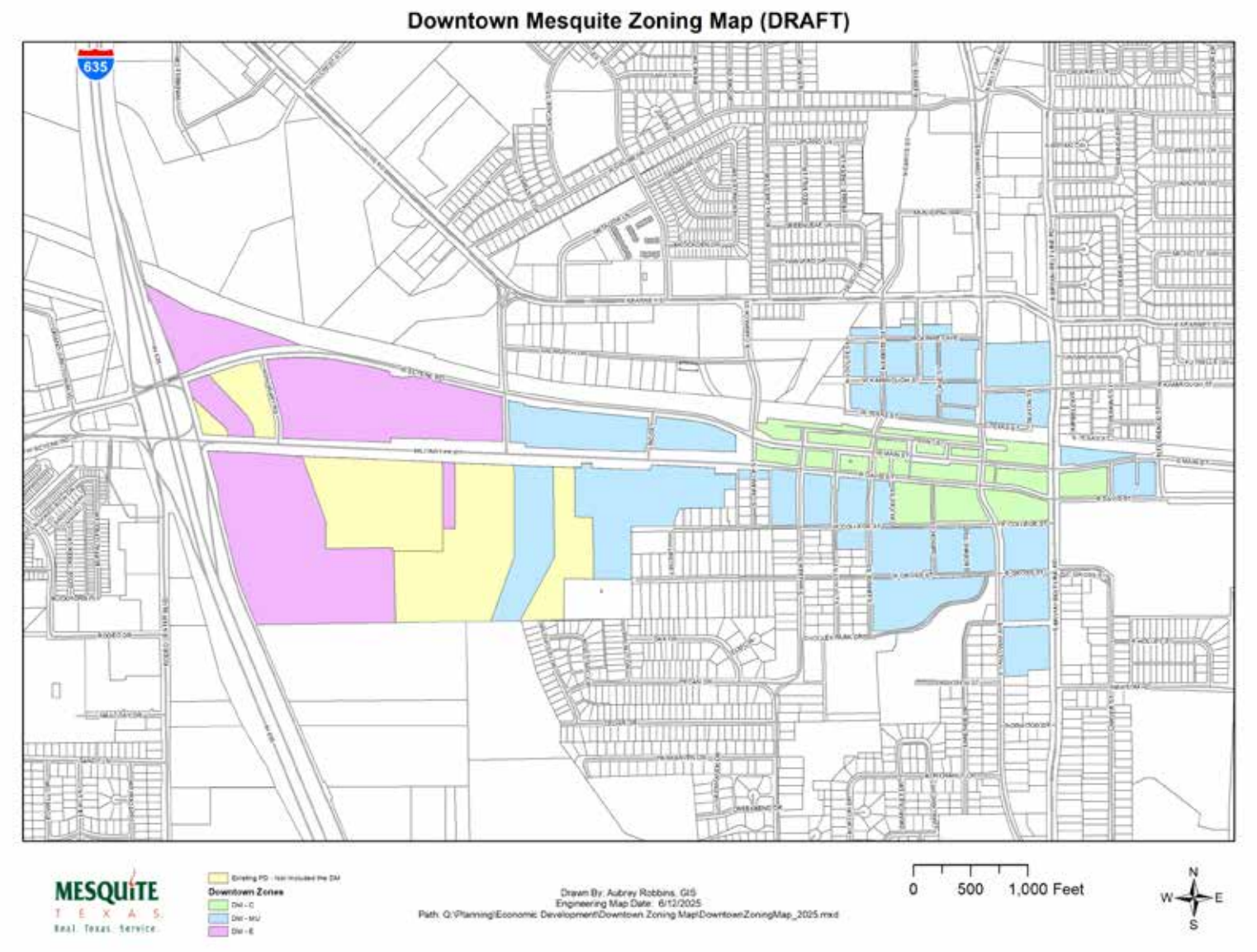
- Encourage business development and mixed-use urban environments.
- Increase walkability and support pedestrian activity.
- Preserve the historical heritage of Mesquite's Town Center.
- Support transit-oriented development (TOD).
- Promote attractive and functional development.

## ZONING DISTRICT STRUCTURE:

The DM-District encompasses approximately 339 acres of Downtown Mesquite and is composed of three character subdistricts, each with unique design and development guidelines:

- Core Subdistrict (DM-C): Encompasses the historic downtown core and is the most pedestrian-focused. It shares boundaries with the Downtown Mesquite Main Street program area.
- Mixed-Use Subdistrict (DM-MU): Adjacent to the DM-C area, allowing more flexibility for new mixed-use developments.
- Edge Subdistrict (DM-E): Located on the district's periphery, serving as a transitional buffer with aesthetics that complement the downtown core.

Each subdistrict is identified on the zoning map with appropriate prefix and suffix (e.g., DM-C), and any changes to these designations require a Zoning Map Amendment.



# Land Use and Development Regulations

**THE ORDINANCE INCLUDES A DETAILED TABLE THAT SHOWS WHAT TYPE OF BUSINESSES ARE ALLOWED IN THE DIFFERENT SUBDISTRICTS.**

**HERE ARE THE KEY POINTS:**

- Allowed Uses (Permitted): These include things like shops, salons, hotels, and various types of housing such as townhomes and live-work spaces.
- Special-Approved Uses (Conditional): Some uses might affect nearby homes or businesses, so they need extra review and approval through a Conditional Use Permit (CUP) to make sure they're a good fit.
- Use-Specific Standards: The ordinance provides detailed criteria for specific uses, including definitions, parking requirements, and operational limits.

**DESIGN STANDARDS ARE ESSENTIAL TO HELP KEEP THE LOOK AND FEEL OF THE DISTRICT CONSISTENT AND TRUE TO ITS CHARACTER.**

**EXAMPLES OF REQUIREMENTS INCLUDE:**

- Building Placement and Orientation: Buildings need to be placed close to the street and closely align with each other to create a unified look.
- Building Appearance: Details like the front of the building, trim, windows, and storefronts should match the historic downtown style.
- Landscaping: Requirements vary depending on the subdistrict, but generally include adding landscaping to keep walkways nice for pedestrians.

Each subdistrict has its own set of design standards to create unique but cohesive areas.

**PARKING STANDARDS VARY BY SUBDISTRICT:**

- The DM-C subdistrict will not contain a minimum parking requirement for commercial uses. If a residential dwelling is located within the core district, one parking space must be provided on-site.
- The DM-MU and DM-E subdistricts don't contain specific parking regulations and will follow the current regulations in Mesquite's Zoning Ordinance. Special parking regulations may apply in specific cases where an adaptive reuse project has occurred.

The ordinance encourages concealed or rear-located parking to maintain walkable street frontages and visual appeal.



# Signage and Existing Nonconforming Uses

## SIGNAGE REGULATIONS:

To encourage and promote a unique downtown district, the DM-District has included signage regulations. The ordinance allows the following signs:

### Permanent Signs (A):

Blade signs, wall signs, murals, hanging signs, and creative signs.

### Temporary Signs (B):

A-frame signs, inflatable signs (DM-E only), and movable signs.

### Creative and historical signs (C):

Ghost signs are encouraged to promote character and uniqueness.

### Prohibited Signs:

Any sign types not explicitly listed in the ordinance will not be allowed. Internally illuminated signs are restricted except in DM-E.

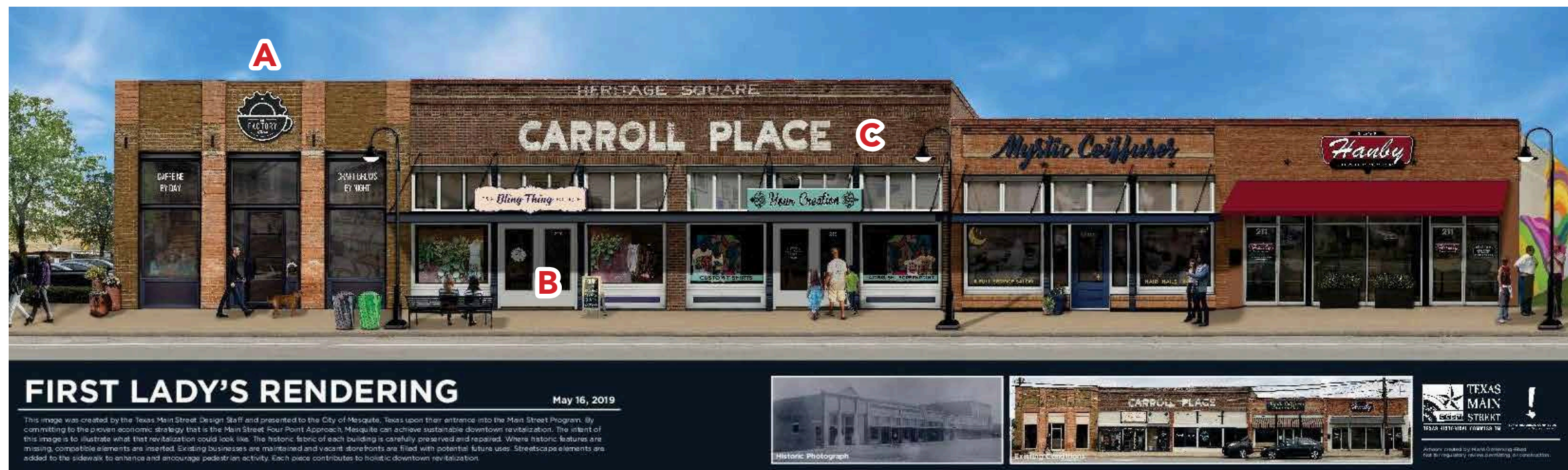
## EXISTING NONCONFORMING USES:

Businesses in operation before the new DM-District zoning ordinance takes effect that don't fully meet the new requirements are called "legal nonconforming uses." That just means they're allowed to keep operating, as long as they follow the City of Mesquite's rules for nonconforming uses (Section 1-302 of the Mesquite Zoning Ordinance).

The conditions are as follows:

- Legal nonconforming businesses can stay open and operate as long as they don't shut down or abandon the business for six (6) months or more.
- If the nonconforming use changes to a conforming use, it cannot go back to a nonconforming use without the correct zoning.
- If they want to expand, make big changes, or switch to a different type of business, they may need to follow the new rules or get special approval.

This approach helps long-time businesses keep running, while gradually bringing the area in line with the new vision for Downtown Mesquite.



# Key Takeaways

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## Does

- Encourages compact, walkable Downtown development
- Preserves and revitalizes historic downtown core
- Creates flexible zoning to accommodate diverse uses while maintaining historical value
- Establishes a new zoning district: DM-District with 3 subdistricts
- Defines what is permitted, conditionally permitted, or prohibited across the DM-District



## Does Not

- Automatically close or remove already-established businesses or signage
- Change citywide zoning rules for areas outside of the DM-District
- Automatically allow by-right development for all uses. Many still require review.
- Require a minimum number of parking spaces for the commercial uses in the DM-C subdistrict
- Allow for incompatible uses that conflict with the pedestrian and historic nature of downtown

### Conclusion:

The DM-District ordinance is a tool to guide future downtown development that balances growth with preservation. It creates a regulatory framework tailored for Downtown Mesquite that supports adaptive reuse, mixed-use infill, and walkable design, while establishing clear boundaries and expectations for land use, design, parking, and signage. By establishing distinct subdistricts and applying both flexible and prescriptive standards, it promotes a cohesive downtown identity and revitalization strategy.