

State Highway 121 Overlay District

**4.800 State Highway 121 Overlay District****(ZC 98-45; Ordinance No. 98-9-13)****4.801 Purpose**

To provide appropriate design standards for the development of properties within the State Highway 121 corridor. These standards recognize the significance of State Highway 121 as a regional traffic artery. State Highway 121 is planned as a future freeway connecting U.S. 75 to the Dallas/Fort Worth Airport.

**4.802** The area encompassed by these standards shall include all those properties that extend from the centerline of State Highway 121 to a point 1,200 feet south of the centerline. This district will span the range from Custer Road to the Dallas North Tollway. The provisions of the State Highway 121 Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.803.

**4.803** The base zoning districts of properties within the area, defined by Subsection 4.802, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.802.

**4.804** Development and/or redevelopment shall meet the following special landscaping requirements:

- (1)** A minimum 30-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way, for thoroughfares, Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvement, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.
- (2)** The landscape edge shall generally consist of trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
  - (a)** A minimum of one three-inch caliper shade tree and one ornamental tree (seven-foot planted height) per 50 feet of frontage, exclusive of driveways.

**(b)** The inclusion of a landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from State Highway 121 or another major thoroughfare (Type C and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four-to-one, requiring at least four feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height, but no greater than eight feet in height, may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

- (3)** A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process (Article 5).
- (4)** The City of Plano shall develop and maintain a list of approved plant materials for landscape edges.
- (5)** The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.
- (6)** During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape edge requirement would prevent a property's reasonable development in a safe, efficient manner.

**4.805** Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are:

- (1)** Overhead placement is permitted along the southern right-of-way boundary of State Highway 121 for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.
- (2)** Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.804. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

**4.806** All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be

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permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

<b>Apartment Signs</b>	
Maximum Height	Ten feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

<b>General Business Signs</b>	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

<b>Identification Signs</b>	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

<b>Institutional Signs</b>	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

<b>Multipurpose Signs</b>	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

<b>Apartment Signs</b>	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

<b>General Business Signs</b>	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

<b>Identification Signs</b>	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

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<b>Institutional Signs</b>	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

<b>Multipurpose Signs</b>	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet. (ZC 2000-73; Ordinance No. 2000-11-22)	

**4.807** No advertising signs as defined in Section 3.1600 shall be permitted.