

2.825 RE - Regional Employment

(ZC 2000-68; Ordinance No. 2000-10-11)

(1) Purpose

The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district’s standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	From the frontage roads of a Type T or AA thoroughfare (as identified on the city’s Thoroughfare Plan), 50 feet
	From all other streets, 50 feet, except as specified in Section 3.500 or Other Setback Requirements below
Minimum Side Yard --of Corner Lot	None
	50 feet on street side
Minimum Rear Yard	None
Maximum Height (ZC 2001-08; Ordinance No. 2001-5-28)	20 stories, not to exceed 325 feet in height, except as noted in Other Setback Requirements below
	Structured parking is limited to three levels total at or above grade and may be further restricted by the setback requirements as set forth in Other Setback Requirements below. Grade level parking counts as one of the three total levels. Below grade parking may be constructed in addition to the three levels of at or above grade parking provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included
Maximum Floor Area Ratio	1:1

Description	Requirement
<p>Other Setback Requirements (ZC 2001-08; Ordinance No. 2001-5-28)</p>	<p>In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:</p>
	<p>A minimum setback of 50 feet as measured from the property line or three times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus ten feet.</p>
	<p>A maximum height of eight stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.</p>
	<p>Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or eight stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.</p>
	<p>(See Appendix Illustration No. 17 for clarification.)</p>

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Sections 3.1200 and 4.600 and Subsection 2.825.6.)

(6) Special District Requirements

(a) The design and orientation of buildings and related elements shall be in accordance with the following:

(i) Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and automobile or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities, and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in Sections 3.1000 and 3.1100, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least four feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. Said berms shall have a maximum slope of four to one, requiring at least four feet of horizontal width for every one foot in vertical height. Said berms may be placed within the required front yard only when used to screen loading spaces, trash collection

facilities, and service bays. The landscape edge shall include one three-inch caliper shade tree and one ornamental tree (seven foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

- (ii) Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings. (ZC 2001-08; Ordinance No. 2001-5-28)
 - (iii) Roof-mounted mechanical units shall be screened in accordance with Subsection 3.1003. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of six feet in height. Plants must be placed so as to create a six-foot tall solid screen within two years of installation. All landscaping must be irrigated and must be replaced if damaged.
 - (iv) Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ordinance No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least two public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.
- (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.
- (c) A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RE 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.

DISCLAIMER - USES LISTED BY ZONING DISTRICT ARE PROVIDED AS A CONVENIENCE BUT SHOULD NOT BE RELIED UPON AS THE MOST CURRENT AND ACCURATE SOURCE OF INFORMATION. PLEASE CONTACT THE CITY OF PLANO PLANNING DEPARTMENT TO VERIFY A SPECIFIC USE.

RE - REGIONAL EMPLOYMENT PERMITTED USES

ACCESSORY AND INCIDENTAL USES	
ACCESSORY BUILDING OR USE (8)*	P
CARETAKER'S/GUARD'S RESIDENCE	P
CONSTRUCTION YARD (TEMPORARY) (9)*	35
FIELD OFFICE (9)*	35
HOMEBUILDER MARKETING CENTER (10)*	P
* = (8) - SEE SECTION 3.200 OF THE ZONING ORDINANCE; (9) - FOR CONSTRUCTION YARD, FIELD OFFICES, AND OTHER TEMPORARY BUILDINGS, SEE SUBSECTION 3.103 OF THE ZONING ORDINANCE; (10) - SEE SUBSECTION 3.103 OF THE ZONING ORDINANCE	

AUTOMOBILE AND RELATED USES	
AUTOMOBILE PARKING LOT/GARAGE	P

COMMERCIAL, MANUFACTURING, AND INDUSTRIAL USES	
CONCRETE/ASPHALT BATCHING PLANT (TEMPORARY)	36
MANUFACTURING - LIGHT-INTENSITY (ZC 05-20)	P

EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	
ASSEMBLY HALL (ZC 03 -21, ZC 97 -80)	P
CEMETERY/MAUSOLEUM	S
CHURCH AND RECTORY (5)*	P
CIVIC CENTER	P
COLLEGE/UNIVERSITY (5)*	P
COMMUNITY CENTER (ZC 98-101)	P
FARM, RANCH, GARDEN, OR ORCHARD	P
FIRE STATION/PUBLIC SAFETY BUILDING	P

P = PERMITTED USE; S = SPECIFIC USE PERMIT REQUIRED; 35 = SUBJECT TO TEMPORARY PERMIT AND REMOVAL AT COMPLETION OF PROJECT; 36 = CONCRETE PLANT: ISSUANCE OF TEMPORARY PERMIT BY CITY ENGINEER AND REMOVAL AS DIRECTED; ASPHALT PLANT: ISSUANCE OF TEMPORARY PERMIT BY RESOLUTION OF CITY COUNCIL

EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES	
FRATERNAL ORGANIZATION, LODGE, OR CIVIC CLUB	P
GOLF COURSE/COUNTRY CLUB (PRIVATE)	S
HELISTOP (4)*	S
HOSPITAL (5)*	P
PARK/PLAYGROUND	P
POST OFFICE	P
PRIVATE RECREATION FACILITY	P
RECREATION CENTER	P
SCHOOL - PRIMARY OR SECONDARY (PRIVATE) (5)*	P
SCHOOL - PRIMARY OR SECONDARY (PUBLIC OR PAROCHIAL) (5)*	P
TRADE/COMMERCIAL SCHOOL	P
* = (4) - SEE SUBSECTION 3.106 OF THE ZONING ORDINANCE; (5) - SEE SUBSECTION 3.401 OF THE ZONING ORDINANCE	

OFFICE AND PROFESSIONAL USES	
CLINIC	P
MEDICAL OFFICE	P
OFFICE CENTER	P
OFFICE - PROFESSIONAL/GENERAL ADMINISTRATIVE	P
RESEARCH AND DEVELOPMENT CENTER	P

RETAIL USES	
ANTIQUÉ SHOP	*
CONVENIENCE STORE (ZC 99-46, ZC 98-69)	R, *, 33
FLORIST SHOP	*
FOOD/GROCERY STORE (ZC 96-29A)	*

P = PERMITTED USE; S = SPECIFIC USE PERMIT REQUIRED; R = REFER TO RESIDENTIAL ADJACENCY STANDARDS OF THE ZONING ORDINANCE; * = USES ALLOWED WHEN THEIR COMBINED AREA DOES NOT EXCEED TEN PERCENT OF THE GROSS FLOOR AREA OF A DEVELOPMENT; SEE SUBSECTION 2.825, REGIONAL EMPLOYMENT DISTRICT OR SUBSECTION 2.826, RESEARCH/TECHNOLOGY CENTER DISTRICT OF THE ZONING ORDINANCE; 33 = FUEL DISPENSING AND/OR CAR WASHING FACILITIES ASSOCIATED WITH THIS USE MAY BE PROHIBITED WHEN IN PROXIMITY TO RESIDENTIAL DISTRICTS. SEE RESIDENTIAL ADJACENCY STANDARDS OF THE ZONING ORDINANCE

RETAIL USES	
FURNITURE, HOME FURNISHINGS, AND EQUIPMENT STORE	*
GENERAL MERCHANDISE STORE	*
HARDWARE	*
MISCELLANEOUS RETAIL STORE	*
PET SHOP	*
RETAIL/SERVICE (INCIDENTAL) (ZC 96-29)	*
RETAIL STORES AND SHOPS	*
SHOPPING CENTER (ZC 02-37)	*

SERVICE USES	
ARCADE (12)*	S
ARTISAN'S WORKSHOP	*
BANK, SAVINGS AND LOAN, OR CREDIT UNION	P
BODY PIERCING (ZC 01-19)	37
BUSINESS SERVICE	P
CLEANING - SMALL PLANT/SHOP	*
COMMERCIAL AMUSEMENT (INDOOR)	S
COMMERCIAL PET SITTING/KENNEL (INDOOR PENS) (ZC 05-04)	P
DAY CARE CENTER (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
GYMNASTICS/DANCE STUDIO	P
HEALTH/FITNESS CENTER (ZC 96-29)	S
LICENSED MASSAGE THERAPY	P
MORTUARY/FUNERAL PARLOR (ZC 02-37)	P
MOTEL/HOTEL	20

P = PERMITTED USE; S = SPECIFIC USE PERMIT REQUIRED; * = USES ALLOWED WHEN THEIR COMBINED AREA DOES NOT EXCEED TEN PERCENT OF THE GROSS FLOOR AREA OF A DEVELOPMENT; SEE SUBSECTION 2.825, REGIONAL EMPLOYMENT DISTRICT OR SUBSECTION 2.826, RESEARCH/TECHNOLOGY CENTER DISTRICT OF THE ZONING ORDINANCE; 20 = PERMITTED WHEN THE BUILDING IS A MINIMUM OF 200 FEET FROM THE NEAREST RESIDENTIAL DISTRICT BOUNDARY; 37 = PERMITTED AS AN ACCESSORY USE TO A PERSONAL SERVICE SHOP AND ALLOWED IN DISTRICTS WHERE THAT USE IS PERMITTED; ALLOWED BY SPECIFIC USE PERMIT AS A PRIMARY USE IN THE RETAIL, CORRIDOR COMMERCIAL, LIGHT COMMERCIAL, LIGHT INDUSTRIAL-1, AND LIGHT INDUSTRIAL-2 DISTRICTS. SEE SUBSECTION 3.116 AND SCHEDULE OF PERMITTED USES OF THE ZONING ORDINANCE

SERVICE USES	
PERSONAL SERVICE SHOP	P
PRINT SHOP (MINOR)	*
PRIVATE CLUB (19)*	S
RESIDENCE HOTEL (ZC 95-23)	20
RESTAURANT/CAFETERIA	*
STUDIO FOR PHOTOGRAPHER, MUSICIAN, ARTIST, RADIO, AND/OR TV	P
TATTOOING AND PERMANENT COSMETICS (ZC 00-98)	37
THEATER - NEIGHBORHOOD (ZC 96-24)	S
THEATER - REGIONAL (ZC 96-24)	S
VETERINARY CLINIC	P
* = (12) - SEE SUBSECTION 3.101 OF THE ZONING ORDINANCE; (13) - SEE SECTION 1.600 AND SUBSECTIONS 3.102, 3.1107, AND 3.1109 OF THE ZONING ORDINANCE; (19) - SEE SUBSECTION 3.105 OF THE ZONING ORDINANCE	

TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES	
ANTENNA	34
ANTENNA SUPPORT STRUCTURE (COMMERCIAL AND AMATEUR) (ZC 99-43)	34
ELECTRICAL SUBSTATION	S
PRIVATE UTILITY (OTHER THAN LISTED)	S
TRANSIT CENTER (ZC 96-29)	S
TRANSPORTATION AND UTILITY STRUCTURES/FACILITY	P
UTILITY DISTRIBUTION/TRANSMISSION LINE	P

WHOLESALE USES	
OFFICE - SHOWROOM/WAREHOUSE	P

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