

SUMMARY OF ORDINANCES APPROVED
January 1, 2003 through December 31, 2003

ZONING CASE #	ORDINANCE NO.	ZONING CHANGE
2002-42	2003-1-11	Amended Subsection 3-902 (Allowed Locations for Open Storage and Outside Display) 5. and 8., and Subsection 3-903 (Screening Requirements for Open Storage and Outside Display) 4. of Section 3-900 (Open Storage) of Article 3 (Supplementary Regulations) governing development standards for garden center uses.
2002-57	2003-2-13	Granted Specific Use Permit 485 for a Private Club on 0.2± acre on the northwest corner of Bishop Road and Martin Road.
2002-60	2003-2-14	Granted Heritage Resource designation H-26 for the area bounded on the north by 15th Place, on the east by K Avenue including properties on the northeast and the southeast corners of K Avenue and 15th Street, on the south side by 14th Street, and on the west by J Avenue and the DART right-of-way.
2002-61	2003-2-15	Granted Specific Use Permit 487 for a Private Club on 0.1± acre on the southwest corner of Bishop Road and Kincaid Road.
2002-62	2003-2-28	Amended Planned Development-20-Mixed Use 4. (Sub Area D) b. on 135.3± acres on the northwest corner of Ohio Road and Razor Boulevard pertaining to non-residential development.
2002-63	2003-1-12	Granted Heritage Resource designation H-25 to 0.1± acre on the north side of 15th Street, 182± feet west of K Avenue at 1023 and 1025 East 15th Street (Plano Original Donation, Block 4, Lot 11A).
2002-64	2003-2-29	Granted Specific Use Permit 490 for a Private Club on 0.1± acre on the east side of K Avenue, 75± feet south of 15th Street.
2002-65	2003-1-14	Granted Heritage Resource designation H-27 to 0.5± acre on the southeast corner of 17th Street and H Avenue at 900 East 17th Street (Joe Forman Addition, Lot 13A).
2002-66	2003-1-15	Granted Heritage Resource designation H-28 to 0.5± acre on the north side of 18th Street, 208± feet east of H Avenue at 909 East 18th Street (Joe Forman Addition, Lot 17B).
2002-67	2003-5-11	Rezoned 16.8± acres on the west side of K Avenue between Park Boulevard and Parker Road from Planned Development-23-Light Commercial to Corridor Commercial.

2002-70	2003-2-16	Rezoned 8.0± acres on the southeast corner of 18th Street and K Avenue from Retail to Downtown Business/Government.
2002-72	2003-4-6	Amended Subsection 3-1503 (Review Process) 2. of Section 3-1500 (Residential Adjacency Standards) of Article 3 (Supplementary Regulations) pertaining to noise, lighting, screening, and other standards, and the application of those standards to improve the compatibility between certain non-residential uses and adjacent residential areas.
2002-73	2003-2-30	Granted Specific Use Permit 488 for a Private Club on 0.1± acre on the north side of Park Boulevard, 800± feet east of Preston Road.
2002-74	2003-2-31	Granted Specific Use Permit 489 for a Private Club on 0.1± acre on the south side of Legacy Drive, 280± feet east of the Dallas North Tollway.
2003-01	2003-3-6	Amended Subsection 3-1109 (Schedule of Off-Street Parking) 2. (Parking Space Schedule, Non-Residential Uses in all Districts), 3.d. (Office and Professional Uses), and Subsection 3-1110 (Special Off-Street Parking Regulations) 3. of Section 3-1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) pertaining to parking for office uses.
2003-02	2003-5-28	Amended Sections 2. (Residential Development Standards), 4. (Parking Regulations) a., and 5. (Prohibited/Additional Allowed Uses) b. of Planned Development-65-Central Business-1 on 149.7± acres on the northeast corner of the Dallas North Tollway and Tennyson Parkway to allow for the development of town houses.
2003-03	2003-4-22	Zoned 0.6± acre on the south side of Parker Road at Rainier Road to Single-Family-7.
2003-05	2003-5-12	Repealed in its entirety Ordinance No. 83-1-5 thereby rescinding Specific Use Permit 81 for an Arcade on 12.5± acres on the south side of 15th Street, 300± feet west of U.S. Highway 75.
2003-06	2003-5-13	Repealed in its entirety Ordinance No. 89-6-20 thereby rescinding Specific Use Permit 54 for an Arcade on 0.1± acre 950± feet east of Alma Drive and 1,450± feet south of 15th Street.
2003-07	2003-5-14	Repealed in its entirety Ordinance No. 93-8-9 thereby rescinding Specific Use Permit 226 for an Arcade on 0.4± acre 300± feet west of U.S. Highway 75 and 600± feet south of 15th Street.

2003-08	2003-5-29	Repealed in its entirety Ordinance No. 87-7-19 thereby rescinding Specific Use Permit 139 for an Arcade on 0.1± acre 800± feet east of K Avenue and 800± feet north of Spring Creek Parkway.
2003-09	2003-5-30	Repealed in its entirety Ordinance No. 93-10-24 thereby rescinding Specific Use Permit 232 for an Arcade on 0.3± acre 285± feet east of Independence Parkway and 180± feet north of 15th Street.
2003-10	2003-5-31	Repealed in its entirety Ordinance No. 95-6-30 thereby rescinding Specific Use Permit 292 for an Arcade on 0.1± acre 550± feet east of Alma Drive and 650± feet south of Parker Road.
2003-11	2003-6-11	Amended Planned Development-427-Office-2 on 41.9± acres on the southwest corner of Parker Road and Communications Parkway to revise floor area ratio and building square footage requirements.
2003-12	2003-6-12	Granted Specific Use Permit 491 for a Private Club on 0.1± acre on the east side of Bishop Road, 342± feet south of Legacy Drive.
2003-13	2003-6-13	Granted Specific Use Permit 492 for a Private Club on 0.1± acre on the south side of Legacy Drive, 300± feet west of Parkwood Boulevard.
2003-15	2003-9-22	Amended Subsection 5-203 (Application Procedure and Requirements) 5. (Lapse) of Section 5-200 (Concept Plan) and Section 5-700 (Revocation of Approval) of Article 5 (Site Plan Approval) pertaining to lapse of approval and revocation of approval of plans; amended Subsection 6-104 (Zoning Application Details) of Section 6-100 (Procedural Steps of Zoning Applications and Amendments) of Article 6 (Procedures and Administration) pertaining to zoning application details; and amending Article 6 (Procedures and Administration) by substituting the word "petition" for "application" wherever stated.
2003-17	2003-7-16	Granted Specific Use Permit 496 for a 90-foot Commercial Antenna Support Structure on 0.01+ acre 550+ feet south of 14th Street and 350+ feet east of Shiloh Road.
2003-18	2003-7-17	Amended Specific Use Permit 209 for a Commercial Communication Tower on 0.01+ acre 500+ feet east of Preston Road and 1,000+ feet north of Park Boulevard to increase the height of the existing support structure from 75 feet to 85 feet.
2003-19	2003-7-18	Granted Specific Use Permit 497 for a 75-foot Commercial Antenna Support Structure on 0.01+ acre 225+ feet east of Preston Road, 240+ feet south of Nueces Drive.

2003-20	2003-6-22	Granted Specific Use Permit 493 for a Private Club on 0.6+ acre 443+ feet north of Enterprise Drive and 320+ feet west of Premier Drive.
2003-21	2003-6-23	Amended Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Subsection 3-115 (Retirement Housing) 4. (Maximum Residential Density) of Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) pertaining to assembly hall and retirement housing uses and related development standards within the Corridor Commercial zoning district.
2003-23	2003-6-24	Rezoned 0.2+ acre on the west side of J Place, 220+ feet south of 10th Street from Planned Development-53-Mobile Home to Light Industrial-1.
2003-24	2003-7-19	Rezoned 5.1± acres along the south side of 14th Street from 350± feet west of Millard Street to Industrial Boulevard, excluding one lot identified as Tract 28 (0.3996 acre) on the west side of Industrial Boulevard 125± feet south of 14th Street from Light Industrial-1 to Retail; and rezoned 13.1± acres 320± feet south of 14th Street and directly east of Jupiter Road from Light Commercial, Planned Development-24-Light Commercial with Specific Use Permit 482 for an Arcade and the parcel identified as Robbins Business Center, Block A, Lot 1 within Planned Development-25-Light Commercial to Retail with Specific Use Permit 482 for an Arcade.
2003-26	2003-7-20	Rezoned 2.8± acres on the south side of Rigsbee Drive 630± feet east of Sherrye Drive from Light Industrial-1 (0.3± acre) and Office-2 with Specific Use Permit 14 for a Long-Term Care Facility (2.5± acres) to Planned Development-147-Light Commercial; repealed in its entirety Ordinance No. 73-2-8 thereby rescinding Specific Use Permit 14 for a Long-Term Care Facility on 2.5± acres on the south side of Rigsbee Drive, 630± feet east of Sherrye Drive.

2003-27	2003-7-21	Rezoned 9.9± acres on the south side of Rigsbee Drive 420± feet west of Sherrye Drive to 630± feet east of Sherrye Drive from Retail with Specific Use Permit 361 for a Day Care Center and Light Industrial-1 to Light Commercial; granted Specific Use Permit 498 for Contract Construction on 0.7± acre at 2710 Rigsbee Drive; granted Specific Use Permit 499 for Contract Construction on 2.6± acres at 2716 Rigsbee Drive; rezoned 41.6± acres on the south side of 14th Street from Rigsbee Drive to 320± feet east of Shiloh Road from Light Industrial-1 with Specific Use Permit 114 for a Radio Tower and Retail to Light Commercial; and granted Specific Use Permit 500 for a Nursery and Specific Use Permit 501 for a Used Car Dealer on 3.0± acres at 3104 Rigsbee Drive.
2003-28	2003-6-25	Repealed in its entirety Ordinance No. 94-7-14, thereby rescinding Specific Use Permit 262 for a Private Club; granted Specific Use Permit 494 for a Private Club, and amended Specific Use Permit 263 for an Arcade to limit the arcade uses to 800 square feet in the area shown on the floor plan on 0.2+ acre 370+ feet east of Independence Parkway and 195+ feet north of Parker Road.
2003-29	2003-8-11	Rezoned 10.0± acres on the southwest corner of Chase Oaks Boulevard and future Seabrook Drive from Planned Development-107-Office-2 to Single-Family-Attached.
2003-30	2003-9-24	Granted Specific Use Permit 506 for a Private Club on 0.1± acre on the west side of Bishop Road 72± feet north of Kincaid Road.
2003-31	2003-7-22	Rezoned 15.4± acres on the southwest corner of 14th Street and Rigsbee Drive from Planned Development-25-Light Commercial to Planned Development-148-Two-Family-Residence.
2003-32	2003-7-23	Amended Specific Use Permit 408 for a Private Club on 0.2± acre 50± feet west of Preston Road and 50± feet north of Lorimar Drive to increase the area of the specific use permit by 3,035 square feet for a total of 9,726 square feet.
2003-33	2003-8-15	Repealed in its entirety Ordinance No. 86-8-14 thereby rescinding Specific Use Permit 116 for an Arcade on 0.6± acre 290± feet north of Enterprise Drive and 200± feet west of Premier Drive.
2003-34	2003-9-4	Rezoned 7.0± acres on the northwest corner of Chase Oaks Boulevard and future Seabrook Drive from Planned Development-107-Office-2 to Single-Family-Attached.

2003-35	2003-8-20	Granted Specific Use Permit 502 for a Private Club on 0.6± acre on the west side of Bishop Road 345± feet south of Legacy Drive.
2003-36	2003-9-25	Amended Specific Use Permit 485 for a Private Club on 0.3± acre on the northwest corner of Bishop Road and Martin Road to expand the private club.
2003-37	2003-9-26	Amended Specific Use Permit 491 for a Private Club on 0.1± acres on the east side of Bishop Road 342± feet south of Legacy Drive to expand the private club.
2003-38	2003-9-27	Amended Specific Use Permit 487 for a Private Club on 0.1± acre on the southwest corner of Bishop Road and Kincaid Road to expand the private club.
2003-40	2003-8-21	Granted Specific Use Permit 504 for a Private Club on 222.1± acres on the north side of 14th Street 1,250± feet east of Bradshaw Drive.
2003-41	2003-8-22	Granted Specific Use Permit 505 for a Private Club on 3.1± acres on the northwest corner of Spring Creek Parkway and Des Moines Drive.
2003-42	2003-9-28	Repealed in its entirety Ordinance No. 91-2-19 thereby rescinding Specific Use Permit 180 for a Private Club and granted Specific Use Permit 507 for a Private Club on 0.1± acre on the west side of U.S. Highway 75, 1,584± feet north of Plano Parkway.
2003-43	2003-9-50	Granted Specific Use Permit 508 for a Private Club on 0.1± acre 175± feet north of State Highway 190 and 760± feet east of Coit Road.
2003-44	2003-10-21	Amended Subsection 3-105 (Private Clubs) 2. of Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) to permit City Council to waive the 300-foot separation distance between private clubs and churches within the Downtown Business/Government zoning district.
2003-45	2003-10-20	Granted Specific Use Permit 509 for a Private Club on 1.1± acres on the west side of H Avenue 250± feet north of 15th Street.
2003-46	2003-10-22	Granted Specific Use Permit 510 for a Private Club on 1.6± acres on the west side of U.S. 75, 1,050± feet north of Ruisseau Drive.

2003-47	2003-10-23	Amended Planned Development-20-Mixed Use 2. (Sub-Area B - Town Center) m. (Phasing), 6. (Architecture and Landscape Design - General Requirements) a. (Definitions) 7. (Quasi-public Streets), 7. (Sub-Area A) a. (Building Arrangement) 1., 8 (Sub-Area B - Town Center) a. (Building Arrangement) 1., 9. (Sub-Area C) a. (Building Arrangement) 1., and 10. (Sub-Area D) a. (Building Arrangement) 1; adopted Exhibit D as part of this ordinance; and amended references to Exhibits B and C by adding Exhibit D on 135.3± acres on the southeast corner of McDermott Road and Preston Road.
2003-48	2003-10-30	Granted Specific Use Permit 511 for an In-home Day Care Center on 0.2± acre on the west side of Daybreak Trail 1,000± feet north of Park Boulevard.
2003-49	2003-11-7	Amended Section 3-1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) pertaining to landscaping and tree preservation standards.
2003-50	2003-12-13	Amended Section 3-1600 (Sign Regulations) of Article 3 (Supplementary Regulations) pertaining to sign standards and regulations.
2003-51	2003-10-31	Rezoned 4.6± acres on the south side of 15th Street west of G Avenue from Corridor Commercial to Downtown Business/Government.
2003-52	2003-10-32	Amended Subsection 2.818 (BG - Downtown Business/Government District) of Section 2-800 (District Charts) of Article 2 (Zoning Districts and Uses), Subsection 3-503 of Section 3-500 (Front Yard Regulations) and Subsection 3-1002 (General Fence and Wall Regulations) of Section 3-1000 (Screening, Fence and Wall Regulations) of Article 3 (Supplementary Regulations) pertaining to residential development.
2003-53	2003-11-16	Rezoned 66.4± acres along the K Avenue corridor from the Cottonbelt Railroad right-of-way south to State Highway 190, extending west to the Dallas Area Rapid Transit Railroad right-of-way and including one row of lots on the east side of K Avenue from Municipal Drive to Plano Parkway from Light Industrial-1 with Specific Use Permit 412 for a 120-foot Commercial Antenna Support Structure, Light Industrial-2 and Planned Development-465-Retail to Light Commercial with Specific Use Permit 412 for a 120-foot Commercial Antenna Support Structure and Planned Development-465-Light Commercial, and granted sixteen Specific Use Permits for Recreational Vehicle Sales and Service, Recreational Vehicle Parking Lot or Garage, Contract Construction, Used Car Dealer, and Auto Storage.

2003-54	2003-11-8	Granted Heritage Resource designation H-29 on 0.5± acre on Lot 13B of the Joe Forman Addition on the south side of 17th Street, 95± feet east of H Avenue.
2003-55	2003-11-9	Granted Specific Use Permit 512 for a Private Club on 0.1± acre 87± feet south of Legacy Drive and 148± feet west of Parkwood Boulevard.
2003-56	2003-12-14	Granted Specific Use Permit 531 for a Private School on 1.6± acres on the east side of Custer Road, 500± feet south of Spring Creek Parkway.
2003-57	2003-11-17	Granted Specific Use Permit 513 for a Household Care Institution on 7.0± acres on the east side of Coit Road, 500± feet north of Spring Creek Parkway.
2003-58	2003-12-15	Granted Heritage Resource designation H-30 on 0.4± acre on Block 3, Lot 3A of the Portman Addition on the southwest corner of 15th Street and O Avenue.

MISCELLANEOUS APPROVALS
January 1, 2003 through December 31, 2003

RESOLUTION/ ORDINANCE NO.	APPROVAL DATE	DESCRIPTION
2003-2-25	02/24/03	Changed the name of Cross Bend Place, a dedicated street within the city limits of the City of Plano, Collin County, Texas, to Mystery Circle.
2003-9-23	09/08/03	Amended Section 3.6 (Final Subdivision Plat) by adding Subsection j. (Lapse of Final Plat Approval), modified Section 3.5 (Extension and Reinstatement Procedure) Subsections a. and d., and added Section 3.10 (Dormant Projects) of Article III (Platting Procedures) of the Subdivision Ordinance pertaining to policies and procedures relating to lapse and expiration of plat approval.
2003-11-10	11/10/03	Amended Subsection c. (Approval Criteria) of Section 3.1 (General) and Subsection 6. (Effect of Approval) of Subsection d. (Application Procedures and Requirements) of Section 3.2 (Land Study) of Article III (Platting Procedures) of the Subdivision Ordinance pertaining to administrative procedures applicable to infrastructure capacity and floodplain delineation.
2003-11-18(R)	11/24/03	Adopted the Plano at Maturity Report prepared by the Plano Transition and Revitalization Commission pertaining to issues that will affect Plano as the city continues to mature.

**ZONING ORDINANCE UPDATES
MAP CHANGES ONLY
January 1, 2003 through December 31, 2003**

Boundary Adjustment Agreement by and between the City of Plano, Texas and the City of Murphy, Texas to set the future city limit boundaries and to adjust existing boundaries. (Resolution No. 2003-1-1(R))

Annexed 0.59± acres on the south side of Parker Road at Rainier Road. (A2002-01; Ordinance No. 2003-2-2)

Annexed 32.2± acres at the northeast corner of Hebron Parkway and Marsh Road. (A2003-01; Ordinance No. 2003-8-18)

Granted Specific Use Permit 485 for a Private Club on 0.2± acre on the northwest corner of Bishop Road and Martin Road. (ZC 2002-57; Ordinance No. 2003-2-13)

Granted Heritage Resource designation H-26 for the area bounded on the north by 15th Place, on the east by K Avenue including properties on the northeast and the southeast corners of K Avenue and 15th Street, on the south side by 14th Street, and on the west by J Avenue and the DART right-of-way. (ZC 2002-60; Ordinance No. 2003-2-14)

Granted Specific Use Permit 487 for a Private Club on 0.1± acre on the southwest corner of Bishop Road and Kincaid Road. (ZC 2002-61; Ordinance No. 2003-2-15)

Granted Heritage Resource designation H-25 to 0.1± acre on the north side of 15th Street, 182± feet west of K Avenue at 1023 and 1025 East 15th Street (Plano Original Donation, Block 4, Lot 11A). (ZC 2002-63; Ordinance No. 2003-1-12)

Granted Specific Use Permit 490 for a Private Club on 0.1± acre on the east side of K Avenue, 75± feet south of 15th Street. (ZC 2002-64; Ordinance No. 2003-2-29)

Granted Heritage Resource designation H-27 to 0.5± acre on the southeast corner of 17th Street and H Avenue at 900 East 17th Street (Joe Forman Addition, Lot 13A). (ZC 2002-65; Ordinance No. 2003-1-14)

Granted Heritage Resource designation H-28 to 0.5± acre on the north side of 18th Street, 208± feet east of H Avenue at 909 East 18th Street (Joe Forman Addition, Lot 17B). (ZC 2002-66; Ordinance No. 2003-1-15)

Rezoned 16.8± acres on the west side of K Avenue between Park Boulevard and Parker Road from Planned Development-23-Light Commercial to Corridor Commercial. (ZC 2002-67; Ordinance No. 2003-5-11)

Rezoned 8.0± acres on the southeast corner of 18th Street and K Avenue from Retail to Downtown Business/Government. (ZC 2002-70; Ordinance No. 2003-2-16)

Granted Specific Use Permit 488 for a Private Club on 0.1± acre on the north side of Park Boulevard, 800± feet east of Preston Road. (ZC 2002-73; Ordinance No. 2003-2-30)

Granted Specific Use Permit 489 for a Private Club on 0.1± acre on the south side of Legacy Drive, 280± feet east of the Dallas North Tollway. (ZC 2002-74; Ordinance No. 2003-2-31)

Zoned 0.6± acre on the south side of Parker Road at Rainier Road to Single-Family-7. (ZC 2003-03; Ordinance No. 2003-4-22)

Rescinded Specific Use Permit 81 for an Arcade on 12.5± acres on the south side of 15th Street, 300± feet west of U.S. Highway 75. (ZC 2003-05; Ordinance No. 2003-5-12)

Rescinded Specific Use Permit 54 for an Arcade on 0.1± acre 950± feet east of Alma Drive and 1,450± feet south of 15th Street. (ZC 2003-06; Ordinance No. 2003-5-13)

Rescinded Specific Use Permit 226 for an Arcade on 0.4± acre 300± feet west of U.S. Highway 75 and 600± feet south of 15th Street. (ZC 2003-07; Ordinance No. 2003-5-14)

Rescinded Specific Use Permit 139 for an Arcade on 0.1± acre 800± feet east of K Avenue and 800± feet north of Spring Creek Parkway. (ZC 2003-08; Ordinance No. 2003-5-29)

Rescinded Specific Use Permit 232 for an Arcade on 0.3± acre 285± feet east of Independence Parkway and 180± feet north of 15th Street. (ZC 2003-09; Ordinance No. 2003-5-30)

Rescinded Specific Use Permit 292 for an Arcade on 0.1± acre 550± feet east of Alma Drive and 650± feet south of Parker Road. (ZC 2003-10; Ordinance No. 2003-5-31)

Granted Specific Use Permit 491 for a Private Club on 0.1± acre on the east side of Bishop Road, 342± feet south of Legacy Drive. (ZC 2003-12; Ordinance No. 2003-6-12)

Granted Specific Use Permit 492 for a Private Club on 0.1± acre on the south side of Legacy Drive, 300± feet west of Parkwood Boulevard. (ZC 2003-13; Ordinance No. 2003-6-13)

Granted Specific Use Permit 496 for a 90-foot Commercial Antenna Support Structure on 0.01± acre 550± feet south of 14th Street and 350± feet east of Shiloh Road. (ZC 2003-17; Ordinance No. 2003-7-16)

Granted Specific Use Permit 497 for a 75-foot Commercial Antenna Support Structure on 0.01± acre 225± feet east of Preston Road, 240± feet south of Nueces Drive. (ZC 2003-19; Ordinance No. 2003-7-18)

Granted Specific Use Permit 493 for a Private Club on 0.6± acre 443± feet north of Enterprise Drive and 320± feet west of Premier Drive. (ZC 2003-20; Ordinance No. 2003-6-22)

Rezoned 0.2± acre on the west side of J Place, 220± feet south of 10th Street from Planned Development-53-Mobile Home to Light Industrial-1. (ZC 2003-23; Ordinance No. 2003-6-24)

Rezoned 5.1± acres along the south side of 14th Street from 350± feet west of Millard Street to Industrial Boulevard, excluding one lot identified as Tract 28 (0.3996 acre) on the west side of Industrial Boulevard, 125± feet south of 14th Street from Light Industrial-1 to Retail, and rezoned 13.1± acres 320± feet south of 14th Street and directly east of Jupiter Road from Light Commercial, Planned Development-24-Light Commercial with Specific Use Permit 482 for an Arcade and the parcel identified as Robbins Business Center, Block A, Lot 1 within Planned Development-25-Light Commercial to Retail with Specific Use Permit 482 for an Arcade. (ZC 2003-24; Ordinance No. 2003-7-19)

Rezoned 2.8± acres on the south side of Rigsbee Drive 630± feet east of Sherrye Drive from Light Industrial-1 (0.3± acre) and Office-2 with Specific Use Permit 14 for a Long-Term Care Facility (2.5± acres) to Planned Development-147-Light Commercial and repealed Ordinance No. 73-2-8 thereby rescinding Specific Use Permit 14 for a Long-Term Care Facility on 2.5± acres on the south side of Rigsbee Drive 630± feet east of Sherrye Drive. (ZC 2003-26; Ordinance No. 2003-7-20)

Rezoned 9.9± acres on the south side of Rigsbee Drive 420± feet west of Sherrye Drive to 630± feet east of Sherrye Drive from Retail with Specific Use Permit 361 for a Day Care Center and Light Industrial-1 to Light Commercial, granted Specific Use Permit 498 for Contract Construction on 0.7± acre at 2710 Rigsbee Drive, granted Specific Use Permit 499 for Contract Construction on 2.6± acres at 2716 Rigsbee Drive, rezoned 41.6± acres on the south side of 14th Street from Rigsbee Drive to 320± feet east of Shiloh Road from Light Industrial-1 with Specific Use Permit 114 for a Radio Tower and Retail to Light Commercial, and granted Specific Use Permit 500 for a Nursery and Specific Use Permit 501 for a Used Car Dealer on 3.0± acres at 3104 Rigsbee Drive. (ZC 2003-27; Ordinance No. 2003-7-21)

Rescinded Specific Use Permit 262 for a Private Club and granted Specific Use Permit 494 for a Private Club on 0.2± acre 370± feet east of Independence Parkway and 195± feet north of Parker Road. (ZC 2003-28; Ordinance No. 2003-6-25)

Rezoned 10.0± acres on the southwest corner of Chase Oaks Boulevard and future Seabrook Drive from Planned Development-107-Office-2 to Single-Family-Attached. (ZC 2003-29; Ordinance No. 2003-8-11)

Granted Specific Use Permit 506 for a Private Club on 0.1± acre on the west side of Bishop Road 72± feet north of Kincaid Road. (ZC 2003-30; Ordinance No. 2003-9-24)

Rezoned 15.4± acres on the southwest corner of 14th Street and Rigsbee Drive from Planned Development-25-Light Commercial to Planned Development-148-Two-Family Residence. (ZC 2003-31; Ordinance No. 2003-7-22)

Amended Specific Use Permit 408 for a Private Club on 0.2± acre 50± feet west of Preston Road and 50± feet north of Lorimar Drive to expand the private club. (ZC 2003-32; Ordinance No. 2003-7-23)

Repealed Ordinance No. 86-8-14 thereby rescinding Specific Use Permit 116 for an Arcade on 0.6± acre 290± feet north of Enterprise Drive and 200± feet west of Premier Drive. (ZC 2003-33; Ordinance No. 2003-8-15)

Rezoned 7.0± acres on the northwest corner of Chase Oaks Boulevard and future Seabrook Drive from Planned Development-107-Office-2 to Single-Family-Attached. (ZC 2003-34; Ordinance No. 2003-9-4)

Granted Specific Use Permit 502 for a Private Club on 0.6± acre on the west side of Bishop Road 345± feet south of Legacy Drive. (ZC 2003-35; Ordinance No. 2003-8-20)

Amended Specific Use Permit 485 for a Private Club on 0.3± acre on the northwest corner of Bishop Road and Martin Road to expand the private club. (ZC 2003-36; Ordinance No. 2003-9-25)

Amended Specific Use Permit 491 for a Private Club on 0.1± acre on the east side of Bishop Road 342± feet south of Legacy Drive to expand the private club. (ZC 2003-37; Ordinance No. 2003-9-26)

Amended Specific Use Permit 487 for a Private Club on 0.1± acre on the southwest corner of Bishop Road and Kincaid Road to expand the private club. (ZC 2003-38; Ordinance No. 2003-9-27)

Granted Specific Use Permit 504 for a Private Club on 222.1± acres on the north side of 14th Street 1,250± feet east of Bradshaw Drive. (ZC 2003-40; Ordinance No. 2003-8-21)

Granted Specific Use Permit 505 for a Private Club on 3.1± acres on the northwest corner of Spring Creek Parkway and Des Moines Drive. (ZC 2003-41; Ordinance No. 2003-8-22)

Repealed Ordinance No. 91-2-19 thereby rescinding Specific Use Permit 180 for a Private Club and granted Specific Use Permit 507 for a Private Club on 0.1± acre on the west side of U.S. Highway 75, 1,584± feet north of Plano Parkway. (ZC 2003-42; Ordinance No. 2003-9-28)

Granted Specific Use Permit 508 for a Private Club on 0.1± acre 175± feet north of State Highway 190 and 760± feet east of Coit Road. (ZC 2003-43; Ordinance No. 2003-9-50)

Granted Specific Use Permit 509 for a Private Club on 1.1± acres on the west side of H Avenue 250± feet north of 15th Street. (ZC 2003-45; Ordinance No. 2003-10-20)

Granted Specific Use Permit 510 for a Private Club on 1.6± acres on the west side of U.S. 75, 1,050± feet north of Ruisseau Drive. (ZC 2003-46; Ordinance No. 2003-10-22)

Granted Specific Use Permit 511 for an In-home Day Care Center on 0.2± acre on the west side of Daybreak Trail 1,000± feet north of Park Boulevard. (ZC 2003-48; Ordinance No. 2003-10-30)

Rezoned 4.6± acres on the south side of 15th Street west of G Avenue from Corridor Commercial to Downtown Business/Government. (ZC 2003-51; Ordinance No. 2003-10-31)

Rezoned 66.4± acres along the K Avenue corridor from the Cottonbelt Railroad right-of-way south to State Highway 190, extending west to the Dallas Area Rapid Transit Railroad right-of-way and including one row of lots on the east side of K Avenue from Municipal Drive to Plano Parkway from Light Industrial-1 with Specific Use Permit 412 for a 120-foot Commercial Antenna Support Structure, Light Industrial-2 and Planned Development-465-Retail to Light Commercial with Specific Use Permit 412 for a 120-foot Commercial Antenna Support Structure and Planned Development-465-Light Commercial and granted sixteen Specific Use Permits for Recreational Vehicle Sales and Service, Recreational Vehicle Parking Lot or Garage, Contract Construction, Used Car Dealer, and Auto Storage. (ZC 2003-53; Ordinance No. 2003-11-16)

Granted Heritage Resource designation H-29 on 0.5± acre on Lot 13B of the Joe Forman Addition on the south side of 17th Street, 95± feet east of H Avenue. (ZC 2003-54; Ordinance No. 2003-11-8)

Granted Specific Use Permit 512 for a Private Club on 0.1± acre 87± feet south of Legacy Drive and 148± feet west of Parkwood Boulevard. (ZC 2003-55; Ordinance No. 2003-11-9)

Granted Specific Use Permit 531 for a Private School on 1.6± acres on the east side of Custer Road, 500± feet south of Spring Creek Parkway. (ZC 2003-56; Ordinance No. 2003-12-14)

Granted Specific Use Permit 513 for a Household Care Institution on 7.0± acres on the east side of Coit Road, 500± feet north of Spring Creek Parkway. (ZC 2003-57; Ordinance No. 2003-11-17)

Granted Heritage Resource designation H-30 on 0.4± acre on Block 3, Lot 3A of the Portman Addition on the southwest corner of 15th Street and O Avenue. (ZC 2003-58; Ordinance No. 2003-12-15)

ZONING ORDINANCE TEXT AMENDMENTS
January 1, 2003 through December 31, 2003

Amend Subsection 3-902 (Allowed Locations for Open Storage and Outside Display) 5. of Section 3-900 (Open Storage) of Article 3 (Supplementary Regulations) governing development standards for garden center uses, such portion of the subsection to read in its entirety as follows: (ZC 2002-42; Ordinance No. 2003-1-11)

“5. Be placed on an asphalt or concrete surface. In an industrial zoned district, open storage items, except vehicles, may be placed on a gravel surface. For freestanding garden center uses, when developed as the primary use of a lot, open storage items may be placed on a gravel or other permeable surface.”

Amend Subsection 3-902 (Allowed Locations for Open Storage and Outside Display) 8. of Section 3-900 (Open Storage) of Article 3 (Supplementary Regulations) governing development standards for garden center uses, such portion of the subsection to read in its entirety as follows: (ZC 2002-42; Ordinance No. 2003-1-11)

“8. Not exceed 5% of the lot area or 20% of the main building gross floor area, whichever is more restrictive, in the R, BG, RC, LC, CE, and CB-1 districts. For freestanding garden center uses, when developed as the primary use of a lot, the area for open storage may be increased to a maximum of 50% of the lot area.”

Amend Subsection 3-903 (Screening Requirements for Open Storage and Outside Display) 4. of Section 3-900 (Open Storage) of Article 3 (Supplementary Regulations) governing development standards for garden center uses, such portion of the subsection to read in its entirety as follows: (ZC 2002-42; Ordinance No. 2003-1-11)

“4. Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of their installation along the length of the stored material. The open storage of living plants and trees as inventory for freestanding garden center uses may exceed the height of screening, when the garden center is developed as the primary use of a lot.”

Amend Subsection 3-1503 (Review Process) 2. of Section 3-1500 (Residential Adjacency Standards) of Article 3 (Supplementary Regulations) pertaining to noise, lighting, screening, and other standards, and the application of those standards to improve the compatibility between certain non-residential uses and adjacent residential areas, such portion of the subsection to read in its entirety as follows: (ZC 2002-72; Ordinance No. 2003-4-6)

“2. Except as noted in Subsection 3-1504-1-b, Residential Adjacency Standards shall not apply when one of the following conditions is met:

- a. Whenever a proposed non-residential use is separated from the adjacent residential district by a Type "D" or larger thoroughfare, or
- b. Whenever a proposed non-residential use is contiguous with an existing non-residential use, except public elementary schools, on residentially zoned property.”

Amend Subsection 3-1109 (Schedule of Off-Street Parking and Loading) 2. (Parking Space Schedule, Non-Residential Uses in All Districts) of Section 3-1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) pertaining to parking for office uses, such portion of the subsection to read in its entirety as follows: (ZC 2003-01; Ordinance No. 2003-3-6)

Office, General	<p>One space for each 300 square feet of floor area. See #3 in Subsection 3-1110 for additional requirements. This required parking ratio may be reduced to 1:400 subject to:</p> <ul style="list-style-type: none"> a. Single tenant office building of a minimum of 200,000 gross square feet.
	<ul style="list-style-type: none"> b. The floor area ratio does not exceed 0.30:1.
	<ul style="list-style-type: none"> c. Approval of a site plan showing where additional parking can be added if necessary.

Amend Subsection 3-1109 (Schedule of Off-Street Parking and Loading) 3.d. (Office and Professional Uses) of Section 3-1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) pertaining to parking for office uses, such portion of the subsection to read in its entirety as follows: (ZC 2003-01; Ordinance No. 2003-3-6)

d. Office and Professional Uses	One space per 300 square feet of gross floor area. See #3 in Subsection 3-1110 for additional requirements.
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Amend Subsection 3-1110 (Special Off-Street Parking Regulations) 3. of Section 3-1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) pertaining to parking for office uses, such portion of the subsection to be added in its entirety and the remaining subsections to be renumbered accordingly as follows: (ZC 2003-01; Ordinance No. 2003-3-6)

“3. Additional parking for office uses may be provided in excess of the minimum required parking. For those office developments that provide more than 110% of the minimum required parking, additional landscaping must be provided at a rate of one tree for each additional three parking spaces. These trees are in addition to the required landscaping in Section 3-1200, and shall be distributed in landscaped areas within parking areas or adjacent to the buildings, and not in the landscaped edge.”

Amend Subsection 5-203 (Application Procedure and Requirements) 5. (Lapse) of Section 5-200 (Concept Plan) of Article 5 (Site Plan Review) pertaining to the approval of concept plans, such subsection to read in its entirety as follows: (ZC 2003-15; Ordinance No. 2003-9-22)

“5. Lapse - Concept plan approval shall expire two years following the date of its original approval.”

Amend Section 5-700 (Revocation of Approval) of Article 5 (Site Plan Review) to add information about the expiration of plan approval, the section to read in its entirety as follows: (ZC 2003-15; Ordinance No. 2003-9-22)

“The City Council or the Planning & Zoning Commission may revoke approval of a concept plan, preliminary site plan or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

Any plan approved prior to March 13, 1986, on which no progress has been made toward completion of the project will expire as of May 11, 2004. All other plans expire according to the lapse of approval standards within this section.”

Amend Article 6 (Procedures and Administration) by substituting the word “petition” for the word “application” wherever stated. (ZC 2003-15; Ordinance No. 2003-9-22)

Amend Subsection 6-104 (Zoning Application Details) of Section 6-100 (Procedural Steps of Zoning Applications and Amendments) of Article 6 (Procedures and Administration) pertaining to the issuance of local permits, such subsection to read in its entirety as follows: (ZC 2003-15; Ordinance No. 2003-9-22)

“6-104 Zoning Petition Details

The zoning petition shall contain sufficient information relative to the amendment requested including, but not limited to, the following:

1. A key map showing all existing zoning within 200 feet of the subject property.
2. A location map showing existing and proposed thoroughfares, collector streets and local streets on the subject property and within 200 feet of the subject property.
3. A statement reading as follows:

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

To ensure the submission of adequate information, the Planning Department staff is hereby empowered to maintain and distribute a list of specific requirements for zoning petitions. Upon periodic review, the Planning Department staff shall have the authority to update such requirements for zoning petition details.”

Amend Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) pertaining to assembly hall and retirement housing uses and related development standard uses within the Corridor Commercial zoning district, is hereby further amended to allow “Independent Living Facility,” “Assisted Living Facility,” “Long-term Care Facility,” and “Continuing Care Facility” uses with approval of a specific use permit and “Assembly Hall” use by right within the Corridor Commercial zoning district. (ZC 2003-21; Ordinance No. 2003-6-23)

Amend Subsection 3-115 (Retirement Housing) 4. (Maximum Residential Density) of Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) to provide a maximum density standard for retirement housing uses within the Corridor Commercial zoning district, such portion of the subsection to read in its entirety as follows: (ZC 2003-21; Ordinance No. 2003-6-23)

“4. Maximum Residential Density

Maximum Density (Nonresidential Districts)

	O-1	O-2	R	BG	CE	CB-1	CC
Independent Living Facility (dwelling units per acre)	45	45	45	100	21.5 174*	21.5 174*	100
Assisted Living Facility	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC
Long-Term Care Facility	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC

Maximum Density (Residential Districts)

	MF-1	MF-2	MF-3
Independent Living Facility (dwelling units per acre)	45	45	45
Assisted Living Facility	LC	LC	LC
Long-Term Care Facility	LC	LC	LC

Note: The maximum density for a continuing care facility shall be based upon the proportionate densities of the independent living facility, assisted living facility and/or long-term care facility within the continuing care facility.

Legend:

FAR - Floor Area Ratio

LC - Lot Coverage

* - For Structures over Three (3) Stories in Height”

Amend Subsection 3-105 (Private Clubs) 2. of Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) to permit City Council to waive the 300-foot separation distance between private clubs and churches within the Downtown Business/Government zoning district, such portion of the subsection to read in its entirety as follows: (ZC 2003-44; Ordinance No. 2003-10-21)

“2. A private club shall be prohibited within 1,000 feet of the property line of any church, public or parochial school, hospital, or publicly-owned park, except that this prohibition will not apply to property located within 1,000 feet of a hospital or publicly-owned park if the City Council affirmatively 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. In the BG district, the minimum separation between a private club and any church or public or private school shall be 300 feet, measured as prescribed above. All other separation provisions shall be as noted above, except that the prohibition will not apply to property located within 300 feet of a church if the City Council affirmatively 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.”

Amended Section 3-1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) pertaining to landscaping and tree preservation standards, such section to read in its entirety as follows: (ZC 2003-49; Ordinance No. 2003-11-7)

“3-1200 Landscaping Requirements

1. Non-residential Landscaping Requirements - These standards shall apply to all non-residential 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 Section 3-1200-6.b.
 - a. Landscaping along Street Rights-of-Way - All commercial, industrial and other non-residential 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 10 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, 10 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 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. Landscape areas outside of the parking lot may not be used to meet the interior landscaping requirement. (See Appendix Illustration 15.)

- 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 - 10 feet in height, if single trunked, or a total of three inch caliper and 8 feet - 10 feet in height, if multi-trunked.
 - iv. All 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.
 - 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 and -3 (Special Off-Street Parking Regulations).
- 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 10% 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 10 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 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. Multi-Family 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 10 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, 10 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 10 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 - 10 feet in height, if single trunked, or a total of three inch caliper and 8 feet - 10 feet in height, if multi-trunked.
- vii. All 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.
- 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 under items a, b and c 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. 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.

6. 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

- i. *Buildable Area* - The portion of a lot exclusive of required yard areas on which a structure or building improvements may be erected.
- ii. *Building Pad* - The actual foundation area of a building and a 10-foot clear area around the foundation necessary for construction and grade transitions.
- iii. *Clear-Cutting* - The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.

- iv. *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.
 - v. *Drip Line* - A vertical line run through the outermost portion of the crown of a tree and extending to the ground.
 - vi. *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 provision 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 c. (Exemptions) 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 of 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.

- 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.
- The city may issue a stop-work order at any time if tree preservation requirements are not being met.
- 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:

- 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.
 - 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.
 - Root pruning may be necessary when the critical root zone is to be disturbed.
 - 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. (Landscape Design Requirements).
- 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 Urban Forester. The developer may pay a fee to the city in lieu of tree replacement.
- ix. 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 right-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."

Amend Section 3-1600 (Sign Regulations) of Article 3 (Supplementary Regulations) pertaining to sign standards and regulations, such section to read in its entirety as follows: (ZC 2003-50; Ordinance No. 2003-12-13)

3-1600 "Sign Regulations

3-1601 Administration

A. Purpose

The purpose of this ordinance is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land.

B. Permit Required

Except as otherwise exempted as provided in this section, no sign shall be erected, replaced, altered, or relocated within the City of Plano without securing a permit from the Building Official.

C. Permission of Property Owner

No person shall erect, construct or maintain any sign upon any property or building without the consent of the owner, the person entitled to possession of the property or building, if any, or their authorized representative.

D. Application and Permit Requirements

1. Required Information

To obtain a permit, the applicant shall first file a written application for permit on a form furnished by the Building Inspection Department. Every such application shall contain the following information:

- a. Sign use classification.
- b. Name, address and telephone number of the applicant.
- c. Name, address and telephone number of the property owner on which the sign will be located.
- d. Name, address and telephone number of person or firm erecting the sign.
- e. A description of the work to be covered by the permit for which application is made.
- f. Location of the building structure or lot upon which the sign is to be attached or erected.
- g. Message to be contained on proposed sign.
- h. State the valuation of proposed work.
- i. The signature of the permittee or his authorized agent.
- j. Name of business for which the sign application has been made.

2. Plans and Specifications

Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:

- a. Drawing of sign indicating the sign message or copy.

- b. Elevation plan of the building showing the proposed sign on the building, the length of the elevation and any other existing signs on the elevation along with the dimensions of such signs.
- c. Site plan indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points and relationship of proposed sign to any other signs within a 60 foot spacing of the proposed sign.

E. Issuance

1. Review

The application, plans, specifications, computations, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the city to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in the application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this section and other pertinent laws and ordinances, and that the fees specified in Subsection 3-1601, Fees, have been paid, a permit shall be issued to the applicant.

2. Approved Plans

When the Building Official issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped "Approved." Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

3. Validity of Permit

The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this section or of any other ordinance of the City of Plano. No permit presuming to give authority to violate or cancel the provisions of the ordinances of the City of Plano shall be valid. If the work authorized by a permit issued under this ordinance has not been commenced within 180 days after the date of issuance, the permit shall become null and void.

4. Suspension or Revocation

The Building Official may, in writing, suspend or revoke a permit under the provisions of this section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this section or any other ordinance of the City of Plano or laws of the State of Texas or the Federal Government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign or the owner of the premises upon which the sign is located. Any signs installed under a revoked permit shall be removed by the permit holder, sign owner or property owner within 10 days of written notice of the revocation.

5. Certificate of Occupancy Required

A business shall obtain or be in the process of obtaining a Certificate of Occupancy prior to the issuance of any sign permit. The name of the business shall coincide with the sign to be displayed.

F. Inspections

1. General

All signs for which a permit is required shall be subject to inspection by the Building Inspection Department. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection. The permit and approved plans are to be available and accessible at the job site for all inspections.

2. Inspection Requests

It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspection Department that such work is ready for inspection.

3. Approval Required

No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction.

4. Signs Requiring Electrical Inspection

The conductors and equipment on all signs shall comply with the currently adopted versions of the National Electrical Code. All secondary transformed power shall be self-contained within the sign structure, or individual letters or parts of the signage shall be connected back to the transformer or J-box with listed raceways and fittings, and the transformer must be in a covered box.

Both channel and letters must contain weep holes to drain water, each hole shall not be larger than one-half inch, nor smaller than one-fourth inch. No combustible materials other than approved plastics shall be used in the construction of any sign containing electrical wiring.

5. Noncompliance with Inspection Requirements

Contractors who fail to comply with the inspection requirements of this section are subject to having their registration revoked and will not be able to obtain permits within the City of Plano. Persons knowingly installing a sign and connecting it to power sources that have not been permitted and inspected are subject to the same penalty.

G. Fees

1. Sign Permit Fees

Each applicant, before being granted a permit for a non-illuminated sign, banner or promotional signage, shall pay to the City of Plano a fee in the amount of \$60.00 for processing and issuing such permit. The fee for an illuminated sign or promotional signage containing electrical components shall be \$80.00.

2. Fee for Review of Plans

Each applicant, when applying for a permit for any sign, banner or promotional signage, shall pay to the City of Plano a fee of 65% of the total fee for such permit for the review of the plans for the sign. This fee shall apply to the cost of the permit and is nonrefundable.

3. Board of Adjustment

Each applicant applying for a variance to the Board of Adjustment shall pay a filing fee of \$250.00. If the variance is requested for multiple signs at one location, except for promotional signage, an additional fee of \$25.00 for each sign in excess of one shall be paid. In the case of a request for multiple signs of the same classification, size and height at one location, except for promotional

signage, an additional fee of \$25.00 shall be paid regardless of the number of sign variances requested for signs of the same classification, size and height. The filing fee for a variance related to promotional signage shall be \$250.00.

4. Investigation Fee: Work Without a Permit

Whenever any work for which a permit is required by the Sign Regulations has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this ordinance. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this ordinance nor from any penalty prescribed by law.

5. Failing to Pay Fees

The Building Official shall not issue a permit under the provisions of this ordinance to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this ordinance.

H. Exempt Signs

The following signs are exempt from the permit requirement; however, such signs shall comply with all other ordinance requirements:

1. Signs not exceeding eight square feet in area which advertise the sale, rental or lease of the premises on which such signs are located.
2. Signs not exceeding 16 square feet in area when located upon the premises of a public, charitable or religious organization.
3. Signs located inside a building and which are not displayed so as to be visible from outside the building including, but not limited to, signs located in covered mall buildings.
4. Temporary contractor signs not exceeding 16 square feet in area provided they comply with all other requirements of this ordinance.
5. Political and noncommercial purpose signs on private property.
6. Incidental signs provided they comply with all other requirements of this ordinance.

7. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
8. Temporary/Seasonal sale signage provided that they comply with all other requirements of this ordinance.
9. Traffic or street signs, legal notices, railroad crossing signs, danger, and such emergency, temporary or non-advertising signs as approved by the City of Plano.
10. Window signs provided all other requirements of the ordinance are met.
11. Garage sale signs provided that they comply with all other requirements of this ordinance.
12. Copy change only for signs otherwise allowed under this ordinance.
13. Inflatable signs erected in conjunction with the annual Plano Balloon Festival.
14. Nameplates not exceeding one square foot in area.
15. Onsite directional signs provided that they comply with all other requirements of this ordinance.
16. Occupational signs provided that they comply with all other requirements of this ordinance.
17. Flags and flagpoles under 20 feet in height provided that they comply with all other requirements of this ordinance.
18. Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this ordinance.
19. Sign facings when replaced for the same business.
20. Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).

I. Appeals

1. Process

Any person aggrieved by a decision of the Building Official or his designee, under this ordinance or any person seeking a variance from this ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6-200.

2. Meeting Dates

The Board of Adjustment shall meet to consider appeals to this ordinance, provided there has been an appeal filed with the Building Official 15 days prior to the meeting date.

3. Quorum

All cases brought before the Board of Adjustment, under this ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.

4. Board Decision

The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision.

5. Hardship Criteria

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this ordinance, the Board must determine that:

- a. The requested variance does not violate the intent of the ordinance.
- b. The requested variance will not adversely affect surrounding properties.
- c. The requested variance will not adversely affect public safety.
- d. Special conditions exist which are unique to this applicant or property.

3-1602 Definitions

1. Awning - An architectural projection, which provides weather protection, identity and decoration and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which a thin cover of fabric or other materials is attached and may be illuminated.
2. Banner - A temporary sign made of cloth, canvas or other light fabric.
3. Building Official - Chief Building Official for the City of Plano or his designee.
4. Dilapidated or Deteriorated Condition - Any sign:
 - a. Where elements of the surface or background have portions of the finished material missing, broken or otherwise existing such that they are illegible.
 - b. Where the structural support or frame members are visibly bent, broken, dented, or torn.
 - c. Where the panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition.
 - d. Where the sign or its elements are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support).
 - e. Where the message or wording can no longer be clearly read.
 - f. Where the sign or its elements are not in compliance with the requirements of the current Electrical Code and/or the Building Code of the City of Plano.
5. Downtown Sign District - The area described in Subsection 3-1605.
6. Easement - A grant of one or more property rights by the property owner to and/or for the use by the public, a corporation or other person or entity.
7. Erect - To build, construct, attach, hang, place, suspend, affix, or paint a sign(s) on the exterior surface of a building or structure.
8. Face - The surface of the sign upon, against or through which the message is displayed or illustrated.
9. Flag - A piece of cloth, canvas or other light fabric, usually rectangular in shape, containing a distinctive design or message.

10. Gross Surface Area of a Sign - The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular-shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by 10%.

One rectangle	no reduction
Two rectangles	10% reduction
Three rectangles	20% reduction
Four rectangles	30% reduction

In the event two or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.

In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.

In the case of a pole sign, up to eight inches is allowed to be deducted for actual support columns.

- 11. Illuminated Sign - Any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, to light up or to provide nighttime viewing of the subject matter on the sign face.
- 12. Logo - Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.
- 13. Multifamily Dwelling - Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.
- 14. Multi-tenant Commercial Development - A building or group of buildings including, but not limited to, shopping centers and office centers, constructed and managed as a total entity with customer and employee parking provided onsite.
- 15. Noncombustible Material - Any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
- 16. Nonresidential Zoning District - Any zoning district designated as an O-1, O-2, R, LC, BG, CC, CE, CB-1, LI-1, LI-2, RT, RC, or RE district as shown on the official zoning map of the City of Plano.

17. Nonstructural Trim - The retainer, battens, cappings, nailing strips, latticing, and platforms which are attached to a sign structure.
18. Overlay District - A section of the city for which the regulations governing the area, height, landscaping, signage, or use of the land and buildings are uniform.
19. Pennant - Any lightweight plastic, fabric or other material, whether or not it contains a message of any kind, suspended from a rope, wire or string designed to move in the wind and whether existing in a series or individually.
20. Person - Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
21. Planned Development - Provides the ability to amend use, height, setback, etc. requirements at the time of zoning to promote innovative designs and better development controls appropriate to both offsite and onsite conditions.
22. Premises - Any parcel of real property together with all buildings and structures thereon.
23. Residential Zoning District - Any zoning district designated as an A, ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, or UR district as shown on the official zoning map of the City of Plano.
24. Roof - Any exterior surface of a structure that has a slope of less than 60 degrees, shall also include the topmost portion of any structure. (See illustrations.)
25. Searchlight - An apparatus capable of projecting a beam or beams of light in excess of 2M peak candlepower of 250,000 lumen.
26. Sign - Any device conveying either commercial or noncommercial messages or both commercial and noncommercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public but not including any lawful display of merchandise. The term 'sign' shall also mean and include any display of one or more of the following:
 - a. Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, or logo.
 - b. Multicolored bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification.

- c. Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known.
27. Sign, A-frame/Sandwich Board - A self-supporting "A" shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
28. Sign, Agricultural - Any sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals, or poultry raised or quartered thereon.
29. Sign, Amenity - Any sign advertising options, features or conveniences offered by a business and installed in a manner which is temporary as defined by this ordinance.
30. Sign, Apartment - Any sign identifying a multifamily dwelling as defined herein including, but not limited to, apartment buildings, apartment complexes and retirement complexes.
31. Sign, Armature - A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground.
32. Sign, Awning - Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.
33. Sign, Billboard - Any pole sign, as that term is defined in this ordinance, having a face exceeding 100 square feet and which promotes or advertises commodities or services available at a location other than where the sign is located and shall include those signs whose message space is available for lease, rent or hire.
34. Sign, Building Identification - A sign which identifies the name of a building. It is generally centered near the top of the building wall or parapet.
35. Sign, Contractor - Any onsite temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator, or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located.
36. Sign, Development/Construction - Any onsite temporary sign pertaining to the development of land or construction of buildings and/or the identity of a developer or any related party for such building or land.
37. Sign, Directional - Any onsite sign to direct the public to entrances, exits and services relating to the property.

38. Sign, Directory - Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.
39. Sign, Freestanding - An onsite sign or three dimensional representation of a figure or object not attached to any building, supported by uprights or braces or some other approved support which is capable of withstanding the stress from weight and wind load.
40. Sign, Garage Sale - Any sign advertising the sale of personal household goods in a residential zoning district or on the property of a nonprofit organization for which a garage sale permit has been issued.
41. Sign, General Business - Any sign used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.
42. Sign, Hanging - A sign that is suspended from the underside of an awning, canopy or floor overhang.
43. Sign, Historic - A sign that is 40 years old or older, is itself of historic significance or contributes to the historic fabric of the area, including signs that are historically linked with the operation of the business (i.e. a barber pole).
44. Sign, Identification - Any onsite sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.
45. Sign, Incidental - Any sign containing information incidental to the operation of the business including, but not limited to, hours of operation, accepted credit cards and parking information.
46. Sign, Inflatable - Any hollow sign expanded or enlarged by the use of air or gas.
47. Sign, Institutional - Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.
48. Sign, Marquee - A sign attached to, applied on or supported by a marquee. A marquee is a permanent canopy projecting over the main entrance of a building.
49. Sign, Menu Board - Any onsite sign displaying the items offered at a drive-in or drive-through restaurant.
50. Sign, Monument - Any sign mounted to a solid base support at ground level.

51. Sign, Multipurpose - Any identification sign combined with either of the following:
 - a. A directory sign.
 - b. A reader board sign.
52. Sign, Model Home - Any sign identifying a new home, either furnished or unfurnished, as being a builder's or contractor's model open to the public for inspection.
53. Sign, Municipally-owned - Any sign that identifies a park, entrance to the city, place of interest within the city, any city-sponsored event, or any municipally-owned facility. A municipally-owned sign does not include traffic or street identification signs.
54. Sign, Mural - Noncommercial pictures, which do not depict advertising, logos or images of a product or service which is sold on the premises, painted on or attached to the exterior walls.
55. Sign, Noncommercial - Any sign used for a noncommercial purpose.
56. Sign, Obsolete - Any sign which no longer serves a bona fide use or purpose.
57. Sign, Occupational - Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.
58. Sign, Pole - Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
59. Sign, Political - Any sign relating to a particular candidate for a partisan or nonpartisan office, or to a political proposition or measure.
60. Sign, Portable - Any sign that is not permanently attached to or affixed to the ground, a building, an object, or other fixed structure. This term specifically includes an advertising display affixed to or installed on a vehicle or other mobile unit, such as a trailer, wheel or skid.
61. Sign, Projecting - Any sign, except an awning, that projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
62. Sign, Promotional - Any temporary advertising items used to promote a business. Such items include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal sign allowed by this ordinance.

63. Sign, Reader Board - Any sign comprised of changeable letters which allows a change of sign copy by adding or removing letters. The sign copy shall conform to the category use of the sign allowed by this ordinance.
64. Sign, Real Estate - Any onsite temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.
65. Sign, Roof - Any sign erected upon or above a roof of a building or structure.
66. Sign, Sandwich Board - See Sign, A-frame.
67. Sign, Special Event - Signage allowed in conjunction with a Special Event Permit.
68. Sign, Subdivision Entry - Any onsite freestanding sign identifying a residential subdivision.
69. Sign, Subdivision Wall Plaque - Any onsite sign attached to an approved masonry screening wall or entry feature in a subdivision.
70. Sign, Temporary - Any sign used to display information relating to a land use or event of limited duration which is not rigidly and permanently installed in the ground, attached to a building or as identified in this ordinance.
71. Sign, Temporary Directional - Any temporary sign used to direct potential customers to a legal business location within the city limits of Plano.
72. Sign, Unified-lot - Any identification or multipurpose sign located on a premise consisting of two or more contiguous lots that the owner(s) has agreed to treat as one lot for the limited purpose of providing shared signage.
73. Sign, V-shape - Any freestanding sign constructed of two panels in the form of a V, when seen from above, with a maximum angle between the panels of 45 degrees.
74. Sign, Wall - Any sign, erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a 'wall sign' when forming a border for the subject matter, when directing attention to the subject matter or when forming letters, logos or pictorial designs.
75. Sign, Window - Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.

76. Sign, Setback - The horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.
77. Sight Visibility Triangle - Where one street intersects with another, the triangular area formed by extending two curb lines a distance of 45 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. Where a street intersects with an alley or driveway, the 'sight visibility triangle' is the triangular area formed by measuring eight feet to a point along the property lines and adjoining said points to form the hypotenuse of the triangle.
78. Vehicle Service Canopy - A covered structure which shelters a vehicle service use (such as a gas pump island or carwash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides.
79. Wall - Any exterior surface of a structure that has a slope of 60 degrees or more. (See illustrations.)

3-1603 Design and Construction Specifications

A. Requirements for Wall Signs

1. Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.

The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements of Projection Over Private Property below.

2. Wall Signs

- a. Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater. Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle

between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.

- b. The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements of Projection Over Private Property below. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Institution, and Real Estate signs. (Exception: A wall sign may exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.)
- c. In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in exception above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.
- d. General business wall signs must be located over the business for which they are intended. Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.
- e. A wall sign shall not project more than 12 inches from the wall surface.

3. Projection Over Private Property

Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways and corridors but not to exceed the following:

Vertical Clearance	Maximum Projection
Less than seven feet	Three inches
Seven feet to eight feet	Twelve inches
Over eight feet	Four feet

4. Awning Signs

The copy/artwork on an awning shall not exceed the area and size that is allowed for a wall sign on the wall to which it is attached. However, the total area of wall signs and awning signs on any wall shall not exceed the area and size allowed for a single wall sign and shall not extend more than 75% of the length of the awning.

5. Vehicle Service Canopy Signs

A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed 25 square feet or 10% of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

6. Subdivision Wall Signs or Plaques

Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed 30 square feet. Subdivision wall signs or plaques are limited to two per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.

7. Window Signs

Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed 25% of the window area of that elevation.

8. Occupational Signs

Occupational signs shall not exceed two square feet in area and shall denote only the name and profession of an occupant in a commercial building or public institutional building.

9. Murals

Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural.

B. Freestanding Signs

1. Agricultural Signs

Agricultural signs, limited to advertising produce, crops or animals on a farm, may be erected in any Agricultural zoning district and shall not exceed 50 square feet. Maximum height of an agricultural sign shall be 15 feet with a required setback of 30 feet from the front and side property lines. Spacing between signs shall be a minimum of 200 feet.

2. Apartment Signs

Apartment signs may be erected in any residential zoning district and shall not exceed 25 square feet. Maximum height of an apartment sign shall be 10 feet for a monument sign and 12 feet for a pole sign with a required setback of 15 feet from the front property line. Apartment signs are limited to one per street front.

3. General Business Signs

- a. General business signs may be erected in nonresidential zoning districts and shall not exceed 90 square feet for monument signs and 60 square feet for pole signs, except for signs on property fronting on U.S. Highway 75, in which case the sign may be 100 square feet. Maximum height of a general business sign shall be 10 feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and shall be located a minimum of 30 feet from adjoining private property lines and a minimum of 60 feet from any other freestanding sign.
- b. Single tenant properties shall be limited to one freestanding sign per street front.
- c. General business signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated general business signs must be constructed of noncombustible material or approved plastics.

4. Identification Signs

- a. An identification sign may be erected in nonresidential zoning districts and shall not exceed 150 square feet for monuments signs and 100 square feet for pole signs. Maximum height of an identification sign shall be 10 feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from adjoining private property line, and the sign shall be located a minimum of 60 feet from any other freestanding sign.
- b. Identification signs shall be limited to one sign per street front per development.
- c. Identification signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Such signs, when internally illuminated, must be constructed of noncombustible materials or approved plastics.

5. Institution Signs

Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of 10 feet. Institution signs erected in nonresidential zoning districts shall comply with the requirements of a general business sign. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front.

6. Multipurpose Signs

- a. The total area of multipurpose pole signs shall not exceed 150 square feet. In the case of multipurpose monument signs, the maximum overall area shall be 225 square feet; however, the copy area shall be limited to 150 square feet leaving a base area of 75 square feet.
- b. The identification portion of multipurpose signs shall not exceed 50 square feet. Any combination of directory and reader board shall not exceed 100 square feet.
- c. Multipurpose signs may be erected in nonresidential zoning districts.
- d. Maximum height shall be 10 feet for multipurpose monument signs and 20 feet for multipurpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted.

- e. Required setback for multipurpose signs shall be 30 feet from front and adjoining private property lines. Multipurpose signs are limited to one per street front per development and a minimum spacing of 60 feet from any other freestanding sign must be maintained. Multipurpose signs that meet the size and height requirements of a general business sign shall be allowed an eight foot front setback.
- f. Multipurpose signs shall be constructed of materials not subject to deterioration when exposed to the weather and when internally illuminated must be constructed of noncombustible materials or approved plastics.

7. Municipally-owned Signs

Municipally-owned signs may be erected in any zoning district and if exceeding 100 square feet shall be reviewed by the Board of Adjustment for specific approval. Municipally-owned signs shall not be placed in any sight visibility triangle and shall be located at least 25 feet from any privately-owned parcel of land. Maximum height of monument styled municipally-owned signs shall not exceed 10 feet and pole signs shall not exceed 20 feet in overall height.

8. Subdivision Entry Signs

Subdivision entry signs may be erected in residential zoning districts and shall not exceed 30 square feet with a maximum height of two feet six inches. Required setback shall be three feet from the front property line, and signs are limited to two per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.

9. Flags

A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flagpole with a minimum setback of eight feet behind the property line. In addition to flags, emblems and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such. Maximum height shall not exceed 50 feet.

10. Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

11. Menu Board Signs

Menu board signs may be erected in nonresidential zoning districts and shall not exceed 40 square feet with a maximum height of six feet. Required setback shall be a minimum of eight feet from any property line and shall be a minimum 10 feet from any other menu board sign.

12. Unified-lot Signs

- a. Unified-lot signs may be erected in nonresidential zoning districts and shall comply with all area, height, setback, spacing, and composition restrictions applicable to multipurpose signs.
- b. One unified-lot sign per street front may be placed on a premise consisting of two or more contiguous lots where each lot owner has entered into a binding agreement to treat their separate lots as one lot for the limited purpose of signage. The agreement shall contain a legal description of the properties subject to the agreement; state that the parties, their heirs and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement; state that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of Collin or Denton County, Texas; and that the agreement cannot be amended or terminated without the consent of the Building Official.
- c. A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.
- d. Individual lots that are part of a unified-lot sign agreement shall not be entitled to any other freestanding street front signage.

C. Requirements for Freestanding Signs Located Within an Overlay District

1. All freestanding signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument-type signs. (Reference Article 4 for allowed size, height and border requirements.)
2. Single tenant properties shall be limited to one freestanding sign per street front.
3. Multi-tenant commercial developments shall be limited to the following:
 - a. Multipurpose Signs

One sign per street front per development.

b. General Business Signs

One sign per street front of the development or one per 225 feet of street frontage or portion thereof.

4. No single tenant shall be allowed to advertise on more than one sign per street front.

D. Miscellaneous Requirements for Freestanding Signs

1. Freestanding signs shall not be placed in any sight visibility triangle.
2. In the case of a multi-face sign, the gross surface area of each face shall not exceed two times the allowable square footage divided by the number of sign faces.
3. No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.
4. Any projecting or overhanging portion of a freestanding sign must be a minimum of 10 feet above any walking surface and 14 feet above any driving surface.
5. No advertising matter shall be displayed on or attached to any freestanding sign. No guys, braces, attachments, banners, flags, balloons, or similar devices shall be attached to any sign.
6. Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.
7. Minimum five foot radius required around a fire hydrant.
8. Unless otherwise set forth, a minimum of 60 feet shall be required between all freestanding signs.
9. Unless otherwise set forth, all freestanding signs shall provide a minimum eight foot setback from any property line.
10. Signs that have a base/pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.
11. When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs.
12. No single tenant shall be allowed to advertise on more than one sign per street front.

E. Temporary Signs

1. Banners

A temporary banner is allowed and shall be securely attached to the front or side of a building face. Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured. Commercial banners are prohibited in single-family residential districts.

2. Development/Construction Signs

Development/Construction signs may be erected in nonresidential and residential zoning districts. Such signs shall relate only to the property/subdivision on which they are located and shall not exceed 100 square feet with a maximum height of 20 feet. Required setback shall be 20 feet from the front property line. Each property/subdivision may have one such sign, or one for each 50 acres or portion thereof. A development/construction sign shall be removed upon completion of the project or subdivision.

3. Model Home Signs

Model home signs may be erected in residential zoning districts and shall not exceed 16 square feet with a maximum height of six feet. Required setback shall be 50% of the distance between the front property line and the building but no less than 10 feet from the front property line. Model home signs are limited to one per premise. Each builder in a subdivision may have one model home sign, and the permit for such sign shall be granted for a period of time to coincide with the validity of the model home's Certificate of Occupancy.

4. Political Signs/Noncommercial Purpose Signs

Political and noncommercial purpose signs 36 square feet or less are allowed on private property with the consent of the property owner, but are prohibited on public property, including the rights-of-way. Political signs may be placed on private property no earlier than 120 days prior to the election for which the sign is applicable and must be removed not later than the 15th day following the election. City personnel may remove and dispose of any sign placed on public property or within the rights-of-way.

5. Real Estate Signs

Real estate signs may be erected in nonresidential and residential zoning districts and shall not exceed 32 square feet with a maximum height of 15 feet. Required setback shall be eight feet from front property line, and signs are limited to one per street front. A real estate sign shall be removed upon the sale of the property. Real estate signs advertising the lease of individual units in multifamily districts shall be allowed upon issuance of a Certificate of Occupancy for a period not to exceed one year.

6. Promotional Signage

- a. Promotional signage described in the following paragraph is allowed for two, two-week periods each calendar year per legal business. A two-week period will commence on the first day promotional signage is displayed. The two, two-week periods shall not occur in the same or consecutive months. A legal business shall include any commercial, industrial or institutional use for which the Building Inspection Department has issued a Certificate of Occupancy. In the case of a special promotion for a grand opening celebration, one period may be extended to a three-week period provided the promotion commences within the first three months of the date of issuance of a Certificate of Occupancy, and the grand opening is limited to the address noted on the Certificate of Occupancy.
- b. Promotional signage may include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this ordinance. Any device described as promotional signage shall not exceed an overall height of 35 feet.
- c. A separate permit is required for each two-week period promotional signage will be used. If any device described as promotional signage in the above paragraph is installed prior to issuance of a permit, an investigation fee, outlined in Subsection 3-1601, Fees, will be assessed in addition to the permit fee.
- d. Promotional signage shall be contained on the property of the legal business and shall not extend into the city right-of-way. Signage shall not be located in any sight visibility triangle nor shall any combustible materials be placed in contact with lighted signs or any electrical fixtures.

7. Signage for Temporary/Seasonal Businesses

Seasonal business signage is reviewed as part of the overall seasonal business permit requirements as set out in the Code of Ordinances, City of Plano, and shall be limited to one of the following:

- a. A temporary freestanding sign, maximum 32 square feet in area with an eight foot setback from the front property line.
- b. An onsite banner, maximum 32 square feet in area with an eight foot setback from the front property line. The banner must be securely installed and be completely mounted on a rigid surface.

8. Garage Sale Signs

Garage sale signs may be displayed on private property with the consent of the owner on the day of the sale and shall not exceed a maximum of eight square feet.

9. Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano, and shall be limited to the following:

- a. Any signage allowed under promotional signage.
- b. One, maximum 100 square foot sign, maximum height of 15 feet.
- c. All special event signage shall be limited to the property holding the event.
- d. The sign shall be allowed up to 14 days prior to the event and shall be removed within 24 hours at the end of the event.

F. Illumination

1. A sign in a residential district, where allowed by this ordinance, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed 40 watts per every 25 square feet or any portion thereof.
2. Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.
3. No lighted sign shall be erected within 150 feet of a residential district as measured from the location of the sign nearest to the property line of each neighboring lot unless it meets the illumination criteria listed above.
4. All illumination shall comply with the City of Plano illumination ordinance.

G. Wind Pressure and Dead Load Requirements

All signs shall be designed and constructed to receive wind loads as required by the Building Code of the City of Plano.

H. Reader Boards/Electronic Message Center

Any reader board/electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.

3-1604 General

A. Overlay Districts/Planned Developments/Historic District/Downtown Sign District

Signs within an overlay district, planned development, historic district, or Downtown Sign District shall be regulated by the ordinance regulating signs located within the relevant district.

B. Preserving Rights and Violations Under Existing Ordinances

By the passage of this ordinance, no presently illegal use of signs shall be deemed to have been legalized, and no offense committed, and no liability, penalty or forfeiture, either civil or criminal, incurred prior to the time this ordinance is adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted, or caused presently pending proceeded with, in all respects as if such prior ordinance, or portion of such ordinance, had not been repealed.

C. Prohibited Signs

Except as otherwise expressly allowed by this ordinance, the following signs and conditions are prohibited:

1. Signs displaying materials determined to be obscene by a court of law.
2. Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which, by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting or traveling upon the public right-of-way.

3. Signs placed so as to prevent or inhibit free ingress to or egress from any door, window or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.

4. Portable Signs

This provision does not restrict identification signs on vehicles or other signs attached to vehicles, which are legally licensed and operated upon public streets. However, these vehicles shall not be parked to where the intent is to use the vehicle as advertising.

5. A-frame and sandwich board signs.

6. Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians or adjacent properties.

7. Signs located on public property including, but not limited to, signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.

8. Balloons, flags, pennants, or other floating or inflatable signs or devices anchored to the ground or to any other structure, except as allowed under the provisions of Subsection 3-1603, Temporary Signs. (Exception: See Subsection 3-1601, Exempt Signs, for certain flag exemptions.) In addition, inflatable signs are allowed during the annual Plano Balloon Festival provided the devices are not tethered to the roof and provided they do not exceed an overall height of 35 feet. The display period for inflatable signs associated with the Plano Balloon Festival is limited to seven days prior to the last day of the festival. (Exception: See Subsection 3-1601, Exempt Signs, for certain inflatable permit exemptions.)

9. Roof signs.

10. Temporary signs except as allowed under Subsection 3-1603, Temporary Signs and Subsection 3-1601, Exempt Signs.

11. Amenity signs.

12. Billboard signs.

13. Signs attached to a standpipe or fire escape.

14. Signs erected on or over public property or in the right-of-way of any thoroughfare within the City of Plano, unless the same is erected by the city or with the permission of the city for public purposes. (Exception: Signs located in the Downtown Business/Government district may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven feet.)
15. No person shall attach any sign, paper or other material, or paint, stencil or write any name, number (except house numbers) or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, or structure, except as otherwise allowed by this ordinance.
16. No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway, or parking area any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated and prescribed by this ordinance, except as otherwise allowed by this ordinance.
17. It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the City of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Type "A," "B," "C," "D," "E," or "F" in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
18. Searchlights.
19. Offsite/Premise signs (except as allowed in Subsection 3-1603.E.9).

D. Violations

1. A person is responsible for a violation of this ordinance if the person is: (1) the permit holder, owner, agent, or person(s) having the beneficial use of the sign, (2) the owner of the land or structure on which the sign is located, or (3) the person in charge of erecting the sign.
2. It shall be unlawful for any person to erect, replace, alter, or relocate any sign within the City of Plano, or cause the same to be done, without first obtaining a permit to do so from the Building Official of the City of Plano, except as may be hereinafter provided.
3. It shall be unlawful for any person to use, maintain or otherwise allow the continued existence of any sign for which the required permit was not obtained.

4. It shall be unlawful for any person to install, construct or display a prohibited sign, as defined herein, or any sign in violation of the provisions of this ordinance within the City of Plano.
5. It shall be unlawful for any person to violate any term or provision of this ordinance.

E. Illegal Signs

Illegal signs are those which do not meet the requirements of this ordinance and which have not received nonconforming status.

F. Nonconforming Signs

1. Legal Nonconforming Uses

Subject to the provisions of this section, signs for a legal nonconforming use, as defined in the Comprehensive Zoning Ordinance of the City of Plano, are allowed. Any such sign legally existing on the effective date of this ordinance but which does not comply with the regulations of this ordinance, shall be deemed to be a nonconforming sign under the provisions of this ordinance, and shall be subject to alteration or removal in accordance with the provisions of this ordinance.

2. Moving, Relocating or Altering of Signs

No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this ordinance.

3. Change in Use or Occupant of Structure

Any nonconforming sign may continue to be utilized as long as the occupancy within the structure remains the same. When a use changes from one occupancy category to another, or when there is a change in occupant all signs serving that occupant shall be brought into conformance with the provisions of this section.

G. Maintenance of Signs

1. Maintenance

Each sign shall be maintained in a safe, presentable and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design or structure of

the sign. The Building Official shall require compliance or removal of any sign determined by the Building Official to be in violation of this section in accordance with the enforcement provisions set forth below.

2. Dilapidated or Deteriorated Signs

No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth below.

H. Enforcement

1. Authority

The Building Official, or his respective designee(s), is hereby authorized to order the repair or removal of any dilapidated, deteriorated, abandoned, illegal, or prohibited signs from property within the corporate city limits of Plano, in accordance with the enforcement mechanisms set for in this section.

2. Notice of Violation

When the Building Official, or his respective designee, determines that a sign located within the corporate city limits of Plano is dilapidated, deteriorated, illegal, prohibited, or abandoned, they shall issue a notice of violation to the owner of the sign or to the owner, occupant or person in control of the property on which the sign is located.

a. Contents of Notice of Violation

The notice of violation shall contain:

- i. Name of the owner, occupant, manager, or other person in control of the property.
- ii. Street address sufficient to identify the property on which the alleged violation occurred.
- iii. Description of alleged violation and reference to the portion of this section that has been violated.
- iv. Statement of the action required to correct the violation and a deadline for completing the corrective action.

- v. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding \$500 per day for each violation and (2) the city filing a civil action against owner seeking injunctive relief and/or civil penalties up to \$1,000 per day for each violation.
- vi. Statement informing recipient of their right to appeal the decision of the Building Official to the Board of Adjustment in accordance with Section 6.200.

b. Service of Notice of Violation

The Building Official, or his designee, shall serve a written notice of violation on the owner of the sign or the owner, occupant or person in control of the property on which the sign is located. The notice of violation should be served by either hand delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three days after the date of mailing.

3. Enforcement Remedies

a. Criminal Penalties

Any person, firm or corporation violating any of the provisions or terms of this section shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not exceeding \$2,000 for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

b. Civil Remedies

The city may file a civil action in State District Court to enforce the requirements of this ordinance seeking injunctive relief and/or civil penalties up to \$1,000 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended, or any other applicable law.

c. Emergency Removal of Sign

The city may remove a sign which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated or structural condition.

d. Remedies Cumulative

All remedies authorized under this section are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this section nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

3-1605 Downtown Sign District

A. Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

The Downtown Sign District encompasses all properties that are zoned Downtown Business/Government. The Downtown Sign District is further classified into two areas - Area A and Area B. The boundary of Area A is defined below. Area B consists of all properties within the Downtown Business/Government zoning that are not within the boundary of Area A.

B. Area A Boundary Description

BEING a 17.86 acre tract of land situated in Collin County, Texas, and being more particularly described as the follows:

BEGINNING at the intersection of centerline of Municipal Avenue (variable R-O-W) with the centerline of 15th Street (variable R-O-W) to a point for a corner;

THENCE continuing west along said 15th Street centerline to a point for a corner at the intersection of 15th Street and the centerline of K Avenue (variable R-O-W);

THENCE continuing north along said K Avenue centerline to a point for a corner at the intersection of K Avenue and the centerline of 16th Street (variable R-O-W);

THENCE continuing along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) R-O-W (variable R-O-W) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing south a distance of 1,125 feet along said DART R-O-W to a point for a corner intersecting the centerline of 14th Street (variable R-O-W);

THENCE continuing east following along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of Municipal Avenue;

THENCE continuing north along said Municipal Avenue centerline back to the PLACE OF BEGINNING and containing 17.86 (777,982 square feet) acres of land.

C. General Provisions

1. Issuance of Sign Permit

Signs shall conform to the criteria in this section and to appropriate city codes prior to issuance of a sign permit.

2. Conflict Between Sections

Where there is a conflict between sections of this ordinance, this section shall govern in this district.

3. Compatibility with Building Architecture

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern or object on the original structure.

4. Sign Materials

Sign finish materials shall be one of the following:

- a. Metal, painted or enameled.
- b. Cold cathode tube (neon).
- c. Carved relief in stone or cast stone.
- d. Wood or carved wood which is painted or sealed.
- e. The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.

5. Lighting of Signs

- a. All electrical shall comply with the currently adopted version of the National Electrical Code.

- b. Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.
- c. No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)
- d. No sign, except a marquee sign, may be illuminated by fluorescent or back lighting. (Exception: historic signs.)
- e. The use of neon and/or incandescent bulbs is allowed.

6. Historic Signs

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

7. Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

8. Community Special Events

City Council or the City Manager may authorize signs to advertise patriotic, special events or special projects of general public interest taking place within the boundaries of the Downtown Sign District.

9. Encroachment onto Public Right-of-Way

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

10. Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

D. Signs Exempt

Signs with a sign area under four square feet and used in the operation of business, such as hours of operation, credit cards accepted and parking information shall not require a sign permit.

E. Signs Allowed/Prohibited

1. Allowed Signs

The following signs shall be allowed:

- a. All signs specifically permitted in this section.
- b. Development/Construction signs.
- c. Real estate signs.

2. Prohibited Signs

The following signs are prohibited in the Downtown Sign District:

- a. Any sign not specifically permitted by this section is prohibited.
- b. Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted.
- c. Portable signs, except for a-frame/sandwich board signs, will not be permitted.

F. Table of Permitted Signs

The following signs are permitted in each of the sub areas of the Downtown Sign District:

Sign Type	Area A	Area B
A-frame/Sandwich Board Sign	X	X
Armature Sign		X
Awning Sign	X	X
Banner Sign	X	X
Directory Sign	X	X
Flag	X	X
Hanging Sign	X	X
Marquee Sign	X	X
Pole Sign		X
Municipally-owned Sign	X	X
Mural Sign	X	X
Onsite Directional Sign	X	X
Projecting Sign	X	
Wall Sign, Attached	X	X
Window Sign	X	

(X = Permitted)

G. Sign Standards

1. General

- a. Each business within Area A with direct ground floor access is permitted one hanging sign and one awning or wall sign per street frontage.
- b. Each business with direct first floor access within Area B is permitted one hanging, awning or wall sign and one pole or armature sign per street frontage.
- c. Each building is permitted one building identification sign.

2. A-frame/Sandwich Board Signs

a. General

No more than one a-frame/sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

b. Sign Area and Size

No a-frame/sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

3. Armature Signs

a. Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

b. Sign Size

The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

c. Location

An armature sign may be placed adjacent to the public right-of-way, provided it does not encroach on the site visibility triangle and is a minimum of six feet from the outside curb line.

4. Awning Signs

a. Sign Location

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

b. Sign Size

The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

5. Banner Signs

a. General

Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

b. Location and Content

No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

- i. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.
- ii. Up to 10% of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.
- iii. No more than two banner signs shall be permitted across any one street between two intersecting streets.

6. Building Identification Sign

Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

7. Directory Signs

a. General

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street face is permitted.

b. Type

A directory sign may take the form of an armature sign, pole sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

c. Sign Area

A directory sign may contain four square feet, with an additional one-and-a-half square feet for each tenant having a separate lease space, up to a maximum area of 10 square feet.

8. Flags

a. General

Flags that display emblems or insignia of any governmental body or decorative display for holidays or public demonstrations that do not contain advertising are allowed.

b. Location

Flags may be attached to a building but may not extend above the roof or parapet of the building. Flags on freestanding poles are allowed only in Area B of the district, must have a minimum setback of eight feet behind the property line and shall not exceed 30 feet in height.

9. Hanging Signs

a. Location

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

b. Sign Area

No hanging sign area shall exceed six square feet in area per face.

10. Marquee Signs

a. General

Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

b. Lighting

A marquee sign may have backlighting, exposed incandescent bulbs or neon lighting.

c. Sign Area

The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

d. Sign Size

Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

11. Municipally-owned Signs

Municipally-owned signs shall be regulated by Subsection 3-1603.

12. Mural Signs

Mural signs shall be regulated by Subsection 3-1603. In Area A of this district, murals shall be attached rather than painted directly onto an exterior wall.

13. Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

14. Pole Signs

a. General

Pole signs in the Downtown Sign District shall be constructed of two uprights with the sign face placed between the uprights.

b. Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of a pole sign shall not comprise more than 70% of the entire sign structure.

c. Sign Size

The maximum height of a pole sign structure shall be six feet. The maximum width shall be six feet.

d. Location

A pole sign may be placed adjacent to the public right-of-way, provided it does not encroach on the site visibility triangle and is a minimum of six feet from the outside curb line.

15. Projecting Signs

a. General

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

b. Sign Area and Structure Size

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

16. Wall Signs, Attached

a. General

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

b. Sign Area and Structure Size

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business' linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

17. Wall Signs, Painted

a. General

In Area A of the district, only existing historic, painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.

b. Sign Area

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business' linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

c. Wall Signs Used for Building Identification Purposes

The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

18. Window Signs

a. General

Window signs shall only be permitted on the ground floor of a building.

b. Sign Area

No window sign or signs shall cover more than 25% of any window area. Window signs that exceed 15% of a window area shall obtain a permit, unless the sign is a noncommercial temporary sign.”

Amend Subsection 2-818 (BG - Downtown Business/Government District) of Section 2-800 (District Charts) of Article 2 (Zoning Districts and Uses) pertaining to residential development, such subsection to read in its entirety as follows: (ZC 2003-52; Ordinance No. 2003-10-32)

“2-818 BG - DOWNTOWN BUSINESS/GOVERNMENT DISTRICT

A. **PURPOSE** - The Downtown BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano’s original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano’s downtown area and are not appropriate for other locations and districts.

B. **PERMITTED USES** (see Section 5-100 for Site Plan Requirements) - Most uses from the following categories are permitted:

1. Retail
2. Service
3. Institutional
4. Office & Professional
5. Transportation, Utilities, and Communications
6. Multifamily Residences
7. Single-Family Attached Residences (town houses)

C. AREA, YARD AND BULK REQUIREMENTS

	Commercial and Multifamily	Single-Family Attached
1. Minimum Lot Area	None	700 square feet
2. Minimum Lot Width	None	20 feet
3. Minimum Lot Depth	None	35 feet
4. Front Yard Setbacks (except as noted in Section 3-500 and No. 10 below):	See E.2. below.	See E.2. below.

5. Side Yard Setbacks	Interior Side Yard - None, except as noted in Section 3-600.	Interior Side Yard - None, except as noted in Section 3-600.
	Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.	Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.
6. Minimum Rear Yard	None except as provided in Section 3-700 and No. 10 below.	None
7. Maximum Height	<p>Four stories (except as noted in No. 10 below).</p> <p>The maximum height for parking structures shall be five levels at or above grade. Parking structures shall be obscured from view of streets and/or public ways designated as Type "E" or above on the city's Thoroughfare Plan, plus 15th Street by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan.</p>	Three stories (50 feet)
8. Maximum Lot Coverage	None, except as limited by applicable setback requirements from Nos. 4, 5, 6, and 7 above and No. 10 below.	100% including accessory buildings
9. Maximum Floor Area Ratio	4:1 except as limited by applicable setback requirements from Nos. 4, 5, 6 and 7 above and No. 10 below.	None

<p>10. Other Height/Setback Requirements</p>	<p>In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts:</p> <ul style="list-style-type: none"> • 50 feet for one or two stories • 200 feet for three or four stories, except when separated by a Type “E” thoroughfare or larger as specified on the city’s Thoroughfare Plan and/or a railroad or transit right-of-way. In such cases, the setback shall be 50 feet. 	<p>None except as noted below.</p>
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D. PARKING REQUIREMENTS (Except as noted below, all parking requirements of Section 3-1100 shall apply.)

1. Multifamily Residence

Parking for multifamily use shall be provided as follows, except as noted in Nos. 4 and 5 below:

- a. One Bedroom or Less: One parking space per unit
- b. Two Bedrooms: One and one-half parking spaces per unit
- c. Three Bedrooms or More: Two parking spaces per unit
- d. The above requirements shall also apply to situations where only one or two units are included in a building provided that they are located on the second through fourth floors only.

2. Single-Family Attached (town house) Residence

Two parking spaces shall be provided for each dwelling unit as noted below in E.8.j.

3. Other Uses

One parking space for every 300 square feet of floor area except as noted in Nos. 4, 5, and 6 below.

4. Credit for Public Parking

With preliminary site plan or site plan approval, the Planning & Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.

5. Destruction of Conforming Structures

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, said structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If said structure is rebuilt to exceed its pre-destruction size, it shall comply with Nos. 1, 2, 3, and 4 above.

6. Additions to Existing Buildings

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated or pre-designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

7. Parking Space Size

Up to 50% of required off-street parking may include small car spaces at a minimum size of 7 1/2 feet by 16 feet, if the small car parking is private and unavailable to the public. In addition, off-street parking facilities shall have minimum aisle width of 22 feet, unless angle parking is used. (See Subsection 3-1105 and Appendix Illustration 12.)

8. Parking Placement

Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

- a. Lots Containing Surface Parking Only - Where a lot is used entirely for offsite parking for a use(s) on another lot(s), the above placement requirements shall not apply.
- b. Multiple-Fronted Lots - Surface parking on corner lots or other lots with frontage on two or more public streets shall comply with above placement requirements along at least one street frontage.
- c. Lots Facing Residential Districts - Where a three- or four-story building is constructed with an extended front yard setback in accordance with C.10, the above placement requirements shall not apply.
- d. Additions to Existing Buildings - Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.

9. Landscaping for Parking Areas

A minimum five-foot landscape edge shall be provided between all parking lots and public streets. Within this landscape edge, 10 shrubs (five gallon minimum) shall be planted per 500 square feet. (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. Retaining walls may be used to facilitate berming if they are not visible from the street.

The following provisions shall also apply to landscape edges around parking lots:

- a. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.
- b. 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.
- c. Where a row of parking spaces faces a public street, tree islands shall be provided at intervals of one per fifteen spaces. The islands shall extend the full length of the parking space and shall be a minimum width of 10 feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Section 3-1200, Nos. 3, 4 and 5.

No site developed prior to December 9, 2002, shall be required to conform to the landscaping requirements of this section unless the site is being 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.

10. 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 shrubs (five gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following regulations:

- a. The required shrubs shall create a minimum three-foot tall screen within two years of planting.
- b. Drought and freeze-resistant shrubs shall be used including, but not limited to, Photinia, Dwarf Burford Holly, Dwarf Chinese Holly, or Dwarf Yaupon Holly. Other plants may be used with staff approval.
- c. All plant materials shall be selected, installed and maintained in accordance with Section 3-1200, Nos. 3, 4, and 5.

E. SPECIAL DISTRICT REQUIREMENTS

1. Definitions of Streets within the District

- a. Major streets shall be defined as 15th Street, 14th Street, K Avenue, and Municipal Avenue.
- b. Minor streets shall be defined as all streets, other than the major streets, which are built with a standard curb, gutter and sidewalks.
- c. Mews streets shall be defined as a service drive for automotive and pedestrian traffic with a central circulation lane a width of 24 feet or less which functions as a public street. No curbs or sidewalks are required within mews street right-of-way.

2. Front yard setbacks are measured from the outside of curb or outside of lane marking where there is no curb. Front yard setbacks are determined based on provided on-street parking and the type of street frontage as follows:

Setback	Designated on-street parking spaces are provided between the street and the building.		No designated on-street parking spaces are provided between the street and the building.	
	Minimum	Maximum	Minimum	Maximum
Mews Street	3	20	3	20
Minor Street	5	20	10	20
Major Street	10	20	15	20

3. A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.
4. Minimum of two-thirds of the front facade of the building shall fall within the minimum and maximum setback.
5. First Floor Use

No building, excluding parking structures, in the area bounded by 14th Street on the south, H Avenue on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on streets or public ways devoted to residential use.

6. Extensions into Rights-of-Way or Access Easements
 - a. Outdoor eating areas may extend into rights-of-way or access easements of streets or public ways, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of five feet is maintained.
 - b. Canopies, balconies, stoops, bay windows, awnings, planting beds, and other building projections may extend into rights-of-way and/or easements of streets, public ways and/or railroad or transit facilities if a minimum sidewalk clearance and/or distance to the curb line of five feet is maintained.
7. Special Regulations for Multifamily Residences
 - a. Minimum Floor Area per Dwelling Unit
 - i. 400 square feet for efficiency units
 - ii. 475 square feet for one bedroom units
 - iii. 625 square feet for two bedroom units

- iv. 150 square feet for each additional bedroom
 - b. Maximum Density: 100 dwelling units per acre
 - c. Minimum Density: 40 dwelling units per acre
 - d. No more than 200 dwelling units may be located within any block bounded by streets, public ways and/or railroad or transit rights-of-way.
 - e. Usable open space requirements as specified in Subsection 3-104-4 shall not apply.
 - f. The above requirements shall also apply to situations where only one or two units are included in a building.
8. Special Regulations for Single-Family Attached Residences (town houses)
- a. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.
 - b. Maximum Density: 40 dwelling units per acre
 - c. Minimum Floor Area per Dwelling Unit: 800 square feet
 - d. Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb.
 - e. Sidewalks with a minimum unobstructed width of five feet shall be placed along major and minor street frontage. Sidewalks are in addition to and placed adjacent to street tree areas as described in E.8.d. above.
 - f. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building in the back of the street curb.
 - g. Maximum Building Length: 200 feet
 - h. Buildings must be separated by a minimum distance of 10 feet.
 - i. No usable open space areas are required.

- j. Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be five or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- k. Fencing is allowed in the front yard setback up to eight feet in height. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be 50% open in construction for each unit. Each unit with a fence in the front yard must have an operable gate that opens to the street.”

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Amend Subsection 3-503 of Section 3-500 (Front Yard Regulations) of Article 3 (Supplementary Regulations) pertaining to residential development, such subsection to read in its entirety as follows: (ZC 2003-52; Ordinance No. 2003-10-32)

“3-503 Except as herein provided, the front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet and sub-surface structures, platforms or slabs may not project into the front yard to a height greater than 40 inches above the average grade of the yard. (See Appendix Illustration 6.) For nonresidential or multifamily developments, screening walls or fences required under the provisions of Subsection 3-1001 (Screening Walls or Visual Barriers) shall be constructed to the full six- to eight-foot height along the entire property line except where visibility triangles or easements are needed. For public and parochial schools, private primary and secondary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade provided that the fence material is wrought iron or chain link. Allowed exceptions to the height limitations are listed in Subsection 3-1002 (General Fence and Wall Regulations).”

Amend Subsection 3-1002 (General Fence and Wall Regulations) of Section 3-1000 (Screening, Fence and Wall Regulations) of Article 3 (Supplementary Regulations) pertaining to residential development, such subsection to read in its entirety as follows: (ZC 2003-52; Ordinance No. 2003-10-32)

“3-1002 General Fence and Wall Regulations

In any zoning district where a wall, fence, or screening separation is erected, and is not required under the provision of Subsection 3-1001 (Screening Walls or Visual Barriers), the following standards shall apply:

1. The maximum height of a fence or wall in a required front yard shall not exceed 40 inches, and shall be at least 50% open in construction. Combinations of berms and fences shall not exceed 40 inches in height. Allowed exceptions to the height limitations in this section are as follows:
 - a. For public and parochial schools, private and primary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade, provided that the fence material is wrought iron or chain link.
 - b. Fences in the ED district may be erected in accordance with Subsection 2-802 (ED - Estate Development).
 - c. A wall or fence not more than eight (8) feet in height may be erected in the front yard setback of multifamily, independent living facility, assisted living facility, long-term care facility, continuing care facility, or residential uses within the BG district. The wall or fence construction must be at least 50% open.
 - d. For all uses within the LI-1 and LI-2 districts, a wall or fence not more than eight feet in height may be erected in the front yard setback.
2. Any fence or wall located to the rear of the front yard setback shall not exceed eight feet in height above the grade of the adjacent property or eight feet when placed on a retaining wall. Walls that screen loading docks, loading spaces, and ground-mounted mechanical units may exceed eight feet in height if necessary for adequate visual screening.
3. In single-family detached, 2F and SF-A districts, where a corner lot has two front yards as required by this ordinance and a house is constructed facing one of the front yards, the second front yard may be fenced in the same manner as any other side yard adjacent to a street. The fence shall have a corner clip on an angle beginning at the intersection of the front yard setback with the lot line and ending at a point on the street right-of-way located a minimum of 15 feet from the lot line. (See Appendix Illustration 8.)
4. Fence arms and barbed wire are only allowed in the LI-1 and LI-2 districts and may not extend over property lines. Barbed-wire, if used, must be attached to the fence arms.
5. Wire fences are prohibited in the front yard setback in all districts, except when the fence is used to enclose pastures, crop land and other areas used for agricultural activities. However, fences in the ED district must comply with Subsection 2-802 (ED - Estate Development) of this ordinance.”

**REVISIONS TO PLANNED DEVELOPMENTS
January 1, 2003 through December 31, 2003**

PD-20-MU	Mixed-Use
ZC 2003-47/2003-10-23 ZC 2002-62/2003-2-28	Location: Northeast corner of Preston Road and Rasor Boulevard
ZC 2002-25/2002-9-20	Acreage: 135.3±
ZC 2000-02/2000-3-33	Restrictions:
ZC 97-01/97-8-20	Exhibit D is adopted as part of this ordinance.
	2. Sub-Area B (Town Center)
	m. Phasing - The northern building fronting Town Square must be constructed concurrent or prior to any development above 200,000 square feet in aggregate within the 31.4 acre portion of Sub-Area A lying north of the promenade connecting Preston Road to the Town Square or concurrent with or prior to any development within that 31.4 acres for which plan or permit approval is sought after September 9, 2004.
	4. Sub-Area D
	b. Development Options - This property may develop as any one of the following:
	(1) Entirely Non-Residential - A minimum of 30,000 square feet of non-residential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of non-residential development. Each retail building must have storefronts on at least two sides.
	(2) Mixed Use - A minimum of 30,000 square feet of non-residential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of non-residential development. Each retail building must have storefronts on at least two sides. A maximum of 200 residential units may be developed.
	(3) Entirely Residential - Residential development shall be constructed in accordance with the regulations contained within this sub-area and the approved preliminary site plan which is attached as a part of this ordinance. A maximum of 120 residential units may be developed.
	6. Architecture and Landscape Design - General Requirements
	a. Definitions:
	(7) Quasi-public Streets - Quasi-public streets are privately owned and maintained drives open to public access. Required quasi-public streets are designated on the zoning exhibit as amended by Exhibits C and D. Additional quasi-public streets proposed by the developer may be designated on subsequent plans approved by the city. A fire lane shall be located within all quasi-public streets. Lots may be platted to quasi-public streets.

7. Sub-Area A
 - a. Building Arrangement
 - (1) Buildings located along the promenade west of town square shall be arranged in a pattern generally consistent with that illustrated in Exhibit B as amended by Exhibits C and D.
8. Sub-Area B (Town Center)
 - a. Building Arrangement
 - (1) The buildings in Town Center shall be arranged in a pattern generally consistent with that illustrated in Exhibit B as amended by Exhibits C and D.
9. Sub-Area C
 - a. Building Arrangement
 - (1) Buildings shall be placed square to streets and diagonal greenbelts illustrated in Exhibit B as amended by Exhibits C and D. Where a building abuts two or more streets or a greenbelt, the primary quasi-public street shall take priority in determining building orientation.
10. Sub-Area D
 - a. Building Arrangement
 - (1) The buildings in Sub-Area D shall be arranged in a pattern generally consistent with that illustrated in Exhibit B as amended by Exhibits C and D.

PD-23-LC	Light Commercial
ZC 2002-67/2003-5-11 ZC 81-70	Location: West side of K Avenue between Park Boulevard and Parker Road
ZC 80-01/80-4-8	Acreage: 13.3±
ZC 77-41/77-9-21	Restrictions: Site plan shall be approved on a lot-by-lot basis.
PD-24-LC	Light Commercial
ZC 2003-24/2003-7-19 ZC 82-44/82-12-10	DELETED
PD-25-LC	Light Commercial
ZC 2003-31/2003-7-22 ZC 86-31/86-9-25	DELETED
PD-53-MH	Mobile Home
ZC 2003-23/2003-6-24 ZC 91-51/92-1-19 ZC 77-82/78-3-8	DELETED

PD-65-CB-1

Central Business-1

ZC 2003-02/2003-5-28 Location : Northeast corner of the Dallas North Tollway and
ZC 2001-38/2001-10-10 Tennyson Parkway

ZC 2000-23/2000-8-14 Acreage: 149.7+
ZC 99-71/99-12-19

ZC 99-33/99-7-11 Restrictions:

ZC 98-87/98-11-26 General Conditions of the Planned Development District

1. The zoning exhibits shall be adopted as part of the ordinance.
2. Tract A, south of Legacy Drive, must be developed using the standards required by the planned development district. Tract B, north of Legacy Drive, may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.
4. Street trees shall be provided at a rate of one 4" caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.

Specific Provisions of the Planned Development

1. Building Design

- a. Buildings fronting on the Retail Boulevard (Road "A" on zoning exhibit) must be designed to accommodate ground floor retail uses. Ground floor activities of nonresidential buildings shall be oriented to the street, and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Drive within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.
- c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way.
- d. Buildings shall be constructed with 75% of each facade within six feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:
 - i. Buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.

- ii. Buildings with facades along Legacy Drive, within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback.
 - iii. All developments having building facades along Legacy Drive, except for item 2 above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Drive. A public or private mews street may also be installed between Legacy Drive and the buildings. In this case, 75% of the building facade shall be within six feet of the mews street right-of-way. The initial development along the south side of Legacy Drive, except within the area defined in item 2 above, shall determine which development standard is to be used.
 - e. Building facades fronting Headquarters Drive or Tennyson Parkway shall have a maximum setback of 30 feet, or to the easement line if greater than 30 feet. The setback may be increased to a maximum of a 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Drive or Tennyson Parkway. If a mews street is used, the building facade shall have 75% of its face with six feet of the mews street right-of-way line.
 - f. Building facades fronting Parkwood Boulevard shall have a maximum setback of 30 feet, or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Boulevard. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Boulevard. If a mews street is used, the building facade shall have 75% of its face within six feet of the mews street right-of-way line. The minimum setback shall be six feet from the right-of-way of Parkwood Boulevard.
 - g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of five feet for a minimum length of ten feet.
2. Residential Development Standards
- a. Standards relating to all residential development
 - i. No minimum open space shall be required per residential dwelling unit. However, two park or courtyard areas must be provided within the planned development district, one on each side of Legacy Drive. The park areas shall total five acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.
 - ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for non-residential uses may not be located adjacent to, or across a street or alley from, buildings containing residential uses.

- b. Standards relating to multi-family residence development
 - i. Multi-family development shall be exempt from the supplemental regulations of Subsection 3-104.
 - ii. The minimum residential density for multi-family development shall be 40 dwelling units per acre.
- c. Standards relating to single-family residence (attached) development
 - i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street or private mews street. Mews streets used for private lot frontage shall be named streets and shall not be gated.
 - ii. Minimum Lot Area: 700 square feet
 - iii. Maximum Density: 40 dwelling units per acre
 - iv. Minimum Lot Width: 20 feet
 - v. Minimum Lot Depth: 35 feet
 - vi. Front yard setbacks shall apply as follows:
 - o Minimum Setback from Mews Street: 12 feet from back of street curb to building
 - o Maximum Setback from Mews Street: 18 feet from back of street curb to building
 - o Minimum Setback from Public Street: 15 feet from back of street curb to building
 - o Maximum Setback from Public Street: 21 feet from back of street curb to building
 - o Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback
 - vii. Minimum Side Yard
 - o Interior Side Yard: None
 - o Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
 - viii. Minimum Rear Yard: None
 - ix. Maximum Height: Three stories (50 feet)
 - x. Minimum Floor Area/Dwelling Unit: 800 square feet
 - xi. Maximum Lot Coverage: 100%
 - xii. Street trees shall be placed in planting beds or tree grates within six feet of the back of the street curb
 - xiii. Sidewalks with a minimum unobstructed width of six feet shall be placed along street frontage. Sidewalks are in addition to and placed adjacent to street tree areas.
 - xiv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.

- xv. Maximum Building Length: 200 feet
- xvi. Buildings must be separated by a minimum distance of 10 feet
- xvii. Maximum Number of Dwelling Units Per Building: 10 units
- xviii. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be five or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the travel lane of the mews street shall be in accordance with the attached mews street section.

3. Street, Sidewalk and Streetscape Regulations

- a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.

4. Parking Regulations

- a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

The required parking within the district shall be as follows:

- Multi-Family - One space per bedroom (including efficiencies). Spaces for multi-family uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.
 - Single-Family (Attached) - Each dwelling unit shall have a rear entry drive with a minimum to two parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
 - Live/Work Space - One space per 800 square feet of area on the ground floor.
 - Retail - One space per 500 square feet of floor area.
 - Office - One space per 300 square feet of floor area.
 - Hotel - One space per guest room and one space per 160 square feet of meeting area.
 - All Other Non-Residential Uses - One space per 250 square feet of floor area.
- b. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multi-family, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.
 - c. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.

d. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews, or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

a. The following uses shall be prohibited:

- electrical substation
- railroad team track
- freight terminal or dock
- service yard for governmental agency
- shops, office or storage area for public/private utility
- water treatment plant
- auto parts sales (inside)
- automobile repair garage
- automobile storage
- car wash
- motorcycle sales/service
- tire dealer (no open storage)
- contract construction
- general commercial plant
- transfer storage and baggage terminal

b. The following additional uses shall be permitted:

- artisan's workshop
- bed & breakfast
- single-family residence (attached)

6. Signage Regulations

In addition to signs permitted by the Sign Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Sign - Freestanding identification signs may be installed at the locations specified on the attached zoning exhibit and shall comply with the Dallas North Tollway Overlay District signage standards.

Directional Signs

a. General

- A “directional sign” is any non-commercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
- A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
- These signs shall not contain advertising and shall be specifically directional in nature.

b. Sign Size - A directional sign mounted to a vertical support shall not exceed fifteen square feet and the maximum sign width is three feet wide. The bottom of the sign shall not fall below seven feet from the ground surface.

Banners - General

- Banners may be mounted to a vertical support or attached to a building or parking deck, and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- Banners may display artwork or a message that pertains to the district, or a special event.

Portals - General

- A “portal” is an entry feature, which may be freestanding, span across an area or attached to a building or structure.
- Portals may be located at the locations specified on the attached zoning exhibit.
- Portals which span across the public right-of-way may be erected subject to city approval.

Directory Map

a. General

- A “directory map” is a non-commercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- A directory map may be freestanding, mounted to a wall, mounted to a vertical support, or anchored within the public right-of-way.
- A directory map is used to provide wayfinding information for pedestrians.

b. Sign Size - A directory map, mounted to a vertical support, shall not exceed eight (8) square feet.

Architectural Roof Signs

a. General

- An “architectural roof sign” is a sign on top of a roof structure which may extend above the highest point of a roofline..
- Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Drive, Parkwood Boulevard, Tennyson Parkway, and Legacy Drive.

b. Sign Size

- Architectural roof signs shall not exceed an overall height of nine (9) feet and shall not exceed a maximum square footage of one hundred fifty (150) square feet.

Sloping Roof Signs

a. General

- A “sloping roof sign” sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
- Sloping roof signs are limited to the retail portion of Legacy Town Center.

- #### b. Sign Size - Sloping roof sign height shall not exceed one third (1/3) of the height of the sloping roof seen in true elevation (See attached zoning exhibit for sloping roof sign detail).

A-frame Signs

a. General

- An A-frame sign is a self-supporting “A” shaped sign with two visible sides that is located on or adjacent to a sidewalk.
- The sign shall be sufficiently weighted or anchored.
- A-frame signs may be located within the public right-of-way.

- #### b. Sign Size - The maximum square footage is eight (8) square feet per sign face and the maximum sign height is four (4) feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of eight (8) feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than six (6) feet, six (6) inches in length measured from the building face.
- The projecting sign shall not exceed sixty (60) square feet.

Murals - General

- Murals are non-commercial pictures, not advertising a product or service, which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural, and for appropriate size and placement.

PD-107-O-2 Office-2

ZC 2003-34/2003-9-4 DELETED
ZC 2003-29/2003-8-11
ZC 2000-59/2000-11-20

PD-147-LC Light Commercial

ZC 2003-26/2003-7-20 Location: South side of Rigsbee Drive, 630+ feet east of Sherrye Drive
Acreage: 2.8+
Restrictions: Long-term Care Facility is an additional allowed use.

PD-148-2F Two-Family Residence

ZC 2003-31/2003-7-22 Location: Southwest corner of 14th Street and Rigsbee Drive
Acreage: 15.1+
Restrictions:
1. If developed as 2F, the following stipulations shall apply:
a. The minimum lot area for two-family dwellings shall be 7,000 square feet.
b. The minimum front yard setback shall be 10 feet.
c. The maximum lot coverage shall be 50% for primary plus accessory structures.
2. If developed as PH, SF-6 or SF-7, the base development standards of the respective zoning districts shall apply.
3. A six-foot, solid masonry screening wall shall be constructed along the western boundary of the property.

PD-427-O-2

Office-2

ZC 2003-11/2003-6-11
ZC 87-40/87-6-11

Location: Southwest corner of Parker Road and Communications Parkway

Acreage: 41.9±

Restrictions:

1. No structure shall be located within 60 feet of any dedicated street.
2. All structures above two stories shall be located a minimum of up to 125 feet from a residential district.
3. Eight-story medical office building shall be a maximum of 125 feet in height, and shall be set back a minimum of 160 feet from the zoning district boundary line.
4. Ten story buildings shall be a maximum height of 150 feet and shall be set back a minimum of 300 feet from the zoning district boundary line.
5. Submittal of the landscape and screening plan for staff approval.
6. A minimum of 10% of the site shall be landscaped area
7. A minimum 30-foot wide landscape buffer shall be placed adjacent to all zoning district boundaries except where abutting defined open space on adjacent properties.
8. A three-foot high berm with a minimum three-foot high living screen shall be constructed along the southern edge of the property to the existing creek.
9. Dedication of a 15-foot wide utility easement adjacent to Midway and Parker Roads for the future placement of underground utilities.
10. Office portion of the development to be restricted to medical offices only.

PD-465-LC

Light Commercial

ZC 2003-53/2003-11-16
ZC 2003-26/2003-7-20

Location: Northwest corner of K Avenue (S.H. 5) and President George Bush Highway

Acreage: 4.0±

Restrictions: Minimum 15-foot building setback from J Place.

SPECIFIC USE PERMITS
January 1, 2003 through December 31, 2003

SUP NUMBER	DESCRIPTION	ORIGINAL ZONING CASE
S 14	Rescinded (Ordinance No. 2003-7-20)	2003-26
S 54	Rescinded (Ordinance No. 2003-5-13)	2003-06
S 81	Rescinded (Ordinance No. 2003-5-12)	2003-05
S 116	Rescinded (Ordinance No. 2003-8-15)	2003-33
S 139	Rescinded (Ordinance No. 2003-5-29)	2003-08
S 180	Rescinded (Ordinance No. 2003-9-28)	2003-42
S 209	Modified Commercial Communication Tower Height (Ordinance No. 2003-7-17)	2003-18
S 226	Rescinded (Ordinance No. 2003-5-14)	2003-07
S 232	Rescinded (Ordinance No. 2003-5-30)	2003-09
S 262	Rescinded (Ordinance No. 2003-6-25)	2003-28
S 263	Arcade (Ordinance No. 2003-6-25) <ul style="list-style-type: none"> • Limit the arcade uses to 800 square feet in the area shown on the floor plan. • Floor plan was adopted as Exhibit "B" of this ordinance. 	2003-28
S 292	Rescinded (Ordinance No. 2003-5-31)	2003-10
S 408	Expanded Private Club (Ordinance No. 2003-7-23)	2003-32
S 485	Expanded Private Club (Ordinance Nos. 2003-9-25 and 2003-2-13)	2003-36 and 2002-57
S 487	Expanded Private Club (Ordinance Nos. 2003-9-27 and 2003-2-15)	2003-38 and 2002-61
S 488	Private Club (Ordinance No. 2003-2-30)	2002-73
S 489	Private Club (Ordinance No. 2003-2-31)	2002-74
S 490	Private Club (Ordinance No. 2003-2-29) <ul style="list-style-type: none"> • City Council approved a license agreement with the applicant for the SUP area within city right-of-way. • City Council waived the 1,000-foot distance requirement from a publicly owned park. 	2002-64

S 491	Expanded Private Club (Ordinance Nos. 2003-9-26 and 2003-6-12)	2003-37 and 2003-12
S 492	Private Club (Ordinance No. 2003-6-13)	2003-13
S 493	Private Club (Ordinance No. 2003-6-22) <ul style="list-style-type: none"> • City Council waived the 300 foot distance requirement from residentially zoned property. 	2003-20
S 494	Private Club (Ordinance No. 2003-6-25)	2003-28
S 496	90-foot Commercial Antenna Support Structure (Ordinance No. 2003-7-16)	2003-17
S 497	75-foot Commercial Antenna Support Structure (Ordinance No. 2003-7-18)	2003-19
S 498	Contract Construction (Ordinance No. 2003-7-21)	2003-27
S 499	Contract Construction (Ordinance No. 2003-7-21)	2003-27
S 500	Nursery (Ordinance No. 2003-7-21)	2003-27
S 501	Used Car Dealer (Ordinance No. 2003-7-21)	2003-27
S 502	Private Club (Ordinance No. 2003-8-20)	2003-35
S 504	Private Club (Ordinance No. 2003-8-21)	2003-40
S 505	Private Club (Ordinance No. 2003-8-22) <ul style="list-style-type: none"> • City Council waived the 300-foot distance requirement from residentially zoned property. 	2003-41
S 506	Private Club (Ordinance No. 2003-9-24)	2003-30
S 507	Private Club (Ordinance No. 2003-9-28)	2003-42
S 508	Private Club (Ordinance No. 2003-9-50)	2003-43
S 509	Private Club (Ordinance No. 2003-10-20) <ol style="list-style-type: none"> 1. The area of the private club is limited to the inside of the theater only. 2. Screening consisting of masonry, wrought iron and/or landscaping shall be placed along the southern property line from the sidewalk to the east façade of the Courtyard Theater. 3. City Council waived the 1,000-foot distance requirement from a publicly-owned park and the 300-foot distance requirement from a residential district and church. 	2003-45

S 510	Private Club (Ordinance No. 2003-10-22)	2003-46
S 511	In-home Day Care Center (Ordinance No. 2003-10-30) 1. In-home day care is operated as a home occupation use only. 2. The hours of operation are limited to 8:30 a.m. to 12:30 p.m. 3. The days of operation are limited to Monday through Friday. 4. Day care may be provided for up to 12 children including the homeowner's children.	2003-48
S 512	Private Club (Ordinance No. 2003-11-9)	2003-55
S 513	Household Care Institution (Ordinance No. 2003-11-17)	2003-57
S 515	Recreational Vehicle Sales and Service (Ordinance No. 2003-11-16)	2003-53
S 516	Recreational Vehicle Parking Lot or Garage (Ordinance No. 2003-11-16)	2003-53
S 517	Contract Construction (Ordinance No. 2003-11-16)	2003-53
S 518	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
S 519	Contract Construction (Ordinance No. 2003-11-16)	2003-53
S 520	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
S 521	Contract Construction (Ordinance No. 2003-11-16)	2003-53
S 522	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
S 523, S 524 and S 525	Contract Construction (Ordinance No. 2003-11-16)	2003-53
S 526	Auto Storage (Ordinance No. 2003-11-16)	2003-53
S 527	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
S 528	Auto Storage (Ordinance No. 2003-11-16)	2003-53
S 529	Contract Construction (Ordinance No. 2003-11-16)	2003-53
S 530	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
S 531	Private School (Ordinance No. 2003-12-14)	2003-56

HISTORIC DESIGNATIONS ADOPTED
January 1, 2003 through December 31, 2003
Listed with Conditions of Approval

HISTORIC DESIGNATION NUMBER	ZONING CASE	ORDINANCE NO.	NAME
H-25	2002-63	2003-1-12	Merritt Building
H-26	2002-60	2003-2-14	Downtown Heritage District
H-27	2002-65	2003-1-14	Will Schimelpfenig House
H-28	2002-66	2003-1-15	Hughston House
H-29	2003-54	2003-11-8	Schimelpfenig-Dudley-O'Neal House
H-30	2003-58	2003-12-15	Salmon House

ANNEXATIONS/DISANNEXATIONS
January 1, 2003 through December 31, 2003

ORDINANCE NO.	APPROVAL DATE	DESCRIPTION
2003-2-2	02/03/03	Annexed 0.59± acre on the south side of Parker Road at Rainier Road. (A2002-01)
2003-8-18	08/25/03	Annexed 32.2+ acres at the northeast corner of Hebron Parkway and Marsh Lane. (A2003-01)