M E M O R A N D U M

DATE: March 31, 2006

TO: Planning & Zoning Commission

FROM: Tom Elgin, Development Review Manager TE

RE: Proposed Ordinance Changes Relating to Agenda Item #7: Zoning Case 2006-02

Due to the volume of pages changed within the Zoning Ordinance as part of this agenda item, the proposed amendments have been provided under separate cover rather than in the packet for the April 3, 2006 meeting. Because of the size of the Zoning Ordinance document, maintaining the existing and proposed text became a practical challenge in managing the size and stability of the file. Therefore, the changes have been marked by "clouding" revisions, rather than the standard strike-through and underline.

We have included subsections or individual pages of the ordinance with proposed changes. For your ease of comparison, there are two ordinance copies included. The modified ordinance subsections/pages are bound together. The each article is separated by a blue sheet. The current ordinance copies corresponding to the modified subsections/pages are bound together and separated by article with a pink sheet. The current ordinance pages are provided to aid in an easier comparison between the current and proposed standards. If you have questions about any of the proposed revisions, please do not hesitate to contact me.

By including the ordinance separately, we allow the online packet to remain a reasonable size for viewing and download by the public. The modified ordinance subsections and/or pages are provided as a separate file online for public view.

CHANGES

ARTICLE I

CHANGES

ARTICLE II

CHANGES

ARTICLE III

CHANGES

ARTICLE IV

CHANGES

ARTICLE V

Truck Sales (Heavy Truck)	The display, sale, or rental of new or used heavy load vehicles in operable condition.
Truck Terminal	An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.
Two-Family Residence	Same as Two-Family Dwelling.
University/College	See College/University.
Upholstering/Cabinet Shop	See Cabinet/Upholstering Shop.
Usable Open Space	An open area or recreational facility which is designed and intended to be used for outdoor living and/or recreation. (ZC 06-02; Ordinance No.)
Used Car Dealer	Retail sales and leasing of used automobiles or light load vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Utility Distribution/ Transmission Lines	Facilities which serve to distribute and transmit electrical power, gas and water including, but not limited to, electrical transmission lines, gas transmission lines, and metering stations.
Veterinarian Clinic	An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment.
Vibration	See Performance Standard Terms.
Warehouse/Distribution Center	A building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding "Truck Terminal." (ZC 96-29; Ordinance No. 96-11-29)
Whip Antenna	An antenna consisting of a single, slender, rod-like element which is supported only at or near its base. (ZC 98-92; Ordinance No. 98-11-45)
Wholesale/Storage Warehouse	See Storage/Wholesale Warehouse.
Window, Bay	A multipanel, polygonal, or curved window projecting out from an opening in the exterior wall plane that does not increase the floor area of a building. The bottom of the bay window opening must be a minimum of two feet in height above the finished floor. A bay window may be supported by corbels or brackets. (ZC 05-07; Ordinance No. 2005-5-28)
Window, Box	A polygonal or curved window projecting out from an opening in the exterior wall plane that increases the floor area of a building. A box window typically is supported by an extension of the building foundation or a cantilevered extension of floor joists. (ZC 05-07; Ordinance No. 2005-5-28)
Winery	A wine-making facility that: (1) ferments juices from grapes and/or other fruit, (2) blends wines, (3) manufactures, bottles, labels, and packages wine, and/or performs any other activity authorized by Chapter 16, Winery Permit, of the Texas Alcoholic Beverage Code as amended. (ZC 05-24; Ordinance No. 2005-7-10)

2.804 MF-1 - Multifamily Residence-1

(1) Purpose

The MF-1 district is intended to accommodate condominiums and apartments at a density of 12 residential units per acre in a park-like setting with extensive areas of usable open space and landscaping. MF-1 districts should be located along or near major thoroughfares and should not have principal access to standard residential streets.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Maximum Residential Density	12 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	
--one and two story	25 feet, except as provided in Subsection 3.104 and Section 3.500
--three story	100 feet, except as provided in Subsection 3.104 and Section 3.500.
Minimum Side Yard	15 feet (See Subsection 3.104 and Section 3.600.)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Subsection 3.104 and Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency
	650 square feet - One bedroom
	800 square feet - Two bedroom
	200 square feet - Each additional bedroom
Maximum Lot Coverage	35% plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Maximum Height	Three story, 40 feet (See Section 3.800.)
Minimum Usable Open Space (ZC 06-02; Ordinance No.)	600 square feet - One bedroom
	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

(a) Two parking spaces per dwelling unit (See Section 3.1100.)

(b) The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

(5) Miscellaneous Multifamily Residence Provisions (See Subsection 3.104.)

(a) Walls

A wall not more than eight feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3.1000.

(b) Garage Enclosures

The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

(c) Street Names

Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

(d) Alternate Standards

An MF-1 district may be developed according to the standards required in the 2F, SF-A, PH, or SF-6 districts.

2.805 MF-2 - Multifamily Residence-2

(1) Purpose

The MF-2 district is intended to accommodate condominiums and apartments at a density of 18 residential units per acre providing sufficient areas for usable open space and landscaping. MF-2 districts should have direct access and/or frontage on major thoroughfares and no principal access to standard residential streets.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Maximum Residential Density	18 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard (one and two story)	25 feet, except as provided in Subsection 3.104 and Section 3.500.
Minimum Side Yard	15 feet (See Subsection 3.104 and Section 3.600.)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Subsection 3.104 and Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency
	650 square feet - One bedroom
	800 square feet - Two bedroom
	200 square feet - Each additional bedroom
Maximum Lot Coverage	35% plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Maximum Height	Two story, 35 feet (See Subsection 3.104.4 and Section 3.800.)
Minimum Usable Open Space (ZC 06-02; Ordinance No.)	500 square feet - One bedroom
	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

(a) Two parking spaces per dwelling unit (See Section 3.1100.)

(b) The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

(5) Miscellaneous Multifamily Residence Provisions (See Subsection 3.104.)

(a) Walls

A wall not more than eight feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3.1000.

(b) Garage Enclosures

The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

(c) Street Names

Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

(d) Alternate Standards

An MF-2 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.

2.806 MF-3 - Multifamily Residence-3

(1) Purpose

The MF-3 district is intended to provide for relatively dense condominium and apartment developments at 21.5 residential units per acre. This density will allow limited areas of usable open space that must be carefully designed for maximum accessibility and utilization by the residents of an MF-3 development. MF-3 districts should have access and frontage to major thoroughfares, with no principal access to standard residential streets.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Maximum Residential Density	21.5 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	
--one and two story	25 feet, except as provided in Subsection 3.104 and Section 3.500
--three story	100 feet, except as provided in Subsection 3.104 and Section 3.500
Minimum Side Yard	15 feet (See Subsection 3.104 and Section 3.600.)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Subsection 3.104 and Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency
	650 square feet - One bedroom
	800 square feet - Two bedroom
	200 square feet - Each additional bedroom
Maximum Lot Coverage	35% plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Maximum Height	Three story with a maximum third floor top plate line of 35 feet and a maximum 45 foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters, or other members. (Ordinance No. 94-1-34)
Minimum Usable Open Space (ZC 06-02; Ordinance No.)	400 square feet - One bedroom

Description	Requirement
Minimum Usable Open Space Continued	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

(a) Two parking spaces per dwelling unit (See Section 3.1100.)

(b) The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

(5) Miscellaneous Multifamily Residence Provisions (See Subsection 3.104.)

(a) Walls

A wall not more than eight feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3.1000.

(b) Garage Enclosures

The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

(c) Street Names

Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

(d) Alternate Standards

An MF-3 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.

2.808 PH - Patio Home

(ZC 96-38; Ordinance No. 96-10-29)

(1) Purpose

The PH district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	4,000 square feet	3,800 square feet	3,600 square feet
Minimum Lot Width	40 feet	40 feet	40 feet
--of Corner Lot	45 feet	45 feet	45 feet
Minimum Lot Depth	90 feet	90 feet	85 feet
Minimum Front Yard	20 feet, except as provided in (4) below and in Section 3.500	15 feet, except as provided in Section 3.500	Ten feet, except as provided in Section 3.500
Minimum Side Yard	See (4) below and Section 3.600	See (4) below and Section 3.600	See (4) below and Section 3.600
--of Corner Lot	15 feet in street side	15 feet in street side	15 feet in street side
Maximum Side Yard	N/A	N/A	N/A
Minimum Rear Yard	Ten feet, except as provided in (4) below and Section 3.700	Ten feet, except as provided in (4) below and Section 3.700	Ten feet, except as provided in (4) below and Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800
Maximum Coverage	60% total for principle and accessory buildings (See Subsection 3.701.)	60% total for principle and accessory buildings (See Subsection 3.701.)	60% total for principle and accessory buildings (See Subsection 3.701.)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Usable Open Space	Ten percent in accordance with (7) below	Ten percent in accordance with (7) below	Ten percent in accordance with (7) below
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

PH subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) All PH subdivisions shall comply with the following standards:

(i) Houses shall be developed as zero lot line homes. One side yard setback shall be zero feet and the opposite side yard setback shall be a minimum of ten feet.

(ii) A house on a lot where the zero side abuts an alley may be pulled back from the alley so long as a minimum separation of ten feet is provided between houses.

(iii) A minimum six-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house on the zero side yard setback side.

(iv) Side yards and maintenance easements shall be placed on the subdivision plat.

(v) A minimum separation of ten feet shall be provided between patio homes.

(vi) Patio homes with roof overhangs are allowed when lots of been platted with a six-foot wide nonencroachment easement and the final plat for the subdivision was approved prior to October 28, 1996.

(vii) Each patio home shall have a two-car garage. The garage space shall not be eliminated by enclosing the garage with a stationary wall.

(b) If developed in accordance with Standard Requirements, a PH subdivision may amend setbacks as follows:

(i) The front yard setback may be reduced to ten feet or 15 feet provided that:

1. The driveway and garage are accessed from an alley; and
2. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

(ii) The front yard setback may be reduced to 15 feet for lots without an alley provided that:

1. The garage sets back 20 feet from the front property line; and

2. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

(iii) The maximum front yard setback is 25 feet and a minimum lot depth of 65 feet, as measured from the front building line to the rear lot line, is maintained.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Management), a PH subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700; and

(iii) A PH subdivision developed under either of these requirements shall have front or rear entry garages. Correspondingly, garages shall be set back a minimum of 20 feet from the front or rear property lines.

(5) Parking Requirements

Two off-street spaces per dwelling unit plus one-half space per dwelling unit for visitor parking within 600 feet of each dwelling unit are required. The visitor parking requirements may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors. (See Section 3.1100.)

(6) Maintenance Requirements for Common Areas

A property owners association is required for continued maintenance of common land and facilities. The requirements for the property owners association are outlined in Article V of the Subdivision Ordinance.

(7) Usable Open Space Requirements

Except as provided below, any subdivision developed under the PH standards of this ordinance shall provide usable open space which equals or exceeds ten percent of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger. Usable open space shall not be required for a PH development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit PH development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous. Usable open space shall comply with the supplementary regulations in Subsection 3.117. (ZC 06-02; Ordinance No.)

(8) Walls

A wall may be erected on the front property line provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3.1000.

2.809 SF-A - Single-Family Residence Attached

(1) Purpose

The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually-platted lots or multiple units on a single lot.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

SF-A zoned property may be developed in accordance with the standards in the PH, 2F, and single-family districts or according to the following SF-A standards:

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area per Dwelling Unit	2,250 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot except as provided in (4) below.	2,140 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot, except as provided in (4) below.	2,025 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot, except as provided in (4) below.
Minimum Lot Width	25 feet	25 feet	25 feet
--on Corner Lot	30 feet	30 feet	30 feet
Minimum Lot Depth	85 feet	85 feet	80 feet
Minimum Front Yard (ZC 2000-86; Ordinance No. 2001-10-8)	20 feet, except as provided in (4) below	15 feet, except as provided in (4) below	Ten feet, except as provided in (4) below
--Lots Fronting Cul-de-Sacs	20 feet	15 feet	10 feet
	The front yard may be staggered, varied, or reduced to a ten-foot front yard with site plan approval as provided in (4) below.		
Minimum Side Yard of Corner Lot (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet adjacent to the street, except as in Section 3.600	Ten feet adjacent to the street, except as in Section 3.600	Ten feet adjacent to the street, except as in Section 3.600
Maximum Side Yard	N/A	N/A	N/A

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Building Separation	Ten feet for all uses, except as in Section 3.600	Ten feet for all uses, except as in Section 3.600	Ten feet for all uses, except as in Section 3.600
Minimum Rear Yard (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet, except as provided in (4) below	Ten feet, except as provided in (4) below	Ten feet, except as provided in (4) below
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800
Maximum Coverage (ZC 2000-86; Ordinance No. 2001-10-8)	65% total for principle and accessory buildings (See Subsection 3.701.)	68% total for principle and accessory buildings (See Subsection 3.701.)	72% total for principle and accessory buildings (See Subsection 3.701.)
Minimum Usable Open Space	Ten percent in accordance with (5) below	Ten percent in accordance with (5) below	Ten percent in accordance with (5) below
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements (ZC 2000-86; Ordinance No. 2001-10-8)	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit.	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit.	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit.
	Rear/Alley Entry: Two parking spaces per dwelling unit	Rear/Alley Entry: Two parking spaces per dwelling unit	Rear/Alley Entry: Two parking spaces per dwelling unit

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

SF-A subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) All SF-A subdivisions shall comply with the following standards:

(i) Houses shall be developed as attached townhouses.

(ii) No complex of townhouse buildings shall exceed 200 feet in length.

(iii) Each dwelling unit shall contain a two-car garage in addition to required parking spaces. The garage space shall not be eliminated by enclosing the garage with a stationary wall.

(iv) Landscaping requirements of one tree for each three dwelling units shall be met. Trees planted to meet this requirement may be clustered or dispersed throughout the site and must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum three inch caliper.

(v) When multiple units are platted on a single lot, the endsity may be increased to 12 dwelling units per acre if the Planning & Zoning Commission determines that the increase is necessary to provide additional amenities. In making this determination, the Planning & Zoning Commission will review additional open space, landscaping, screening, subdivision design, and treatment of natural environment.

(b) If developed in accordance with Standard Requirements the front yard setback may be reduced to ten feet provided that:

(i) The driveway and garage are accessed from an alley; and

(ii) The garage door is set back 20 feet from the rear property line; and

(iii) The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Management), an SF-A subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk sgtandards above, and provided storm water conservation areas are shown on the site-specific storm water management plan per Section 3.1700; and

(iii) A SF-A subdivision developed under either of these requirements shall have front or rear entry garages. Correspondingly, garages shall be set back a minimum of 20 feet from the front or rear property lines.

(5) Usable Open Space Requirements (ZC 2006-02; Ordinance No. and ZC 2000-86; Ordinance No. 2001-10-8)

Except as provided below, any subdivision developed under the SF-A standards of this ordinance shall provide usable open space which equals or exceeds ten percent of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger, or easements for drainage or floodways. Usable open space shall not be required for an SF-A development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than SF-A or is restricted by zoning to not permit SF-A development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous. Usable open space shall comply with the supplementary regulations in Subsection 3.117. (ZC 06-02; Ordinance No.)

2.810 SF-6 - Single-Family Residence-6

(1) Purpose

The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	6,000 square feet	5,700 square feet	5,400 square feet
Minimum Lot Width	55 feet	55 feet	55 feet
--of Corner Lot:	60 feet	60 feet	60 feet
Minimum Lot Depth	100 feet	95 feet	95 feet
Minimum Front Yard	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	Six feet or ten percent of lot width, whichever is greater, except as in Section 3.6.00	Six feet or ten percent of lot width, whichever is greater, except as in Section 3.6.00	Six feet or ten percent of lot width, whichever is greater, except as in Section 3.6.00
--of Corner Lot	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600
Maximum Side Yard	Ten feet	Ten feet	Ten feet
Minimum Rear Yard	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800

Maximum Coverage	45% total for principle and accessory buildings (See Subsection 3.701.)	47.5% total for principle and accessory buildings (See Subsection 3.701.)	50% total for principle and accessory buildings (See Subsection 3.701.)
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

SF-6 subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) For all SF-6 subdivisions, the front yard setback may be reduced to 20 feet if the lot is alley served. When a 20-foot front yard setback is used, the minimum rear yard setback must be increased from ten to 15 feet. Garages shall be setback a minimum of 20 feet from the rear property lines.

(b) If developed in accordance with Standard Requirements, a SF-6 subdivision may stagger, vary, or reduce the front yard setback of 20 feet provided that the average setback for any block face shall be 25 feet. Under this provision, no more than three adjacent lots may have a setback of less than 25 feet. Where setbacks are varied, the maximum setback shall be 30 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Management), an SF-6 subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700.

2.811 SF-7 - Single-Family Residence-7

(1) Purpose

The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	7,000 square feet	6,650 square feet	5,400 square feet
Minimum Lot Width	65 feet	65 feet	55 feet
--of Corner Lot	70 feet	70 feet	60 feet
Minimum Lot Depth	100 feet	95 feet	95 feet
Minimum Front Yard	30 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600
--of Corner Lot	15 feet pm street side, except as in Section 3.600	15 feet pm street side, except as in Section 3.600	15 feet pm street side, except as in Section 3.600
Maximum Side Yard	Ten feet	Ten feet	Ten feet
Minimum Rear Yard	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Maximum Coverage	45% total for principle and accessory buildings (See Subsection 3.701.)	47.5% total for principle and accessory buildings (See Subsection 3.701.)	50% total for principle and accessory buildings (See Subsection 3.701.)
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

SF-7 subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) For all SF-7 subdivisions, if the lot is alley served, garages shall be set back a minimum of 20 feet from the rear property lines.

(b) If developed in accordance with Standard Requirements, a SF-7 subdivision may vary the front yard setback under one, but not both, of the following provisions:

(i) The minimum front yard setback may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard be less than 25 feet. The term curvilinear in design shall refer to any street segment which is designed with a degree of curvature not less than 3°30' and not greater than 22°55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(ii) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for an block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback of less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Management), an SF-7 subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700.

2.812 SF-9 - Single-Family Residence-9

(1) Purpose

The SF-9 district is intended to provide areas for large-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	9,000 square feet	8,550 square feet	8,100 square feet
Minimum Lot Width	75 feet	75 feet	75 feet
Minimum Lot Depth	100 feet	95 feet	95 feet
Minimum Front Yard	30 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	7.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	7.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	7.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600
--of Corner Lot	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600
Maximum Side Yard	Ten feet	Ten feet	Ten feet
Minimum Rear Yard	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Maximum Coverage	45% total for principle and accessory buildings (See Subsection 3.701.)	47.5% total for principle and accessory buildings (See Subsection 3.701.)	50% total for principle and accessory buildings (See Subsection 3.701.)
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

SF-9 subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) For all SF-9 subdivisions, if the lot is alley served, garages shall be set back a minimum of 20 feet from the rear property lines.

(b) If developed in accordance with Standard Requirements, a SF-9 subdivision may vary the front yard setback under one, but not both, of the following provisions:

(i) The minimum front yard setback may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard be less than 25 feet. The term curvilinear in design shall refer to any street segment which is designed with a degree of curvature not less than 3°30' and not greater than 22°55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(ii) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for any block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback of less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Mangement), an SF-9 subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700.

2.814 2F - Two-Family Residence (Duplex)

(1) Purpose

The 2F district is designed to provide for areas of two-family development that are consistent in design and in development patterns with typical single-family detached development. The 2F district is intended to encourage single-family ownership by permitting the division of a 2F lot along the common wall of the two residential units of a duplex.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

2F-zoned property may be developed in accordance with the standards in the Single-Family Residence-7 zoning district or according to the following 2F standards:

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	8,000 square feet	7,600 square feet	5,400 square feet
Minimum Lot Width	70 feet	70 feet	55 feet
--of Corner Lot	75 feet	75 feet	60 feet
Minimum Lot Depth	100 feet	100 feet	100 feet
Minimum Front Yard	30 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600
--of Corner Lot	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600
Maximum Side Yard	Ten feet	Ten feet	Ten feet
Minimum Rear Yard	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800
Maximum Coverage	45% total for principle and accessory buildings (See Subsection 3.701.)	47.5% total for principle and accessory buildings (See Subsection 3.701.)	50% total for principle and accessory buildings (See Subsection 3.701.)
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No.)

2F subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) All 2F subdivisions shall comply with the following standards:

(i) Each dwelling unit shall contain a two-car garage in addition to required parking spaces. The garage space shall not be eleiminated by enclosing the garage with a stationary wall. If the lot is alley served, garages shall be set back a minimum of 20 feet from the rear property lines.

(ii) Lots in the 2F district may be platted in pairs such that a duplex may be placed on each pair of lots. The subdivision plat shall designate the pairs of lots and which lot lines are to be outside lot lines of each pair. There shall be only one dwelling unit per lot, and no dwelling unit shall cross a lot line. No single-family dwelling may be constructed on one of the designated pair of lots.

(iii) Where lots in the 2F district are not platted in pairs, the lots may be further resubdivided into two separate lots (but no such further resubdivision shall be permitted) by metes and bounds survey prepared by a licensed surveyor of the state of Texas, such resubdivision to accomplish the division of said lots into two separate parcels so as to allow the separate use of each portion of the property as an individual dwelling, provided the date of issuance of a building permit for a two-family residence is after June 3, 1983. There shall be only one dwelling unit per parcel, and no single-family dwelling may be constructed on one of the resubdivided parcels.

(iv) All utilities shall be provided separately to each duplex in a 2F district such that each unit is individually metered.

(b) If developed in accordance with Standard Requirements, a 2F subdivision may vary the front yard setback under one, but not both, of the following provisions:

(i) The minimum front yard setback may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard to less than 25 feet. The term curvilinear in design shall refer to any street segment which is designed with a degree of curvature not less than 3°30' and not greater than 22°55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, exclusing streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(ii) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for any block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback of less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Manageement), a 2F subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700.

2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

(1) Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.

(4) Off-Street Parking and Loading Requirements (See Section 3.1100.) (ZC 2002-48; Ordinance No. 2002-10-41)

(a) Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

(b) The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

(c) Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

(d) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

(5) Landscaping (ZC 2006-02; Ordinance No)

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See Section 3.1200.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy 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 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:

General Business Signs	
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

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
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 a residential zoning district, the following standards shall apply:

General Business Signs	
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

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
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.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

(7) Special District Requirements

(a) In the RT district, permitted uses shall meet the following standards:

(i) Operations should be fully enclosed with no outside storage of goods or materials.

(ii) No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

(b) Retail and service uses identified with an "*" in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.

** "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

(c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior

to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)

(d) Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Not withstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)

(e) Warehousing is allowed as an accessory use to light-intensity manufacturing use and is not subject to the maximum percentage requirements in 7.c. above. (ZC 2005-20; Ordinance No. 2005-6-34)

(2) Homebuilder Marketing Centers (ZC 92-99)

(a) A specific use permit is required and is valid for two years from the date that the ordinance is approved by City Council. Only subdivisions located within the city municipal boundaries may be marketed. The applicant shall specify the subdivisions to be marketed from the center. This list shall become part of the specific use permit ordinance.

(b) A facade plan shall be submitted with the zoning petition. A center that is designed as a permanent structure shall comply with Section 3.300, Minimum Structure Standards, of the Zoning Ordinance. The roof shall either be a hip or a gable roof. The design and exterior finish of temporary structures shall be regulated by the site plan and facade plan adopted in conjunction with the specific use permit.

(c) The center shall also comply with Section 3.1200.1.a. & 1.d. Other sections of the landscaping requirements do not apply.

(d) A center located in a residential district shall be limited to an area where a Phase II land study for a residential development has been approved for the site, and the center is sponsored by the developer(s) of the residential development. The temporary structure shall be removed after the center is abandoned. However, if the building is to be reused, the building shall be designed and constructed as a permanent structure.

(e) The center may be located in a residential district as part of a private recreation center or country club. The private recreation center or country club shall be a common amenity that ties the subdivisions being marketed from the center together.

(f) The specific use permit may be considered for an extension upon the applicant's request. The request to extend the specific use permit must be filed and approved before expiration of the specific use permit.

3.104 Multifamily Residence

(1) Minimum side and rear yard setbacks from adjacent nonresidential and multifamily zoning shall be:

One Story	15 feet
Two Story	25 feet
Three Story	25 feet

(2) Minimum separations between apartment buildings on the same lot are as follows:

Building Orientation	Distance
Face to Face[1]	30 feet
Face to End[2]	20 feet
Corner to Corner	15 feet
Angled Corner to Face (60° to 90° angle)	20 feet
*Courtyard Face to Face[3]	30 feet
End to End	15 feet

[1] Face: Exterior plane of a building that is 60 feet in length or greater.

[2] End: A secondary exterior plane of a building that is less than 60 feet in length.

[3] No balcony or canopy shall extend into such court area for a distance greater than five feet.

* Refer to Zoning Ordinance definition.

(3) The minimum setback from the zoning district boundary for an apartment building adjacent to land proposed (as shown on an approved land study), developed, or zoned for single-family, patio home, or two-family shall be: (ZC 2000-83; Ordinance No. 2000-11-30)

One Story	20 feet
Two Story	60 feet
Three Story	150 feet

(4) Usable Open Space

(a) Each lot or parcel of land, which is used for multifamily residences, shall provide on the same lot or parcel of land usable open space (as defined in Section 1.600) in accordance with the table below:

Usable Open Space Requirement			
Number of Bedrooms or Sleeping Rooms	**Multifamily-1 Zoning District**	**Multifamily-2 Zoning District**	**Multifamily-3 Zoning District**
One or Less	600 square feet	500 square feet	400 square feet
Each Additional Bedroom Over One	300 square feet	300 square feet	300 square feet

(b) In those instances where a parcel of land has been zoned for multifamily use with a specific use permit or planned development classification and the permitted densities do not conform exactly with those permitted in the MF-1, MF-2, or MF-3 districts, usable open space shall be provided in accordance with that required for the multifamily zoning district which most closely approximates the density permitted under the specific use permit or planned development.

(c) In meeting this requirement, a credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within ten feet of a pool; developed and equipped children's play areas; and usable portions of recreational buildings. Tennis courts are specifically excluded from this increased credit allowance. At the time of site plan approval, the Planning & Zoning Commission and/or City Council may allow a credit not to exceed ten percent of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated at a three-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

(d) At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development. Also, at this time, approval may be granted for up to one-third of the required open space to be credited for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the offsite credit is a discretionary power of the Planning & Zoning Commission and/or City Council. The guidelines below may assist in considering if credit is appropriate:

(i) Adjacency

Is 15% or more of the site's boundary adjacent to park land?

(ii) Accessibility

Are there defined pedestrian connections between the development and the park land?

(iii) Usability

Is the park land immediately adjacent to the development suitable for use by residents?

(iv) Design Integration

Does the design of the development provide a significant visual and pedestrian connection to the park land?

these services shall be prohibited within 1,000 feet of any church, residentially-zoned district, or public or parochial school. The distance shall be measured in a straight line from the front door of the facility to the nearest property line of the church, public or parochial school, or to the closest residential district boundary line. The 1,000 foot distance requirement may be reduced to 300 feet if City Council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

3.117 Usable Open Space

(ZC 2006-02; Ordinance No.)

The intent of usable open space is to provide for outdoor living and/or recreation in an open area or recreational facility. Where required by this ordinance, usable open space shall comply with the following standards:

(1) Area Required

(a) The minimum required area of usable open space for a development shall be according to the area, yard, and bulk standards of the respective zoning district.

(b) At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit to the minimum required area of usable open space as follows:

(i) The required usable open space area may be reduced up to one-third for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The credit for the offsite usable open space is a discretionary decision of the Planning & Zoning Commission and/or City Council based generally upon the following:

1. 15% or more of the site's boundary is adjacent to park land.
2. The park land is suitable, as defined by the intent for usable open space, for use by residents.
3. There are defined pedestrian connections between the development and the park land.
4. The design of the development provides a significant visual connection to the park land.

(ii) For multifamily residential development in the Multifamily Residence-1 (MF-1), Multifamily Residence-2 (MF-2), and Multifamily Residence-3 (MF-3) zoning districts only, the required usable open space may be reduced through the use of credits for certain improvements. A credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within ten feet of a pool, developed and equipped children's play areas, and usable portions of recreational buildings. No credit may be applied for tennis courts.

(iii) For multifamily residential development in the MF-1, MF-2, and MF-3 zoing districts only, the combined credit for areas calculated at a three-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

(2) General Standards

(a) Usable open space may include landscaping, walks, patios, pools, tennis courts and other recreational facilities, water features, and decorative objects such as art work or fountains.

(b) Usable open space shall not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or rights-of-way or easements for streets or alleys, drainage or floodway facilities or electrical transmission lines.

(c) Usable open space shall not have a slope exceeding ten percent; however, per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the required usable open space may exceed the ten percent slope requirement.

(d) At that time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for usable open space that exceeds the maximum ten percent slope if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development.

(3) Dimensional Standards

(a) Multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts shall have no usable open space dimension less than 15 feet.

(b) Patio home and single-family attached development in the Patio Home (PH), Single-Family Residence Attached (SF-A), MF-1, MF-2, and MF-3 zoning districts, and patio home or single-family development in the Retail zoning district with the corresponding specific use permit (SUP) shall comply with the following dimensional standards:

(i) All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.

(ii) A primary usable open space area 20,000 square feet or larger shall be provided. This primary usable open space must be a minimum of 50 feet wide and must abut a street on a minimum of 25% of the area's perimeter.

(iii) If additional open space is needed to meet the minimum area of required usable open space, secondary usable open space areas must be provided. The minimum area for a secondary usable open space shall be 7,500 square feet or larger. This secondary usable open space must be a minimum of 25 feet wide and must abut a street for a minimum frontage distance of 25 feet. Secondary usable open

space areas greater than 15,000 square feet shall have a minimum of two access points to public streets. Each access point must abut a street for a minimum frontage distance of 25 feet.

(4) Exhibit Required

Where usable open space is required by this ordinance, a usable open space plan shall be submitted as part of any preliminary site plan or site plan application. The usable open space plan shall contain the following:

(a) A table with calculations that indicate compliance with minimum required area of usable open space.

(b) Graphic representation of compliance to general and dimensional standards for usable open space.

(c) If requesting usable open space credits, a statement with graphic depiction of the credits is requested.

3.1100 Off-Street Parking and Loading

3.1101 General

(ZC 2006-02; Ordinance No. and ZC 99-10; Ordinance No. 99-6-14)

(1) Except as otherwise provided for in this section, off-street parking shall be provided as follows:

(a) In all districts except BG (Subsection 2.821.4.), in connection with every business, institution, recreational, residential, manufacturing, research laboratory, public building, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces, in accordance with the requirements set forth in Subsection 3.1107.

(b) In all districts except BG (Subsection 2.821.4.), there shall be provided, at the time any use is changed, off-street parking spaces in accordance with the requirements set forth in Subsection 3.1107.

(2) Off-Street loading shall be provided in accordance with Subsection 3.1114.

3.1102 Offsite Parking

Offsite, off-street parking space may be permitted with site plan approval in any district subject to all of the following requirements:

(1) That a permanent and irrevocable easement of the parking facilities in favor of the premises to be benefited thereby shall be dedicated and recorded as a condition of such use.

(2) That the nearest point of the premises utilized for such parking spaces shall be not more than 300 feet in a straight line from the nearest point of the premises to be benefited thereby.

(3) No such parking space may be located on the same lot as a residential dwelling.

3.1103 Size of Space

(ZC 98-65; Ordinance No. 98-9-21)

Each standard, off-street surface parking space shall measure not less than 9 feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the length of the standard space may be reduced to 18 feet.

Each standard, off-street surface parking space located on a single lot platted for single-family or duplex use shall measure not less than 8 feet by 20 feet, exclusive of access drives, aisles, and alleys. The driveway shall, in no instance, be of a lesser width than the width of the garage door.

Each small car off-street parking space shall measure not less than 8.5 feet by 16 feet, except for the BG district (Subsection 2.821.4.), exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the length of the small car space may be reduced to 15 feet. All small car parking spaces shall be grouped and located in specific areas so as not to be scattered throughout a parking lot. (ZC 99-10; Ordinance No. 99-6-14)

The use of compact parking is limited to general office, light manufacturing plant, church developments, college or university, public and private schools, or storage or wholesale warehouse developments, except for the BG district (Subsection 2.821.4.). A maximum of 50% of the required parking for these developments may be permitted as small car spaces upon approval of a site plan but only when both of the following conditions are met: (ZC 99-10; Ordinance No. 99-6-14)

(1) Signage will identify the small car spaces.

(2) The entire grounds and building served by the small car spaces are occupied and controlled by one tenant who shall be responsible for policing the use of the small car spaces, except for the BG district (Subsection 2.821, Parking Requirements, Landscaping/Screening for Parking Lots Adjacent to Residential Areas). (ZC 99-10; Ordinance No. 99-6-14)

Each parking space (on-street or off-street) designed for parallel parking shall have a minimum dimension of 8 feet by 22 feet.

Each standard parking space located in a parking garage shall measure not less than 8.5 feet by 17.5 feet with a 22-foot aisle width and shall be of usable shape and condition. Angle parking may be used.

For minimum dimensions of angle parking see Appendix Illustration 12.

3.1104 Access

(1) Adequate provision for ingress and egress to all parking spaces shall be provided by driveways or maneuvering areas with direct access to a public street or to a private right-of-way easement. A private right-of-way easement shall be legally binding in form and substance and shall be recorded in the office of the register of deeds of the county, and a certified copy of the same, with evidence of recording thereon, shall be filed with the Planning Department.

(2) Two-way access driveways shall be designed as shown in Appendix Illustration 12. One-way driveways shall be at least 12 feet wide when the angle of parking is 45 degrees and 17 feet, 6 inches when the angle of parking is 60 degrees.

(3) Pad sites within retail centers shall be required to obtain mutual access and parking agreements with the adjacent retail center in order to enhance safe, onsite circulation and provide access to the nearest available median break.

3.1105 Parking Area Standards

(ZC 04-16; Ordinance No. 2004-10-12/ZC 97-46; Ordinance No. 97-11-16/ZC 94-46)

(1) Unless noted otherwise in this section, all required parking spaces and loading areas, together with driveways and maneuvering aisles, and additional parking areas which are routinely and customarily used on a daily or weekly basis shall be paved with a concrete or asphalt surface. Driveways and maneuvering aisles associated with single-family residences, farms, dairies, and ranches within the Agricultural and Estate Development zoning districts may be gravel construction. No minimum paving standard is required for parking areas for special events and seasonal sporting events or overflow parking beyond required parking for churches. Paving and drainage shall be in accordance with city standards. Alternative pavement and drainage design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan per Section 3.1700, (Storm Water Management). Alternative pavement and drainage design shall be subject to approval by the City Engineer. All parking areas shall be maintained in good condition, free of potholes and other deterioration. (ZC 2006-02; Ordinance No. and ZC 05-08; Ordinance No. 2005-5-6)

(2) Except as noted above, any new parking area construction or expansion of an existing parking area shall be constructed of concrete or asphalt. Properties with existing parking areas not constructed of concrete or asphalt shall conform to these requirements upon a change of property use or tenant. Alternative pavement and drainage design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan per Section 3.1700 (Storm Water Management). Alternative pavement and drainage design shall be subject to approval by the City Engineer. (ZC 2006-02; Ordinance No. and ZC 05-08; Ordinance No. 2005-5-6)

(3) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and fire fighting purposes, free access through to adjacent parking areas shall be provided where practical.

(4) Except for single-family and duplex uses, parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

3.1106 Off-Street Parking Incidental to Main Use

Off-street parking shall be provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use or in accordance with Subsection 3.1102, and located within the same zoning district as the main use.

3.1107 Schedule of Off-Street Parking

(ZC 2006-02; Ordinance No.)

Each development shall provide off-street parking as follows:

(1) The minimum required number of off-street parking spaces shall be in accordance with the parking schedules and ratios that follow this section. Where calculation in accordance with following results in requiring a fractional space, any fraction less than 0.5 shall be

disregarded, and any fraction of 0.5 or more shall require one space. Fewer parking spaces may be provided than the minimum number of spaces in accordance with Subsection 3.1108 (Special Off-Street Parking Regulations), Subsection 3.1109 (Joint Parking Facilities), Subsection 3.1111 (Parking Reduction for Storm Water Conservation), and/or Subsection 3.1112 (Parking Reduction).

(2) Unless otherwise noted in the parking schedules and ratios that there is no maximum number of parking spaces, the maximum allowable number of off-street parking spaces shall be the minimum number of required off-street parking spaces plus ten percent. Parking spaces in excess of the maximum allowable number of parking spaces may be provided in accordance with the following conditions:

(a) Per the development incentives and standards in Section 3.1700 (Storm Water Management), the parking in excess of maximum is constructed with permeable paving.

(b) Per the development incentives and standards in Section 3.1700 (Storm Water Management), grassy swales/buffer strips are constructed.

(c) In addition to the required landscape area and landscape improvements in Section 3.1200 (Landscaping Requirements), additional landscape area and landscape improvements are provided as follows:

(i) For each parking space constructed in excess of maximum, additional landscape area at the rate of seven square feet per parking space shall be provided.

(ii) One additional tree shall be provided for each three parking spaces constructed in excess of maximum.

(iii) The additional trees and landscape area shall be distributed in landscape areas within parking areas or adjacent to buildings and not in the landscape edge.

(d) The excess parking is in elevated or below-grade parking structures subject to area, yard, and bulk requirements in this ordinance.

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Agricultural	Two spaces for each dwelling unit
Estate Development	Two spaces for each dwelling unit
Single-Family or Two-Family Dwellings (ZC 2002-47; Ordinance No. 2002-10-26)	Two spaces for each dwelling unit, except for the General Residential district (See Subsection 2.803.3.)
Single-Family Attached	2.25 spaces for each dwelling unit
Multifamily Dwelling (Ordinance No. 93-8-13)	Two spaces for each dwelling unit with one, two, or more bedrooms
	1.5 spaces for each efficiency unit

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Multifamily Dwelling in Downtown Business/ Government (Ordinance No. 93-8-13)	One bedroom or less: One parking space per unit
	Two bedrooms: 1.5 parking spaces per unit
	Three bedrooms or more: Two parking spaces per unit
Mobile Home	Two spaces for each stand, lot, or tract

Parking Space Schedule for Nonresidential Uses in all Districts	
Animal Exhibition	One space per 600 square feet of exhibit and pasture area
Artisan's Workshop	One space for each 200 square feet of retail sales and display plus one space for each 400 square feet of workshop and storage area (Ordinance No. 93-8-13)
Assisted Living Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space for every two rooms or beds, whichever is greater *(No maximum number of parking spaces)*
Bank, Savings and Loan, or Similar Financial Establishment	One space for each 300 square feet of floor area
Bed and Breakfast Inn	One space for owner/operator and one for each guest bedroom (Ordinance No. 93-8-13) *(No maximum number of parking spaces.)*
Church	One space for each five seats in the main sanctuary *(No maximum number of parking spaces.)*
College or University	One space for each two students, plus one space for each classroom, laboratory, or instruction area *(No maximum number of parking spaces.)*
Commercial Amusement (Indoor):	
Bingo Parlor	One space for three seats (design capacity) or one per 100 square feet of total floor area, whichever is greater
Bowling Alley	Six spaces for each lane
Gymnasium, Skating Rink, and Martial Arts School or Area	One space for each three seats at a maximum seating capacity plus one space for each 200 square feet
Indoor Jogging or Running Track:	One space for each 100 linear feet
Indoor Tennis Court	Six spaces for each court
Other	One space for each three persons accommodated (design capacity)

Parking Space Schedule for Nonresidential Uses in all Districts	
Racquetball or Handball Court	Four spaces for each court
Swimming Pool	One space for each 100 square feet of gross water surface and deck area
Commercial Amusement (Indoor) Continued:	
Weight Lifting or Exercise Area	One space for each 100 square feet
All areas for subsidiary uses not listed above or in other parts of Subsection 3.1109 (those noted uses such as restaurants, offices, etc. shall be calculated in with the minimum specified for those individual uses)	One space for each 1,000 square feet
Continuing Care Facility (ZC 2000-83; Ordinance No. 2000-11-30)	Parking requirements shall be based upon the proportionate individual parking requirements of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility. *(No maximum number of parking spaces.)*
Day Care, Day Nursery, or Kindergarten School (ZC 96-32; Ordinance No. 96-8-11)	One space/five pupils (design capacity). *(No maximum number of parking spaces.)* Parking for this use will not be required when such facilities are located:
	Within an office structure as an accessory use to its employees
	Within a single-user structure as an accessory use as a service to its employees
	Within an accessory structure that is within 300 feet of the main building
	With a shopping mall (as described in Subsection 3.102)
Farmer's Market	One space per vendor plus 1.5 spaces for each 200 square feet of covered market area. Vendor parking and customer parking shall be separate.
Flea Market (Indoor and Outdoor)	1.5 spaces for each 200 square feet of floor area or market area
Furniture Store or Large Appliance Store	One space for each 400 square feet of floor space
Garden Center	One space for each 200 square feet of floor area plus one space for each 2,000 square feet of exterior sales area. (ZC 92-55; Ordinance No. 92-9-1)
Gasoline Service Station	Minimum of six spaces *(No maximum number of parking spaces.)*
Golf Course	Five spaces for each green

Parking Space Schedule for Nonresidential Uses in all Districts	
Government or Private Post Office	One space per employee plus one space per stored vehicle shall be provided and located on the site so that no vehicle is parked for more than 24 hours within the front yard or within the side yard of a corner lot abutting a street or public right-of-way.
	Plus one space per 200 square feet of floor area of customer service area and one space per 1,000 square feet of storage and distribution area.
Hardware Store	One space per 200 square feet of floor area
Homebuilder Marketing Center	One space per 300 square feet of floor area (ZC 92-99; Ordinance No. 93-5-25)
Hospital	One space for every two beds *(No maximum number of parking spaces.)*
Hotel or Motel	One space for each room, unit, or guest accommodation of a hotel/motel with no restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool
	1.25 spaces for each room, unit, or guest accommodation of a hotel/motel with restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool (ZC 99-27; Ordinance No. 99-7-8)
Household Care Facility	Two spaces for each dwelling unit
Household Care Institution	One space for every three rooms or beds, whichever is greater *(No maximum number of parking spaces.)*
Independent Living Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space per dwelling unit *(No maximum number of parking spaces.)*
Library or Museum	Ten spaces plus one space for each 300 square feet of floor area
Long-term Care Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space for each two rooms or beds, whichever is greater *(No maximum number of parking spaces.)*
Manufacturing, Processing, or Repairing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater
Massage Establishment	One space for each 200 square feet of floor area
Mini-Warehouse	One space for each 20 storage cubicles plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement.
Mortuary	One space for each two persons normally accommodated in services or one space per 200 square feet, whichever is greater
Nursery	One space for each 300 square feet of floor area plus one space for each 5,000 square feet of exterior sales area (ZC 92-55; Ordinance No. 92-9-1)

Parking Space Schedule for Nonresidential Uses in all Districts	
Office - General	One space for each 300 square feet of floor area. See Subsection 3.1110.3. for additional requirements. This required parking ratio may be reduced to 1:400 subject to: (ZC 2003-01; Ordinance No. 2003-3-6)
	Single tenant office building of a minimum of 200,000 gross square feet
	The Floor Area Ratio does not exceed 0.30:1
	Approval of a site plan showing where additional parking can be added if necessary
Office - Medical	One space for each 175 square feet of floor area
Office - Showroom/ Warehouse	One space for each 1,000 square feet of floor area for storage and warehousing, plus one space for each 300 square feet of office, sales, or display areas. The maximum square footage of office space must be noted on the site plan. (ZC 95-100; Ordinance No. 96-1-32)
Recreational Area or Building, Private or Commercial (other than listed)	One space for every two persons to be normally accommodated in the establishment.
Regional Shopping Mall (with more than 1,000,000 square feet of floor space) (ZC 98-100; Ordinance No. 99-1-8)	One space for each 225 feet of gross leaseable area
Rehabilitation Care Facility	Two spaces for each dwelling unit
Rehabilitation Care Institution	One space for every three rooms or beds, whichever is greater
Residence Hotel (Subsection 3.108)	1.2 spaces per unit
Restaurant or Cafeteria	One space for every 100 square feet of floor area, except as noted for Retail or Shopping Center below.
Retail or Personal Services Incidental to Primary Use (ZC 2001-36; Ordinance No. 2002-1-13)	Retail or personal services as an incidental use that do not exceed ten percent of the main building area shall be parked at the same rate as the primary use. This use must be located within the main building.
Retail or Shopping Center (ZC 2001-36; Ordinance No. 2002-1-13)	Retail uses or shopping centers 50,000 square feet in area or less - One space per 200 square feet
	Retail uses or shopping centers greater than 50,000 square feet - One space per 250 square feet
	Restaurants, cafeterias, and private clubs that are inline lease spaces and do not exceed ten percent of the shopping center floor area (excluding single occupant, free-standing buildings) may utilize the required minimum parking ratio.

Parking Space Schedule for Nonresidential Uses in all Districts	
Schools:	
Elementary	One space for each 15 students (design capacity) *(No maximum number of parking spaces.)*
Middle	One space for each 14 students (design capacity) *(No maximum number of parking spaces.)*
9-10 Grades	One space for each six students (design capacity) *(No maximum number of parking spaces.)*
11-12 Grades	One space for each 1.5 students, faculty, and staff (design capacity) *(No maximum number of parking spaces.)*
Service Retail	One space for each 200 square feet of retail sales area plus one space for each 400 square feet of service area *(No maximum number of parking spaces.)*
Stable	One space for each two stalls
Storage or Warehousing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater
Theater, Meeting Room, Assembly Hall, and Community Center (ZC 98-101; Ordinance No. 99-2-15)	One space for every three seats or for every three persons accommodated
Vehicle Repair Garage	Three spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle

Standards for Uses Listed in Subsection 2.502, Schedule of Permitted Uses, not Matched with a Parking Requirement above	
General Use Category	**Parking Space Requirements**
Accessory and Incidental Uses	One space per employee
Automobile and Related Uses	One space per employee plus one space per stored vehicle
Commercial, Manufacturing, and Industrial Uses	Same as Manufacturing, Processing, or Repairing above
Contract Construction Uses	One space per employee plus one space per company vehicle
Educational, Institutional, and Special Uses	One space per employee
Office and Professional Uses	One space per 300 square feet of gross floor area (See #3 in Subsection 3.1110.3. for additional requirements.) (ZC 2003-01; Ordinance No. 2003-3-6)
Retail Uses (ZC 2001-36; Ordinance No. 2001-1-13)	See Subsection 3.1110.2. for minimum required parking
Service Uses	One space per 200 square feet of gross floor area

Standards for Uses Listed in Subsection 2.502, Schedule of Permitted Uses, not Matched with a Parking Requirement above	
General Use Category	**Parking Space Requirements**
Transportation, Utility, and Communications Uses	One space per employee plus one space per stored vehicle
Wholesale Uses	Same as for Storage or Warehousing above

Number of Required Handicap Parking Spaces Based on Total Number of Parking Spaces Provided *(No maximum number of parking spaces.)*	
Total Parking in Lot	**Required Minimum Number of Accessible Spaces**
1 to 25	One
26 to 50	Two
51 to 75	Three
76 to 100	Four
101 to 150	Five
151 to 200	Six
201 to 300	Seven
301 to 400	Eight
401 to 500	Nine
501 to 1,000	Two percent of total
1,001 and over (ZC 92-36; Ordinance No. 92-8-13)	20 plus one for each 100 over 1,000

3.1108 Special Off-Street Parking Regulations

(1) In computing the parking requirements for any development, the total parking requirements shall be the sum of the specific parking space requirements for each use included in the development except as provided in Subsection 3.1109. Where multiple uses are proposed for a building, the parking requirements shall be calculated on the basis of the most restrictive requirements unless specific areas of different uses are delineated by floor or building segment.

(2) Wherever a parking lot is located across the street from or adjacent to residentially-zoned property and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), an irrigated earthen berm, a solid masonry wall, or reinforced concrete fence of not less than three nor more than four feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.

(3) The off-street parking spaces designated for each apartment (multifamily) dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

(4) Special Vehicle Storage

(a) A special vehicle is defined as any trailer (including boats or any other item stored thereon) designed to be towed on public streets or any self-propelled vehicle which exceeds 22 feet in length.

(b) Vehicle length shall be measured to include trailer connections and any overhang of the vehicle or trailer, including the item being carried on the trailer.

(c) Storage is defined as the continuous parking of the vehicle for 48 hours or longer.

(d) All vehicles must meet the following requirements:

(i) No special vehicle may be stored on required off-street parking.

(ii) No part of a special vehicle may extend over a public easement or right-of-way.

(iii) No special vehicle stored on a residential lot may be used for housekeeping, living, or sleeping quarters.

(iv) If required, federal and state licensing and registration must be current.

(v) All special vehicles must be maintained in an operable condition.

(vi) Stored vehicles must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which they are located.

(vii) All special vehicles must be stored on an improved driveway or improved parking surface such as concrete, asphalt, paving stones, or brick. Gravel or crushed rock may be used in the side and rear yards but not in the front yard. The parking surface must be continuous from a driveway.

(viii) Special vehicles must be stored behind the front building line in the side or rear yard unless the lot is served by a driveway from a public street and which is its only point of vehicular access, or the lot does not have access to a standard alley (ten-foot wide paved alley).

(ix) Only one special vehicle may be stored in the front yard.

(x) A special vehicle stored in the front yard must be parked perpendicular to the front property line.

(xi) The storage of a special vehicle exceeding 22 feet in length in the front yard shall require a permit issued by the city, certifying that the vehicle will be stored in compliance with this ordinance. To obtain a permit, the applicant must submit a plan of the lot illustrating how the vehicle will be stored. The permit shall specify the vehicle to be stored and the owner of the lot. The permit is only valid for the vehicle and owner specified. Permits may be revoked if the vehicle is not stored in accordance with this ordinance.

(xii) Special vehicles stored in the side yard or rear yard behind the front building line must be screened from view from adjacent lots and side streets. In addition, these special vehicles must be screened in the front if brought onto the lot from the rear. (See Section 3.1000.)

(5) In all districts developed for single-family or two-family uses, pavement in the front yard may not exceed 55% of the area between the property line and the building face.

(6) On a residential lot all self-propelled vehicles not defined as special vehicles must be parked on an improved surface.

(7) The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a nonresidential property by ten percent where the parking shortage is caused by the dedication of right-of-way or easements required by public improvements. Any reduction granted must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property.

3.1109 Joint Parking Facilities

With approval of a site plan, off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions:

(1) A legally sufficient written agreement assuring the perpetual joint usage of said common parking for the combination of uses or buildings in properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Building Permit.

(2) Up to 60% of the parking spaces required for a theater or other place of evening entertainment, or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning & Zoning Commission. Such approval may be rescinded by the City Council.

(3) Additional parking shall be obtained by the owners in the event that the City Council determines that such joint use is resulting in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

3.1110 Stacking Requirements for Drive-Through Facilities

(1) A stacking space shall be an area on a site measuring 8 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of eight feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(2) For financial institutions with drive-through facilities, five stacking spaces shall be required if one or two teller stations are provided. For three or more teller stations, four stacking spaces shall be required. An escape lane shall be provided in all instances.

(3) For drive-through restaurants, a minimum of stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the order board.

(4) For kiosks, a minimum of two stacking spaces for each service window shall be provided.

3.1111 Parking Reduction for Storm Water Conservation

(ZC 2006-02; Ordinance No.)

Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to ten percent of required parking may be permanently set aside for storm water quality or quantity improvements provided that the minimum required parking is 100 spaces or greater.

3.1112 Parking Reduction Program

(ZC 94-26)

(1) Purpose

This section establishes requirements and procedures for instituting a Parking Reduction Program for certain uses. The program is designed to address the actual parking needs of large single-tenant buildings by requiring fewer parking spaces than normally required by the Zoning Ordinance. The program promotes a reduction in traffic congestion through the use of car pooling, mass transit, and other parking management techniques.

(2) Eligibility

The Parking Reduction Program may be used for single-tenant buildings or building expansions exceeding 100,000 square feet. This program applies specifically to general office, scientific and research laboratories, and governmental operations but may be utilized for other operations with approval by the Planning & Zoning Commission.

(3) Extent of Reduction

Between 5%-30% of the parking spaces required (calculated using the standard parking rates for the particular use in the Zoning Ordinance) may be deferred.

(4) Pre-Application Conference

The applicant should schedule an appointment with the Planning Department staff to discuss the Parking Reduction Program and its applicability to the project.

(5) Procedure

The Parking Reduction Program must include the items a.-g. described below. A preliminary site plan must be submitted for approval with any application for participation in a Parking Reduction Program. The applicant must also enter into a performance agreement with the city, specifying monitoring and penalty requirements. To ensure the submission of adequate information, the Planning Department is hereby empowered to maintain and distribute a list of specific requirements for the Parking Reduction Program.

(a) Baseline Parking Assessment

The total parking requirement must be calculated using the standard parking rates for the particular use in the Zoning Ordinance.

(b) Estimated Actual Demand

The estimated actual demand for parking must be calculated on planned employee occupancy and visitor needs. Estimates should be based on peak demands and should provide excess parking to accommodate parking turnover and shift overlaps. The estimated actual demand shall not include parking management techniques. A building program with interior plans must be provided listing the amount (square footage) of space by function and projected occupancy level.

(c) Preliminary Site Plan

A preliminary site plan showing how the total parking requirement (baseline assessment) could be met, including cost estimates, must be approved by the Planning & Zoning Commission and City Council. The preliminary site plan shall also show which parking areas are proposed for construction to meet the reduced or estimated actual parking demand. Construction of or additions to structured parking are acceptable methods of meeting the baseline parking assessment. Parking areas or structures must be on land owned or controlled through a permanent, irrevocable agreement by the applicant.

(d) Parking Management Plan

If the applicant does not intend to provide spaces to meet the estimated actual demand, then a parking management plan must be developed, using one or more of the following techniques:

(i) Employer Subsidies to Mass Transit Users

Free or reduced-price passes would be provided to employees using DART or other mass transit services.

(ii) Ride Share Programs

A program in which the company provides vans or similar vehicles to transport eight or more persons to and from work.

(iii) Car Pool Program

A program using designated private vehicles to transport three or more employees to and from work. A car pool program should include incentives for participants such as a stipend to cover gas and ongoing maintenance or preferred parking areas.

(iv) Remote Parking Areas

Parking areas located away from the main facility may be considered if a permanent company-operated shuttle system is provided.

(v) Modified Work Schedules

Operations with more than one shift would arrange work schedules to eliminate shift overlap. This would allow one shift to clear a parking area prior to another reporting for work.

(vi) Other parking reduction techniques may be used with approval by the Planning & Zoning Commission

The effect of each technique, showing how many spaces may be deferred, must be estimated with calculations and supporting documents. The number of parking spaces that may be deferred for each technique is as follows:

Employer Subsidies to Mass Transit Users	One space per rider
Ride Share Program	Four spaces per van
Car Pool Programs	Two spaces per designated vehicle
Remote Parking Areas	One space per offsite parking space
Modified Work Schedules	Spaces provided for shift overlap

(e) Estimate of Overflow Parking Impact

The potential impact of parking exceeding the estimated actual demand must be assessed, along with its impact on on-street parking and parking lots not owned or controlled by the primary user. Measures to mitigate these impacts must be included in the performance agreement.

(f) Performance Agreement

The applicant must enter into a performance agreement with the city which allows deferral of the spaces until demand for a greater number of parking spaces is reached or a change of occupancy occurs. The performance agreement shall:

(i) Specify the number of parking spaces which are being deferred and the program used to decrease parking demand.

(ii) Specify the date the program will commence in relation to completion and occupancy of the structure.

(iii) Require annual parking demand monitoring reports which will note any changes in occupancy or demand for additional parking.

(iv) Provide penalties for failure to comply with the above as stated in Section 6.400.

The performance agreement shall be revoked for failure to comply with the stated terms of agreement. The city shall have the right to require the construction of parking to meet the baseline parking assessment if the agreement is revoked.

(g) Notation on Final Plat and Site Plan

Special notice of the Parking Reduction Program must appear on the final plat that is filed of record with the county and on the approved site plan. Areas reserved for meeting deferred parking must be delineated on the site plan and plat. No building may be constructed on an area reserved for deferred parking.

(6) Planning & Zoning Commission Report

The Planning & Zoning Commission shall review all proposed Parking Reduction Programs. The Planning & Zoning Commission shall make a recommendation to the City Council for approval, modification, or denial of the proposed project, based on a finding that the Parking Reduction Program will not negatively impact adjacent streets or properties.

(7) Redevelopment or Expansion of Building Space

The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a nonresidential property by ten percent where the parking shortage is caused by the dedication of right-of-way or easements required by public improvements. Any reduction must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property. (Ordinance No. 93-9-4)

3.1113 Parking Deferment Program

(ZC 2000-83; Ordinance No. 2000-11-30)

(1) Purpose

This section establishes the requirements and procedures for using a Parking Deferment Program for certain uses. The program is designed to reduce parking for new or redeveloping neighborhood shopping centers and/or independent living facilities. The program will allow a reduction of parking spaces normally required by the Zoning Ordinance. The program encourages increased landscaping and a reduction in the amount of pavement.

(2) Definition

A parking deferment is an allowed reduction of the total required parking for neighborhood centers (including new and redeveloped centers) and/or independent living facilities.

(3) Eligibility

The program may be used for:

(a) Neighborhood retail centers, as defined on the Future Land Use Plan, that are 8-15 acres in size, with the following requirements:

(i) New Centers

Parking may be deferred with construction of a new anchor store and/or structure larger than 15,000 square feet.

(ii) Existing Centers

Parking may be removed and deferred as part of the demolition and reconstruction for a new anchor store, the remodeling or addition of inline lease spaces, the repaving and striping of parking areas, and the addition of new landscaping.

(b) Independent living facilities

(4) Prohibited Uses

Parking shall not be deferred for general offices, medical offices, indoor commercial amusements, private clubs with bar and waiting areas, free-standing buildings of 5,000 square feet or less, free-standing restaurants, outdoor commercial amusements, movie theaters, building supply stores, nurseries, and garden centers.

(5) Prohibited Areas

Retail and commercial uses in the U.S. 75 and Preston Road corridors are not eligible for the program. The U.S. 75 corridor is the land within 1,000 feet of the east right-of-way line of U.S. 75 and within 1,500 feet of the west right-of-way line. The Preston Road corridor is the land within 3,000 feet of the centerline of Preston Road.

(6) Extent of Reduction

A maximum of 15% of the total parking spaces required for neighborhood retail centers and/or a maximum of 25% of the total parking spaces required for independent living facilities may be deferred (calculated using the standard parking rates for the particular use in the Zoning Ordinance). The reduced parking area shall be subject to the following:

(a) Increased Landscaping Area

Land used for deferred parking must be maintained as a landscape area with sod and shrubs. Tree plantings are also encouraged. All landscape areas must be fully irrigated.

(b) Limited Rear Yard Parking

No more than ten percent of the required parking may be located at the rear of the shopping center. Areas reserved for deferred parking may not be located to the rear of the shopping center, in drainage easements or in other unsuitable areas.

(7) Procedure

The Parking Deferment Program includes the items a.-e. described below. A preliminary site plan must be submitted for approval with any application for participation in a Parking Deferment Program. The applicant must also enter into a performance agreement with the City of Plano. To ensure the submission of adequate information, the Planning Department is hereby empowered to maintain and distribute a list of specific requirements for the Parking Deferment Program.

(a) Pre-Application Conference

The applicant should schedule an appointment with a staff member of the Planning Department to discuss the program and its applicability to the project.

(b) Baseline Parking Assessment

The total parking requirement must be calculated using the standard parking rates for the particular uses in the Zoning Ordinance. Land must be reserved onsite to meet the baseline parking assessment and may not be located to the rear of the shopping center, in drainage easements, or in other unsuitable areas.

(c) Performance Agreement

All property owners in a neighborhood center and/or independent living facility must agree to the program regardless of the fact that their property may or may not be eligible for a deferment. A change in land use will require review of the agreement to determine if additional parking is needed. The performance agreement shall:

(i) Be signed by all property owners in a neighborhood center at the time of preliminary site plan submittal. This specification allows staff to make certain owners are aware of the agreement.

(ii) Require common access and parking between all lots and owners.

(iii) Specify the number of parking spaces which are being deferred and the type of development used to allow the deferment.

(iv) Require annual parking demand monitoring reports which will note any changes in occupancy or demand for additional parking.

(v) Provide penalties for failure to comply with the above as stated in Section 6.400.

(d) Preliminary Site Plan Approval

A preliminary site plan showing how the total parking requirement (baseline assessment) could be met must be approved by the Planning & Zoning Commission. One hundred percent of the required parking shall be shown on the preliminary site plan. The plan shall indicate the total number of spaces required, the number eligible for deferment, those actually being deferred, and areas held in reserve.

(e) Planning & Zoning Commission Review

The Planning & Zoning Commission shall review all proposed Parking Deferment Programs. The Planning & Zoning Commission shall approve, modify, or deny the proposed project based on the following:

(i) The effect of overflow parking on adjacent properties and streets.

(ii) The feasibility of providing deferred parking if the agreement is revoked.

(f) Appeals

The decision of the Planning & Zoning Commission to approve or deny a parking deferral agreement shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or member of City Council may appeal the decision of the Commission by filing a Notice of Appeal in the office of the Director, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise

fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reserve the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

(g) Revoking the Agreement

The performance agreement shall be revoked for failure to comply with the stated terms of agreement. Notice will be given to property owners of pending review of the agreement at a public meeting by the Planning & Zoning Commission. The property owner may present the Commission with new information or plans for conforming to the agreement. After review of the agreement, the Planning & Zoning Commission shall have the right to require the construction of parking to meet the baseline parking assessment if the agreement is revoked. No subsequent Certificate of Occupancy will be issued until additional parking is provided.

3.1114 Off-Street Loading

(ZC 96-32; Ordinance No. 96-8-11)

(1) All retail, commercial, and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a private service drive.

At least one-half of such loading spaces shall have a minimum dimension of ten feet by 40 feet, and the remaining spaces have a minimum dimension of ten feet by 20 feet.

Where such loading space is located adjacent to a residential district, the space shall be enclosed on three sides.Loading spaces shall be provided in accordance with the following schedule:

Retail, Commercial, and Industrial Uses	
Square Feet of Gross Floor Area in Structure	**Minimum Required Spaces or Berths**
0 to 10,000	None
10,000 to 50,000	One
50,000 to 100,000	Two
100,000 to 200,000	Three
Each additional 100,000	One additional

Hotels, Office Buildings, Restaurants, and Similar Establishments	
Square Feet of Gross Floor Area in Structure	**Minimum Required Spaces or Berths**
0 to 50,000	None
50,000 to 150,000	One
150,000 to 300,000	Two
300,000 to 500,000	Three
500,000 to 1,000,000	Four
Each additional 500,000	One additional

(2) Loading docks for any establishment which customarily receives goods between the hours of 9:00 p.m. and 8:00 a.m. and is adjacent to a residential use or district shall be designed and constructed so as to fully enclose the loading operation, in order to reduce the effects of the noise of the operation on adjacent residences.

(3) Where adjacent to residential uses or districts, off-street loading areas shall be screened from view of the residential use or district.

3.1200 Landscaping Requirements

(ZC 2003-49; Ordinance No. 2003-11-7)

(1) Nonresidential Landscaping Requirements

These standards shall apply to all nonresidential districts except BG and CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the standards of the planned development district or overlay district. Tree preservation requirements shall apply to all zoning districts as listed in 6.b. below.

(a) Landscaping along Street Rights-of-Way

All commercial, industrial, and other nonresidential uses shall comply with the following streetscape requirements:

(i) A landscape edge shall be provided adjacent to all streets. The landscape edge shall be a minimum width of ten feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (three-inch caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscape edge. (See Appendix Illustration 14.) The number of required trees shall be calculated solely on the area of the required landscape edge.

(ii) Where parking lots and drives abut the landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet of landscape edge. (See Appendix Illustration 14.) The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade. Automobile bumpers shall not overhang into the landscape edge. If the parking stalls adjacent to the landscape edge are 18 feet deep, an additional two feet of landscape area shall be required. The additional two feet of landscape area shall not be included in calculating the required landscape edge requirements.

(iii) If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.

(iv) The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.

(v) The Planning & Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.

(vi) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped. Redevelopment involving 30% or more increase in

the existing square footage of building area and/or the addition of 20 or more parking spaces to the existing parking lot shall comply with the standards of this section. The calculation of landscape requirements shall be based upon the redeveloped portion of the site; however, the location of such improvements may be distributed on the site as a whole.

(b) Interior Parking Lot Landscaping

Any nonresidential parking area which contains more than 20 parking spaces shall provide interior landscaping in addition to the required landscape edge:

(i) Interior landscaping shall generally include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the required interior parking lot landscaping may be placed outside of the parking lot to meet the interior landscaping requirement. (See Appendix Illustration 15.) (ZC 2006-02; Ordinance No.)

(ii) There shall be eight square feet of permeable interior landscaping for each parking space or fraction thereof. This permeable space shall be grass, shrubs, groundcovers, trees, or a combination of these materials. Gravel, bark mulch, or other similar materials are not acceptable.

(iii) There shall be one shade tree (three inch caliper minimum) or an approved ornamental tree for every 15 parking spaces or fraction thereof. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked.

(iv) Unless designated as a storm water conservation area on a site-specific storm water management plan per Section 3.1700 (Storm Water Management), landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. (ZC 2006-02; Ordinance No.)

(v) Where an existing parking area is altered or expanded to increase the number of spaces to more than 20, interior landscaping shall be provided on the new portion of the lot in accordance with the above standards.

(vi) The requirements listed above shall not apply to structured parking garages.

(vii) Properties utilizing the reduced front building setback allowed in Subsection 3-514 must provide one three-inch caliper tree per 750 square feet of landscape area between the property line and the building face.

(viii) Additional trees may be required for certain retail, shopping center, and office uses per Subsection 3.1110.2. & 3.

(c) Landscaping for Corner Lots

Corner lots at the intersection of Type D or larger thoroughfares shall comply with the following landscaping requirements in addition to the required plantings for the landscape edge and interior parking lot landscaping:

(i) A minimum of ten percent of the site area shall be devoted to landscaping.

(ii) A minimum 15-foot wide landscape edge shall be located along all street right-of-way lines beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscape edge may be gradually reduced (over a distance of 25 feet) to ten feet in width. (See Appendix Illustration 16.)

(iii) Where the Planning Department has determined there is no need for a right-turn lane at a location, the landscape edge may be reduced to a minimum of 7.5 feet. (See Ingress and Egress section of the Thoroughfare Standards Ordinance.)

(iv) A minimum landscape area of 900 square feet shall be located at the intersection corner of the lot. This landscape area shall be provided within an area measured a minimum distance of 40 feet from the projected corner of the intersection on both sides of the lot. (See Appendix Illustration 16.)

(v) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(d) Landscaping/Screening for Parking Lots Adjacent to Residential Areas

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Section 3-1000, a continuous screen of evergreen shrubs (five gallon minimum) must be placed adjacent to the parking. The required shrubs shall create a minimum three-foot tall screen within two years of planting. Shrubs shall be drought and freeze tolerant.

(e) Landscaping for Below-grade Open Parking Structures in the Front Yard of Nonresidentially-Zoned Properties

Where below-grade open parking is provided in the front yard setback, the required landscaping shall comply with the following regulations:

(i) An 18-foot wide landscape edge shall be provided between the below-grade parking structure and the street right-of-way. The landscape edge is exclusive of street rights-of-way.

(ii) The 18-foot wide landscape edge shall include a minimum three-foot tall berm, measured from the property line after grading. The berm shall not exceed a three to one slope. One shade tree (three inch caliper minimum) or an approved ornamental tree shall be provided per 50 feet of street frontage within the landscape edge between the below-grade open parking and the street right-of-way.

(2) Residential Landscaping Requirements

These standards shall apply to all residential districts, except CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards.

(a) Multifamily and Retirement Housing Landscaping Requirements:

(i) A landscape edge shall be provided adjacent to all streets. The landscape edge shall be a minimum width of ten feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (three inch caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscape edge.

(ii) Where parking lots and drives abut the landscape edge, ten evergreen shrubs (five gallon minimum) shall be planted per 500 square feet of landscape edge. The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade.

(iii) The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, and plantings beds, signs or other permitted fixtures shall be planted with turf or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.

(iv) If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.

(v) The Planning & Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.

(vi) Parking areas shall be landscaped in addition to the required landscape edge. Seventeen square feet of landscaping for each parking space shall be provided within the paved boundaries, including one shade tree (three inch caliper minimum) or an approved ornamental tree per ten parking spaces. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked. Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the parking lot landscaping may be placed outside of the parking lot to meet the landscaping requirement. (ZC 2006-02; Ordinance No.)

(vii) Unless designated as a storm water conservation area on a site-specific storm water management plan per Section 3.1700 (Storm Water Management), landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a

tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. (ZC 2006-02; Ordinance No.)

(viii) One shade tree (three inch caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided.

(ix) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(b) Landscaping Requirements for Single-Family, Patio Home, Single-Family Attached, and Two-Family Developments:

(i) One shade tree (three inch caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.

(ii) All required trees must be planted prior to request for final building inspection of the dwelling unit.

(3) Landscape Maintenance Requirements

(a) All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.

(b) Landscape areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping.

(c) An automatic irrigation system is required for all landscaping. The irrigation system shall be designed with efficient water usage as an operational goal. The design shall include appropriate shut-off devices, manual over-ride and rain sensor. The irrigation system shall be designed with zones to water plants based on similar water needs.

(d) The requirements listed in a.-c. above shall not apply to single-family, patio home, single-family-attached, and two-family platted lots.

(e) Any developer desiring to install and maintain landscaping materials and irrigation facilities within the city right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement."

(f) Entryway or amenity features within city right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association. Documents shall be submitted, reviewed, and approved by the city.

(4) Landscape Design Requirements

Required trees and plants shall comply with the list of trees and plants that are suitable for local soil and climate conditions as compiled by the Planning Department's Landscape Architect. Landscape design shall exhibit the application of water conservation through creative design and shall be reviewed for compliance with the following principles:

(a) Careful landscape design that applies water conservation methods,

(b) Soil protection and improvement,

(c) Careful selection and design of turf areas,

(d) Use of site appropriate plant material with water conservation in mind, and

(e) The use of mulch around all plant material and areas that are not turf or hardscape.

(5) Alternative Landscape Design

Per the development incentives and standards in Section 3.1700 (Storm Water Mnagement), alternative landscape design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative landscape design shall be subject to approval by the standards for landscape plan approval as listed in 6. below and in Section 3.1700. (ZC 2006-02; Ordinance No.)

(6) Landscape Plan Approval

(a) Landscape plans shall be submitted with all nonresidential, multifamily, and retirement housing development submissions. Landscape plans shall ensure proper location of vegetation within public rights-of-way, preserve visibility triangles, maintain the overall integrity and intent of living screens, and promote ornamental planting within the city.

(b) Submission of landscape plans shall be made to the Planning and Engineering Departments and shall comply with all submittal requirements. The applicant shall be provided a landscape review checklist that may include additional landscape requirements. City staff shall evaluate the appropriateness of the landscape and irrigation plans and may approve them or approve them subject to stipulations.

(c) Unless otherwise requested, a full irrigation plan is not required for approval of the Planning and Engineering Departments. The only irrigation information required on the landscape plan is the location and size of the irrigation meter, which must be located in the public right-of-way or a dedicated easement.

(7) Tree Preservation and Protection

The purpose of this section is to establish regulations for the preservation and/or replacement of existing trees within the city of Plano and to provide requirements for the protection of trees during construction, development, or redevelopment.

(a) Definitions

Term	Definition
Buildable Area	The portion of a lot exclusive of required yard areas on which a structure or building improvements may be erected.
Building Pad	The actual foundation area of a building and a ten-foot clear area around the foundation necessary for construction and grade transitions.

Term	Definition
Clear-Cutting	The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.
Development	Any manmade change to improved or unimproved real estate including, but not limited to, buildings and other structures, paving, drainage, or utilities, and agricultural activities.
Drip Line	A vertical line run through the outermost portion of the crown of a tree and extending to the ground.
Tree	Any self-supporting woody perennial plant which has a trunk diameter of four and one-half inches or more when measured by caliper inch at a point of four feet above ground level and which normally attains a height of at least 15 feet at maturity.

(b) Applicability

The terms and provisions of the section apply to all property as follows:

(i) All vacant and undeveloped property, and

(ii) All property to be redeveloped, including additions and alterations.

(c) Exemptions

(i) This section does not apply to individual single-family, duplex, and single-family attached lots after initial development and final inspection of the dwelling units by the Building Inspection Department or to properties for which an approved site plan, phase II land study, preliminary plat, or preliminary replat is in effect on the date of adoption of this ordinance.

(ii) For all single-family developments, the buildable area as defined above, plus the area needed to establish proper drainage, public street rights-of-way, and public utility easements are exempt.

(iii) For all nonresidential and multifamily developments, the building pads as defined above, plus proposed public street rights-of-way, public utility easements, off-street parking areas, driveways, fire lanes, and drive aisles are exempt. Sufficient area to allow the normal operation of construction equipment for these improvements is also exempt.

(iv) During the period of an emergency such as a tornado, storm, flood, or other natural disaster, the requirements of this ordinance may be waived as deemed necessary by the Emergency Management Coordinator or other designee of the City Manager.

(v) In addition to rights granted by easement, utility companies franchised by the city may remove trees during the period of an emergency that are determined by the company to be a danger to public safety and welfare by interfering with utility service.

(vi) Any nursery, as defined by Section 1-600 of this ordinance, shall be exempt from the terms and provisions of this ordinance only in relation to those trees planted and growing on the premises for the sale or intended sale to the public.

(vii) City rights-of-way, streets, parks, and any other public property under the jurisdiction of the City of Plano shall be governed by the requirements of this ordinance and the requirements of Ordinance No. 89-11-15.

(viii) Hackberry (Celtis occidentalis), Bois d'Arc (Malcura pomifera), and Cottonwood (Populus deltoides) are exempt from tree protection and preservation requirements except when located in a floodplain or watercourse as defined by the City of Plano or other government agencies.

(d) Tree Preservation Requirements

The following requirements must be met:

(i) No clear-cutting of land is allowed without a permit. The approved Tree Preservation Plan is the permit for the removal of trees subject to this ordinance.

(ii) No tree eight inches in caliper or larger may be removed unless it is located in areas specifically exempted in 6.c. above or the city has approved removal. These trees must be preserved unless the health and condition of the tree warrants removal, as determined by the city.

(iii) The caliper of a tree shall be measured at four feet above ground level for tree survey purposes.

(e) Tree Survey and Preservation Plan Required

(i) Preliminary Development Plans

A general survey of natural vegetation showing tree groupings and anticipated tree losses shall be submitted with all preliminary site plan and phase II land study applications. Required data includes approximate locations and species of individual trees eight inches or larger in caliper and a range of sizes and species for tree groupings. Photographs of the site showing tree cover are also required.

(ii) Final Development Plans

A tree survey and tree preservation plan shall be submitted with all site plan and preliminary plat applications. The Planning Department is authorized to maintain a list of required information for tree surveys and tree preservation plans. The tree survey shall include the exact location, size, condition if damaged or diseased, and common name of each tree eight inches in caliper or larger. The survey must also show existing and proposed spot elevations near the trunk of trees to be preserved. This document must be signed by the preparer. The tree preservation plan shall indicate which trees are to be preserved, which are to be removed and the manner in which they will be protected during the construction period. A tree mitigation plan must be included as part of the tree survey and protection plan. Projects will not be

released for construction until a tree preservation plan (if applicable) has been approved.

(iii) Field Inspections

Prior to the approval by the Planning Department's Landscape Architect of a tree preservation plan, the applicant shall mark all trees to be preserved in a manner to allow for quick field and plan coordination and notify the city of the marking. The city shall inspect and verify the marking within two weeks.

1. Prior to the commencement of grading, all tree markings, protective fencing such as plastic mesh and erosion control measures must be installed by the developer and must be inspected by the city.
2. The city may issue a stop-work order at any time if tree preservation requirements are not being met.
3. Within two weeks of notification by the Engineering Department that final acceptance of the subdivision is imminent, a final inspection of the tree preservation methods must be performed.

(f) Requirements for Tree Preservation

Developers shall adhere to the following tree protection measures on all construction sites.

(i) Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.

(ii) The developer shall erect a plastic mesh fence, or other approved fencing material, a minimum of four feet in height around each tree or group of trees to prevent the placement of debris or fill within the drip line.

(iii) During the construction phase of development, the developer shall prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees being preserved. The developer shall not allow the disposal of any waste material such as, but not limited to, paint, oil solvents, asphalt, concrete, mortar, etc. in the canopy area.

(iv) No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

(v) No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Major changes of grade (six inches or greater) will require additional measures to maintain proper oxygen and water exchange with the roots. In addition, the developer should adhere to the following guidelines to protect the trees to be preserved:

1. With grade changes, a reinforced retaining wall or tree well of a design approved by the city should be constructed around the tree no closer than half the distance between the trunk and the drip line. The retaining wall should

be constructed so as to maintain the existing grades around a tree or group of trees.

2. At no time should a wall, pavement, or porous pavement be placed closer than five feet or one foot for every two inches in caliper, whichever is greater, to the trunk of the tree.

3. Root pruning may be necessary when the critical root zone is to be disturbed.

4. If a patio, sidewalk, drive, parking lot, or other paved surface must be placed within the drip line of an existing tree, material such as a porous pavement or other approved construction method that will allow the passage of water and oxygen may be required.

(g) Tree Preservation Credits

This paragraph applies only to nonresidential and multifamily development. For every tree (eight inches in caliper or larger) preserved, the developer shall be given credit for two trees as required by this ordinance. Only trees in good condition, having been protected in accordance with the Tree Protection Requirements, shall be considered for credit. A maximum credit of one-third of the required trees shall be allowed per site. Trees designated as mitigation trees are not subject to the tree credit and must be accounted for at 100%. Determination of credits shall be made by the city upon completion of site improvements. Field conditions may warrant submittal of a revised landscape plan to determine the number of tree credits. Review may include a field inspection of the site, and the plan may be referred to other departments for review and recommendations.

(h) Replacement of Trees

Replacement of trees will be required if trees are removed when:

(i) The trees were identified on the Tree Preservation Plan for preservation but were damaged or destroyed during construction.

(ii) The trees were located in the 100-year floodplain, including areas approved for reclamation, unless the city requires removal of trees for drainage purposes.

(iii) Replacement trees are to be measured at 12 inches above the soil stain.

(iv) Trees that are eight to 30 inches in caliper shall be replaced at an inch-to-inch rate. The minimum size replacement tree shall be four inch caliper.

(v) Trees that are larger than 30 inches in caliper shall be replaced at a rate of one and one-half inch per one inch of removed tree. The minimum size replacement tree shall be four inch caliper.

(vi) In order to encourage the use of larger caliper trees for required landscaping, the mitigation inches required for tree replacement may be added to the required edge, interior parking lot trees and open space trees on a one inch for one inch

basis in one inch increments. These must be clearly indicated on the landscape submittal.

(vii) Acceptable types of replacement will be left to the designer to select but must be of high quality native or naturalized material with a proven record of suitability for local climate and conditions in accordance with 4. above.

(viii) If the physical limitations of the subject property are such that all of the replacement trees cannot be properly located, the developer shall locate the extra trees in public rights-of-way, medians, on private open space areas, or in public park land with the approval of the Planning Department's Landscape Architect or the Urban Forester. The developer may pay a fee to the city in lieu of tree replacement.

3.1700 Storm Water Management

(ZC 2006-02; Ordinance No.)

3.1701 Purpose and Intent

The City of Plano has adopted a Storm Water Management Program (SWMP) as part of the city's Texas Commission on Environmental Quality (TCEQ) Non-Point Discharge Elimination System (NPDES) permit. The intent of the SWMP is to proactively promote site design principles that will minimize the hydrologic impact of development and redevelopment on storm water quantity and quality. The purpose of these supplemental regulations is to create development incentives and alternative standards to implement storm water friendly development.

3.1702 Applicability

Prior to any zoning petition, site plan application, or plat application, a pre-application conference with Engineering and Planning staff is required per Article 5 (Site Plan Review) of this ordinance and Article III (Platting Procedures) of the City of Plano's Subdivision Ordinance. The purpose of the pre-application conference is to discuss storm water quality and quantity protective measures for a proposed development or redevelopment.

As noted in Subsection 3.1703 below and in various sections of this ordinance and the Subdivision Ordinance, development incentives and alternative standards are offered for certain development and/or redevelopment projects to help implement the SWMP. The use of these development incentives and alternative standards is preferred to implement storm water friendly development; however, their use is voluntary and not mandatory.

3.1703 Development Incentives and Alternative Standards

Development incentives and alternative standards listed below may be used provided the development complies with associated nonstructural storm water controls, such as storm water conservation areas and/or structural storm water controls, such as permeable pavement, grassy swales/buffer strips, storm water ponds, and bioretention areas. The intent of a storm water conservation area is to reduce impervious surfaces; to allow natural infiltration of storm water runoff; to preserve floodplain, wetlands, and other undisturbed natural areas; and to provide space for other nonstructural or structural storm water controls. The intent of permeable pavement, grassy swales/buffer strips, storm water ponds, bioretention areas, and other structural controls is to provide infiltration, filtration, and pollutant removal of storm water runoff.

Developments that propose to use the development incentives and alternative standards shall follow the site plan review process in Article 5 (Site Plan Review) and the plat review process in Article III (Platting Procedures) of the Subdivision Ordinance. The areas proposed for nonstructural and/or structural storm water controls shall be shown as a storm water conservation area on any site plan and/or land study associated with the development and shall be designated as a storm water quality easement on any plat associated with the development. In addition to the site plan and plat review process, developments shall follow the site-specific storm water management plan procedures in 3.1704 below.

(1) Single-Family and Two-Family Residential Development

The area, yard, and bulk requirements and miscellaneous area, yard, and bulk requirements for Patio Home, Single-Family Residence Attached, Single-Family Residence-6, Single-Family Residence-7, Single-Family Residence-9, and Two-Family Residence (Duplex) zoning districts provide two storm water management options for development of residential subdivisions. These storm water management options allow for reduced lot size, reduced lot depth, reduced front yard setback, and/or increased lot coverage if a storm water conservation area is provided. Only residential subdivisions that have a gross area of ten acres or greater are eligible for this storm water conservation area optin. Storm water conservation areas shall not be part of required usable open space, but may contain structural or other nonstructural storm water controls.

(2) Off-Street Parking and Loading

The supplementary regulations in Section 3.1100 (Off-Street Parking and Loading) provide storm water management options for alternative pavement construction, parking reduction, and excess parking.

(a) Alternative Pavement Construction

For most types of development, this ordinance requires that off-street parking and circulation lanes be constructed of asphalt or concrete. Permeable pavement and associated drainage system, such as modular porous pavers, Grass-Crete, and porous concrete, may be used in lieu of asphalt or concrete pavement subject to the standards of this section. Only developments that have minimum required parking of 100 spaces or greater per Section 3.1100 are eligible for this permeable pavement option. Gravel parking is not an acceptable permeable pavement and shall not be used for parking and/or circulation lanes, except where allowed in Section 3.1100.

(b) Parking Reduction

For most development, this ordinance requires a minimum number of off-street parking spaces. Up to ten percent of required off-street parking spaces may be permanently set aside as a parking reduction subject to the standards of this section. Only developments that have minimum required parking of 100 spaces or greater per Section 3.1100 are eligible for this parking reduction option. The area of the parking reduction shall be set aside as a storm water conservation area. For the purpose of parking reduction, storm water conservation areas shall not be part of required interior landscape area and/or landscape edge, and shall not contain structural or other nonstructural storm water controls.

(c) Excess Parking

For most development, this ordinance specifies a maximum allowable number of off-street parking spaces. Excess parking greater than maximum number allowable may be provided under the structured parking or additional landscape provisions of Section 3.1100 or through the use of permeable pavement or grassy swales/buffer strips as stated below. Only developments with ten or more parking spaces in excess of maximum parking per Section 3.1100 are eligible for the permeable pavement or grassy swales/buffer strips options.

Excess parking may be provided if constructed with permeable pavement and associated drainage system, such as modular porous pavers, Grass-Crete, and porous concrete. Gravel parking is not an acceptable permeable pavement and shall not be used for parking and/or circulation lanes, except where allowed in Section 3.1100.

Excess parking may be provided and constructed with asphalt or concrete pavement if grassy swales/buffer strips are provided to mitigate the storm water runoff of the impervious surfaces of the excess parking. For the purpose of excess parking, grassy swales/buffer strips shall be delineated on ay site plan. Grassy swales/buffer strip areas shall not be part of required interior landscape area and/or landscape edge.

(3) Landscaping Requirements

The supplementary regulations in Section 3.1200 (Landscaping Requirements) provide a storm water management option for alternative placement of interior parking lot landscaping. Up to 50% of the required interior parking lot landscaping for nonresidential and multifamily development may be placed outside of the paved boundaries of the parking lot to provide areas for storm water conservation and/or grassy swales/buffer strips, detention ponds, bioretention areas, or other structural storm water controls. The relocation of required landscape areas shall not reduce the required number of trees or other improvements associated with required landscape areas. Required landscape areas, either within or outside of parking lot boundaries, shall not be part of required usable open space for multifamily development.

(4) Special Districts

The Preston Road Overlay District, Dallas North Tollway Overlay District, 190 Tollway/Plano Parkway Overlay District, and State Highway 121 Overlay District in Article 4 (Special Districts) provide storm water management options for alternative placement of required landscape edge areas. The required 30-foot landscape edge may be reduced by up to 50% of the required landscape edge width to provide areas for storm water conservation and/or grassy swales/buffer strips, detention ponds, bioretention areas, or other structural storm water controls. The relocation of required landscape edge areas shall not reduce the required number of trees or other improvements associated with required landscape edges.

3.1704 Site-Specific Storm Water Management Plan

A site-specific storm water management plan shall be submitted for review as part of any site plan, land study, or plat application for a development that proposes to use storm water development incentives and/or alternative standards. The purpose of the site-specific storm water management plan is to evaluate the design, appropriate, and effectiveness of proposed nonstructural or structural storm water controls.

Generally, a site-specific storm water management plan shall be depicted on engineer-scaled drawings, 24" x 36" in size and may include supplemental information as necessary. A schedule of detailed requirements for a site-specific storm water management plan shall be maintained by the Planning Department.

The design, appropriateness, and effectiveness of a site-specific management plan shall be evaluated by the City Engineer based upon the following:

(1) Conformance to the goals and objectives of the Water Quality Management Program Template within the City of Plano's TCEQ NPDES permit.

(2) Conformance to the planning principles and engineering standards of the North Central Texas Council of Governments (NCTCOG) *Integrated Storm Water Managemnt* (iSWM) manual.

(3) Compliance with additional standards and criteria for conformance to the City of Plano's SWMP as determined by the City Engineer.

4.500 Preston Road Overlay District

(ZC 98-29; Ordinance No. 98-9-12)

4.501 Purpose

To provide appropriate design standards for the use of properties fronting on Preston Road and intersecting thoroughfares. These standards recognize the area's unique development character and provide for coordination between its various districts and categories of use.

4.502 The area encompassed by these standards shall include all those properties within 300 feet of the existing centerline of Preston Road and all those properties within 300 feet of the centerlines of intersecting major thoroughfares (Type C and above), except State Highways 190 and 121. The district shall extend along said major thoroughfares to the centerlines of Ohio Drive, Ventura Drive, Bay Water Drive, and Silver Creek Drive. In other cases, the district shall extend 1,000 feet east and west along Type C and above thoroughfares, as measured from the centerline of Preston Road. The provisions of the Preston Road Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.503.

4.503 The base zoning districts of properties fully or partially within the area, defined by Subsection 4.502, 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 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 4.502.

4.504 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No.)

(1) A landscape edge shall be provided by complying with either criteria (a) or (b) as follows:

(a) Landscape Edge and Landscape Material Requirements

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. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. 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 improvements, 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 road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements. A minimum of one three-inch caliper shade tree and one three-inch caliper ornamental tree (seven-foot planted height) shall be placed per 50 feet of frontage exclusive of driveways.

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) 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. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

(ii) Landscape plants and other materials within the reduced landscape edge in (i) above may be reduced per the development incentives and standards in Section 3.1700 (Storm Water Management).

(2) A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D 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. Shrubbery 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 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 mechanical irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition.

(4) A landscape plan shall be submitted in conjunction with the site plan review process (Article 5).

(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 requirement would prevent a property's reasonable development in a safe, efficient manner.

4.505 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs. Temporary lines extended across another property to reach a site under development may remain above

ground until development or redevelopment of that property occurs. 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 underground placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.504. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.506 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 permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. The maximum sizes and dimensions of the above signs shall be as follows:

Apartment Signs	
Maximum Height	Eight feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	Eight 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

Identification Signs	
Maximum Height	Eight feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	Eight feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	Eight 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.	

The above signage regulations shall not apply to those lots or tracts partially within the overlay district but adjacent to the Santa Fe Railroad right-of-way and/or S.H. 121 right-of-way if the affected signs are located more than 300 feet from the centerline of Preston Road. (ZC 2000-73; Ordinance No. 2000-11-22)

4.507 No advertising or billboard signs as defined in Section 3.1600 and its subsequent updates and revisions shall be permitted.

4.600 Dallas North Tollway Overlay District

(Ordinance No. 96-4-27)

4.601 Purpose

To provide appropriate design standards for the development of properties within the Dallas North Tollway corridor. These standards recognize the significance of the tollway as a regional traffic artery and as a primary entry for the city of Plano. These standards provide for coordination between the various zoning districts and categories of uses within the corridor.

4.602 The area encompassed by these standards shall include all those properties located between the existing and/or planned centerlines of Communications Parkway, north/south segments of Plano Parkway, Chapel Hill Drive on the west, and Parkwood Boulevard on the east. The centerline of S.H. 121 will be the northern boundary and the northern right-of-way line of the Santa Fe Railroad will be the southern boundary. Where the city's Thoroughfare Plan does not provide for the connection of above noted north/south roadways to the northern or southern overlay district boundary, the district shall be defined by the extension of a line from the point of discontinuance to the appropriate boundary. The point of discontinuance shall include a termination or a change in direction of the applicable roadway. For future roadways or existing roadways planned for improvement, the centerline shall be determined by the city's Director of Planning. The provisions of the Dallas North Tollway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.603. (ZC 99-28; Ordinance No. 99-7-9)

4.603 The base zoning districts of properties within the area, defined by Subsection 4.602, 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 overlay district's 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 4.602.

4.604 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No. and ZC 99-28; Ordinance No. 99-7-9)

(1) Except for property zoned Central Business-1, a landscape edge shall be provided by complying with either criteria (a) or (b) as follows:

(a) Landscape Edge and Landscape Material Requirements

(i) 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. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. 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 improvements, 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.

(ii) The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements as specified below.

1. Trees shall be placed within the landscape edge as follows:

2. For the tollway frontage roads, one three inch caliper or greater Live Oak and one three inch caliper or greater deciduous shade tree per 50 feet of linear frontage planted in a formal double row, triangular pattern.

3. For east/west thoroughfares (Type D and above), two shade trees per 50 feet of linear frontage (exclusive of driveways) planted in formal double row, triangular pattern. Eight ornamental trees seven feet in planted height shall be placed in a dense double row pattern within 30 feet of the primary entrance driveway(s) to a development.

4. For Communications Parkway, Parkwood Boulevard, and north/south segments of Plano Parkway and Chapel Hill Drive, one three-inch caliper or greater shade tree and one ornamental tree (seven-foot planted height) per 50 feet of linear frontage, exclusive of driveways, planted in an informal fashion.

5. For Commercial Employment zoned properties, the types, numbers, and locations of trees shall be determined at the time of site plan approval and shall be consistent with existing landscape treatments.

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) 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. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

(ii) Landscape plants and other materials within the reduced landscape edge in (i) above may be reduced per the development incentives and standards in Section 3.1700 (Storm Water Management).

(2) A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D 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. Shrubbery 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) Along Parkwood Boulevard and Communications Parkway south of Spring Creek Parkway, continuous meandering sidewalks shall be interspersed with plant materials and berms.

(4) A mechanical irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition.

(5) A landscape plan shall be submitted in conjunction with the site plan review process (Article 5).

(6) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(7) 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.

4.605 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs. Temporary lines extended across another property to reach a site under development may remain above ground until development or redevelopment of that property occurs. Except as noted below, all lines including individual service lines shall be installed underground. (ZC 99-28; Ordinance No. 99-7-9)

(1) Overhead placement is permitted along the outside lanes of the Dallas North Tollway frontage roads 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 D 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 4.604. Along the tollway frontage roads, two ten-foot easements shall be required. The requirement of an easement may be waived at the discretion of the appropriate utility provider(s). This requirement shall not apply to Central Business-1 zoned property within the corridor, except along the frontage roads of the Dallas North Tollway.

4.606 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 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:

Apartment Signs	
Maximum Height	Eight feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	Eight 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

Identification Signs	
Maximum Height	Eight feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	Eight feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	12 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.	

The above signage regulations shall not apply to those lots or tracts located fully or partially within the overlay district but adjacent to the S.H. 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

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

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs	
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

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
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.	

The above signage regulations shall not apply to those lots or tracts located fully or partially within the overlay district but adjacent to the S.H. 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway. (ZC 2000-73; Ordinance No. 2000-11-22)

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

4.700 190 Tollway/Plano Parkway Overlay District

(ZC 98-59; Ordinance No. 98-9-9)

4.701 Purpose

To provide appropriate design standards for the development of properties within the 190 Tollway corridor. These standards recognize the significance of 190 Tollway as a regional traffic artery and major entrance to the city of Plano. These standards also recognize the importance of Plano Parkway as a major cross-town route and business center.

4.702 The area encompassed by these standards shall include all those properties located between the southern city limits and the nearest residential or agricultural district boundary north of Plano Parkway or a distance of 500 feet north of Plano Parkway, whichever is less. The eastern boundary shall be the centerline of Shiloh Road and the western boundary shall be Preston Road. The provisions of the 190 Tollway/Plano Parkway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.703. However, areas within 50 feet of the right-of-way of U.S. 75 shall be exempt from the provisions of this overlay district.

4.703 The base zoning districts of properties within the area, defined by Subsection 4.702, 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 4.702.

4.704 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No.)

(1) A landscape edge shall be provided by complying with either criteria (a) or (b) as follows:

(a) Landscape Edge and Landscape Material Requirements

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. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. 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 improvements, 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 road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements. A minimum of one three-inch caliper shade tree and one three-inch caliper ornamental tree (seven-foot planted height) shall be placed per 50 feet of frontage exclusive of driveways.

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) 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. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

(ii) Landscape plants and other materials within the reduced landscape edge in (i) above may be reduced per the development incentives and standards in Section 3.1700 (Storm Water Management).

(2) A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D 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. Shrubbery 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 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 mechanical irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition.

(4) A landscape plan shall be submitted in conjunction with the site plan review process (Article 5).

(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 requirement would prevent a property's reasonable development in a safe, efficient manner.

4.705 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 northern right-of-way boundary of the 190 Tollway 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 4.704. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.706 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 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:

Apartment Signs	
Maximum Height	Ten feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
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

Identification Signs

Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
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:

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs

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

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
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)	

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

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: (ZC 2006-02; Ordinance No.)

(1) A landscape edge shall be provided by complying with either criteria (a) or (b) as follows:

(a) Landscape Edge and Landscape Material Requirements

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. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. 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 improvements, 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 road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements. A minimum of one three-inch caliper shade tree and one three-inch caliper ornamental tree (seven-foot planted height) shall be placed per 50 feet of frontage exclusive of driveways.

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) 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. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

(ii) Landscape plants and other materials within the reduced landscape edge in (i) above may be reduced per the development incentives and standards in Section 3.1700 (Storm Water Management).

(2) A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D 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. Shrubbery 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 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 mechanical irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition.

(4) A landscape plan shall be submitted in conjunction with the site plan review process (Article 5).

(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 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 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:

Apartment Signs	
Maximum Height	Ten feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
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

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
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:

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs	
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

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
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.

Article 5. Site Plan Review

5.100 General

This article establishes a site plan review process for land development. The process involves a series of three plans, progressing from a general evaluation of a site and development concept to approval of a detailed development plan.

The first plan in the series is a concept plan. This plan establishes a general schematic for site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development. The second plan in the series is a preliminary site plan. This plan presents more detailed information on building layout, parking, drives, landscaping, screening, and other site improvements. Preliminary site plan approval assures the applicant that the general layout is acceptable prior to proceeding with detailed engineering and design. Site plan approval is the final step in the process. A site plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development. Site plan approval is required prior to the release of engineering plans and building permits. Concept plans and preliminary site plans require review and approval by the Planning & Zoning Commission. Site plans may be approved by city staff provided that they conform to preliminary plans for the development approved by the Commission.

The purpose of this process is to:

(1) Ensure compliance with adopted city development regulations and other applicable regulations for which the city has enforcement responsibility.

(2) Promote safe, efficient, and harmonious use of land through application of city-adopted design standards and guidelines.

(3) Promote storm water management planning into the site planning process. (ZC 2006-02; Ordinance No.)

(4) Protect and enhance the city's environmental and aesthetic quality.

(5) Ensure adequate public facilities to serve development.

(6) Prevent or mitigate adverse development impacts, including overcrowding and congestion.

(7) Aid evaluation and coordination of land subdivision.

5.101 Applicability

The site plan review process shall apply to:

(1) Development within an area zoned planned development. (See Section 4.100.)

(2) Nonresidential development, except as provided in Subsection 5.102.

(3) Multifamily residential development. (ZC 2006-02; Ordinance No.)

(4) Patio home and single-family residence attached residential use development and any mixed single-family detached residential development that contains patio home and/or single-family attached residential dwellings. (ZC 2006-02; Ordinance No.)

(5) Mobile home parks.

(6) Parking lot development, reconstruction, or restriping of more than 20 spaces.

5.102 Exemptions

The following types of development are exempted from the requirements of this article.

(1) Agricultural buildings.

(2) Temporary structures permitted under Subsection 3.103.

5.103 Submission of Applications

Prior to submission of application, a pre-application meeting is required. The purpose of the meeting is to review potential site design before formal submittal. City of Plano engineering and planning staff will discuss the storm water impacts of the proposed development and opportunities to achieve storm water quality and quantity goals of the City of Plano's TPDES permit. (ZC 2006-02; Ordinance No.)

Applications for approval of plans required by this article must be submitted to the Planning Department. A calendar of official submittal dates for items requiring Planning & Zoning Commission approval shall be published by the city 30 days prior to the beginning of each year. All applications received on a date other than an official submittal date shall be dated received on the next official submittal date. Complete applications shall be placed on the meeting agenda of the Planning & Zoning Commission no later than 28 days following the official date of submittal. Items requiring staff approval only may be submitted at any time during normal office hours. Complete applications shall be acted upon by the Director of Planning within 21 days. (See Section 5.800, Appeals.)

5.104 Fees, Forms, and Procedures

City Council shall establish a schedule of fees as required to recoup costs related to the administration of this ordinance. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, and number of copies of information constituting an application for concept plans, preliminary site plans, and site plans.

5.200 Concept Plan

5.201 General

A concept plan is the initial plan required in the site plan review process. This plan is a general site assessment and development concept. A concept plan defines a basic schematic design for development. The purpose of the plan is to:

(1) Evaluate the site's natural condition, including vegetation, topography, drainage, surface, and subsurface factors affecting the site's development.

(2) Determine building sites and the use, intensity, bulk, and height of structures to be constructed.

(3) Locate public streets and rights-of-way, and determine points of ingress and egress between the development and public streets, including median breaks and turn lanes.

(4) Determine primary routes of vehicular circulation and parking areas internal to the development.

(5) Delineate development phasing.

(6) Other purposes related to the establishment of a planned development district. (See Subsection 4.101.)

5.202 Applicability

Except as provided below, a concept plan is required for all development defined in Subsection 5.101. The concept plan must include all property contained within a planned development district. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot. A preliminary site plan may be submitted in lieu of a concept plan. (See Section 5.300.)

5.203 Application Procedure and Requirements

(1) Pre-application

Before preparing a concept plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's TPDES permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements. (ZC 2006-02; Ordinance No.)

(2) General Application

The property owner shall file an application for the approval of a concept plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

(a) Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street.

(b) Location map, north arrow, scale, and title block.

(c) Topography at five foot contours or less.

(d) Natural features including tree masses, floodplains, drainage ways, and creeks. (See Section 3.1200.)

(e) Land use onsite and on adjacent properties, including the assignment of use to specific locations within the plan.

(f) Building sites (including maximum building intensity, density, height, and use restrictions as appropriate). Illustration of the approximate shape and placement of buildings is encouraged, but is not required.

(g) Public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions.

(h) Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

(i) Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

(j) If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No.)

(3) Standards of Approval

The Planning & Zoning Commission (and City Council if the plan is associated with establishment of a planned development district) may approve, conditionally approve, table, or deny a concept plan based on the plan's: (See Subsection 4.103.)

(a) Compliance with the Comprehensive Plan and adopted design studies.

(b) Compliance with the Zoning Ordinance and other applicable development regulations.

(c) Impact on the site's natural resources and affect on adjacent area, property, and land use.

(4) Effect

Approval of a concept plan by the Planning & Zoning Commission (or City Council) constitutes authorization by the city for the property owner to submit an application for approval of a preliminary site plan subject to compliance with any condition attached to the approval of the concept plan. As long as the concept plan remains valid, the location of streets, drives, median breaks, and curb cuts shall remain fixed and any subsequently prepared plan for an adjacent property or property located on the opposite face of a public street abutting the site shall coordinate its circulation system to the earlier approved, valid concept plan. Except when authorized, a concept plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

Where approved, valid concept plans delineate areas as separate phases of development, each phase may be independently planned and developed provided that it is in accordance with the concept plan and other applicable regulations.

(5) Lapse

Concept plan approval shall expire two years following the date of its original approval. (ZC 2003-15; Ordinance No. 2003-9-22)

5.300 Preliminary Site Plan

5.301 General

A preliminary site plan is the second plan in the site plan approval process. The purpose of the plan is to:

(1) Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

(2) Determine the placement, configuration, coverage, size, and height of buildings.

(3) Determine the design of public street improvements and rights-of-way, the design and location of drives, aisles, and parking.

(4) Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.

(5) Determine the preliminary design of drainage facilities and utilities.

5.302 Applicability

Except as provided in Subsection 5.402, an approved, valid preliminary site plan shall be required prior to the consideration of a site plan for development property defined in Subsection 5.101. The preliminary site plan must include all property contained within a planned development district, except as permitted as a freestanding phase of development shown on an approved, valid concept plan. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot or as permitted as a freestanding phase of development shown on an approved, valid concept plan. (See Subsection 5.203.4. & 5.)

5.303 Application Procedure and Requirements

(1) Pre-application

Before preparing a preliminary site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's TPDES permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements. (ZC 2006-02; Ordinance No.)

(2) General Application

The property owner shall file an application for the approval of a preliminary site plan. This application shall include the information listed below on one, dimensioned, scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

(a) Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

(b) Location map, north arrow, scale, title block, and site data summary table.

(c) Topography at two foot contours or less.

(d) Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Section 3.1200.)

(e) Land use onsite and on adjacent properties.

(f) Building locations and footprints, including building size, intensity, density, height, setback, and use.

(g) Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.

(h) Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.

(i) Access easements and offsite parking.

(j) Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

(k) Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.

(l) Landscaping and open space areas. (See Section 3.1200.)

(m) Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

(n) If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No.)

(3) Standards of Approval

The Planning & Zoning Commission may approve, conditionally approve, table, or deny a preliminary site plan based on: (See Section 5.800.)

(a) Conformance with the Comprehensive Plan and adopted design guidelines.

(b) Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

(c) Compliance with previously approved, valid site-specific storm water management plan. (ZC 2006-02; Ordinance No.)

(d) Impact on the site's natural resources and effect on adjacent and area property and land use.

(e) Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

(f) Safety and convenience of off-street parking and loading facilities.

(g) Access for firefighting and emergency equipment to buildings.

(h) Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

(i) The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(4) Effect

Approval of a preliminary site plan by the Planning & Zoning Commission shall constitute authorization by the city for the owner(s) to submit an application for final site plan approval for development of the entire site or a portion thereof provided that the site plan conforms to the preliminary site plan and any conditions attached to its approval. As long as the preliminary site plan remains valid, the location of buildings, landscaped areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, a preliminary site plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

(5) Lapse

The approval of a preliminary site plan shall be effective for a period of two years from the date that the preliminary site plan is approved by the Planning & Zoning Commission or City Council, at the end of which time the applicant must have submitted and received approval of a site plan. If a site plan is not approved within two years, the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void. The applicant shall be required to submit a new preliminary site plan for review and approval subject to the then existing regulations.

5.400 Site Plan

A site plan is the final plan required in the site plan approval process. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to:

(1) Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

(2) Coordinate and document the design of public and private improvements to be constructed.

(3) Coordinate the subdivision of land, including the granting of easements, development agreements, and provision of surety.

5.401 Applicability

An approved, valid site plan shall be required prior to the approval of any construction plan and permit for development defined in Subsection 5.101. An approved, valid preliminary site plan is required prior to the consideration of a site plan except as provided below:

(1) Development of a single building on a corner lot not exceeding one acre (net). (See Subdivision Ordinance, Section 5.2.)

(2) Development of a single building on one lot not exceeding five acres (net) and where the lot is not being subdivided from a larger property.

(3) Development of parking or outside storage areas.

(4) Development of utilities and non-occupied structures.

(5) Development of outdoor recreation structures and amenities.

5.402 Application Procedure and Requirements

(1) Pre-application

Before preparing a site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's TPDES permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements. (ZC 2006-02; Ordinance No.)

(2) General Application

The property owner shall file an application for the approval of a site plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

(a) Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

(b) Location map, north arrow, scale, title block, and site data summary table.

(c) Topography of one foot contours or less, referenced to sea level datum.

(d) Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Section 3.1200.)

(e) Land use onsite and on adjacent properties.

(f) Building locations and footprints, including dimensions, size, coverage, height, building lines and setbacks, and use.

(g) Finished floor elevation of structures referenced to sea level datum.

(h) Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with dimensions, radii, and surface type.

(i) Parking areas and structures, including the number and layout of standard spaces, handicap spaces, the location of ramps, crosswalks, and loading areas with typical dimensions and surface type.

(j) Access easements and offsite parking.

(k) Dumpster and trash compactor locations and screening.

(l) Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

(m) Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens, including height and type of construction and/or planting specification.

(n) Landscaping and open space areas with dimensions and total square footage (separate landscape plans required). (See Section 3.1200.)

(o) Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures onsite or immediately adjacent to the site specified.

(p) Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated. Table of the number of water meters by size and noting if they are existing or proposed.

(q) Inlets, culverts, and other drainage structures onsite and immediately adjacent to the site.

(r) If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No.)

(3) Additional Requirements

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development:

(a) Preliminary or final plat or replat

(b) Engineering plans

(c) Traffic Impact Analysis

(d) Landscape and irrigation plans

(e) Tree preservation and protection plan

(f) Facade plan

(g) Other approvals as required by ordinance

(4) Standards of Approval

Where application for site plan approval is made for development defined on an approved, valid preliminary site plan, the Director of Planning may approve, conditionally approve, or deny the application based upon the criteria listed below. The applicant may appeal the decision of the Director of Planning to the Planning & Zoning Commission by filing a Notice of Appeal within ten days following the date the Director of Planning notifies the applicant of his action. The Planning & Zoning Commission shall consider all applications for site plan approval for development not requiring a preliminary site plan, or the proposed site plan constitutes a major amendment to an approved, valid preliminary site plan. (See Subsection 5.302.) The Planning & Zoning Commission may approve, conditionally approve, table, or deny a site plan based upon the criteria listed below:

(a) Conformance with the Comprehensive Plan and adopted design guidelines.

(b) Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

(c) Compliance with previously approved, valid site-specific storm water management plan. (ZC 2006-02; Ordinance No.)

(d) The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

(e) The width, grade, and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

(f) The use of landscaping and screening:

(i) To provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.

(ii) To complement the design and location of buildings and be integrated into the overall site design.

(g) The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(h) Protection and conservation of soils from erosion by wind or water or from excavation or grading.

(i) Protection and conservation of water courses and areas subject to flooding.

(j) The adequacy of streets, water, drainage, sewerage facilities, garbage disposal, and other utilities necessary for essential services to residents and occupants.

(5) Effect

Approval of a site plan is the city's authorization to apply for approval of building permits and to receive approval of engineering plans. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, parking, landscaping, or screening. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies. Approval of a site plan shall not affect other applicable regulations concerning development and land use. Except where authorized by ordinance, a site plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

(6) Lapse

The approval of a site plan shall be effective for a period of two years from the date of approval by the Planning & Zoning Commission, staff, or City Council, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and for improvements, the site plan for the remaining property and/or improvements shall be null and void. The applicant shall be required to submit a new site plan for review and approval subject to the then existing regulations. Site plan approval shall expire upon completion of the improvements shown on the plan. Subsequent additional development, site modifications, and redevelopment shall be permitted in accordance with Section 5.900.

5.500 Amendments

(ZC 2006-02; Ordinance No)

At any time following the approval of a concept plan, preliminary site plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan. Amendments to previously approved storm water conservation areas, increases in building height and/or building proximity to an adjacent offsite residential use, and all other amendments shall be considered major amendments and may be considered by the Planning & Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan. The Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission.