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Zoning Ordinance Index

Article 1. General Regulations

1.100 Title

1.101 An ordinance to limit and restrict to specified districts or zones and to regulate therein, buildings and structures according to their construction and the nature and extent of their use, and the nature and extent of the uses of the land in the city of Plano, Collin and Denton counties, Texas, including the right to regulate and restrict the height, number of stories, sizes of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population and the location and use of buildings and structures and land for trade, industry, residence, or other purposes; and in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures.

1.102 The short title by which this ordinance shall be known shall be the "Zoning Ordinance" of the City of Plano.

1.200 Purpose

This ordinance as herein established has been made in accordance with a Comprehensive Plan for the purpose of promoting and protecting the public health, safety, morals, and general welfare of the community, and in furtherance of the following related and more specified objectives:

(1) Guide and regulate the appropriate use or development of all lands, in a manner which will promote the public health, safety, morals, and general welfare.

(2) Secure safety from fire, flood, panic, and other natural and man-made disasters.

(3) Provide adequate light, air, and open space.

(4) Promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons and neighborhoods.

(5) Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

(6) Provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and industrial uses and open space, both public and private; according to their respective environmental requirements in order to meet the needs of all citizens.

(7) Encourage the location and design of transportation routes, which will promote the free flow of traffic while discouraging location of such facilities and routes, which result in congestion or blight.

(8) Promote a desirable visual environment through creative development techniques and good civic design and arrangement.

(9) Promote the conservation of open space and valuable natural resources and prevent urban sprawl and degradation of the environment through improper use of land.

(10) Encourage coordination of the various public and private procedures and activities shaping land development with a view to lessening the cost of such development and to more efficiently using the land.

1.300 Empowerment to Zone

The City Council of the City of Plano hereby adopts, and may from time to time amend, this Zoning Ordinance. Such ordinance and any amendment or revision thereto shall be made in accordance with a Comprehensive Plan, and to lessen congestion in the streets, secure safety from fire, panic, and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, or to promote the health and the general welfare. Notwithstanding anything aforesaid, the City Council may adopt an interim Zoning Ordinance.

The Zoning Ordinance shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land. The regulations in the Zoning Ordinance shall be uniform throughout each district for each class or kind of buildings or structures or uses of land, but the regulations in one district may differ from those in other districts.

No Zoning Ordinance and no amendment or revision to any Zoning Ordinance shall be submitted to or adopted by initiative or referendum.

1.400 Compliance

1.401 Compliance Required

All land, buildings, structures, or appurtenances thereon located within the city of Plano, Texas, which are hereafter occupied, used, erected, altered, or converted shall be used, placed, and erected in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located except as hereinafter provided.

1.402 Creation of Building Site

No permit for the construction of a building or buildings upon any tract or plot shall be issued unless the plot or tract is part of a plat of record, properly approved by the Planning & Zoning Commission, and filed in the Plat Records of Collin County or Denton County, Texas.

1.403 Certificate of Occupancy

(ZC 95-08; Ordinance No. 95-5-25)

(1) Certificate of Occupancy

No building hereafter erected, converted, or structurally altered shall be used or occupied and no building may be changed in use unless or until a Certificate of Occupancy has been issued by the Building Official stating that the building complies with this ordinance and other building laws of the City of Plano. The provisions of this section shall not apply to single-family detached or duplex dwellings. A Certificate of Occupancy shall state that the building, or proposed use of a building, complies with all the building and health laws and ordinances and with the provisions of these regulations.

(2) Land Occupancy

(a) Where property is proposed for a use without a building, it may not be occupied, used, or changed in use until a Land Occupancy Permit has been issued by the Building Official stating that the proposed use and occupancy of land complies with the provisions of this ordinance and other laws of the City of Plano. The provisions of this section shall apply to nonresidential properties, excluding agricultural (and shall not apply to parcels of land on which there is a building that houses the primary use).

(b) No Land Occupancy Permit shall be issued until a site plan has been approved for the intended use. The permit shall state that the use of the land complies with all the health laws and ordinances and with the provisions of these regulations. Land Occupancy Permits are recorded in the Office of the Building Official. All nonconforming properties shall obtain a Land Occupancy Permit within 18 months of the effective date of this ordinance.

1.404 Completion of Building Approved or Under Construction

Nothing herein contained shall require any change in the plans, construction, or designated use of a building under construction at the time of the passage of this ordinance and which the entire building shall be completed within one year from the date of the passage of this ordinance.

1.405 Location of Dwelling and Buildings

Only one main building for single-family or two-family use with permitted accessory buildings may be located upon a lot or platted tract. Every dwelling shall face or front upon a public street or approved place other than an alley, which street or approved place shall have a minimum width of 22 feet. Where a lot is used for multifamily, retail, office, commercial, or industrial purposes, or a combination of same, or for a combination of retail and dwelling purposes, more than one main building may be located upon the lot, but only when such buildings conform to all the open space, parking, and density requirements applicable to the uses and districts. Whenever two or more main buildings or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a public street, the same may be permitted when the site plan for such development is approved by the Planning & Zoning Commission. No storage area or required open space for one building shall be computed as being the open space, yard, or area requirements for any other dwelling or other use.

1.500 Lot, Yard, Height, and Coverage Regulations

1.501 Lot Area/Dimensions

The regulations concerning lot dimensions set for in Section 2.800 and as herein specified, shall apply to all lots except that a lot having less area, width, or depth than herein required which was an official "lot of record" prior to the adoption of this ordinance may be used for a single-family dwelling, and no lot existing at the time of passage of this ordinance shall be reduced in area, width, or depth below the minimum requirements set forth herein. See Section 3.400 for supplementary lot area regulations.

1.502 Yards

The yard regulations set forth in Section 2.800 and as herein specified shall apply to all lots within the several districts respectively, unless otherwise specified in the ordinance. See Sections 3.500, 3.600, and 3.700 for supplementary yard regulations.

1.503 Height

The height regulations set forth in Section 2.800 and as herein specified shall apply to all buildings and structures within the several districts respectively, unless otherwise specified in the ordinance. When height requirements are stated in stories and feet, the more restrictive requirement shall apply. See Section 3.800 for supplementary height regulations.

1.504 Lot Coverage

The maximum percentage of any lot area which may hereafter be covered by the main building and all accessory buildings shall not exceed the requirements of Section 2.800, except where an existing building at the effective date of this ordinance may have a greater percentage of a lot covered than herein prescribed, such building shall be considered a conforming use.

1.505 Floor Area Ratio

The maximum floor area ratio of a lot or tract on which a building is located shall not exceed the requirements of Section 2.800, except where an existing building at the effective date of this ordinance may have a higher floor area ratio than herein prescribed, such building shall be considered a conforming use.

1.600 Definitions

Interpretation of Language

All words used in the present tense shall include the future; all words in the singular number include the plural number, and all words in the plural number include the singular number; the word "person" includes "corporation," "co-partnership," "association," and "individual"; the word "shall" is mandatory and not discretionary. Terms not herein defined shall have the meaning assigned to them in the Building Code of the City of Plano. Terms not defined herein or in the Building Code shall have the meaning customarily assigned to them.

Term	Definition
Accessory Building or Use	A building or use that is clearly subordinate to and functionally related to the primary building or use, which contributes to the comfort, convenience, or necessity of occupants of the primary building or use on the same platted lot. Accessory buildings shall be detached from the primary building and shall not be used for living quarters. (ZC 96-29; Ordinance No. 96-11-29)
Adult Day Care Center	A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult day care centers must be licensed by the Texas Department of Human Services. (Ordinance No. 96-1-9)
Airport	A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers. (See Subsection 3.106.)
Alley	A public space or thoroughfare which affords only secondary means of access to property abutting thereon, which has been deeded or dedicated to the public for public use.
Amateur Radio Antenna	Any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission. (ZC 98-92; Ordinance No. 98-11-45)
Anchor Store or Tenant	In regional malls, stores with over 100,000 square feet of gross lease able area. (ZC 98-100; Ordinance No. 99-1-8)
Animal Exhibition	A collection of animals for display to the public. An animal exhibition shall not include the sale, breeding, or butchering of animals.
Antenna	Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communications signals. (See Subsection 3.107.) (ZC 99-43; Ordinance No. 99-9-39)

Term	Definition
Antenna Support Structure	The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge. (See Subsection 3.107.) (ZC 99-43; Ordinance No. 99-9-39)
Antique Shop (Inside Sales)	A retail establishment engaged in the selling of works of art, furniture, or other artifacts of an earlier period, with all sales and storage occurring inside a building.
Apartment	A room or suite of rooms in a multifamily dwelling or apartment house arranged, designed, or occupied as a place of residence by a single-family, individual, or group of individuals.
Apartment House	Same as Dwelling, Multifamily.
Arcade	An establishment with six or more player-operated skill or amusement machines, or a combination of six or more such machines and/or connected control panels that provide access to the machines. (ZC 96-29; Ordinance No. 96-11-29)
Artisan's Workshop	An establishment, not exceeding 3,000 square feet of floor area, for the preparation, display, and sale of individually-crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles, and related items. (Ordinance No. 93-8-13)
Asphalt or Concrete Batching Plant (Permanent)	See Concrete or Asphalt Batching Plant (Permanent).
Asphalt or Concrete Batching Plant (Temporary)	See Concrete or Asphalt Batching Plant (Temporary).
Assembly Hall	A building or portion of a building in which facilities are provided for civic, educational, political, religious, or social purposes. (ZC 97-80, Ordinance No. 98-2-17)
Assisted Living Facility	A development designed and staffed to provide housing for residents who require some type of support for daily living, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may also provide convenience services, such as meals, housekeeping, transportation, and community facilities, such as central dining rooms and activity rooms. (ZC 2000-83; Ordinance No. 2000-11-30)
Automobile Leasing and Renting	Storage, leasing, or renting of automobiles, motorcycles, and light load vehicles.
Automobile Parts Sales (Inside)	The use of any building or other premise for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.
Automobile Parts Sales (Outside)	The use of any land area for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.
Automobile Storage	The storage, on a lot or tract, of operable automobiles for the purpose of holding such vehicles for sale, distribution, or storage.

Term	Definition
Automobile	A four-wheeled, self-propelled vehicle designed for passenger transportation and commonly propelled by an internal combustion engine.
Automobile Parking Lot/ Garage	An area or structure where a fee is charged for parking motor vehicles and which serves as the primary use on the lot. (ZC 96-29; Ordinance No. 96-11-29)
Automobile Repair - Major	General repair or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker service; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; and other similar uses. (ZC 96-29; Ordinance No. 96-11-29)
Automobile Repair - Minor/ Service Station	An establishment used for the retail dispensing or sales of automobile fuels, lubricants, and automobile accessories; the minor repair or replacement of parts and performing state inspections and making minor repairs necessary to pass said inspection. Uses listed under Automobile Repair - Major or any other similar uses are not included. Vehicles, which are inoperative or are being repaired, may not remain parked outside for a period greater than seven days. (ZC 96-29; Ordinance 96-11-29)
Bank, Savings and Loan, or Credit Union	An establishment for the custody, loan, exchange, or issue of money, the extension of credit, and/or facilitating the transmission of funds.
Basement	A building story which is partly underground. A basement shall be counted as a story in computing building height if at least one half of its height is above the average level of the adjoining ground prior to berming, using measurements taken at each corner of the building which meets the ground.
Bed and Breakfast Inn	An owner (or operator) occupied residence with up to five bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services. (Ordinance No. 93-8-13)
Block	An area enclosed by streets and occupied by or intended for buildings.
Board	The zoning Board of Adjustment as established in Article 6.
Boarding/Rooming House	A residence structure other than a hotel where lodging and/or meals for four or more persons are provided for compensation.
Body Piercing	The creation of an opening in an individual's body, other than in an individual's ear lobe, to insert jewelry or other decoration. (ZC 2001-19; Ordinance No. 2001-11-25)
Bottling Works	A manufacturing facility designed to place a product into a bottle for distribution.

Term	Definition
Bowling Alley	An establishment engaging in providing facilities for bowling.
Building	Any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.
Building Line	A line parallel or approximately parallel to the front lot line at a specific distance there from, marking the minimum distance from the front lot line that a building may be erected.
Building Material Sales	An establishment for the sale of materials customarily used in the construction of buildings and other structures, including facilities for storage outside a building. Refer to Section 3-900 for screening requirements for open storage. (ZC 96-29; Ordinance No. 96-11-29)
Building Official	Chief Building Official for the City of Plano or his designee.
Bus/Truck Leasing	See Truck/Bus Leasing.
Bus/Truck Repair	See Truck/Bus Repair.
Business Service	This group includes establishments primarily engaged in providing services not elsewhere classified to business enterprises on a fee contract basis including, but not limited to, advertising agencies, computer programming and software services, and office equipment sales, rental, leasing, or repair. (ZC 98-69; Ordinance No. 98-10-10)
Cabinet and Upholstering Shop	An establishment for the production, display, and sale of furniture and soft coverings for furniture.
Cafeteria/Restaurant	See Restaurant/Cafeteria.
Caliper	The diameter of a tree trunk measured in inches at a point 12 inches above the ground.
Caretaker's/Guard's Residence	A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard employed on the premises.
Carport	A structure open on a minimum of three sides designed or used to shelter vehicles. (See Subsection 3.203, Carports.)
Car Wash	Structure used to wash motorcycles, automobiles, and light load vehicles.
Cemetery	Property used for the interring of the dead.
Certificate of Occupancy	An official certificate issued by the city through the Building Official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued; may be referred to as an Occupancy Permit. (ZC 95-08; Ordinance No. 95-5-25)
Church and Rectory	A building for regular assembly for religious worship which is used primarily for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns, or rabbis on the premises.

Term	Definition
City Council	The governing body of the City of Plano, Texas.
Civic Center	A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention, or entertainment facilities owned and/or operated by a governmental agency.
Cleaning - Small Plant/Shop	A custom cleaning shop or pick-up station not exceeding 5,000 square feet of floor area including, but not limited to, dry cleaning plants having no more than 5,000 square feet of floor area.
Climbing Guard	Equipment or shields specifically designed to prevent a person from climbing an antenna support structure. (ZC 98-92; Ordinance No. 98-11-45)
Clinic	A group of offices for one or more physicians, surgeons or dentists to treat sick or injured out-patients who do not remain overnight.
College/University	An institution established for educational purposes offering courses for study beyond the secondary education level but excluding trade schools and commercial schools.
Commercial Amusement (Indoor)	An enterprise such as a recreation club, organization, or bingo parlor that provides activities, services, and instruction for entertainment, or arcades. Uses or combinations would typically include bowling alleys, ice or roller skating rinks, bingo parlors, and/or practice areas. (ZC 96-29; Ordinance No. 96-11-29)
Commercial Amusement (Outdoor)	An outdoor area or structure, open to the public, which provides entertainment or amusement for a fee or admission charge including, but not limited to, batting cages, miniature golf, go-kart tracks, and carnivals.
Commercial/Trade Schools	See Trade/Commercial Schools.
Commercial Antenna	Any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. (ZC 98-92; Ordinance No. 98-11-45)
Commercial Pet Sitting/Kennel (Indoor Pens)	See Kennel (Indoor Pens)/Commercial Pet Sitting.
Communications Operations (Amateur)	The transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.) (Ordinance No. 95-9-38)
Communications Operations (Commercial)	The transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.) (Ordinance No. 95-9-38)
Community Center	A building or complex of buildings that house cultural, recreational, athletic, or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.

Term	Definition
Concrete/Asphalt Batching Plant (Permanent)	A permanent manufacturing facility for the production of concrete or asphalt.
Concrete/Asphalt Batching Plant (Temporary)	A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed.
Construction Yard (Temporary)	A storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at completion of construction. (See Subsection 3.103.)
Continuing Care Facility	A development providing housing/accommodations and services along the continuum of an elderly persons needs, including independent living, assisted living, and/or long-term care facilities. (ZC 2000-83; Ordinance No. 2000-11-30)
Convenience Store	A retail establishment of 5,000 square feet or less of floor area that sells food and other consumable and non-consumable products for off-premise use or consumption. Convenience stores may include the dispensing or sales of automobile fuels, lubricants, and accessories, but shall not include automobile repair or the sale of replacement parts. (ZC 98-69; Ordinance No. 98-10-10)
Country Club (Private)	A land area and buildings which may include a golf course, clubhouse, dining room, swimming pool, tennis courts, and similar recreational or service uses available only to members and their guests.
Court	An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one side open to a street, alley, yard, or other permanent open space.
Dance/Gymnastic Studio	See Gymnastic/Dance Studio.
Dance Hall	An establishment open to the general public for entertainment, in particular, dancing.
Day Care Center	A facility providing care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The term "day care center" shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school. (See Subsection 3.102.) (Ordinance No. 93-10-32)

Term	Definition
Day Care (In-home)	Allowed as a home occupation (refer to Subsection 3.110) in the caretaker's residence under these three options. (Ordinance No. 94-1-19)
	Provides care for less than 24 hours a day to no more than 6 children under the age of 14, plus no more than 6 additional elementary school-age children (age 5 to 13). The total number of children (counting the caretaker's own children) is no more than 12 at any time. Registration with the Texas Department of Protective and Regulatory Services is required, unless exempted by State law.
	Provides care for less than 24 hours a day for 7 to 12 children (including the caretaker's and staff's children) under the age of 14. A license from the Texas Department of Protective and Regulatory Services is required. Care provided to 9 or more children that does not comply with Option 1 requires a specific use permit.
	All group day care homes which were licensed by the State of Texas or had a license application pending on or before October 25, 1993, are considered to be a legal use in residential districts and will not require specific use permit approval as long as a valid license is maintained for the operation in its original location and it provides care for less than 24 hours a day for no more than 12 children (including the caretaker's and staff's children) under the age of 14.
Decibel	See Performance Standard Terms.
Department or Variety Store	Same as General Merchandise Store.
Distribution/Warehouse Center	See Warehouse/Distribution Center.
District	A section of the city of Plano for which the regulations governing the area, height, or use of the land and buildings are uniform.
Drip Line	A vertical line running through the outermost portion of the crown of a tree and extending to the ground.
Drive-in Service	Facilities designed so that patrons customarily park on the premises and obtain services or goods brought out of the building to them by an employee of the business, without leaving their cars.
Dry Cleaning Plant	An industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents.
Duplex	Same as Two-Family Dwelling.
Dwelling - Single-family	A building having accommodations for and occupied by not more than one family.
Dwelling - Two-Family	A detached building having separate accommodations for and occupied by not more than two families.
Dwelling - Multifamily	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.

Term	Definition
Dwelling Unit	A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters of a family and including facilities for food preparation, sleeping, and sanitation.
Easement	A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.
Electrical Substation	A subsidiary station in which electric current is transformed.
Engine/Motor Repair	The adjustment, reconditioning, or restoration to working order of engines and motors.
Exhibition Area	An area or space either outside or within a building for the display of topic-specific goods or information.
Exterior Sales	The sale or display of merchandise within a designed area outside of a building, including greenhouses designed with a fabric, membrane, glass, or plastic roof structure and used exclusively for the sale or storage of plants. (ZC 92-55; Ordinance No. 92-9-1)
Fairgrounds	An area where outdoor fairs, circuses, or exhibitions are held.
Farm, Ranch, Garden, or Orchard	An area of five acres or more which is used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.
Farmer's Market	The retail sale of farm produce by individual vendors within a covered lease space, for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey. Sale of any type of meat, fish or poultry, eggs, refrigerated dairy products, and home canned or packaged items shall be prohibited. (See Subsection 3.109.)
Feed Store	An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including other implements and goods related to agricultural processes, but not including farm machinery.
Field Office	A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction, or the sale of real estate properties within the active development or construction project.
Fire Station/Public Safety Building	A building housing fire apparatus and usually firefighters, or a building housing a law enforcement agency of a unit of local government.
Fitness/Health Center	See Health/Fitness Center.

Term	Definition
Flea Market	A site where space inside or outside a building is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term, flea market, shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.
Floodplain	An area of land subject to inundation by a 100-year frequency flood, as shown on the floodplain map of the City of Plano.
Floor Area	The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.
Floor Area Ratio (FAR)	The floor area of a main building or buildings on a lot, divided by the lot area. (See Appendix Illustration 11.)
Florist Shop	An establishment for the display and retail sale of flowers, small plants, and accessories.
Food Store/Grocery Store	A retail establishment that displays or sells food and other consumable and non-consumable products intended primarily for off-premise use or consumption. (ZC 96-29a; Ordinance No. 96-12-11)
Fraternal Organization, Lodge, or Civic Club	An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.
Frequency	See Performance Standard Terms.
Funeral/Mortuary Parlor	See Mortuary/Funeral Parlor.
Furniture, Home Furnishings, and Equipment Stores	This group includes retail stores selling goods used for furnishing the home including, but not limited to, furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.
Garden Center	A retail business for the display and/or sale of trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting. (See Section 3.900.) (ZC 92-55; Ordinance No. 92-9-1)
General Commercial Plant	Establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dying plant.
General Merchandise Stores	This major group includes retail stores which sell a number of lines of merchandise including, but not limited to, dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware, and food. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc.

Term	Definition
Golf Course	An area of 20 acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.
Grocery/Food Store	See Food/Grocery Store.
Gross Leaseable Area	The floor area of a regional mall greater than 1,000,000 square feet in size, excluding atriums, malls, other public spaces, and areas for support activities. The gross lease able area is determined by subtracting 35% from the gross floor area of the mall itself and 15% from the gross floor area of the anchor stores. (ZC 98-100; Ordinance No. 99-1-8)
Ground Mounted	An antenna or antenna support structure fixed directly into the ground. (ZC 98-92; Ordinance No. 98-11-45)
Guard's/Caretaker's Residence	See Caretaker's/Guard's Residence.
Gymnastic/Dance Studio	A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.
Hardware	Hardware and supplies customarily used for home repair and maintenance but not including building construction materials such as lumber and drywall. (Ordinance No. 96-4-25)
Health/Fitness Center	A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks. (ZC 96-29; Ordinance No. 96-11-29)
Heavy Load Vehicle	A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds, such as large recreation vehicles, tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise.
Heavy Machinery Sales and Storage	A building or open area, other than a right-of-way or public parking area, used for the display, sale, rental, and storage of heavy machinery, either machines in general or as a functioning unit. Heavy machinery includes but is not limited to tractors, farm machinery, bulldozers, street graders, and paving devices. (ZC 98-69; Ordinances No. 98-10-10)
Height	The vertical distance of a building measured from the average grade as measured at the corners of the building prior to berming to (1) the highest point of the roof's surface if a flat surface, (2) the deck line of mansard roofs or (3) the highest point of the ridge for hip and gable roofs and, in any event, including chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio towers, antennas, ornamental cupolas, domes or spires, and parapet walls. (See Section 3.800.)

Term	Definition
Heliport	An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities. (See Subsection 3.106.)
Helistop	The same as a heliport, except that no refueling, maintenance, repairs, or storage of helicopters is permitted. (See Subsection 3.106.)
Home Occupations	Any activity carried out for gain by a resident which results in the manufacture or provision of goods and/or services and is conducted as an accessory use in a dwelling unit. (See Subsection 3.110.)
Homebuilder Marketing Center	A building or structure of either permanent or temporary construction used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development and/or other identified subdivision(s) or construction project. (ZC 92-99; Ordinance No. 93-5-25)
Hospital	An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities as licensed by the State of Texas.
Hotel/Motel	See Motel/Hotel.
Household Appliance Service and Repair	The maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, and hairdryers.
Household Care Facility	A dwelling unit that provides residence and care to not more than six persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together with not more than two caregivers as a single housekeeping unit. Where applicable, a household care facility shall have appropriate licensing and/or registration by the State of Texas. (ZC 2004-15; Ordinance No. 2004-9-18)
Household Care Institution	A facility that provides residence and care to more than six persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas. (ZC 2004-15; Ordinance No. 2004-9-18)
Housekeeping Unit	A dwelling unit organized as a single entity in which members share common kitchen facilities and have access to all parts of the dwelling.

Term	Definition
Housing Development	Any development involving the provision of housing as primary land use and the inclusion of secondary facilities, such as streets and sidewalks.
Independent Living Facility	A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms. (ZC 2000-83; Ordinance No. 2000-11-30)
Indoor Gun Range	Any indoor facility open to the public and occupying all or a portion of a building where firearms are discharged for testing or recreation purposes. (Ordinance No. 93-9-29)
Industrial - Light	Industrial uses which meet the performance standards, bulk controls, and other requirements established in this ordinance.
Industrial Park	A large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.
Kennel (Indoor Pens)/ Commercial Pet Sitting	An establishment with indoor pens in which more than six dogs or domesticated animals are housed during the day or overnight, groomed, bred, boarded, exercised, trained, or sold for commercial purposes. Animal transportation service may be provided. (ZC 05-04; Ordinance No. 2005-4-14)
Kennel (Outdoor Pens)	An establishment with outdoor pens in which more then six dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained, or sold for commercial purposes.
Kiosk	A small, free-standing, one-story structure having a maximum floor area of 350 square feet and used for commercial purposes or the posting of temporary information and/or posters, notices, and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet. (See Subsection 3.202.)
Kitchen - Accessory	A second kitchen in a single-family residence, the use of which is subordinate and incidental to the common living activities of the household. An accessory kitchen is permitted in the main building, servants' quarters located in the main building, and pool cabanas. (ZC 2000-84; Ordinance No. 2001-1-15)
Laundromat	A facility where patrons wash, dry, or dry clean clothing and other fabrics in machines operated by the patron.

Term	Definition
Licensed Massage Therapy	A health care service practiced by a licensed massage therapist, as defined by state law. "Massage therapy" means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.
Light Load Vehicle	A self-propelled vehicle having no more than two axles such as a pick-up truck or van but excluding recreation vehicles and vehicles designed for commercial hauling or for the moving of home furnishings and similar articles. (ZC 96-29; Ordinance No. 96-11-29)
Loading Space	An off-street space or berth and/or an associated building opening used for the loading or unloading of vehicles including railroad cars. (ZC 2002-48; Ordinance No. 2002-10-41)
Long-term Care Facility	A development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease. (ZC 2000-83; Ordinance No. 2000-11-30)
Lot	Land occupied or to be occupied by a building and its accessory building including such open spaces as are required under this ordinance and having a minimum frontage of 12 feet upon a public street or officially approved place.
Lot Area	The net horizontal area of the lot excluding portions of streets and alleys and easements for streets and alleys.
Lot - Corner	A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.
Lot - Coverage	The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.
Lot Depth	The horizontal distance measured perpendicularly between two points on the front lot line and two points on the rear lot line which creates an area that meets the zoning district's minimum width and depth requirements. Lot depth shall not include easements which impair the use of the lot surface as a yard. (See Appendix Illustration 2.)
Lot - Flag or Panhandle	A lot having access to a street by means of a parcel of land having a depth greater than its frontage and having a width less than the minimum required lot width but not less than 12 feet.
Lot - Interior	A lot other than a corner lot.

Term	Definition
Lot Line - Front	The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line, and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines. (See Appendix Illustration 1.)
Lot Line - Rear	The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero. (See Appendix Illustration 1.)
Lot Line - Side	Any lot line not the front or rear lot line. (See Appendix Illustration 1.)
Lot Lines	The lines bounding a lot as defined herein.
Lot of Record	A lot, which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Collin County or Denton County.
Lot - Through	A residential lot other than a corner lot abutting more than one street and having access to more than one street. Through lots are prohibited by this ordinance.
Lot Width	The horizontal distance measured between side lot lines parallel to the front lot line and measured from the point on the building line which is closest to the front lot line. (See Appendix Illustration 3.)
Main Building	The building or buildings on a lot which are occupied by the primary use.
Mast	A pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation. (ZC 98-92; Ordinance No. 98-11-45)
Manufacturing - Heavy-intensity	Basic industrial processing which transforms materials, particularly raw materials, into a new substance, compound, or product. Uses include, but are not limited to, meat packing, chemical and petroleum processing and manufacturing, and foundries. (ZC 05-20; Ordinance No. 2005-6-34)
Manufacturing - Light-intensity	Indoor assembly and manufacturing of finished products or parts from previously prepared materials and parts. Fabrication may be used in limited form to shape or define the final product but shall not comprise the primary activity of such operations. (ZC 05-20; Ordinance No. 2005-6-34)
Manufacturing - Moderate-intensity	Manufacturing of finished products and component products or parts, including the transportation, treatment, or processing of materials or substances, exclusive of basic industrial processing. (ZC 05-20; Ordinance No. 2005-6-34)
Mausoleum	Property used for the interring of the dead where bodies are interred above ground in stacked vaults.
Medical Office	An establishment dispensing health services, including medical, surgical, dental, and other services.

Term	Definition
Microwave Reflector/ Antenna	An apparatus constructed of solid, mesh, or perforated materials of any configuration that is used to receive and/or transmit microwave signals from a terrestrial or orbital located transmitter or transmitter relay. This definition is meant to include, but is not limited to, what are commonly referred to as satellite receive only earth stations (T.V.R.O.S.) or satellite dishes. (See Subsection 3.107.) (Ordinance No. 95-9-38)
Mini-Warehouse/Public Storage	A building(s) containing separate, individual, self-storage units of 500 square feet or less for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit. (ZC 96-29; Ordinance No. 96-11-29)
Miscellaneous Retail Stores	Establishments engaged in the retail sale of specialized lines of merchandise not elsewhere classified including, but not limited to, drug, liquor, apparel and accessories, handcraft, and pastries.
Mobile Home	A dwelling designed to be transported on its own chassis on the highway in one or more sections by a prime mover and which is constructed with a base section so as to be independently self-supporting and not requiring a permanent foundation for year-round living.
Mobile Home/Trailer Display and Sales	See Trailer/Mobile Home Display and Sales.
Mobile Home/Trailer Park	An area of not less than ten acres or more than 25 acres approved for occupancy by mobile homes and accessory structures related thereto.
Model Home	A single-family or duplex residential structure temporarily used for the display, sales, and/or oversight of the construction of new residences within the subdivision or development in which the residential structure is located.
Monopole	A self-supporting, tubular-shaped antenna support structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation. (ZC 98-92; Ordinance No. 98-11-45)
Mortuary/Funeral Parlor	A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
Motel/Hotel	A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided. Restaurants shall be permitted as a secondary use within the building.
Motorcycle	A usually two-wheeled, self-propelled vehicle having one or two saddles or seats and which may have a sidecar attached. For purposes of this ordinance, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.

Term	Definition
Motorcycle Sales/Service	The display, sale, and servicing, including repair work, of motorcycles.
Motor/Engine Repair	See Engine/Motor Repair.
Motor Vehicle	Any vehicle designed to carry one or more persons, which is propelled or drawn by mechanical power, such as automobiles, trucks, motorcycles, and buses.
Multifamily Building	Same as Dwelling, Multifamily.
Multifamily Residence	Same as Dwelling, Multifamily.
New Car Dealer	Retail sales and/or leasing of new automobiles or light load vehicles, including, as a minor part of the business, the sales and/or leasing of used automobiles or light load vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Nonconforming Use	A building, structure or use of land lawfully occupied at the time of the effective date of this ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated.
Nursery	An establishment for the cultivation and propagation, display, storage and sale (retail and wholesale) of large plants, shrubs, trees and other materials used in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. (ZC 96-50; Ordinance No. 96-9-36)
Occupancy	The use or intended use of the land or buildings by proprietors or tenants.
Octave Band	See Performance Standard Terms.
Odor Threshold	See Performance Standard Terms.
Office - Professional/General Administrative	A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations, and associations; but excluding medical offices.
Office Center	A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper, or candy stand.
Office - Showroom/ Warehouse	An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area. This designation does not include contract construction or contractor's shop and storage yard. (Ordinance No. 96-4-25)

Term	Definition
Open Space	Area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, or porches. (See Usable Open Space.)
Open Storage and Outside Display	The outside storage or exhibition of goods, materials, merchandise, or equipment on a lot or tract. (ZC 97-65; Ordinance No. 99-9-18)
Paint Shop	An establishment where painting services are performed.
Park/Playground	A recreation facility, recreation center, or park owned or operated by a public agency such as a city or school district and available to the general public.
Parking Garage	A structure designed specifically for the enclosed parking of motorized vehicles.
Parking Lot	An off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.
Parking Space	An all-weather surfaced area used for parking a vehicle, not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street, permitting free ingress and egress without encroachment on the street.
Particulate Matter	See Performance Standard Terms.
Patio Home	A single-family dwelling on a separate lot with open space setbacks only on three sides, commonly developed in a cluster configuration.
Pawn Shop	An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker).
Performance Standard Terms	Decibel - A unit of measurement of sound pressure.
	Frequency - The number of times per second a vibration or sound wave oscillates.
	Octave Band - A portion of the audible sound spectrum. An Octave Band analyzer divides the audible sound spectrum into eight Octave Bands.
	Odor Threshold - The concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person. Determination of the Odor Threshold is prescribed by A.S.T.M.D. 1391-57, "Standard Method for Measuring Odor in Atmosphere."
	Particulate Matter - Finely divided solid or liquid matter, other than water, which is released into the atmosphere.
	Smoke - The visible discharge of particulate matter from chimney, vent, exhaust, or combustion process.

Term	Definition
Performance Standard Terms (Continued)	Toxic and Noxious Matter - Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger health, safety, or comfort of persons in the vicinity or which may cause injury or damage to property.
	Vibration - A periodic displacement of the earth measured in inches.
Personal Service Shop	Establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, dry-cleaning and laundry pick-up stations, and weight loss salons/health clubs.
Pet Shop	A retail establishment offering small animals, fish, or birds for sale as pets and where all such creatures are housed within the building.
Planning & Zoning Commission	The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning and other functions as delegated to it by the City Council.
Plat	A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Plano and subject to approval by the Planning & Zoning Commission and filed in the Plat Records of Collin and Denton Counties.
Playground/Park	See Park/Playground.
Plot	A single unit or parcel of land, or a parcel of land that can be identified and referenced to a recorded plat or map.
Portable Buildings Sales	An establishment which displays and sells structures which are capable of being carried and transported to another location, not including mobile homes.
Post Offices - Government and Private	Local branch of the U.S. Postal Service or private commercial venture engaged in the distribution of mail and incidental services.
Premises	Any parcel of real property together with all buildings or structures thereon.
Primary Use	Any use permitted by right or by specific use permit as it applies to a particular zoning district as specified in the "Schedule of Permitted Uses," Subsection 2.502. (ZC 96-29; Ordinance No. 96-11-29)
Principal Building	Same as Main Building.
Print Shop - Major	An establishment whose primary service is long-run printing including, but not limited to, book, magazine, and newspaper publishing. (ZC 2000-36; Ordinance No. 2000-6-26)
Print Shop - Minor	An establishment whose primary service is short-run printing to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar items. (ZC 2000-36; Ordinance No. 2000-6-26)

Term	Definition
Private Club	An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, that portion of Title 3, Chapter 32, Vernon's Texas Codes Annotated, Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. (See Subsection 3.105.)
Private Garage	An accessory building housing vehicles owned and used by occupants of the main building.
Private Recreation Facility	A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests and not the general public.
Private Street	A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of the Subdivision Ordinance. The term "private street" shall be inclusive of alleys.
Private Utility (other than listed)	A non-public utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or public utilities.
Public Building	Any building (except a building used primarily for general office purposes) which is owned, leased, primarily used and/or primarily occupied by the State of Texas, the United States, the City of Plano, or any subdivision or agency of the State of Texas, the United States, the City of Plano, or by any public or quasi-public utility.
Public Safety Building/Fire Station	See Fire Station/Public Safety Building.
Public Storage/Mini-Warehouse	See Mini-Warehouse/Public Storage.
Radio, Television, or Microwave Communications - Amateur	The transmission, retransmission, or reception of radio, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.)
Radio, Television, or Microwave Communications Operations - Commercial	The transmission, retransmission, or reception of radio, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.)
Railroad Spur Track	A railroad track extended from the lead track to serve an individual customer and which provides for the pick-up and delivery of materials used or produced on site. (ZC 98-69; Ordinance No. 98-10-10)
Railroad Team Track, Freight Depot, or Docks	A facility/place for the loading and unloading of materials on trains.
Railroad Track and Right-of-Way	The right-of-way and track used by a railroad but not including railroad stations, sidings, team tracks, loading facilities, dock yards, or maintenance areas.

Term	Definition
Recreation Center	A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.
Recreation Vehicle (RV)	A portable vehicle designed for temporary or short-term occupancy and primarily intended for travel, recreational, and vacation usage. Recreation vehicles include, but are not limited to, boats and other marine vehicles, travel and tent trailers, pickup campers and shells, motorized travel units (motor homes), converted buses, and similar vehicles used for temporary portable housing or recreational use. (ZC 95-53; Ordinance No. 95-12-18)
Recreation Vehicle Parking Lot/Garage	An area or structure designed for the short- or long-term parking of recreation vehicles for sale, distribution, or storage purposes. (ZC 95-53; Ordinance No. 95-12-18)
Rehabilitation Care Facility	A dwelling unit which provides residence and care to not more than nine persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.
Rehabilitation Care Institution	A facility which provides residence and care to ten or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.
Repair/Storage of Furniture and Appliances (Inside)	See Storage/Repair of Furniture and Appliances (Inside).
Repair/Storage of Furniture and Appliances (Outside)	See Storage/Repair of Furniture and Appliances (Outside).
Research and Development Center	An indoor facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing. (Ordinance No. 96-4-25)
Residence Hotels	A multi-dwelling, extended-stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this ordinance.
Residence	Same as a dwelling; also, when used with district, an area of residential regulations.
Residential District	District where the primary purpose is residential use.
Restaurant/Cafeteria	An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted. (ZC 96-29; Ordinance No. 96-11-29)

Term	Definition
Restaurant - Drive-in	An eating establishment where primarily food or drink is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.
Retail/Service (Incidental)	Retail or service use(s), as defined in the "Schedule of Permitted Uses," that is clearly incidental and supportive to the primary use(s). Said retail or service use(s) shall be operated for the benefit or convenience of the employees, visitors, or customers of the primary use(s). Such uses shall have no separate outside entrance and no signage visible from the outside. (ZC 96-29; Ordinance No. 96-11-29)
Retail Stores and Shops	An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
Room	A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.
Rooming/Boarding House	See Boarding/Rooming House.
Salvage or Reclamation of Products	The reclamation and storage of products or materials.
Sand, Gravel, Stone, or Petroleum Extraction	The process of extracting sand, gravel, stone, or petroleum from the earth.
School - Private, Primary, or Secondary	A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum general equivalent to public elementary or secondary school.
School - Public or Parochial	A school under the sponsorship of a public or religious agency providing elementary or secondary curriculum but not including private trade or commercial schools.
Service Contractor (no storage yard)	Establishments whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis. Service contractors may include, but are not limited to, plumbing, heating and air conditioning, construction, and landscape maintenance services with no outside storage of equipment, goods, and materials. (ZC 05-13; Ordinance No. 2005-6-12)
Service Contractor (with storage yard)	A service contractor (as defined above) with an open storage area for goods, materials, and equipment, including trailers designed to be towed, associated with the conduct of the business. (ZC 05-13; Ordinance No. 2005-6-12)
Service - Retail	An establishment engaged in the selling and/or servicing of goods where a minimum of 80% of the floor area is devoted to service, repair or fabrication of such goods. The service area must not be accessible to the general public. Automotive uses and rental stores are specifically excluded.

Term	Definition
Service/Retail (Incidental)	See Retail/Service (Incidental).
Service Yards of Governmental Agencies	An area for the servicing and storage of certain vehicles, mechanical items, or other property of a government agency.
Shopping Center	A group of primarily retail and service commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided onsite, provision for delivery of goods separated from customer access, and provision of aesthetically appropriate design and protection from the elements.
Shops, Office, and Storage Area - Public/Private Utility	The pole yard, maintenance yard, or administrative office of public or private utilities.
Signs	Definitions relating to the regulation of signs can be found in Subsection 3.1602. (ZC 2000-73; Ordinance No. 2000-11-22)
Single-Family Attached	A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot (unless the dwelling is part of a planned residential development approved without separate platted lots); except that 20% of the total dwellings in a single-family attached project may be included in structures containing only two dwellings.
Single-Family Detached	A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other separate lot or tract.
Small Engine Repair Shop	A shop for repair of lawnmowers, chainsaws, lawn equipment, and other machines with only one-cylinder engines. (ZC 96-29; Ordinance No. 96-11-29)
Smoke	See Performance Standard Terms.
Stable	A facility for boarding horses, renting horses to the public, or conducting riding lessons. A minimum of ten acres is required for this use.
Storage/Repair of Furniture and Appliances (Inside)	An establishment that repairs common household appliances and furniture items such as refrigerators, stoves, microwave ovens, televisions, stereos, radios, lamps, tables, chairs, desks, and sofas, and which may provide indoor storage space for items being repaired. (ZC 98-69; Ordinance No. 98-10-10)
Storage/Repair of Furniture and Appliances (Outside)	An establishment that repairs common household appliances and furniture items such as refrigerators, stoves, microwave ovens, televisions, stereos, radios, lamps, tables, chairs, desks, and sofas, and which may provide for outdoor storage space for items being repaired. (ZC 98-69; Ordinance No. 98-10-10)
Storage/Wholesale Warehouse	A building used primarily for the storage of goods and materials.

Term	Definition
Story	The height between the successive floors of a building or from the top floor to the roof. (ZC 2001-49; Ordinance No. 2002-1-25)
Street	Any thoroughfare or public driveway, other than an alley and more than 22 feet in width, which has been dedicated or deeded to the public for public use.
Street Line	A boundary line between a lot, tract, or parcel of land and a contiguous street right-of-way. A street line is the same as a front property line or right-of-way line.
Structural Alterations	Any change in the supporting member of a building, such as a bearing wall, column, beams, or girders.
Structure	A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.
Studio for Photographer, Musician, and/or Artist	A building or portion of a building as a place of work by a photographer, musician, and/or artist.
Studio for Radio and/or Television	A building or portion of a building used as a place for radio and/or television broadcasting.
Studio Residence	A residence which includes up to 50% of its total floor area as a work area for a photographer, artist, musician, architect, or similar occupation. The primary occupant of the work area must also be a permanent resident of the dwelling unit. All activities associated with the studio shall take place in the primary structure, as opposed to an accessory building or yard. (All stipulations in Subsection 3.110 applying to "home occupations," with exception of the 20% floor area limitation, shall apply to studio residences.)
Superstore	Any retail building for a single, primary tenant that exceeds 80,000 square feet in size. A superstore may contain multiple secondary tenants with interior access to the primary tenant space. A superstore may be freestanding or may be an in-line tenant in a larger center. The square footage of a superstore shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas. (ZC 2000-48; Ordinance No. 2000-8-13)
Tattooing and Permanent (or Intradermal) Cosmetics	The practice of producing an indelible mark or figure on the human body by scarring or inserting pigment under the skin using needles, scalpels, or other related equipment. (ZC 2000-98, Ordinance No. 2001-2-18)
Telephone Line and Exchange	A line for the transmission of telephone signals and a central office in which telephone lines are connected to permit communication.
Telescopic/Crank Up Tower	An antenna support structure designed to be lowered and raised either manually or mechanically. (ZC 98-92; Ordinance No. 98-11-45)
Theater - Drive-in	An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Term	Definition
Theater - Neighborhood	A building or part of a building devoted to the showing of motion pictures or for dramatic, musical, or live performances with a maximum of ten screens or stages and a combined seating capacity of 2,500 or less. (ZC 96-24; Ordinance No. 96-7-3)
Theater - Regional	A building or portion of a building used primarily for showing motion pictures or for dramatic, musical, or live performances having more than ten screens or stages or a combined seating capacity greater than 2,500. (ZC 96-24; Ordinance No. 96-7-3)
Tire Dealer (no open storage)	A retail establishment engaged in the selling and/or installing of tires for vehicles but without open storage.
Tire Dealer (with open storage)	A retail establishment engaged in the selling and/or installing of tires for vehicles with open storage.
Tire Retreading and Capping	The process by which tires are treated with a new tread.
Tool Rental Shop	A building or a portion of a building used for the display and rental of tools and instruments.
Toxic and Noxious Matter	See Performance Standard Terms.
Tract	An area, parcel, site, piece of land, or property which is the subject of a zoning or development application.
Trade/Commercial Schools	Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art, or occupation.
Trailer/Mobile Home Display and Sales	The offering for sale, storage, or display of trailers or mobile homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.
Trailer/Mobile Home Park	See Mobile Home/Trailer Park.
Trailer Rental	The display and offering for rent of trailers designed to be towed by light load vehicles.
Transfer Storage and Baggage Terminal	A facility for the storage of baggage and other items in transit.
Transit Center	Any premises for the loading and unloading of passengers and the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking and storage of transit vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Transmission Lines/Utility Distribution	See Utility Distribution/Transmission Lines.
Transportation and Utility Structures/Facilities	Permanent facilities and structures operated by companies engaged in providing transportation and utility services including, but not limited to, railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs, and water pumping stations.

Term	Definition
Transit Station/Turnaround	Passenger terminal or loading facilities for a privately or publicly-owned transit system.
Travel Trailer	A mobile vehicle designed and used as a temporary place of dwelling and of such size and design as to be subject to licensing for towing on the highway by a passenger motor vehicle or other prime mover, and not requiring a special permit for moving on the highways as contrasted to a mobile home.
Truck	A heavy load vehicle.
Truck/Bus Leasing	The rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is done.
Truck/Bus Repair	An establishment providing major and minor automobile repair services to heavy load vehicles.
Truck Parking Lot	Area for parking heavy load vehicles.
Truck Sales (Heavy Truck)	The display, sale, or rental of new or used heavy load vehicles in operable condition.
Truck Terminal	An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.
Two-Family Residence	Same as Two-Family Dwelling.
University/College	See College/University.
Upholstering/Cabinet Shop	See Cabinet/Upholstering Shop.
Usable Open Space	An open area or recreational facility which is designed and intended to be used for outdoor living and/or recreation. (ZC 06-02; Ordinance No. 2006-4-24)
Used Car Dealer	Retail sales and leasing of used automobiles or light load vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Utility Distribution/ Transmission Lines	Facilities which serve to distribute and transmit electrical power, gas and water including, but not limited to, electrical transmission lines, gas transmission lines, and metering stations.
Veterinary Clinic	An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment.
Vibration	See Performance Standard Terms.
Warehouse/Distribution Center	A building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding "Truck Terminal." (ZC 96-29; Ordinance No. 96-11-29)
Whip Antenna	An antenna consisting of a single, slender, rod-like element which is supported only at or near its base. (ZC 98-92; Ordinance No. 98-11-45)

Term	Definition
Wholesale/Storage Warehouse	See Storage/Wholesale Warehouse.
Window, Bay	A multipanel, polygonal, or curved window projecting out from an opening in the exterior wall plane that does not increase the floor area of a building. The bottom of the bay window opening must be a minimum of two feet in height above the finished floor. A bay window may be supported by corbels or brackets. (ZC 05-07; Ordinance No. 2005-5-28)
Window, Box	A polygonal or curved window projecting out from an opening in the exterior wall plane that increases the floor area of a building. A box window typically is supported by an extension of the building foundation or a cantilevered extension of floor joists. (ZC 05-07; Ordinance No. 2005-5-28)
Winery	A wine-making facility that: (1) ferments juices from grapes and/or other fruit, (2) blends wines, (3) manufactures, bottles, labels, and packages wine, and/or performs any other activity authorized by Chapter 16, Winery Permit, of the Texas Alcoholic Beverage Code as amended. (ZC 05-24; Ordinance No. 2005-7-10)
Wire Antenna	A flexible filament, cable, or wire designed to function as an antenna. (ZC 98-92; Ordinance No. 98-11-45)
Wrecking Yard	Any lot upon which two or more motor vehicles of any kind which are incapable of being operated due to condition or lack of license have been placed for the purpose of obtaining parts for recycling or resale.
Yard	An open space that lies between the principal or accessory building or buildings and the nearest lot line and which is unoccupied and unobstructed from the ground upward except as herein permitted.
Yard - Front	An open, unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the front building line to the front lot or street line.
Yard - Rear	An open, unoccupied space on a lot, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line. The rear yard shall be at the opposite end of the lot from the front yard.
Yard - Side	An open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, extending from the building to a side line of the lot and extending through from the front yard to the rear yard.
Zoning Envelope	The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations and yard setbacks.
Zoning District Map	The official map upon which the boundaries of the various zoning districts are drawn and which is an integral part of the Zoning Ordinance.

Article 2. Zoning Districts and Uses

2.100 Establishment of Zoning Districts

For the purpose of this ordinance, the city of Plano is divided into the following zoning districts:

Base Zoning Districts	
Residential Zoning Districts	
A	Agricultural
ED	Estate Development
GR	General Residential
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
MH	Mobile Home
PH	Patio Home
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence (Duplex)
UR	Urban Residential
Nonresidential Zoning Districts	
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
CC	Corridor Commercial
LC	Light Commercial
LI-1	Light Industrial-1
LI-2	Light Industrial-2
O-1	Neighborhood Office
O-2	General Office
RC	Regional Commercial
RE	Regional Employment
RT	Research/Technology Center
R	Retail

2.200 Zoning Atlas

(Ordinance No. 95-1-21)

2.201 The boundaries of the zoning districts set out herein are delineated upon the Zoning Atlas of the City of Plano, said atlas being a part of this ordinance as fully as if the same were set forth herein in detail.

2.202 Two original, official, and identical copies of the Zoning Atlas shall be filed and maintained as follows:

(1) One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.

(2) One copy shall be filed in the Planning Department and shall be maintained up to date by posting thereon all changes and amendments, using the latest reproduction techniques.

(3) Reproductions for information purposes may from time to time be made of the official Zoning Atlas.

2.203 Informational items, such as school and park locations, may be placed on the Zoning Atlas as deemed appropriate by the Director of Planning.

2.204 The district boundary lines shown on the Zoning Atlas are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Atlas, the following rules shall apply:

(1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following city limits shall be construed as following city limits.

(4) Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.

(5) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of all bodies of water shall be construed to follow such centerlines, and in the event of change in the centerline shall be construed to move with such centerline.

(6) Boundaries indicated as parallel to or extensions of features indicated in 2.204.1.-5. shall be so construed. Distances not specifically indicated on the original zoning maps shall be determined by the scale of the map.

(7) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or other public way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.

(8) The zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street, unless as a condition of zoning approval it is stated that the zoning classification shall not apply to the street.

(9) Where physical features on the ground are at variance with information shown on the official Zoning Atlas or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of 2.204.1.-8., the property shall be considered as classified A, Agricultural district, in the same manner as provided for newly annexed territory and the issuance of a building permit shall be in accordance with the provisions of Section 2.300.

2.300 Initial Zoning - Annexed Territory

2.301 All territory hereafter annexed to the city of Plano shall be initially classified as A, Agricultural district. The procedure for establishing zoning for an annexed territory shall conform to the procedure established by law for a change in zoning.

2.302 In an area classified upon annexation as A, Agricultural district, the following shall apply:

(1) All lots shall meet the development regulations of this ordinance as may be hereinafter specified.

(2) No person shall erect, construct, proceed, or continue with the erection or construction of any building or structure, or add to any building or structure, or cause the same to be done in any newly annexed territory to the city of Plano without first applying for and obtaining a Building Permit or Certificate of Occupancy therefore from the Building Official.

(3) No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit which will allow the construction of a building permitted in the A, Agricultural district, unless and until such territory has been classified in a zoning district other than the A, Agricultural district, by the City Council in the manner provided by law.

2.400 Specific Use Permits

2.401 The City Council of the City of Plano, Texas, after a public hearing and proper notice to all parties affected and after recommendations by the Planning & Zoning Commission may authorize the issuance of specific use permits for the uses indicated by an "S" in Subsection 2.502, Schedule of Permitted Uses.

2.402 The purpose and intent of a specific use permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a specific use permit application.

2.403 The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

2.404 All specific use permits approved in accordance with the provisions of this ordinance in its original form or as hereafter amended shall be referenced on the Zoning Atlas.

2.500 Permitted Uses

2.501 Land and buildings in each of the zoning districts may be used for any of the following listed uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located as set forth by the following schedule:

2.502 Schedule of Permitted Uses

(1) The following symbols are applicable to the interpretation of the Schedule of Permitted Uses.

Legend	
P	Designates use permitted in district indicated.
Blank	Designates use prohibited in district indicated.
S	Indicates use may be approved with a specific use permit. (See Section 2.400.)
R	Indicates use allowed in accordance with Residential Adjacency Standards. If also designated by an "S," use may be approved with a specific use permit in accordance with Residential Adjacency Standards.
Number	See numbered end notes.

(2) The Schedule of Permitted Uses is categorized by use as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Automobile and Related Uses	Auto & Related
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg., & Ind.
Contract Construction Uses	Contr. Cons.
Educational, Institutional, Public, and Special Uses	Educ., Inst., Public & Special
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail

Use Category	Abbreviation
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale

(3) The Schedule of Permitted Uses is as follows:

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Day Care Center	Service															
Airport/Heliport (4)	Educ., Inst., Public, & Special	S														
Animal Exhibition (ZC 04-55)	Educ., Inst., Public, & Special	S														
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
Antique Shop	Retail															
Arcade (12)	Service															
Artisan's Workshop	Service															
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.															
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Assembly Hall (ZC 03-21, ZC 97-80)	Educ., Inst., Public, & Special															
Assisted Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Automobile Parts Sales (Inside)	Auto & Related															
Automobile Parts Sales (Outside)	Auto & Related															
Automobile Leasing/Renting (ZC 99-46)	Auto & Related															
Automobile Parking Lot/ Garage	Auto & Related															
Automobile Repair - Major (ZC 99-46, ZC 96-29)	Auto & Related															
Automobile Repair - Minor/ Service Station (ZC 02-37, ZC 99-46, ZC 96-29,)	Auto & Related															
Automobile Storage	Auto & Related															

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Bank, Savings and Loan, or Credit Union	Service															
Bed and Breakfast Inn	Service															P
Boarding/ Rooming House	Primary Res.															
Body Piercing (ZC 01-19)	Service															
Bottling Works	Wholesale															
Building Material Sales (ZC 96-29)	Retail															
Bus/Truck Leasing (ZC 99-46)	Auto & Related															
Bus/Truck Repair (ZC 99-46)	Auto & Related															
Business Service	Service															
Cabinet/ Upholstery Shop	Contr. Cons.															
Cafeteria/ Restaurant	Service															
Car Wash (ZC 99-46)	Auto & Related															
Caretaker's/ Guard's Residence	Accessory & Incidental	S	S	S	S	S	S	S	S	S	S	P	P	P	S	P

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Cemetery/ Mausoleum	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Church and Rectory (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Civic Center	Educ., Inst., Public, & Special															
Cleaning - Small Plant/Shop	Service															
Clinic	Office & Prof.															
College/ University (5)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S		S	S	S	S	
Commercial Amusement (Indoor)	Service															
Commercial Amusement (Outdoor) (ZC 97-51) (15)	Service															
Commercial/ Trade School	Educ., Inst., Public, & Special															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily -2**	**MF-3 - Multifamily -3**	**GR - General Residential**	**UR - Urban Residential**
Commercial Pet Sitting/Kennel (Indoor Pens) (ZC 05-04)	Service	S														
Community Center (ZC 98-101)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg., & Ind.															
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Continuing Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Convenience Store (ZC 99-46, ZC 98-69)	Retail															
Country Club/ Golf Course (Private)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Dance Hall	Service															
Dance/ Gymnastics Studio	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)	Service	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S
Day Care (In-home) (16)	Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Distribution Center/ Warehouse (ZC 96-29)	Wholesale															
Dry Cleaning Plant	Service															
Electrical Power Generating Plant	Trans., Utility, & Comm.	S														
Electrical Substation	Trans., Utility, & Comm.	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Engine/Motor Repair	Comm., Mfg., & Ind.															
Exhibition/ Fairgrounds Area (ZC 99-46)	Service	S														
Fairgrounds/ Exhibition Area (ZC 99-46)	Service	S														
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Farmer's Market	Retail															
Feed Store	Retail															
Field Office (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Fire Station/ Public Safety Building	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fitness/Health Center (ZC 95-29)	Service															
Flea Market (Inside) (ZC 02-37)	Retail	S														
Flea Market (Outside)	Retail	S														
Florist Shop	Retail															
Food/Grocery Store (ZC 96-29a)	Retail															
Fraternal Organization, Lodge, or Civic Club	Educ., Inst., Public, & Special	S														
Funeral Parlor/ Mortuary (ZC 02-37)	Service															
Furniture, Home Furnishings, and Equipment Store	Retail															
Garden Center (ZC 99-46)	Retail															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
General Commercial Plant	Comm., Mfg., & Ind.															
General Merchandise Store	Retail															
Golf Course/ Country Club (Private)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Grocery/Food Store (ZC 96-29a)	Retail															
Guard's/ Caretaker's Residence	Accessory & Incidental	S	S	S	S	S	S	S	S	S	S	P	P	P	S	P
Gymnastics/Dance Studio	Service															
Hardware	Retail															
Health/Fitness Center (ZC 96-29)	Service															
Heavy Machinery Sales and Storage	Retail															
Heliport/Airport (4)	Educ., Inst., Public, & Special	S														
Helistop (4)	Educ., Inst., Public, & Special															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Home Occupation (11)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Homebuilder Marketing Center (10)	Accessory & Incidental	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Hospital (5)	Educ., Inst., Public, & Special															
Hotel/Motel	Service															
Household Appliance Service and Repair	Service															
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	Educ., Inst., Public, & Special	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Household Care Institution (ZC 04-15)	Educ., Inst., Public, & Special											S	S	S		
Independent Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Indoor Gun Range	Service															
Industrial Park	Comm., Mfg., & Ind.															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large.	Comm., Mfg., & Ind.															
Kennel (Outdoor Pens)	Service	P														
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	Service	S														
Laundromat	Service															
Licensed Massage Therapy	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Long-term Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Manufacturing - Heavy-intensity (ZC 05-20)	Comm., Mfg., & Ind.															
Manufacturing - Light-intensity (ZC 05-20)	Comm., Mfg., & Ind.															
Manufacturing - Moderate-intensity (ZC 05-20)	Comm., Mfg., & Ind.															
Mausoleum/ Cemetery	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Medical Office	Office & Prof.															
Mini-Warehouse/ Public Storage (ZC 01-51, ZC 96-29)	Wholesale															
Miscellaneous Retail Store	Retail															
Mobile Home/ Trailer Display and Sales	Service															
Mobile Home/ Trailer Park	Primary Res.										P					

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Mortuary/Funeral Parlor (ZC 02-37)	Service															
Motel/Hotel	Service															
Motor/Engine Repair	Comm., Mfg., & Ind.															
Motorcycle Sales/Service (ZC 99-46)	Auto & Related															
Multifamily Residence (1)	Primary Res.											P	P	P		
New Car Dealer (ZC 99-46) (7)	Auto & Related															
Nursery (ZC 96-50)	Retail	S														
Office Center	Office & Prof.															
Office - Professional/ General Administrative	Office & Prof.															
Office - Showroom/ Warehouse	Wholesale															
Open Storage	Educ., Inst., Public, & Special															
Paint Shop	Retail															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Park/Playground	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (ZC 02-37)	Retail															
Personal Service Shop	Service															
Pet Shop	Retail															
Playground/Park	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable Building Sales (ZC 99-46)	Retail															
Post Office	Educ., Inst., Public, & Special															
Print Shop (Major) (ZC 02-48)	Service															
Print Shop (Minor)	Service															
Private Club (19)	Service															
Private Recreation Facility	Educ., Inst., Public, & Special	S	S	S	S	S	S	P	S	P	P	P	P	P	P	S
Private Street Development	Primary Res.		S	S	S	S	S	S		S						

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Private Utility (other than listed)	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Safety Building/Fire Station	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Storage/ Mini-Warehouse (ZC 01-51, ZC 96-29)	Wholesale															
Railroad Spur Track (ZC 98-69)	Trans., Utility, & Comm.															
Railroad Team Track, Freight Depot, or Dock	Trans., Utility, & Comm.															
Recreation Center	Educ., Inst., Public, & Special															
Recreation Vehicle Parking Lot/Garage (ZC 99-46, ZC 95-53)	Auto & Related															
Recreation Vehicle Sales and Service (New/Used) (ZC 99-46, ZC 95-53)	Auto & Related															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Rehabilitation Care Facility	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Rehabilitation Care Institution	Educ., Inst., Public, & Special															
Repair/Storage of Furniture and Appliances (Inside)(ZC 98-69)	Service															
Repair/Storage of Furniture and Appliances (Outside)	Service															
Research and Development Center	Office & Prof.															
Residence Hotel (ZC 95-23)	Service												S	S		
Restaurant/ Cafeteria	Service															
Restaurant - Drive-in (ZC 01-51)	Service															
Retail/Service (Incidental) (ZC 96-29)	Retail															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Retail Stores and Shops	Retail															
Rooming/ Boarding House	Primary Res.															
Salvage or Reclamation of Products	Comm., Mfg., & Ind.															
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg., & Ind.															
School - Primary or Secondary (Private) (5)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S		S	S	S	S	S
School - Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Service Contractor (no storage yard) (ZC 05-13)	Contr. Cons.															
Service Contractor (with storage yard) (ZC 05-13)	Contr. Cons.															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Service/Retail (Incidental) (ZC 96-29)	Retail															
Service Yard of Governmental Agency	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sewage Treatment Plant	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Shopping Center (ZC 02-37)	Retail															
Shops, Office, and Storage Area - Public/Private Utility	Trans., Utility, & Comm.	S														
Single-Family Residence (Attached) (ZC 02-47, ZC 02-37)	Primary Res.									P	P	P	P	P		
Single-Family Residence (Detached)	Primary Res.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Engine Repair Shop (ZC 99-46)	Service															
Stable (ZC 2004-55)	Educ., Inst., Public, & Special	S														

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)	Service															
Storage/Repair of Furniture and Appliances (Outside)	Service															
Storage/Wholesale Warehouse	Wholesale															
Studio for Photographer, Musician, Artist, Radio, and/or TV	Service															
Studio Residence	Primary Res.															P
Superstore (ZC 00-48)	Retail															
Tattooing and Permanent Cosmetics (ZC 00-98)	Service															
Theater - Drive-in (ZC 99-46, ZC 96-24)	Service															
Theater - Neighborhood (ZC 96-24)	Service															
Theater - Regional (ZC 96-24)	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Tire Dealer (no open storage) (ZC 99-46)	Auto & Related															
Tire Dealer (with open storage) (ZC 99-46, ZC 96-29)	Auto & Related															
Tire Retreading/ Recapping	Auto & Related															
Tool Rental Shop	Service															
Trade/Commercial School	Educ., Inst., Public, & Special															
Trailer/Mobile Home Display and Sales	Service															
Trailer/Mobile Home Park	Primary Res.										P					
Trailer Rental	Service															
Transfer Storage and Baggage Terminal	Comm., Mfg., & Ind.															
Transit Center (ZC 96-29)	Trans., Utility, & Comm.														P	
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Transportation and Utility Structures/ Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck/Bus Leasing (ZC 99-46)	Auto & Related															
Truck/Bus Repair (ZC 99-46)	Auto & Related															
Truck Parking Lot (ZC 99-46)	Auto & Related															
Truck Sales (Heavy Trucks) (ZC 99-46)	Auto & Related															
Truck Terminal (ZC 99-46)	Auto & Related															
Two-Family Residence	Primary Res.								P	P	P	P	P	P	P	
University/College (5)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S		S	S	S	S	
Upholstery/Cabinet Shop	Contr. Cons.															
Used Car Dealer (ZC 99-46) (7)	Auto & Related															
Utility Distribution/ Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary Clinic	Service	S														
Warehouse/ Distribution Center (ZC 96-29)	Wholesale															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Water Treatment Plant	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Winery (ZC 05-24)	Service	S														
Wholesale/Storage Warehouse	Wholesale															
Wrecking Yard	Auto & Related															

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Day Care Center	Service	P	P	P	P	P	P	P	P	P			S	P
Airport/Heliport (4)	Educ., Inst., Public, & Special		S				6	6	S	S			S	S
Animal Exhibition	Educ., Inst., Public, & Special								S	S				
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34
Antique Shop	Retail			P	P	P	P	P	P	P	*	P		P
Arcade (12)	Service		S	S	S	S	S	S	S		S	S		S
Artisan's Workshop	Service				P	P					*	P		P
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.						S		S	S				

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Assembly Hall (ZC 03-21, ZC 97-80)	Educ., Inst., Public, & Special	S	S	P	P	P	P	P	P	P	P	P		P
Assisted Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Automobile Parts Sales (Inside)	Auto & Related			P		P		P	P	P		P		P
Automobile Parts Sales (Outside)	Auto & Related									S				
Automobile Leasing/ Renting (ZC 06-17, ZC 99-46)	Auto & Related			S R		R	R	S R	R	R		S R	R 33	R
Automobile Parking Lot/ Garage	Auto & Related		P	P	P	P	P	P	P	P	P	P	31	P
Automobile Repair - Major (ZC 99-46, ZC 96-29)	Auto & Related					R 33	R 26 33	R 33	R 33	R 33				R 33
Automobile Repair - Minor/Service Station (ZC 02-37, ZC 99-46, ZC 96-29)	Auto & Related			R 33		R 33	R 25 33	R 33	R 33	R 33		R 33		R 33
Automobile Storage	Auto & Related					S		P	P	P				S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Bank, Savings and Loan, or Credit Union	Service	S	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Inn	Service				P									
Boarding/Rooming House	Primary Res.		P		P	P								
Body Piercing (ZC 01-19)	Service	37	37	37		37	37	37	37	37	37	37	37	37
Bottling Works	Wholesale						P		P	P				
Building Material Sales (ZC 96-29)	Retail					P			P	P		S		P
Bus/Truck Leasing (ZC 99-46)	Auto & Related								R	R				R 27
Bus/Truck Repair (ZC 99-46)	Auto & Related								R	R				
Business Service	Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Cabinet/Upholstery Shop	Contr. Cons.				P	P		P	P	P				P
Cafeteria/Restaurant	Service		S	P	P	S	P	P	P	P	*	P	*	P
Car Wash (ZC 99-46)	Auto & Related			R 33		R 33	R 33	R 33	R 33	R 33		R 33		R 33
Caretaker's/Guard's Residence	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P		P
Cemetery/Mausoleum	Educ., Inst., Public, & Special	S	S	S		S		S			S	S	S	S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Church and Rectory (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Civic Center	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Cleaning - Small Plant/ Shop	Service			P	P	P	P	P	P	P	*	P	*	P
Clinic	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
College/University (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Amusement (Indoor)	Service		S	P	P	P	P	P	P	P	S	P		P
Commercial Amusement (Outdoor) (ZC 05-19, ZC 97-51) (15)	Service			S		S	S		S	S		S		S
Commercial/Trade School	Educ., Inst., Public, & Special		S	S	P	P		P	P	P	P	P	P	P
Commercial Pet Sitting/ Kennel (Indoor Pens) (ZC 05-04)	Service	22	22	P	P	P		P	P	P	P	P		P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Community Center (ZC 98-101)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg., & Ind.						S		S	S				
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35
Continuing Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Convenience Store (ZC 99-46, ZC 98-69)	Retail			R 33	R 33 40	R 33	R 33	R 33	R 33	R 33	R * 33	R 33	R * 33	R 33
Country Club/Golf Course (Private)	Educ., Inst., Public, & Special	S	S	P		P	P	P	P	P	S	S	P	P
Dance Hall	Service				S	S		P	P	P		S		S
Dance/Gymnastics Studio	Service			P	P	P	S	P	S		P	P		P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)	Service	P	P	S	S	S	P	P	S	S	S	S	S	S
Day Care (In-home) (16)	Service													
Distribution Center/ Warehouse (ZC 96-29)	Wholesale						P	P	P	P				
Dry Cleaning Plant	Service							P	P	P				
Electrical Power Generating Plant	Trans., Utility, & Comm.		S				S	S	S	S				
Electrical Substation	Trans., Utility, & Comm.	S	P	P	S	P	P	P	P	P	S	S	S	P
Engine/Motor Repair	Comm., Mfg., & Ind.								P	P				
Exhibition/Fairgrounds Area (ZC 99-46)	Service					S R		S R	R	R				S R
Fairgrounds/Exhibition Area (ZC 99-46)	Service					S R		S R	R	R				S R
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public, & Special	P	P	P		P	P	P	P	P	P	P	P	P
Farmer's Market	Retail				S	P			S	S				P
Feed Store	Retail								P	P				P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Field Office (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35
Fire Station/Public Safety Building	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Fitness/Health Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	S	P	P	P
Flea Market (Inside) (ZC 02-37)	Retail			S		S			S	S				S
Flea Market (Outside)	Retail									S				
Florist Shop	Retail			P	P	P	P	P	P	P	*	P	*	P
Food/Grocery Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	*	P		P
Fraternal Organization, Lodge, or Civic Club	Educ., Inst., Public, & Special		P	P		P	P	P	P	P	P	P	30	P
Funeral Parlor/Mortuary (ZC 02-37)	Service	S	S	P		P		P	P	P	P	P		P
Furniture, Home Furnishings, and Equipment Store	Retail			P	P	P	P	P	P	P	*	P		P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government** (ZC 99-10)	**LC - Light Commercial** (ZC 98-67)	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment** (ZC 00-68)	**RC - Regional Commercial** (ZC 00-68)	**RT - Research/Technology Center** (ZC 98-69)	**CC - Corridor Commercial** (ZC 98-68)
Garden Center (ZC 99-46)	Retail			R		R	R	R	R	R		R		R
General Commercial Plant	Comm., Mfg., & Ind.							P	P	P				
General Merchandise Store	Retail			P	P	P	P	P	P	P	*	P		P
Golf Course/Country Club (Private)	Educ., Inst., Public, & Special	S	S	P		P	P	P	P	P	S	S	P	P
Grocery/Food Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	*	P		P
Guard's/Caretaker's Residence	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P		P
Gymnastics/Dance Studio	Service			P	P	P	S	P	S		P	P		P
Hardware	Retail			P	P	P	P	P	P	P	*	P		P
Health/Fitness Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	S	P	P	P
Heavy Machinery Sales and Storage	Retail								P	P				
Heliport/Airport (4)	Educ., Inst., Public, & Special		S				6	6	S	S			S	S

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Helistop (4) (ZC 06-18)	Educ., Inst., Public, & Special		S			S	P	P	S	S	S	S	S	S
Home Occupation (11)	Accessory & Incidental				P		P	P		P				
Homebuilder Marketing Center (10)	Accessory & Incidental	P	P	P		P	P	P	P	P	P	P		P
Hospital (5)	Educ., Inst., Public, & Special		S			P	P				P	P	P	P
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P
Household Appliance Service and Repair	Service			P	P	P	P	P	P	P		P		P
Household Care Facility (ZC 91-07, ZC 90-57)	Educ., Inst., Public, & Special													
Household Care Institution (ZC 04-15)	Educ., Inst., Public, & Special	S	S	S	S	S								S

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Independent Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Indoor Gun Range	Service		S	S		S	S		P	P				S
Industrial Park	Comm., Mfg., & Ind.						S		P	P				
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large.	Comm., Mfg., & Ind.					S				S				
Kennel (Outdoor Pens)	Service								P	P				
Kennel (Indoor Pens)/ Commercial Pet Sitting (ZC 05-04)	Service	22	22	P	P	P		P	P	P	P	P		P
Laundromat	Service			P	P	P	P	P	P	P		P		P

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Licensed Massage Therapy	Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Long-term Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Manufacturing - Heavy-intensity (ZC 05-20)	Comm., Mfg., & Ind.						S		S	S			S	
Manufacturing - Light-intensity (ZC 05-20)	Comm., Mfg., & Ind.			S R		P	P		P	P	P	P	P	P
Manufacturing - Moderate-intensity (ZC 05-20)	Comm., Mfg., & Ind.					S	P		P	P			P	
Mausoleum/Cemetery	Educ., Inst., Public & Special	S	S	S		S		S			S	S	S	S
Medical Office	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	Wholesale			S		P	P	P	P	P				S
Miscellaneous Retail Store	Retail			P	P	P	P	P	P	P	*	P		P
Mobile Home/Trailer Display and Sales	Service								P	P				
Mobile Home/Trailer Park	Primary Res.									P				

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Mortuary/Funeral Parlor (ZC 02-37)	Service	S	S	P		P		P	P	P	P	P		P
Motel/Hotel	Service		P	P	P	P	P	P	P	P	20	20	20	P
Motor/Engine Repair	Comm., Mfg., & Ind.								P	P				
Motorcycle Sales/Service (ZC 99-46)	Auto & Related					R		R	R	R				R
Multifamily Residence (1) (ZC 05-50)	Primary Res.				2		3	3						
New Car Dealer (ZC 99-46) (7)	Auto & Related					S R	S R	S R	R	R		S R		R
Nursery (ZC 96-50)	Retail	S	S	S		S	S	S	P	P				
Office Center	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Office - Professional/ General Administrative	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Office - Showroom/ Warehouse	Wholesale					P	P	P	P	P	P	P	32	P
Open Storage	Educ., Inst., Public, & Special			7	7	7	7	7	P	P		7		7
Paint Shop	Retail					S		P	P	P				

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Park/Playground	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (ZC 02-37)	Retail					P		P	P	P				
Personal Service Shop	Service		P	P	P	P	P	P	P	P	P	P	*	P
Pet Shop	Retail			P	P	P	P	P	P	P	*	P		P
Playground/Park	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable Building Sales (ZC 99-46)	Retail								R	R				S R
Post Office	Educ., Inst., Public, & Special		P	P	P	P	P	P	P	P	P	P	P	P
Print Shop (Major) (ZC 02-48)	Service		17		S	S	P	P	P	P			S	S
Print Shop (Minor)	Service		18	P	P	P	P	P	P	P	*	P	*	P
Private Club (19)	Service		S	S	S	S	S	S	S		S	S	S	S
Private Recreation Facility	Educ., Inst., Public, & Special	P	P	P		P	P	P	P	P	P	P	P	P
Private Street Development	Primary Res.													

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Private Utility (other than listed)	Trans., Utility, & Comm.	S	P	S	S	S	P	P	P	P	S	S	S	S
Public Safety Building/ Fire Station	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Storage/Mini-Warehouse (ZC 01-51, ZC 96-29)	Wholesale			S		P	P	P	P	P				S
Railroad Spur Track (ZC 98-69)	Trans., Utility, & Comm.							P	P	P			P	P
Railroad Team Track, Freight Depot, or Dock	Trans., Utility, & Comm.							P	P	P				
Recreation Center	Educ., Inst., Public, & Special		P	P	P	P	P	P			P	P	P	P
Recreation Vehicle Parking Lot/Garage (ZC 99-46, ZC 95-53)	Auto & Related					28			R	R				
Recreation Vehicle Sales and Service (New/Used) (ZC 99-46, ZC 95-53)	Auto & Related					S			R	R				S R
Rehabilitation Care Facility	Educ., Inst., Public, & Special													

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R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Rehabilitation Care Institution	Educ., Inst., Public, & Special	S	S				P							
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service					P		P	P	P				P
Repair/Storage of Furniture and Appliances (Outside)	Service									P				
Research and Development Center	Office & Prof.	23	P	23	23	P	P	P	P	P	P	P	P	P
Residence Hotel (ZC 95-23)	Service		P	P	P	P	P	P	P	P	20	20	20	P
Restaurant/Cafeteria	Service		S	P	P	P	P	P	P	P	*	P	*	P
Restaurant - Drive-in (ZC 01-51)	Service			P R		P R	P R	P R	P R			P R		P R
Retail/Service (Incidental) (ZC 96-29)	Retail	P	P								*		P	
Retail Stores and Shops	Retail			P	P	P	P	P	P	P	*	P		P
Rooming/Boarding House	Primary Res.		P		P	P								
Salvage or Reclamation of Products	Comm., Mfg., & Ind.									S				

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R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg., & Ind.									S				
School - Primary or Secondary (Private) (5)	Educ., Inst., Public, & Special	P	P	S	P	P	P	P	P	P	P	P	P	P
School - Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Service Contractor (no storage yard) (ZC 05-13)	Contr. Cons.			P		P		P	P	P				P
Service Contractor (with storage yard) (ZC 05-13)	Contr. Cons.					S			P	P				
Service/Retail (Incidental) (ZC 96-29)	Retail	P	P								*		P	
Service Yard of Governmental Agency	Trans., Utility, & Comm.	S	S	S	S	S	P	P	P	P			S	S
Sewage Treatment Plant	Trans., Utility, & Comm.		S	S		S	S	S	S	S			S	S
Shopping Center (ZC 02-37)	Retail			P		P	P	P	P	P	*	P		P
Shops, Office, and Storage Area - Public/Private Utility	Trans., Utility, & Comm.			S	S	S	P	P	P	P				S

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government** (ZC 99-10)	**LC - Light Commercial** (ZC 98-67)	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment** (ZC 00-68)	**RC - Regional Commercial** (ZC 00-68)	**RT - Research/Technology Center** (ZC 98-69)	**CC - Corridor Commercial** (ZC 98-68)
Single-Family Residence (Attached) (ZC 03-67, ZC 02-47, ZC 02-37)	Primary Res.			S	P									
Single-Family Residence (Detached) (ZC 03-67)	Primary Res.			41										
Small Engine Repair Shop (ZC 99-46)	Service			R		R			R	R		R		R
Stable	Educ., Inst., Public, & Special								S	S				
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)	Service					P		P	P	P				P
Storage/Repair of Furniture and Appliances (Outside)	Service									P				
Storage/Wholesale Warehouse	Wholesale						P	P	P	P				
Studio for Photographer, Musician, Artist, Radio, and/or TV	Service		P	P	P	P	P	P	P	P	P	P		P
Studio Residence	Primary Res.				P									

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Superstore (ZC 04-54, ZC 00-48)	Retail			S 39		P	P	P	S 39	S 39		P		P
Tattooing and Permanent Cosmetics (ZC 00-98)	Service		37	37	37	37	37	37	37	37	37	37	37	37
Theater - Drive-in (ZC 99-46, ZC 96-24)	Service							R					R	R
Theater - Neighborhood (ZC 96-24)	Service		P	P	P	P	P	P	S	S	S	P		P
Theater - Regional (ZC 96-24)	Service		S	S		S	P	P	S	S	S	S		S
Tire Dealer (no open storage) (ZC 99-46)	Auto & Related			R		R		R	R	R		R		R
Tire Dealer (with open storage) (ZC 99-46, ZC 96-29)	Auto & Related								R	R				
Tire Retreading/ Recapping	Auto & Related									S				
Tool Rental Shop	Service			P		P		P	P	P				P

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R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Trade/Commercial School	Educ., Inst., Public, & Special		S	S	P	P		P	P	P	P	P	P	P
Trailer/Mobile Home Display and Sales	Service								P	P				
Trailer/Mobile Home Park	Primary Res.									P				
Trailer Rental	Service			21		S			P	P				S
Transfer Storage and Baggage Terminal	Comm., Mfg., & Ind.					P		P	P	P				
Transit Center (ZC 96-29)	Trans., Utility, & Comm.	P	P		P	P	P	P	P	P	S	S	P	P
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck/Bus Leasing (ZC 99-46)	Auto & Related								R	R				R 27
Truck/Bus Repair (ZC 99-46)	Auto & Related								R	R				
Truck Parking Lot (ZC 99-46)	Auto & Related								R	R				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Truck Sales (Heavy Trucks) (ZC 99-46)	Auto & Related						S R		R	R				
Truck Terminal (ZC 99-46)	Auto & Related								R	R				
Two-Family Residence (ZC 03-67)	Primary Res.			S										
University/College (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Upholstery/Cabinet Shop	Contr. Cons.				P	P		P	P	P				P
Used Car Dealer (ZC 99-46) (7)	Auto & Related					S R		S R	R	R				S R
Utility Distribution/ Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary Clinic	Service	22	22	P	P	P		P	P	P	P	P		P
Warehouse/Distribution Center (ZC 96-29)	Wholesale						P	P	P	P				
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	S	P	P	P	P	P			S	P
Winery (ZC 05-24)	Service			S	S	S	S	S	S			S		S
Wholesale/Storage Warehouse	Wholesale						P	P	P	P				
Wrecking Yard	Auto & Related									S				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

Number	End Note
*	Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district.
1	See Subsection 3.104.
2	See Subsection 2.821.
3	See Subsections 2.822 and 2.823.
4	See Subsection 3.106.
5	See Subsection 3.401.
6	Heliport allowed by right; airport allowed by specific use permit.
7	See Section 3.900.
8	See Section 3.200.
9	For construction yard, field offices, and other temporary buildings, see Subsection 3.103.
10	See Subsection 3.103.
11	See Subsection 3.110.
12	See Subsection 3.101.
13	See Section 1.600 and Subsections 3.102, 3.1107, and 3.1114.
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Section 1.600 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Subsection 3.105.
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	Permitted as an accessory use.
22	See Subsection 3.111.
23	Scientific, research, and medical laboratories will be allowed in the Retail, Downtown Business/Government, and Office-1 districts as an accessory use to medical offices.
24	Allowed as a secondary use only to automobile and related uses as listed in the Schedule of Permitted Uses - *Deleted by ZC 06-17; Ordinance No. 2006-9-33.*

Number	End Note
25	Permitted in the Commercial Employment district. See Subsection 2.823.
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum two axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Subsection 2.823.6.
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel or residence hotel.
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Subsection 2.826.
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards.
34	See Subsection 3.107.
35	Subject to temporary permit and removal at completion of project.
36	Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses.
38	Specific Use Permits for Moderate-intensity Manufacturing in the Research/Technology Center district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Subsection 3.113.
40	Fuel dispensing facilities are not allowed in the Downtown Business/Government district.
41	Patio Homes only allowed with a specific use permit.

2.503 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city of Plano. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

(1) The question concerning any new or unlisted use shall be referred to the Planning & Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage, and amount and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirement for public utilities such as water and sanitary sewer.

(2) The Planning & Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.

(3) If the Planning & Zoning Commission determines that the proposed use should be added to Subsection 2.502, Schedule of Permitted Uses, the Zoning Ordinance shall be amended after public hearings before the Planning & Zoning Commission and the City Council. If the Planning & Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the Schedule of Permitted Uses, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by resolution approve the recommendation of the Planning & Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings.

2.600 Prohibited Uses

2.601 All uses not expressly permitted are prohibited, except as provided in Subsection 2.503.

2.602 No land or building shall be used or occupied for a use which will in any manner create an unreasonable potential hazard to the general public, health, safety, and welfare, as, for example, but not by way of limitation, any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactive, or other hazardous conditions; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, movement of air, electrical, or other disturbances; glare; or liquid or solid wastes in a manner or amount not conforming to the appropriate performance standards of Section 3.1300.

2.603 Without limiting the foregoing sections, or being limited thereby, the following uses are specifically prohibited:

(1) Storage, manufacturing, purifying, packaging, repackaging, selling, or supplying of toxic or highly flammable chemicals or gases, as a primary use regardless of quantities involved.

(2) Above ground tank farms or storage of gasoline, fuel oils, gases, or chemicals, or other flammable, corrosive, or toxic substances as a primary use or in total on site quantities exceeding 30,000 liquid gallons or equivalent.

(3) Adult bookstores, businesses showing X-rated movies or live acts, and other businesses dealing primarily with indecent or obscene materials, acts, or paraphernalia.

2.700 Nonconforming Uses and Structures

2.701 A nonconforming status shall exist under the following provisions of this ordinance:

(1) When a use or structure, which does not conform to the regulations prescribed in the district in which such use or structure is located, was in existence and lawfully operating prior to August 27, 1956, and has been operating without discontinuance.

(2) When on the effective date of this ordinance the use or structure was in existence and lawfully constructed, located and operating in accordance with the provisions of the prior Zoning Ordinance or which was a nonconforming use there under, and which use or structure does now conform to the regulations herein prescribed for the district in which such use or structure is located.

(3) When a use or structure, which does not conform to the regulations, prescribed in the district in which such use or structure is located was in existence at the time of annexation to the city of Plano and has since been in regular and continuous use.

2.702 Any nonconforming use of land or structures may be continued (for indefinite periods of time) subject to such regulations as the Board of Adjustment may require for immediate preservation of the adjoining property prior to the ultimate removal of the nonconforming use. The Building Official may grant a change of occupancy from one nonconforming use to another, providing the use is within the same, or higher or more restricted classification as the original nonconforming use. In the event a nonconforming use of a building may be changed to another nonconforming use of more restricted classification, it shall not later be changed to a less restrictive classification of use and the prior less restrictive classification shall be considered to have been abandoned. Existing residences located in nonresidential districts may be improved, maintained, or rebuilt as conforming structures.

2.703 If a structure occupied by a nonconforming use is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this ordinance. In the case of partial destruction of a nonconforming use not exceeding 75% of its reasonable value, reconstruction will be permitted, but the size or function of the nonconforming use cannot be expanded. The above shall apply in all cases except for those specified for UR, RT, and CC districts. (See Section 2.800.) (ZC 98-68; Ordinance No. 99-10-14)

2.704 If a nonconforming use on a particular parcel shall cease operation for a period of more than six months, then such nonconforming use shall be deemed to be permanently abandoned and shall not be re-instituted on that parcel or any other parcel in any district which does not permit the discontinued use. For the purposes of this paragraph, to "cease operation" shall mean to intentionally abandon the nonconforming use. The temporary suspension of a use shall not constitute abandonment, provided the property is not used during the period of suspension for any other purpose. The above shall apply in all cases except those specified for the RT district. (See Section 2.800.) (ZC 98-69; Ordinance No. 98-10-10)

2.800 District Charts

2.801 A - Agricultural

(1) Purpose

The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	85,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Minimum Front Yard	40 feet (See Section 3.500.)
Minimum Side Yard	15 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	25 feet on street side
Maximum Side Yard	25 feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 45 feet (See Section 3.800.)
Maximum Coverage	20%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

2.802 ED - Estate Development

(1) Purpose

The ED district is intended to provide areas for single-family development in a rural or ranch-like setting or where topography and/or utility capacities limit the use of the land. Provisions are made for limited ranching pursuits as well as those uses necessary and incidental to single-family living. Accessory dwelling units are permitted for use by family members.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	43,560 square feet, 85,000 square feet if any large animals are kept
Minimum Lot Width	150 feet
Minimum Lot Depth	250 feet
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	15 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	25 feet on street side (See Section 3.600.)
Maximum Side Yard	30 feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 40 feet (See Section 3.800.)
Maximum Coverage	20%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Special District Requirements

(a) Animal Restrictions in the ED District:

(i) Number

No more than two larger animals, specifically, cattle, horses, sheep, and goats can be maintained per acre of lot area.

(ii) Type

Swine and fowl are expressly prohibited. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.

(iii) Breeding

No large animals other than horses shall be kept for breeding purposes.

(b) Accessory Buildings

(i) Accessory buildings in the ED district, except garages, must be located behind the main dwelling in the rear yard.

(ii) Accessory buildings shall be at least 50 feet from any side property line and 25 feet from the rear property line.

(iii) Accessory buildings must be 100 feet or more from a dwelling on an adjoining property.

(iv) The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan.

(v) Accessory buildings must be designed and constructed so that they are in keeping with the general architecture of the development.

(vi) Accessory buildings with corrugated metal siding shall not be permitted, but flat metal siding with raised ribs or seams is acceptable. Corrugated metal roofing will be acceptable.

(c) Accessory Dwelling Units

Accessory dwelling units in the ED district shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and shall comply with the above requirements for accessory buildings and with the following:

(i) No temporary buildings, mobile homes, or travel trailers may be used for onsite dwelling purposes.

(ii) The accessory dwelling unit must be constructed to the rear of the main dwelling. Each lot must have a minimum of one acre per dwelling unit or accessory dwelling unit constructed upon it. For example, a house with two accessory dwelling units would require a minimum lot size of three acres.

(iii) The accessory dwelling unit shall contain a minimum of 500 square feet of floor area.

(iv) The accessory dwelling unit may be constructed only with approval of a site plan.

(v) The accessory dwelling unit may not be sold separate from sale of the entire property, including the main dwelling unit.

(d) Fences (ZC 2001-21; Ordinance No. 2001-8-26)

All fences within an ED district shall comply with the following standards:

(i) Fences within the front yard setback shall be no more than 48 inches in height. Combinations of berms and fences shall not exceed 48 inches in height.

(ii) Fences within the front yard setback shall be horizontal rail or vertical wrought iron with or without masonry columns.

(iii) All fencing shall be at least 50% see-through, except that required for enclosing swimming pools.

(iv) No farm or rural fencing (such as barbed wire) shall be used. Smooth, non-climbable two-inch by four-inch mesh on metal posts will be acceptable behind the building line.

(v) Solid type or stockade fencing or walls shall not be constructed on property lines.

2.803 GR - General Residential

(ZC 2002-47; Ordinance No. 2002-10-26)

(1) Purpose

The GR district is intended to provide for infill residential development that is consistent with the unique character of the Douglass Community near downtown Plano. It includes standards that are consistent with the size, dimensions, and configuration of existing lots, and contains special design and material requirements that are compatible with existing structures in the neighborhoods.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Single-Family Residence	**Two-Family**
Minimum Lot Area	3,000 square feet	6,000 square feet
Minimum Lot Width	30 feet	55 feet
--of Corner Lot	30 feet	55 feet
Minimum Lot Depth	90 feet	90 feet
Minimum Front Yard	Ten feet	Ten feet
--for Garage Facing Street	20 feet (See 3.a. below.)	20 feet (See 3.a. below.)
Maximum Front Yard	15 feet*	15 feet*
--for Garage	None	None
Side Yard	Five feet	Five feet
--of Corner Lot	Five feet (See 3.b. below.)**	Five feet (See 3.b. below.)**
--for Garage Facing Street	20 feet	20 feet
--for Garage Facing Alley	20 feet	20 feet
Minimum Rear Yard	Five feet (See 3.c. below.)	Ten feet (See 3.c. below.)
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet
Maximum Lot Coverage	50% total (See 3.d. below.)	50% total (See 3.d. below.)
Maximum Height	One story***, 30 feet*** (See 3.e. and 3.g. below.)	One story***, 30 feet*** (See 3.e. and 3.g. below.)

Description	Requirement	
Minimum Open Space	N/A	N/A
Parking Requirements	One/unit (See 3.f. below.)	One/unit (See 3.f. below.)
* Does not apply to nonresidential uses included in the GR district.		
** Street side		
*** Nonresidential uses allowed in the GR district shall have a maximum height of two stories and 35 feet.		

(a) Except as provided in Section 3.500

(b) See Section 3.600.

(c) See Section 3.700.

(d) Total includes percentage permitted for main structure and ten percent additional coverage permitted for accessory buildings. (See Subsection 3.701.)

(e) See Section 3.800.

(f) See Section 3.1100.

(g) A maximum of 50% of attic floor area may be used as second floor living space.

(4) Special Requirements

The Douglass Community has special elements that should be maintained to perpetuate the long-term character and viability of the community. The following provisions are required for that purpose:

(a) Front Porches

Covered porches shall be located along the front of any housing structure and shall be a minimum 40 square feet per unit. Each porch shall have a minimum dimension of four feet.

(b) Siding Materials

Homes and garages shall be constructed of overlapping, horizontal wood siding; overlapping, horizontal cementitious siding; overlapping, horizontal aluminum or vinyl siding; and brick. Exterior plasters and stone are not permitted.

(c) Roofs

Roofs for residential structures and garages shall be “gabled” or “hipped” design with a minimum slope of 6:12 (for every horizontal foot, the roof must rise vertically six inches). The point at which a roof attaches to the residential structure (including attached garages) shall be no less than seven feet above the top of the foundation.

(d) Fences

Fences greater than 40 inches in height shall be set back a minimum of ten feet from the front of a structure and shall be no taller than six feet.

2.804 MF-1 - Multifamily Residence-1

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Maximum Residential Density	12 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	
--one and two story	25 feet, except as provided in Subsection 3.104 and Section 3.500
--three story	100 feet, except as provided in Subsection 3.104 and Section 3.500.
Minimum Side Yard	15 feet (See Subsection 3.104 and Section 3.600.)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Subsection 3.104 and Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency
	650 square feet - One bedroom
	800 square feet - Two bedroom
	200 square feet - Each additional bedroom
Maximum Lot Coverage	35% plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Maximum Height	Three story, 40 feet (See Section 3.800.)

Description	Requirement
Minimum Usable Open Space (ZC 06-02; Ordinance No. 2006-4-24)	600 square feet - One bedroom
	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

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

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

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

(a) Walls

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

(b) Garage Enclosures

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

(c) Street Names

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

(d) Alternate Standards

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

2.805 MF-2 - Multifamily Residence-2

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Maximum Residential Density	18 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard (one and two story)	25 feet, except as provided in Subsection 3.104 and Section 3.500.
Minimum Side Yard	15 feet (See Subsection 3.104 and Section 3.600.)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Subsection 3.104 and Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency
	650 square feet - One bedroom
	800 square feet - Two bedroom
	200 square feet - Each additional bedroom
Maximum Lot Coverage	35% plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Maximum Height	Two story, 35 feet (See Subsection 3.104.4 and Section 3.800.)
Minimum Usable Open Space (ZC 06-02; Ordinance No. 2006-4-24)	500 square feet - One bedroom
	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

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

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

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

(a) Walls

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

(b) Garage Enclosures

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

(c) Street Names

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

(d) Alternate Standards

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

2.806 MF-3 - Multifamily Residence-3

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

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

Description	Requirement
Minimum Usable Open Space (ZC 06-02; Ordinance No. 2006-4-24)	400 square feet - One bedroom
	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

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

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

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

(a) Walls

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

(b) Garage Enclosures

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

(c) Street Names

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

(d) Alternate Standards

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

2.807 MH - Mobile Home

(1) Purpose

The MH district is intended to provide for the development of Mobile Home or Trailer Parks where mobile or manufactured housing can be placed in a coordinated, well-designed urban setting.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	4,500 square feet
Minimum Lot Width	40 feet minimum/45 feet average
--of Corner Lot:	45 feet
Minimum Lot Depth	95 feet
Minimum Front Yard	30 feet from street (See Section 3.500.)
	15 feet from any drive
Minimum Side Yard (Ordinance No. 95-4-30)	See 3.a. below.
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard (Ordinance No. 95-4-30)	Ten feet (See 3.b. below and Section 3.600.)
Minimum Rear Yard	Ten feet (See 3.b. below and Section 3.700.)
Minimum Floor Area per Dwelling Unit	480 square feet
Maximum Lot Coverage	480 square feet
Maximum Height	One story, 15 feet (See Section 3.800.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

(a) No mobile home or house trailer shall be located nearer than five feet to the side of any lot, plot, or tract on which such mobile home or trailer is located, and all mobile home stands shall be so located that a minimum of 20 feet clearance shall exist between adjacent mobile homes. Any accessory structure such as an awning, cabana, carport, storage cabinet, or porch which has a floor area of 25 square feet or more shall be considered the same as a mobile home for establishing the minimum side yard clearance. No mobile home shall be located nearer than 20 feet to any boundary line or district line of an MH district.

(b) No mobile home or house trailer shall be located nearer than ten feet to the rear line of any lot, plot, or tract on which such mobile home is located, and no mobile home shall be located nearer than 20 feet to any boundary line or district line of an MH district. (See Section 3.700.)

(4) Special District Requirements

(a) Required Area

Minimum area for a mobile home park shall be ten acres. Maximum area for a mobile home park shall be 25 acres.

(b) Accessory Building

In the MH district, no carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure may be located nearer than ten feet to any side or rear line of a plot, lot, tract, or stand except that such structure may be located within five feet of the side or rear line of a plot, lot, tract, or stand when such structures are located within the rear 25% of the trailer lot, plot, or tract. Such structures shall also be subject to front yard requirements above.

(c) Alternate Standards

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

(d) Street Names

Whenever street names are to be given to public streets or private drives in an MH development, such street names shall be approved with approval of a site plan.

2.808 PH - Patio Home

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

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The garage sets back 20 feet from the front property line; and
2. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

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

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

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

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

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

(5) Parking Requirements

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

(6) Maintenance Requirements for Common Areas

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

(7) Usable Open Space Requirements

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

(8) Walls

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

2.809 SF-A - Single-Family Residence Attached

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

(i) Houses shall be developed as attached townhouses.

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

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

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

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

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

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

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

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

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

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

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

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

(5) Usable Open Space Requirements (ZC 2006-02; Ordinance No. 2006-4-24 and ZC 2000-86; Ordinance No. 2001-10-8)

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

2.810 SF-6 - Single-Family Residence-6

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

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

2.811 SF-7 - Single-Family Residence-7

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-242006-4-24)

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

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

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

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

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

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

2.812 SF-9 - Single-Family Residence-9

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

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

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

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

2.813 SF-20 - Single-Family Residence-20

(1) Purpose

The SF-20 district is intended to provide for single-family development in a semi-rural setting without provisions for ranching or related activities. The SF-20 district may also serve as transitional areas between ED districts and urban uses or districts.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	100 feet
--of Corner Lot	105 feet
Minimum Lot Depth	150 feet
Minimum Front Yard	35 feet, except as provided in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	Ten feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard	25 feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 40 feet (See Section 3.800.)
Maximum Coverage	25%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

2.814 2F - Two-Family Residence (Duplex)

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

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

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

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

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

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

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

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

2.815 UR - Urban Residential

(1) Purpose

The UR district is intended to provide for single-family detached development, particularly infill development, in an urban, pedestrian-oriented environment.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
--of Corner Lot	55 feet
Minimum Lot Depth	90 feet
Minimum Front Yard	10 feet or within five feet of the average setback of existing, adjacent structures facing the same street, whichever is greater (See Section 3.500.)
Minimum Side Yard	Five feet
--of Corner Lot	Ten feet on street side (See Section 3.600.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Five feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	60%, including accessory uses and/or buildings
Maximum Floor Area	None
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Other Regulations

Multifamily residences lawfully constructed prior to the institution of a UR district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.

2.816 O-1 - Neighborhood Office

(1) Purpose

The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard	None (See Section 3.600.)
--of Corner Lot	50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Lot Coverage	30%
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Floor Area Ratio	0.6:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

2.817 O-2 - General Office

(1) Purpose

The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard	None (See Section 3.600.)
--of Corner Lot	50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Lot Coverage	50%, including a maximum of 30% for accessory buildings and structures.
Maximum Height	None
Maximum Floor Area Ratio	1:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

2.818 R - Retail

(ZC 2003-67; Ordinance No. 2004-3-29)

(1) Purpose

The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard	None (See Section 3.600.)
--of Corner Lot	50 feet on street side
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	30% (For gasoline service stations see 6. below.)
Maximum Floor Area Ratio	0.6:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

(b) For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

(c) For independent living facilities, the following area, yard, and bulk requirements shall apply:

Description	Requirement
Minimum Lot Area	Two acres
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet, except as provided in Section 3.500
Minimum Side Yard	None (See Section 3.600.)
--of Corner Lot	25 feet on street side
Minimum Rear Yard	Ten feet, where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet allowed by right
	Three story, 45 feet allowed with approval of a specific use permit
Setbacks from Residential Development	See Subsection 3.115.

(d) Patio homes, single-family attached residences, and two-family residences shall comply respectively with standards specified in Subsections 2.808, 2.809, and 2.814, except that single-family attached residences shall be developed on individually-platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Subsection 3.110.) Retail-zoned land proposed for residential uses shall abut residentially-zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan of the Comprehensive Plan).

When a portion of any retail-zoned property is used for patio homes, single-family attached, two-family, and/or independent living developments, and a residual tract has been left, it shall have a minimum of two acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan).

Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of five acres.

(e) For light-intensity manufacturing uses: (ZC 2005-20; Ordinance No. 2005-6-34)

Off-street parking and loading requirements for light-intensity manufacturing or portions of buildings used for light-intensity manufacturing:

(i) Minimum Parking: One space for each 300 square feet of gross floor area

(ii) Maximum Loading Facilities

Light-intensity manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces:

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

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

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

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

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

Loading areas for light-intensity manufacturing are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading area. (ZC 2005-20; Ordinance No. 2005-6-34)

2.819 LC - Light Commercial

(1) Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. (ZC 98-67; Ordinance No. 99-10-13)

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	40% (For gasoline service stations, see 6. below.)
Maximum Floor Area Ratio	0.8:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements (ZC 2002-33; Ordinance No. 2002-8-14)

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

(b) For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

(7) Light-intensity Manufacturing (ZC 2005-20; Ordinance No. 2005-6-34)

In the LC district, light-intensity manufacturing uses shall meet the following standards: (ZC 98-67; Ordinance No. 99-10-13)

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

(b) Storage and distribution facilities should be incidental to the main use.

(c) Dock areas should be screened from adjacent properties and public streets.

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

2.820 CC - Corridor Commercial

(ZC 98-68; Ordinance No. 99-10-14)

(1) Purpose

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard (ZC 2007-21; Ordinance No. 2007-10-16)	50 feet, except as specified in Section 3.500
Minimum Side Yard (ZC 2007-21; Ordinance No. 2007-10-16)	None, except as specified in Section 3.600
--of Corner Lot	50 feet
Maximum Rear Yard (ZC 2007-21; Ordinance No. 2007-10-16)	None or ten feet where no alley abuts the property line, except as specified in Section 3.700
Maximum Height	20 story, not to exceed 325 feet in height except as noted in Setbacks from Residential Districts below
Maximum Lot Coverage	50%, 70% if structured parking is included
Maximum Floor Area Ratio	1:1
Setbacks from Residential Districts	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one times the height above eight stories or 140 feet, whichever is more restrictive, up to 20 stories or 325 feet in height, whichever is more restrictive.

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200)

(6) Special District Requirements

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations for lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.

(b) Multifamily residences lawfully constructed prior to the institution of a CC district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwellings of a particular structure or site.

(7) Light-intensity Manufacturing (ZC 2005-20; Ordinance No. 2005-6-34)

In the CC district, light-intensity manufacturing uses shall meet the following standards:

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

(b) Storage and distribution facilities should be incidental to the main use.

(c) Dock areas should be screened from adjacent properties and public streets.

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

2.821 BG - Downtown Business/Government

(ZC 2003-52; Ordinance No. 2003-10-32)

(1) Purpose

The 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.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Commercial and Multifamily	**Single-Family Attached**
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks (except as noted in Section 3.500 and Other Height/Setback Requirements below)	See 5.b. below.	See 5.b. below.
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.
Minimum Rear Yard	None except as provided in Section 3.700 and Other Height/Setback Requirements below.	None

Description	Requirement	
	Commercial and Multifamily	**Single-Family Attached**
Maximum Height	Four story (except as noted in Other Height/Setback Requirements below).	Three story (50 feet)
	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.	
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	100% including accessory buildings
Maximum Floor Area Ratio	4:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	None

Description	Requirement	
	Commercial and Multifamily	**Single-Family Attached**
Other Height/Setback Requirements	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:	None except as noted below.
	50 feet for one or two story	
	200 feet for three or four story, 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.	

(4) Parking Requirements (Except as noted below, all parking requirements of Section 3.1100 shall apply.)

(a) Multifamily Residence

Parking for multifamily use shall be provided as follows, except as noted in 4.d. & 4.e. below:

(i) One Bedroom or Less: One parking space per unit

(ii) Two Bedrooms: One and one-half parking spaces per unit

(iii) Three Bedrooms or More: Two parking spaces per unit

(iv) 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.

(b) Single-Family Attached (townhouse) Residence

Two parking spaces shall be provided for each dwelling unit as noted in 5.h. below

(c) Other Uses

One parking space for every 300 square feet of floor area except as noted in 4.d., 4.e. & 4.f. below.

(d) 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.

(e) 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 4.a., 4.b., 4.c., & 4.d. above.

(f) 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.

(g) 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.)

(h) 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:

(i) 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.

(ii) 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.

(iii) Lots Facing Residential Districts

Where a three- or four-story building is constructed with an extended front yard setback in accordance with 3., Other Height/Setback Requirements, the above placement requirements shall not apply.

(iv) 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.

(i) Landscaping for Parking Areas

A minimum five-foot landscape edge shall be provided between all parking lots and public streets. Within this landscape edge, ten 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:

(i) If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.

(ii) 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.

(iii) 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 ten feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Section 3.1200.3, 4, & 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.

(j) 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:

(i) The required shrubs shall create a minimum three-foot tall screen within two years of planting.

(ii) 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.

(iii) All plant materials shall be selected, installed, and maintained in accordance with Section 3.1200.3, 4, & 5.

(5) Special District Requirements

(a) Definitions of Streets within the District

(i) Major streets shall be defined as 15th Street, 14th Street, K Avenue, and Municipal Avenue.

(ii) Minor streets shall be defined as all streets, other than the major streets, which are built with a standard curb, gutter, and sidewalks.

(iii) 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.

(b) 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:

	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.	
Setback	**Minimum**	**Maximum**	**Minimum**	**Maximum**
Mews Street	3	20	3	20
Minor Street	5	20	10	20
Major Street	10	20	15	20

(c) A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.

(d) Minimum of two-thirds of the front facade of the building shall fall within the minimum and maximum setback.

(e) 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 major streets devoted to residential use. (ZC 2008-51; Ordinance No. 2008-5-33)

(f) Extensions into Rights-of-Way or Access Easements

(i) 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.

(ii) 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.

(g) Special Regulations for Multifamily Residences

(i) Minimum Floor Area per Dwelling Unit

1. 400 square feet for efficiency units
2. 475 square feet for one bedroom units
3. 625 square feet for two bedroom units
4. 150 square feet for each additional bedroom

(ii) Maximum Density: 100 dwelling units per acre

(iii) Minimum Density: 40 dwelling units per acre

(iv) No more than 230 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way. (ZC 2008-51; Ordinance No. 2008-5-33)

(v) Usable open space requirements as specified in Subsection 3.104.4. shall not apply.

(vi) The above requirements shall also apply to situations where only one or two units are included in a building.

(h) Special Regulations for Single-Family Attached Residences (townhouses)

(i) 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.

(ii) Maximum Density: 40 dwelling units per acre

(iii) Minimum Floor Area per Dwelling Unit: 800 square feet

(iv) 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.

(v) 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 the above paragraph.

(vi) 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 and the back of the street curb.

(vii) Maximum Building Length: 200 feet

(viii) Buildings must be separated by a minimum distance of ten feet.

(ix) No usable open space areas are required.

(x) 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.

(xi) 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.

2.822 CB-1 - Central Business-1

(1) Purpose

The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Residential	**Nonresidential**
Maximum Residential Density	21.5 units per acre; 174 units per acre if over three story	N/A
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, one-three story; 200 feet, three or more story	None
Minimum Front Yard	None, except as provided in Subsection 3.104 and Section 3.500	None, except as provided in Section 3.500
Minimum Side Yard	None, except as provided in Subsection 3.104 and Section 3.600	None, except as provided in Section 3.600
Maximum Side Yard	None	None
Minimum Rear Yard	None (See Subsection 3.104 and Section 3.700.) (ZC 98-15)	Ten feet, where no alley abuts the rear property line (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	400 square feet, with no more than ten percent of the units less than 550 square feet (ZC 98-15)	N/A
Maximum Lot Coverage	None	None (For gasoline service stations, see 5.a. below.)
Maximum Height	None	None
Minimum Open Space	100 square feet per unit (ZC 98-15)	None

(4) Parking Regulations

In addition to the requirements in Section 3.1100, the following requirements shall apply:

(a) Off-street parking for any residential use permitted in the district shall be 1.5 spaces for each dwelling unit. The minimum parking requirements for any other use requiring the approval of a site plan shall be as established on the site plan. (ZC 98-15)

(b) Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or within a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

(c) Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing "parking space, small car" as defined in Section 3.1100.

(5) Special District Requirements

(a) Miscellaneous

(i) District requires a minimum contiguous area of 100 acres.

(ii) The City Council, at the time of granting CB-1 district zoning to any tract of land, shall have the authority to modify the district requirements and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

(iii) The City Council, at the time of granting CB-1 district zoning to any tract of land, shall have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.

(iv) A general phasing plan for the total development of the property shall be approved at the time of land study approval.

(v) The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of land study approval.

(vi) Site plan approval in accordance with Article 5 shall be required for development of property.

(vii) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures.)

(b) Overall Density Restriction

The City Council, at the time of granting CB-1 district zoning to any tract of land, may impose an overall density requirement on such tract.

(c) Location of Uses

(i) No radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

(ii) No radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area.

(iii) Notwithstanding the foregoing such uses may be located in closer proximity by specific use permit.

(6) Special Rules for CE and CB-1 Zoning

(a) On the portion of the property zoned CE, a maximum of 2,500 multifamily dwelling units shall be permitted by right within an area within 2,500 feet of the centerline of White Rock Creek and within the Plano Independent School District. Units not built within this area may be transferred to the CB-1 district as noted below. Additional multifamily dwelling units may be permitted within such area, and multifamily dwelling units may be permitted in any other location on the portion of the property zoned CE by specific use permit. (ZC 98-15)

(b) On the portion of the property zoned CB-1, a maximum of 2,300 multifamily dwelling units shall be permitted by right. However, additional units may be allowed by right through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily dwelling units may be permitted on the portion of the property zoned CB-1 by specific use permit. (ZC 05-50; Ordinance No. 2006-2-29)

(c) A maximum of 65% non-permeable surface shall be permitted in the White Rock Creek and Indian Creek drainage basins. This restriction shall apply only to property zoned CE and not to any property zoned CB-1. This shall be an aggregate limitation only, applying to the property within each drainage basin as a whole and not to any individual lot or tract therein.

(d) Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

(e) Electrical and/or communication utility lines shall be installed underground in compliance with utility service regulations as development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are: (ZC 98-66; Ordinance No. 98-9-22)

(i) Overhead placement is permitted along the southern right-of-way boundary of S.H. 121 and along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required. (ZC 98-66; Ordinance No. 98-9-22)

(ii) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced or upgraded. (ZC 98-66; Ordinance No. 98-9-11)

2.823 CE - Commercial Employment

(1) Purpose

The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirement

Description	Requirement	
	Residential	**Nonresidential**
Maximum Residential Density	21.5 units per acre; 174 units per acre if over three story	N/A
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, one-three story; 200 feet, three or more stories	None
Minimum Front Yard	25 feet, except as provided in Subsection 3.104 and Section 3.500	50 feet, except as provided below and in Section 3.500.
Minimum Side Yard	Ten feet (See Subsection 3.104 and Section 3.600.)	None, except as provided in Section 3.600.
--of Corner Lot	25 feet on street side (See Subsection 3.601.)	50 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	Ten feet (See Subsection 3.104 and Section 3.700.)	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency	N/A
	650 square feet - One bedroom	N/A
	800 square feet - Two bedroom	N/A
	200 square feet per additional bedroom	N/A

Description	Requirement	
	Residential	**Nonresidential**
Maximum Lot Coverage	40%, plus ten percent additional coverage permitted for accessory structures (See below and Subsection 3.701.)	50% retail and mixed use; 40% all other uses (For gasoline service stations, see 6.a. below.)
Maximum Height	Where adjacent to existing or planned residential zoning, the setback from the zoning district boundaries shall be:	Where adjacent to existing or planned residential zoning, the setback from the zoning district boundaries shall be:
	0 - 400 feet - Two story	0 - 400 feet - Two story
	401 - 600 feet - Four story	401 - 600 feet - Four story
	601 - 800 feet - Six story	601 - 800 feet - Six story
	800+ feet - No restriction, except as provided for under Section 3.500. Where adjacent to existing or planned residential zoning but separated by a Type B or higher thoroughfare, the setback from the zoning district boundaries shall be as follows:	800+ feet - No restriction, except as provided for under Section 3.500. Where adjacent to existing or planned residential zoning, but separated by a Type B or higher thoroughfare the setback from the zoning district boundaries shall be as follows:
	0 - 600 feet - Four story	0 - 600 feet - Four story
	601 - 800 feet - Six story	601 - 800 feet - Six story
	800+ feet - No restriction, except as provided for under Section 3.500	800+ feet - No restriction, except as provided for under Section 3.500.
Minimum Open Space	Same as MF-3 requirements in Subsection 3.104.5	None

(4) Landscaping

Section 3.1200 shall apply, except as amended to require 7% of the lot area to be used for landscaping for retail, and ten percent of the lot area to be used for landscaping for mixed use development including retail and requiring 15% of the lot area to be used for landscaping for all other types of use and development.

(5) Parking Regulations

In addition to the requirements in Section 3.1100, the following requirements shall apply:

(a) Off-street parking for any residential use permitted in the district shall be two spaces for each dwelling unit. The minimum parking requirements for any other use requiring the approval of a site plan shall be established on the site plan.

(b) Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or in a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

(c) Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing "parking space, small car" as defined in Section 3.1100.

(6) Special District Requirements (ZC 2002-33; Ordinance No. 2002-8-14)

(a) Miscellaneous

(i) District requires a minimum contiguous area of 200 acres.

(ii) Parking structures or surface parking facilities shall be excluded in computing lot coverage.

(iii) A minimum front yard of 50 feet shall be required for any nonresidential use; provided, however, none of the off-street parking requirements set forth in Section 3.1100 shall be met utilizing the first 20 feet of such front yard. A minimum front yard of 25 feet shall be required for any residential use; provided, however, that in no case shall the front yard be less than one-half the height of the building, and in no case need such front yard exceed 50 feet regardless of the height of the building.

(iv) The City Council, at the time of granting CE district zoning to any tract of land, shall have the authority to modify the district requirements, and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

(v) The City Council, at the time of granting CE district zoning to any tract of land, shall have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.

(vi) A general phasing plan for the total development of the property shall be approved at the time of land study approval.

(vii) The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of land study approval.

(viii) Site plan approval in accordance with Article 5 shall be required.

(ix) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures.)

(x) For mini-warehouse/public storage developments, a maximum 50% lot coverage shall be allowed.

(b) Overall Density Restriction

The City Council, at the time of granting CE district zoning to any tract of land, may impose an overall density requirement on such tract.

(c) Location of Uses

(i) Radio, Television, or Microwave Tower

No radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

No radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

(ii) Heliport or Helistop

No heliport or helistop shall be located within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located or within 1,000 feet of any area zoned residential or shown as residential on the then existing Land Use Plan. No residences or dwellings shall be constructed within 1,000 feet of an existing heliport or helistop. The measurement of the 1,000 feet is to be made in a straight, horizontal line from the edge of the heliport or helistop pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helistop for medical emergency flight purposes. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit. (See Subsection 3.106 for other provisions.)

(iii) Automobile Service Station

No automobile service station shall be located within 400 feet of any residential structure and no residential structure shall be located within 400 feet of any automobile service station.

No automobile service station shall be located within 400 feet of any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano.

Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the automobile service station to the closest point of the residential structure or area, as the case may be. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

(7) Special Rules for CE and CB-1 Zoning

(a) On the portion of the property zoned CE, a maximum of 2,500 multifamily dwelling units shall be permitted by right within an area within 2,500 feet of the centerline of White Rock Creek and within the Plano Independent School District. Units not built within this area may be transferred to the CB-1 district as noted below. Additional multifamily dwelling units may be permitted within such area, and multifamily dwelling units may be permitted in any other location on the portion of the property zoned CE by specific use permit. (ZC 98-15)

(b) On the portion of the property zoned CB-1, a maximum of 2,300 multifamily dwelling units shall be permitted by right. However, additional units may be allowed by right through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily dwelling units may be permitted on the portion of the property zoned CB-1 by specific use permit. (ZC 05-50; Ordinance No. 2006-2-29)

(c) A maximum of 65% non-permeable surface shall be permitted in the White Rock Creek and Indian Creek drainage basins. This restriction shall apply only to property zoned CE and not to any property zoned CB-1. This shall be an aggregate limitation only, applying to the property within each drainage basin as a whole and not to any individual lot or tract therein.

(d) Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

(e) Electrical and/or communication utility lines shall be installed underground in compliance with utility service regulations as development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are: (ZC 98-66; Ordinance No. 98-9-22)

(i) Overhead placement is permitted along the southern right-of-way boundary of S.H. 121 and along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communication lines sharing the same support structures. Single-post concrete and/or steel support structures are required. (ZC 98-66; Ordinance No. 98-9-22)

(ii) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded. (ZC 98-66; Ordinance No. 98-9-11)

2.824 RC - Regional Commercial

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

(1) Purpose

The RC district is intended for use in conjunction with an RE district. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

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

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

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

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Sections 3.1200 and 4.600 and Subsection 2.824.6.)

(6) Special District Requirements

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

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

one ornamental tree (seven-foot planted height) per 25 feet of frontage on specified thoroughfares. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

(b) Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

(c) Roof-mounted mechanical units shall be screened in accordance with Subsection 3.1003. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of six feet in height. Plants must be placed so as to create a six-foot tall solid screen within two years of installation. All landscaping must be irrigated and must be replaced if damaged.

(d) Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ordinance No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least two public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

2.825 RE - Regional Employment

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

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

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

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

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

(4) Parking Requirements (See Section 3.1100.)

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

(6) Special District Requirements

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

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

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

(ii) Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings. (ZC 2001-08; Ordinance No. 2001-5-28)

(iii) Roof-mounted mechanical units shall be screened in accordance with Subsection 3.1003. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of six feet in height. Plants must be placed so as to create a six-foot tall solid screen within two years of installation. All landscaping must be irrigated and must be replaced if damaged.

(iv) Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ordinance No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least two public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

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

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

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

2.826 RT - Research/Technology Center

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

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

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

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

(a) Maximum Loading Facilities

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

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

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

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

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

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

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

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

(5) Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)

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

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

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

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

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

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

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

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

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

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

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

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

(7) Special District Requirements

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

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

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

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

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

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

(c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)

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

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

2.827 LI-1 - Light Industrial-1

(1) Purpose

The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

(a) Metal exterior buildings are prohibited in the LI-1 district, except that such buildings may be permitted by approval of a site plan.

(b) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

2.828 LI-2 - Light Industrial-2

(1) Purpose

The LI-2 district is intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	2:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

(a) Metal exterior buildings are prohibited in the LI-2 district, except that such building may be permitted by approval of a site plan.

(b) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

Article 3. Supplementary Regulations

3.100 Supplementary Regulations for Principal Permitted Uses and Specific Uses

3.101 Arcades

An arcade shall be prohibited within 300 feet of any church or residentially-zoned district and within 1,000 feet of any public or parochial school. The 300 foot separation from a residentially-zoned district may be waived altogether, and the 1,000 foot separation between an arcade and a public or parochial school may be reduced to a minimum of 300 feet, if 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. The distance is measured in a straight line from the front door of the premises to be permitted to the nearest property line of the church, school, or residential property. (ZC 93-21; Ordinance No. 93-9-24)

3.102 Day Care Centers

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

Site plan approval by the Planning & Zoning Commission shall be required for all day care center sites, whether or not a specific use permit is required.

Day care centers are a permitted use by right if operated by an organized church and within the building complex of said church. However, operation of day care facilities requires site plan approval and issuance of a Certificate of Occupancy for day care.

Day care centers located within any residential district except multifamily districts shall be required to plat in multiples of the minimum lot width of the district classification requirements. The lot depth shall meet the minimum requirements and in no case shall be approved in a configuration which could not, in the Planning & Zoning Commission's opinion, be converted into standard lots for residential development.

(1) Day care centers are permitted in nonresidential districts only when:

(a) The day care center is platted on an individual lot.

(b) The day care center is in a multi-occupant building with direct access to the exterior of the building. Direct access must be provided to the outdoor play space. The outdoor play space must be immediately adjacent and not separated from the day care center.

(c) The day care center is in an enclosed shopping mall exceeding 500,000 square feet of gross leasable area, provided the center shall be located within the interior of the mall, with no direct access to the exterior of the building. Day care shall be provided for less than four hours per day for an individual person within a mall day care center.

(d) The day care center is located in an office structure or similar single-user structure with no direct access to the exterior of the building other than doorways connecting to outdoor play space as per building code requirements.

(e) The day care center is an accessory use which provides a service to employees, customers, or patrons of the principal use. A two-square-foot identification sign may be provided.

(f) The day care center is in an accessory building located on the same lot as the main building which provides a service to employees, customers, or patrons of the main building. A two-square-foot identification sign may be provided.

(2) All day care centers shall comply with the following standards:

(a) All passenger loading and unloading areas and outdoor play space shall be located so as to avoid conflict with vehicular traffic. Adequate walkways shall be provided.

(b) Outdoor play space shall be provided at a rate of 65 square feet per child. This requirement shall be based on the maximum design capacity of the day care facility constructed. The outdoor play space shall have no dimension of less than 30 feet. This requirement may be waived by the Planning & Zoning Commission if the day care is provided for less than four hours per day for an individual person.

(c) In residential districts, a maximum of one-half of the required outdoor play space may be provided offsite in a public park. When off-premises outdoor play area is utilized, it must be located within 100 feet of the day care facility premises and safely accessible without crossing at-grade any major or secondary thoroughfare.

(d) No day care center shall be part of a single-family or two-family dwelling.

(e) A day care center shall abut and derive its primary access from a street with a pavement width of 36 feet or greater.

(f) As a general guideline, no portion of a day care center site should be located within 300 feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive materials.

3.103 Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings

(ZC 92-99/ZC 96-16; Ordinance No. 96-5-10)

(1) Temporary permits for construction yards, field offices, model homes, and other temporary buildings shall be permitted upon application, payment of fee, and issuance of a permit for a period of time not to exceed 24 months. Construction yards, field offices, and other temporary buildings utilized in the development of a project may be granted extensions by the Building Official until the issuance of a Certificate of Occupancy for the respective project. Extensions for model homes may be granted by the Building Official. Permits may be revoked by the Building Official if the use of the building or structure is contrary to the uses allowed by definition in this ordinance.

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

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

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

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

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

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

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

3.104 Multifamily Residence

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

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

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

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

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

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

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

* Refer to Zoning Ordinance definition.

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

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

3.105 Private Clubs

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

(1) Private clubs shall be restricted to the following use districts:

(a) The Downtown Business/Government district.

(b) Contiguous Regional Commercial and/or Regional Employment districts collectively comprising 30 acres or more.

(c) Contiguous Retail zoning districts collectively comprising 30 acres or more.

(d) Contiguous Light Commercial zoning districts collectively comprising 30 acres or more.

(e) Contiguous Office-2 zoning districts collectively comprising 30 acres or more.

(f) Contiguous Central Business-1 districts collectively comprising 30 acres or more.

(g) Contiguous Research/Technology Center districts collectively comprising 30 acres or more.

(h) Contiguous Corridor Commercial districts collectively comprising 30 acres or more.

(i) Contiguous Commercial Employment districts collectively comprising 100 acres or more.

(j) The contiguous Light Commercial, Retail, Office-2, Light Industrial-1, Light Industrial-2, and Corridor Commercial zoning which is located adjacent to U.S. 75 and is not further west than 1,500 feet from the right-of-way of U.S. 75, and is not further east than 1,000 feet from the right-of-way of U.S. 75.

(k) Office-2, Retail, Light Commercial, Regional Employment, Regional Commercial, Corridor Commercial, Research/Technology Center, or Light Industrial districts when operated in conjunction with a hotel or motel or in conjunction with a regional shopping mall of not less than 750,000 square feet.

(l) Any district when in conjunction with a country club or golf course.

(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. (ZC 2003-44; Ordinance No. 2003-10-21)

(3) A private club shall be prohibited within 300 feet of the boundary of any residentially-zoned district, except that this prohibition will not apply to property located within 300 feet of the boundary of a residentially-zoned district 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.

(4) All distances provided for in this section shall be determined by measurement to be made in a straight line from the front door of the premises to be permitted to the nearest boundary line of the said church, public or parochial school, hospital, publicly-owned park, or residentially-zoned district.

(5) The following limitations are established for the issuance of specific use permits for private clubs:

(a) For contiguous Retail, contiguous Office-2, contiguous Light Commercial, contiguous Downtown Business/Government, contiguous Corridor Commercial, Research/Technology Center, and combined zoning districts within the city but excluding (1) a hotel or motel and (2) a regional shopping mall of not less than 750,000 square feet, specific use permits may be issued in accordance with the following:

(i) No more than two specific use permits shall be issued for a tract of land which is greater than 30 acres but less than or equal to 44 acres.

(ii) No more than three specific use permits shall be issued for a tract of land which is greater than 45 acres but less than or equal to 59 acres.

(iii) No more than four specific use permits shall be issued for a tract of land which is greater than 60 acres but less than or equal to 74 acres.

(iv) No more than five specific use permits shall be issued for a tract of land which is greater than 75 acres but less than or equal to 89 acres.

(v) In areas which are 90 acres or larger, the number of specific use permits issued for private clubs shall not be limited based upon acreage.

(b) A hotel or motel shall be issued not more than one specific use permit, provided that the floor area of the restaurant need not be contiguous as long as all the floor area within the private club is situated within the same building.

(c) For contiguous Commercial Employment districts collectively comprising 100 acres or more, a maximum of one specific use permit may be issued for each 100 acres of land.

(d) For contiguous Central Business-1 districts collectively comprising 30 acres or more, a maximum of two specific use permits may be issued for each 30 acres of land.

(e) A country club or golf course shall not be issued more than one specific use permit.

(f) For the contiguous Light Commercial, Retail, Office-2, Corridor Commercial, and Light Industrial zoning described 1.j. above, there shall be no limitation on the number of private clubs which may be permitted.

(g) In calculating the acreage in contiguous Retail, Office-2, Corridor Commercial, Light Commercial, and Light Industrial zoning districts outside of and adjacent to the areas described in 1.j. above, acreage in contiguous Retail, Office-2, Light Commercial, and Corridor Commercial zoning districts within the described adjacent area shall be included up to a maximum of 30 acres.

(6) All specific use permits issued for the operation of private clubs shall be conditioned that:

(a) Sixty-five percent of gross receipts be derived from the sale of food, subject to an annual audit provided at the expense of the permitted for review by the City Council.

(b) The permitted premises contain a minimum of 80 dining seats allowing a minimum area of 12 square feet of dining area per dining chair.

(c) The permitted comply with the provisions of the Alcoholic Beverage Code and receive a private club permit from the State of Texas within six months from the date of issuance of the specific use permit by the City Council, each such limitation in time being subject to review and possible extension by the City Council.

(d) Such other conditions and restrictions which the City Council may determine at the time of granting the specific use permit are necessary to protect and provide for the health, safety, and general welfare of the community.

(7) City Council may revoke a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of granting the permit are not met or thereafter cease to exist. City Council may deny a specific use permit for the operation of a private club if it should affirmatively determine that issuance of the same would be detrimental or offensive to the neighborhood or otherwise be contrary to the health, safety, and general welfare of the city and its inhabitants.

(8) All specific use permits issued for the operation of private clubs shall be further conditioned that the same may be canceled, suspended, or revoked in accordance with the provisions of Ordinance No. 79-6-10 which is incorporated herein by reference and made a part hereof for all purposes.

3.106 Heliports, Helistops, and Airports

(ZC 97-24; Ordinance No. 97-6-23))

(1) No heliport or helistop shall be located within 1,000 feet of any church, school, hospital, library, or public park, or within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located. The measurement of the 1,000 feet is to be made in the straight horizontal line from the edge of the heliport or helistop pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helistop for medical emergency flight purposes. The Central Business-1 district is excluded from this distance requirement only for the location of helistops and heliports. (ZC 98-40; Ordinance No. 98-7-14)

(2) Notwithstanding the foregoing, the City Council may approve a proposed heliport or helistop situated less than 1,000 feet from the above delineated property if the Council first finds as a matter of fact that all of the following criteria have been met:

(a) Structures or natural terrain features between the proposed heliport or helistop and any such property within the 1,000 foot requirement lessen the noise impact of such heliport or helistop operations upon such property to a level lower than the level which would be experienced if the heliport or helistop were located 1,000 feet from all such property with no structures or terrain intervening.

(b) The Federal Aviation Administration has approved approach and departure paths for the proposed heliport or helistop which require all departures to be made at an angle of more than 90 degrees from any boundary of any such property which is less than 1,000 feet from the proposed heliport or helistop.

(c) That no substantial adverse impact exists on residences or businesses within the 1,000 foot requirement.

(3) All specific use permits issued for airport, heliport, or helistop shall be conditioned that the permittee or his assigns be in compliance with the Zoning Ordinance, Ordinance No. 84-2-20 if a heliport or helistop and all other applicable city ordinances. The city may also provide other conditions and restrictions which the City Council determines, at the time of granting the specific use permit, are necessary to protect and provide for the health, safety, and general welfare of the community. After a hearing and an opportunity for the permittee or his assigns to be heard, the City Council may cancel, revoke, or suspend a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of the granting of the permit are not met or thereafter cease to exist.

(4) Although the City Council may review a specific use permit at any time, it shall review each permit granted hereunder (except those issued in conjunction with an airport) at least once every two years to determine whether or not the permittee or his assigns has complied and is complying with the conditions imposed in the permit. The City Council may deny or revoke a permit hereunder if it should find that the issuance or continuance of the same would be detrimental or offensive to the neighborhood or otherwise contrary to the health, safety, and general welfare of the city and its inhabitants if the permittee is unable to meet the conditions specified herein.

(5) The following regulations apply to all development within the city:

(a) Any structure that exceeds 200 feet above ground level (AGL) requires the issuance of a favorable determination by the Federal Aviation Administration (FAA) before a site plan may be approved.

(b) Any structure within 10,000 feet of an airport runway requires one of the following before a site plan may be approved:

(i) A statement from the FAA that under the conditions of CFR, Part 77, notice to the FAA is not required.

(ii) Issuance of a favorable determination by the FAA.

(c) Applicants must provide notice to the appropriate airport of the proposed development prior to site plan approval. Applications submitted to the FAA must be submitted concurrently to the city and the affected airport(s).

3.107 Communications Antennas - Amateur and Commercial

(ZC 99-43; Ordinance No. 99-9-39)

(1) Purpose

These regulations are adopted for the following purposes:

(a) To protect and provide for the public health, safety, and general welfare of the city.

(b) To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively, and efficiently.

(c) To provide regulations for antenna support structures and antennas that provide secure mounting and construction and prevent interference with public safety communications equipment.

(d) To encourage the users of support structures and antennas to collocate where possible and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal.

(e) To protect and enhance the city's environmental and aesthetic quality.

(f) To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services.

(2) Applicability

(a) This article applies to all commercial and amateur antenna installations unless exempted by 2.b. below.

(b) Direct broadcast satellite reception, multi-channel multi-point distribution (as defined by the FCC), television reception antennas, and amateur radio antennas meeting the following requirements do not require a permit unless mounted on a pole or mast that is 20 feet or more in height. (Height is measured as defined in Section 1.600.) (ZC 2000-68; Ordinance No. 2000-10-11)

(i) In any zoning district, antennas that are one meter (39 inches) or less in diameter.

(ii) In the O-1, O-2, R, BG, LC, RE, RC, RT, CE, CC, CB-1, LI-1, and LI-2 zoning districts, antennas that are two meters or less in diameter.

(iii) In any zoning district, antennas designed to receive television broadcasts.

(iv) In any zoning district, amateur radio antennas concealed behind, on, or within attics, eaves, gutters, or roofing.

(v) In any zoning district, amateur radio ground-mounted whips and wire antennas unless mounted on a pole or mast over 20 feet in height.

(c) Support structures or antennas legally installed before adoption of this ordinance are not required to comply with this ordinance but must meet all applicable state and federal requirements, building codes, and safety standards.

(d) An AM array shall be subject to these regulations. An AM array consisting of one or more support structure units and supporting ground equipment, which functions as one AM broadcasting antenna, shall be considered one support structure. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the support structures, including the guide wires, in the array. Additional support structure units may be added within the perimeter of the AM array by right.

(3) Definitions

Term	Definition
Alternative Antenna Support Structure	A clock tower, bell tower, steeple, manmade tree, light pole, or similar alternative-design mounting structure that camouflages or conceals the presence of antennas or support structures. The generic term "stealth" may also be applied to any method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure. Panel antennas and omni and yagi antennas attached to existing structures are considered to be alternative in design if they are integrated into the architectural features of the structure or are painted to match the support structure.
Antenna	Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communication signals.
Antenna Support Structures	The transmitting or receiving system, its supporting structures, and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge.
Backhaul Network	The lines that connect a communications provider's support structure/cell sites to one or more telephone switching offices and/or long distance providers, or the public switched telephone network.
Collocation	The use of a single-support structure and/or site by more than one communications provider.
FAA	The Federal Aviation Administration
FCC	The Federal Communications Commission
Guyed Lattice Support Structure	A guyed three- or four-sided, open steel frame structure used to support telecommunications equipment.
Height	The distance measured from the finished grade of the parcel to the highest point on the support structure or other structure including the base pad and any antenna.
Monopole	A structure composed of a single spire used to support telecommunications equipment.
Omni Antenna	A thin, vertical, whip-type antenna that delivers an omni directional signal.
Plano Design Standard Support Structure (PDSS)	An alternative support structure or stealth design structure pre-approved for use in the type of location where the carrier wishes to locate. Applicants may submit designs for designation as a PDSS.

Term	Definition
Pre-Existing Support Structures and Pre-Existing Antennas	Any support structure or antenna for which a building permit or specific use permit has been properly issued prior to the effective date of this ordinance, including permitted support structures or antennas that have not yet been constructed so long as such approval is current and not expired.
Self-supporting Lattice Support Structure	A self-supporting, open steel frame structure used to support telecommunications equipment.
Telecommunications Facility	Any unmanned facility consisting of equipment for the transmission, switching, and/or receiving of wireless communications. Such facility may be elevated (either structure-mounted or ground-mounted) transmitting and receiving antennas, low-power mobile radio service base station equipment, and interconnection equipment. The categories of facility types include both roof and/or structure-mount facilities and telecommunications support structures.
Temporary Antenna	An antenna and supporting equipment used on a temporary basis in conjunction with a special event, emergency situation, or in case of equipment failure.
Transceiver Radio	Radio equipment rectangular in shape that attaches to lighting fixtures and/or utility poles and meets wind load requirements. Transceiver radios may have an attached omni-directional whip antenna.
Yagi Antenna	A horizontal beam-type, directional antenna with short vertical bars, generally used for micro cells.

(4) General Requirements

(a) Antennas and support structures may be considered either principal or accessory uses.

(b) Antenna installations shall comply with all other requirements of the Zoning Ordinance with the exception of those specified within this section.

(c) Applications for commercial antennas and antenna support structures shall include the following:

(i) The distance between the proposed support structure and the nearest residential unit and/or residential zoning district boundary line.

(ii) An inventory or map of the applicant's existing support structures, antennas, or sites previously approved for such, either owned or leased, both within the city and within one mile of the city limits, including specific information about the location, height, and design of each support structure. The separation distance between the proposed support structure or antenna and these support structures shall also be noted.

(iii) Certification of the following:

1. That the applicant has sought and received all franchises or permits required by the city for the construction and operation of the communication system.

2. Identification of the backhaul provider and connectivity locations for the installation. Applicants must notify the city of any change in collocation or backhaul providers within 30 days of the change.

3. Certification of the structural engineering information.

4. A notarized statement from the applicant that the proposed support structure can accommodate the collocation of additional antennas.

(iv) Information concerning the finished color, alternative design standards (if applicable), and method of fencing.

(v) The application may require a site plan and landscape plan in accordance with this ordinance. Platting of the property may be required in accordance with the Subdivision Ordinance.

(d) All commercial signs, flags, lights and attachments, other than those required for emergency identification, communications operations, structural stability, or as required for flight visibility by the FAA and FCC shall be prohibited on any antenna or antenna support structure. However, lights may remain or be replaced on light standards that are altered or replaced to serve as antenna support structures.

(e) All antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply within six months or as required by the regulating authority.

(f) A building permit is required to erect or install an antenna, antenna support structure, and related equipment, unless the particular antenna is exempt from regulation, as stated in 2. above. All installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association. Owners shall have 30 days after receiving notice that an installation is in violation of applicable codes to fully comply, or the owner may appeal to the Building Standards Commission.

(g) All support structures and antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the City of Plano's radio frequencies and public safety operations as required by the FCC.

(h) No commercial antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires may be located within any required front, side, or rear yard setback.

(i) All antennas and antenna support structures owned and/or operated by a governmental entity shall be permitted by right in any district.

(j) All antennas and support structures must meet visibility requirements as defined in Subsections 3.508 and 3.1001.4. even if a permit is not required.

(k) Safeguards shall be utilized to prevent unauthorized access to an antenna support structure. Safeguards include those devices identified by the manufacturer of the antenna support structure utilized, a fence, climbing guard, or other commercially-available safety device. Climbing spikes must be removed after use.

(l) Temporary antennas shall only be allowed in the following instances:

(i) In conjunction with a festival, carnival, or other activity requiring a Special Event Permit from the City of Plano.

(ii) In case of emergency as required by the city's Police or Fire Departments.

(iii) When needed to restore service on a temporary basis after failure of an antenna installation. The city must be notified within 72 hours of the placement of a temporary antenna. If the temporary antenna is to be needed for more than seven days, then the provider must acquire a permit for the use.

(5) Collocation

Collocation shall be accomplished as follows:

(a) All new support structures over 60 feet in height must be constructed to support antennas for at least two carriers, unless the structure is an alternative or stealth design, or the support structure is replacing an existing utility structure or light standard. Sufficient area for associated structures and equipment must also be provided.

(b) A support structure which is modified or reconstructed to accommodate collocation shall be of the same type or design as the existing structure and is subject to the following regulations:

(i) The support structure may be modified or rebuilt to a height not to exceed 30 feet over the support structure's existing height, with a maximum height of 120 feet. If a specific use permit issued for the support structure stipulated a maximum height, the support structure may not be modified unless the specific use permit is amended.

(ii) Distance separation from other support structures and residential zoning district boundaries are based on the original support structure and are not increased.

(iii) The support structure may be moved on the same property within 50 feet of its existing location but may not be moved closer to residentially-zoned property. The new location must be within the boundaries of the specific use permit.

(iv) The original support structure must be removed from the property within 90 days of the completion of the new support structure.

(c) Additional antennas attached to an existing support structure must comply with the design of the existing antenna on the support structure.

(6) Support Buildings and Equipment Storage

Support buildings and equipment storage areas or buildings must meet the following requirements:

(a) When mounted on rooftops, they must be screened by a parapet wall or other mechanical unit screening. Existing mechanical unit screening may be utilized if it provides screening in accordance with Subsection 3.1003.

(b) When ground mounted, they must comply with the following:

(i) Meet all applicable front, side, and rear yard setback requirements.

(ii) Be of a neutral color and use exterior building materials that are compatible with surrounding structures.

(iii) Be screened by an evergreen landscape screen with an initial planting size of five gallons and four feet in height, with an ultimate height of six feet or a solid masonry fence six feet in height. Landscaping must be irrigated and maintained in a living, growing condition. Wooden fences are prohibited and wrought iron or chain link may only be used in conjunction with a landscape screen.

(7) Requirements for the Placement of Support Structures and Antennas

(a) In all residential zoning districts (A, ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, UR), commercial antennas and antenna support structures are prohibited, except as specified within this section.

(i) No commercial antenna or antenna support structure shall be allowed on lots used or platted for single-family, two-family, or single-family attached purposes. Commercial antennas and antenna support structures shall be installed on multifamily lots only as allowed below.

(ii) A commercial antenna may be attached to a utility structure (e.g., electrical transmission/distribution tower or elevated water storage tank) exceeding 60 feet in height, provided that the antenna does not extend more than ten feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna may not extend more than 15 feet above the utility structure.

(iii) A commercial antenna may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design. Commercial antennas may also be totally enclosed within a flagpole. (ZC 2007-17; Ordinance No. 2007-9-29)

(iv) Antennas may be attached to existing street light, park ballfield lights, and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased no more than 15 feet, up to a maximum of 60 feet, to accommodate the antenna.

(v) In residential districts, only omni, yagi, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, are allowed. Radio transceivers may also be used if the equipment box does not exceed 8” x 14” x 5”. Other types of antennas may be used only when incorporated or enclosed within a building permitted in the district, or within a flagpole or other stealth design, or attached to any existing utility structure exceeding 60 feet in height.

(vi) Equipment buildings must comply with the same screening requirements specified in 6. above, unless the equipment is attached to the support structure itself or enclosed within another structure on the property.

(b) In nonresidential zoning districts (O-1, O-2, R, BG, LC, LI-1, LI-2, CE, CB-1, CC, RT, RC, RE), commercial antennas and antenna support structures are allowed as follows: (ZC 2000-68; Ordinance No. 2000-10-11)

(i) Commercial antenna support structures are allowed by right if they are 60 feet or less in height and by a specific use permit if over 60 feet in height. In all nonresidential zoning districts, antenna support structures must meet the setback requirements from residential districts as stated in c.v. below.

(ii) A commercial antenna may be attached to a utility structure (e.g., electrical transmission/distribution tower or elevated water storage tank) exceeding 60 feet in height, provided that the antenna does not extend more than ten feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna may not extend more than 15 feet above the utility structure.

(iii) Antennas may be attached to existing street light, park ballfield lights, and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased a total of 15 feet, up to a maximum of 60 feet, to accommodate the antenna. Only omni, yagi, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, may be attached to existing light standards less than 60 feet in height. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5".

(iv) A commercial antenna may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design.

(v) A commercial antenna mounted on a roof or existing structure, other than a support structure, shall extend no more than ten feet above the highest point of the structure.

(vi) A commercial antenna may be mounted on or incorporated into flagpoles. (ZC 2007-17; Ordinance No. 2007-9-29)

(vii) The height of a support structure is limited to 200 feet in the LI-1 and LI-2 zoning districts and is limited to 120 feet in all other commercial zoning districts.

(c) The following setback and separation regulations shall apply to commercial communications support structures:

(i) Support structures must be set back a minimum of 125% of the support structure height from public rights-of-way. (ZC 99-43; Ordinance No. 99-11-39)

(ii) Guy wires and accessory buildings must satisfy the minimum zoning district setback requirements.

(iii) The following separation distances between support structures must be maintained:

	Lattice	Guyed	Monopole 75 Feet in Height or Greater	Monopole Less Than 75 Feet in Height
Lattice	5,000	5,000	1,500	750
Guyed	5,000	5,000	1,500	750
Monopole 75 Feet in Height or Greater	1,500	1,500	1,500	750
Monopole Less Than 75 Feet in Height	750	750	750	750

(iv) Alternative or stealth designs as defined by this ordinance are exempt from the above spacing requirements.

(v) No commercial antenna support structure shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line. Setbacks from residentially-zoned property do not apply to antennas attached to existing utility structures exceeding 60 feet in height, or to antennas placed wholly within a building or attached to a building; however, the building itself must meet all applicable setback requirements. (ZC 2001-49; Ordinance No. 2002-1-25)

(8) Antennas on City-Owned Property

Antennas owned by other than governmental entities may be located on property owned by the City of Plano under the following conditions:

(a) The antennas and support structures may only be attached to an existing improvement or replace an existing improvement and must follow the requirements of 7. above. The improvement shall be capable of supporting the antenna and any associated equipment and shall not interfere with the use or other operations of the city. For antennas attached to improvements located in rights-of-way, all associated equipment must be less than 30 inches in height, located underground, attached to the support structure itself, or be located in an area outside of the right-of-way.

(b) Prior authorization for use of city property must be shown by a franchise, lease, license, permit, or other document duly executed by an authorized city representative and adopted in conformance with all applicable city regulations for the property. The granting of a franchise, lease, license, or permit is at the discretion of the City Council or its authorized designee and must comply with all ordinances.

(c) The antennas and any accompanying equipment must comply with all ordinances, rules, and regulations.

(d) Applications for the location of antenna support structures on property owned, leased, or otherwise controlled by the City of Plano, and which comply with the requirements of b. above, are subject to all applicable ordinances for such structures including, but not limited to 7. above.

(9) Aesthetic and Alternative Design Requirements

(a) All antennas and antenna support structures must meet the following requirements:

(i) Support structures shall have a galvanized steel finish or shall be painted a neutral color, unless other designs and colors are required by the Federal Aviation Administration for safety purposes.

(ii) Antennas and supporting equipment installed on an existing structure other than a support structure must be of a neutral color that is compatible with the color of the supporting structure.

(b) Alternative or stealth designs are encouraged for all antenna support structures, antennas, and supporting equipment but are required for the following unless mounted on existing street light or parking lot light standards:

(i) Antenna support structures in nonresidential zoning districts that do not require a specific use permit.

(ii) Antenna support structures located in city right-of-way.

(iii) Supporting equipment when mounted on rooftops or located in residential districts.

(10) Amateur Radio Antennas and Support Structures

(a) Amateur radio antennas that are owned and operated by a federally-licensed amateur radio station operator are allowed in any district. A building permit is required for antenna support structures of 20 feet or more in height. (See 2. above for exemptions.)

(b) No amateur antenna support structure or antenna may be greater than 50 feet in height. However, the height of such antenna support structure or antenna may be increased up to 75 feet with the installation of a telescopic or crank-up support structure. Upon the issuance of a specific use permit, an amateur antenna support structure or antenna may be constructed to exceed these height limits.

(c) Amateur antenna support structures, antenna, or support wires must be located behind the face of the main building. No amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback. For an amateur antenna support structure or antenna in excess of 35 feet, the setback from side setback lines must be increased one foot for every foot the height exceeds 35 feet.

(d) The bottom section of an antenna support structure may not exceed 48 inches in width. An antenna support structure having a bottom section with a width exceeding 30 inches but not greater than 48 inches must be of a tapered design.

(e) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific

use permit. Excluded from this provision are monopoles four inches or less in diameter used exclusively to support wire antennas as referenced in 2.b.v. above.

(f) Amateur radio antennas, antenna support structures, bases, masts, and poles in existence or for which a permit was issued prior to the effective date of this ordinance shall be considered legal nonconforming uses subject to the provisions specified in Section 2.700 as amended.

(g) All specific use permits issued for amateur radio antennas or antenna support structures shall be conditioned that the permittee or his assigns be in compliance with the Comprehensive Zoning Ordinance, Ordinance No. 86-3-14 as amended and all other applicable city ordinances. The city may also provide other conditions and restrictions which the City Council determines, at the time of granting the specific use permit, are necessary to protect and provide for the health, safety, and general welfare of the community. After a public hearing and an opportunity for the permittee or his assigns to be heard, the City Council may cancel, revoke, or suspend a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of the granting of the permit are not met or thereafter cease to exist.

(11) Appeals

An applicant may appeal a decision of the Director of Planning for an antenna installation not requiring a specific use permit to the Planning & Zoning Commission by filing a Notice of Appeal within ten days following the date the Director notifies the applicant of his action. The Planning & Zoning Commission may approve, conditionally approve, table, or deny an appeal. Decisions of the Planning & Zoning Commission may be appealed to City Council in accordance with Article 6.

Any entity that desires to erect or utilize telecommunications facilities that would be limited by the provisions of this ordinance may petition the Planning & Zoning Commission to modify the ordinance. In determining the need to initiate an amendment to the ordinance, the Commission shall consider the extent to which strict application of these regulations would prohibit or have the effect of prohibiting communications services.

3.108 Residence Hotels

(ZC 95-23, Ordinance No. 95-5-17)

(1) Residence hotels in the MF-2 and MF-3 districts shall have direct access to a regional arterial thoroughfare (Type B+, 140-foot right-of-way or larger thoroughfare).

(2) Residence hotels constructed in MF-2 and MF-3 shall be designed to allow for their potential conversion to multifamily residences and shall comply with all minimum standards set forth in Subsection 3.104. Residence hotels constructed in the MF-3 district shall comply with the MF-3 district requirements (Subsection 2.806). Those constructed in the MF-2 district shall comply with the MF-2 district requirements (Subsection 2.805). The exceptions to these standards are that increased densities may be permitted up to 24 dwelling units per acre in a portion of a planned development multifamily district provided that no unit has more than one bedroom and the total density permitted within the district is not exceeded. Also, open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multifamily residences. The remaining open space will still maintain the minimum district standards. Residence hotels constructed in

the O-2, R, BG, LC, CE, CB-1, RE, RC, CC, RT, LI-1, and LI-2 districts shall comply with the requirements for a motel or hotel in these districts. (ZC 2000-68; Ordinance No. 2000-10-11)

3.109 Farmer's Market

(1) All farmer's markets shall be located in a covered space providing shelter for vendors and customers.

(2) All vendor facilities shall be located on a concrete surface providing adequate drainage.

(3) A maximum of 20% of the vendor stalls may be leased to vendors of non-food articles.

3.110 Home Occupations

In all cases, home occupations shall meet the following conditions and requirements:

(1) Only one employee other than occupants of the residence may be employed. A person who receives a wage, salary, or percentage of profits directly related to the home occupation shall be considered an employee. This definition shall not include the coordination or supervision of employees who do not regularly visit the house for purposes related to the business.

(2) No interior or exterior signage shall be used to advertise the occupation. Vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb.

(3) A home occupation shall be conducted wholly within the principal dwelling and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20% of the total floor area of the principal dwelling, including garages. However, instructional classes may be held outside providing other stipulations of this ordinance are met. A maximum of six students may be allowed in each session.

(4) Merchandise shall not be offered or displayed for sale on the premises. Sales incidental to a service shall be allowed, and orders previously made by telephone or at a sales party may be filled on the premises.

(5) No outdoor storage of materials, goods, supplies, or equipment shall be allowed.

(6) No building alterations shall be allowed that will alter the residential character of the home.

(7) No repair or servicing of vehicles, internal combustion engines, large equipment, or large appliances shall be allowed.

(8) A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dirt, odors, or heat in excess of those normally found in residential areas.

(9) No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.

(10) No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood, and any need for parking must be accommodated within the required off-street parking for the residence or along the street frontage for the lot.

3.111 Veterinary Clinics/Kennels (Indoor Pens)

(ZC 93-13; Ordinance No. 93-5-26)

A veterinary clinic/kennel (indoor pens) may be permitted in accordance with Subsection 2.502, in the O-1 and O-2 districts by a specific use permit only. In these districts, veterinary clinics/kennels (indoor pens) shall meet the following conditions and requirements:

(1) Separate customer and service entrances must be provided from exterior building doorways.

(2) Clinics may only be allowed in freestanding, single-occupant buildings or the ground floor of a single- or multistory, multi-occupant building.

(3) Disposal of all waste materials shall be in accordance with the Texas Department of Health regulations.

3.112 Regional Shopping Malls

(ZC 98-100; Ordinance No. 99-1-8)

For shopping centers or regional malls with more than 1,000,000 square feet of gross lease able area in one structure, the following additional regulations shall apply:

Anchor Stores Platted on Individual Lots	
Lot Coverage	100%
Front Yard Setback	No setback required
Rear Yard Setback	No setback required
Side Yard Setback	No setback required
Floor Area Ratio	Unlimited
Parking	See Subsection 3.1109. All parking requirements may be met offsite with approval of an offsite parking agreement.

3.113 Superstores

(ZC 2000-48; Ordinance No. 2000-8-13)

(1) These criteria shall apply to new superstore construction in any zoning district. These criteria shall not apply to the use, reuse, modification, or consolidation of existing retail space developed on or before March 28, 2005, or to the expansion of existing retail space existing on or before March 28, 2005, by no greater than ten percent of the existing ground floor area. (ZC 2004-54; Ordinance No. 2005-3-26)

(2) Building facades that face or front public streets or public ways shall comply with two of the three criteria listed below. Building facades that do not face or front public streets or public ways shall comply with either criteria b. or c. below.

(a) Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs, or similar architectural features.

(b) No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of three feet for a minimum length of 20 feet.

(c) Facades shall contain repeating patterns of contrasting materials, material colors, and material textures that visually breakup the horizontal and vertical expanse of the facade.

(3) For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes and are in addition to the landscaping requirements in Section 3.1200. Each individual landscape island shall be a minimum of ten feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One over story (shade) tree (four inch caliper minimum) and four shrubs (five gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf, or planting beds.

(4) Seventy-five percent of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, plaster, stucco, or a combination of these materials. Each facade shall not contain more than 75% of any single material.

(5) Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally-integrated minimum 14-foot tall wall the entire length of the loading space.

(6) The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Section 3.1500.

(7) Where the property immediately abuts a residential zoning district, a minimum 30-foot wide landscape edge must be installed in addition to the screening required by Section 3.1000. A minimum 30-foot wide landscape edge is also required along all street frontages, with the exception of U.S. Highway 75 (Central Expressway). The Central Business-1 zoning district is also exempt from this requirement. The landscape edge must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous over story (shade) trees (minimum four inch caliper) placed a minimum 25 feet on center. Plantings may be grouped. (ZC 2004-54; Ordinance No. 2005-3-26)

(8) Open storage areas shall be connected to the building and screened with the same building materials as required now in Subsection 3.903.

(9) The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants.

(10) Primary and accessory superstore structures shall be set back a minimum distance of 100 feet measured from the residential zoning district boundary line to the nearest face or edge of the structure. (ZC 2004-54; Ordinance No. 2005-3-26)

3.114 Outdoor Athletic Facilities

(ZC 2000-76; Ordinance No. 2000-10-14)

The following criteria shall apply to all outdoor athletic facilities except for publicly-owned neighborhood parks as designated on the Park Master Plan contained within the Comprehensive Plan:

(1) Bleachers shall be set back a minimum of 100 feet from a residential zoning district boundary line or from a residential property line.

(2) Backstops shall be set back a minimum of 150 feet from a residential zoning district boundary line or from a residential property line.

3.115 Retirement Housing

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

(1) Minimum Age Requirement

(a) To qualify as an independent living facility, the units shall have a head of household of 55 years of age or older. Surviving member(s) of a household, regardless of age, may occupy a unit provided that the household head meeting the age requirement has died.

(b) Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed two per 100 dwelling units, or portion thereof, in the project.

(2) Minimum Floor Area Per Dwelling Unit

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

(3) Minimum Residential Setback

The minimum setback from the zoning district boundary line and/or property line of land proposed (as shown on an approved land study), developed or zoned for single-family, patio home, or two-family to independent living, assisted living, long-term care, and/or continuing care facilities shall be:

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

(4) Maximum Residential Density

Nonresidential Districts (ZC 2003-21; Ordinance No. 2003-6-23)							
	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
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.							
FAR - Floor Area Ratio; **LC** - Lot Coverage; ***** - For Structures over Three Stories in Height							

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.			
FAR - Floor Area Ratio; **LC** - Lot Coverage; ***** - For Structures over Three Stories in Height			

(5) Fencing Requirements

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

3.116 Tattooing, Permanent Cosmetics, and Body Piercing

(ZC 2001-19, Ordinance No. 2001-11-25)

(1) Facilities that offer tattooing, permanent, or intradermal cosmetic services and body piercing must be licensed by the State of Texas and must meet all environmental health requirements of the City of Plano.

(2) Tattooing, permanent cosmetics, and body piercing may be practiced as an accessory use to a personal service shop. As a primary use requiring a specific use permit, a facility offering these services shall be prohibited within 1,000 feet of any church, residentially-zoned district, or public or parochial school. The distance shall be measured in a straight line from the front door of the facility to the nearest property line of the church, public or parochial school, or to the closest residential district boundary line. The 1,000 foot distance requirement may be reduced to 300 feet if City Council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

3.117 Usable Open Space

(ZC 2006-02; Ordinance No. 2006-4-24)

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

(1) Area Required

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

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

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

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

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

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

(2) General Standards

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

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

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

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

(3) Dimensional Standards

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

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

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

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

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

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

(4) Exhibit Required

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

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

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

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

3.200 Accessory Building Regulations

3.201 In a residence or apartment district, an accessory building may not be used for commercial purposes and may not be rented.

3.202 Accessory Building Regulations for Shopping Centers

In shopping centers, the maximum number of kiosks to be permitted shall be limited to one per 50,000 square feet or portion thereof of floor area. In no case shall more than ten kiosks be permitted in one shopping center.

3.203 Carports

(ZC 2004-22; Ordinance No. 2004-6-31)

(1) In single-family and two-family developments, a carport shall shelter not more than three vehicles and shall not exceed 24 feet on its longest dimension.

(2) Carports must meet all height and yard setback requirements in Subsection 3.204 below and are prohibited within the front yard setback. However, carports erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Section 2.700. These carports may not be replaced if they are removed for any reason, destroyed, or become dilapidated.

3.204 Height and Yard Requirements

(1) Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.

(2) Accessory buildings shall not be erected in any required front yard.

(3) Carports and detached accessory buildings, except garages, shall not be located closer than three feet to any side or rear lot line.

(4) Detached accessory buildings enclosed on three or more sides shall not be located closer than ten feet to the main building.

(5) Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.

(6) Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.

(7) In no instance shall an accessory building be located within an easement or right-of-way.

(8) Detached accessory buildings located in a required rear or side yard shall not exceed ten feet in height. If the detached accessory building is located less than ten feet from the rear or side lot line, a six foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport.

3.300 Exterior Wall Construction Standards for Structures

(ZC 2005-21; Ordinance No. 2005-8-5)

Exterior wall construction for structures shall be in accordance with the standards in the following subsections. For the purposes of this section, exterior wall construction refers to the exterior material or finish of a wall assembly.

3.301 Residential Structures

Exterior wall construction for residential structures of three stories or less shall consist of a minimum of 75% masonry with no single wall face of any residence containing less than 50% of its exposed surface of masonry construction as herein specified. The construction standard applies only to the first floor of a building in the following zoning districts:

Abbreviated Designation	Zoning District Name
A	Agricultural
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
ED	Estate Development
F-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
PH	Patio Home
R	Retail
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence

Exterior wall construction for all residential uses in districts where permitted other than those listed above shall meet the requirements of the City of Plano Building Code.

3.302 Where more than 40% of existing residential structures along both sides of a street and lying between the two nearest intersecting streets, do not meet the above minimum structure standards, then such standards shall not apply.

3.303 Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding shall be acceptable masonry construction alternatives. (ZC 2000-01; Ordinance No. 2000-3-28)

3.304 Nonresidential Uses

(ZC 2005-21; Ordinance No. 2005-8-5)

Except as otherwise regulated by this ordinance, exterior wall construction in districts permitting nonresidential uses shall be of such material that conforms to the International Building Code unless an alternative has been approved by the Building Official. However, metal and membrane exterior walls are prohibited in all zoning districts with the following exception:

Metal and membrane exterior wall construction is permitted in the Light Industrial-1 and Light Industrial-2 districts with approval of a façade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:

(1) The metal or membrane exterior wall construction is not visible from a public thoroughfare or residential zoning district.

(2) The lot containing the building is located at least 1,000 feet from any residential zoning district boundary line unless separated by a Type C or larger thoroughfare.

3.305 Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR districts. In addition, exterior plasters, as noted above, are not permitted in UR districts unless specified as part of a planned development. (ZC 97-52; Ordinance No. 98-2-15)

3.400 Lot Regulations

3.401 Independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, churches, colleges, universities, trade and commercial schools, and public, private, and parochial schools located in any residential district shall have a minimum site area of two acres and shall have access to a street with a minimum 36 feet of pavement width. (ZC 2000-83; Ordinance No. 2000-11-30)

3.402 Through lots are hereby prohibited.

3.403 Where residential lots have frontage on streets at opposite ends of the lot, a screening wall or other permanent barrier shall be constructed on the property line so that access is denied to one of the adjacent streets.

3.404 In the case where excess right-of-way is dedicated by plat for the purpose of construction an overpass and where such right-of-way exceeds the normal right-of-way required by the Thoroughfare Plan for the adjacent street, development which occurs on the property from which the excess right-of-way was dedicated may utilize the dedicated excess right-of-way in computing floor area ratio and lot coverage.

3.500 Front Yard Regulations

3.501 Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage. (See Appendix Illustration 9.)

3.502 Where a building line has been established by plat approved by the Planning & Zoning Commission and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such plat.

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 subsurface 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.) However, porch and patio covers that extend greater than four feet, with or without posts or columns, that were erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Section 2.700. For nonresidential or multifamily developments, screening walls or fences required under the provisions of Subsection 3.1001 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. (ZC 2004-22; Ordinance No. 2004-6-31)

3.504 For existing through lots, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only an accessory building may be built on the line thus established. The main building must observe the front yard requirements for both streets. (See Appendix Illustration 7.)

In the case of existing through lots which are bounded on three sides by streets, all yards between the main building and a street shall be regulated as front yards unless a front, side, and rear building line have been established by plat.

3.505 If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard or setback established for the district in which the street frontage is located, and if no front building line has been established by plat, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement. All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard. These provisions shall not be interpreted as requiring a setback or front yard of more than ten feet greater than the front setback observed by any building on a contiguous lot. The provisions shall be superseded on any lot where a minimum building line has been established by plat or ordinance and the front yard or setback provisions of such plat or ordinance shall be observed. (See Appendix Illustration 10.)

3.506 In all districts except BG and CB-1, the distance as measured from the front lot line to the face of the building shall in no case be less than one-half the height of the building. In cases where a lot is across the street from or adjacent to a residential zoning district, see Subsection 3.511. (Ordinance No. 93-8-13)

3.507 Gasoline service station pump islands shall not be located closer than 39 feet to the front property line. Canopies for pump islands shall have a minimum setback of 20 feet from the front property line when the canopy thickness is three feet or less. An increased setback of ten feet will be required for each additional foot or portion of a foot in excess of three feet.

3.508 Except in the BG and CB-1 districts, on any corner lot, no fence, wall, screen, billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted, or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles within a triangular area formed by extending the 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. In cases where streets do not intersect at approximately right angles, the Traffic Engineer shall have the authority to vary these requirements as he deems necessary to provide safety for both vehicular and pedestrian traffic; however, he shall not require site distance in excess of 275 feet. Within this triangle, vision shall be clear at elevations between 30 inches and 9 feet above the average grade of the street. (Ordinance No. 93-8-13)

3.509 For corner lots with a curved corner lot line, the building line shall be established as provided in Appendix Illustration 5.

3.510 In residential developments except in the PH and UR districts, the minimum front yards specified in Section 2.800 may be reduced by a maximum of five feet when such yards front on the bulb portion of a cul-de-sac. In no case shall the required front yard be reduced to less than 25 feet under this provision. (See Appendix Illustration 4.)

3.511 In all districts, except BG (Subsection 2.821.3.), RE (Subsection 2.825.3.), RC (Subsection 2.824.3.), and RT (Subsection 2.826.3.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2007-21; Ordinance No. 2007-10-16 and ZC 2001-49; Ordinance No. 2002-1-25)

3.512 Except where staggered setbacks are permitted and used, residential building lines shall be uniform for all contiguous lots along a block face. Uniform residential building lines may be altered on a block face where there is a separation of 15 feet or more between residential lots created by intersecting alleys, creeks, and public or private open space.

The building line may be staggered for lots fronting on an eyebrow or bulb portion of a cul-de-sac in the SF-9, SF-7, SF-6, and 2F districts. When these setbacks are staggered, the maximum setback shall be 35 feet in the SF-9, SF-7, and 2F districts and 30 feet in the SF-6 district. A minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

3.513 Attached front accessory buildings, including garages and carports, shall have a front setback from the street or access way not less than that of the main building or 20 feet, whichever is greater. Detached accessory buildings shall be located behind the main building.

3.514 In all nonresidential zoning districts, except BG and CB-1, the front building setback may be reduced to 30 feet for one-story buildings along Type D or smaller thoroughfares if parking and driveways are prohibited between the building face and the street with the reduced setback. (ZC 94-114; Ordinance No. 94-11-14)

3.515 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3.516 A below-grade, open parking structure is allowed in the front yard setback for all nonresidentially-zoned properties. No portion of the below-grade parking structure shall extend above the general ground level of the graded lot, as stated in Subsection 3.503. Surface parking may be constructed on top of the below-grade parking. Additional landscaping shall be provided per Section 3.1200.1.e. (ZC 96-68; Ordinance No. 97-2-15)

3.600 Side Yard Regulations

3.601 On a corner lot used for single-family or two-family dwellings, both street exposures shall be treated as front yards on all lots platted after the effective date of this ordinance, except that where one street exposure is designated as a side yard by a platted building line which provides a side yard of 15 feet or more, the building line provisions on the plat shall be observed. On lots which were official lots of record prior to the effective date of this ordinance, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective districts as specified in Section 2.800. (See Subsection 3.512.)

On a corner lot used for nonresidential or multifamily purposes, both street exposures shall be treated as front yards on all lots platted after the effective date of this ordinance. On such lots which were official lots of record prior to the effective date of this ordinance and which did not provide a platted building line, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective district as specified in Section 2.800.

The side setback shall be increased ten feet for lots siding to a secondary or major thoroughfare Type D or above as shown on the Master Thoroughfare Plan, if not separated by an alley. The lot width shall be increased ten feet to correspond to the increased setback. The increased setback and lot width shall not be required if a minimum of ten feet of right-of-way is dedicated for landscaping. The increased setback shall not apply to existing lots and valid Phase II land studies submitted and approved by April 10, 1995. (ZC 94-122; Ordinance No. 95-4-30)

3.602 The minimum interior side yard requirements in a nonresidential planned development district shall be established on the site plan.

3.603 Nonresidential uses in residential districts shall be required to observe the side yards listed in Section 2.800.

3.604 Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features projecting not to exceed 12 inches into the required side yard and roof eaves projecting not to exceed 36 inches into the required side yard. A fence may be constructed on the property line adjacent to a side yard.

Mechanical equipment such as air-conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side yard at a maximum height of 60 inches above the ground level of the graded lot to the sky.

3.605 Where a side property line divides a nonresidential district from a residential district, a minimum ten-foot side yard shall be provided on the nonresidential lot side adjacent to such residential district.

3.606 In all districts, except BG (Subsection 2.821.3.), RE (Subsection 2.825.3.), RC (Subsection 2.824.3), and RT (Subsection 2.826.3.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard

specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2007-21; Ordinance No. 2007-10-16 and ZC 2001-49; Ordinance No. 2002-1-25)

3.607 In single-family residential districts, one side yard may be reduced down to zero if the other side yard is increased by at least the same amount. A minimum three-foot maintenance easement may be required on the lot adjacent to the reduced side yard. In any case where a side yard is reduced according to this paragraph, side yards shall be shown on the subdivision plat.

3.608 Where residential lots are platted such that the side of one lot abuts the rear of another lot, the side building line adjacent to the street shall be platted at the same depth as the adjacent front building line, unless an alley is constructed between the two lots so as to provide a minimum 15 foot separation between the building lines.

3.609 For LI-1 and LI-2 districts in proximity to districts permitting residential uses by right, the side yard shall be a minimum of 50 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

3.610 Gasoline service station pump islands shall not be located closer than 39 feet to any side property line. Canopies for pump islands shall have a minimum setback of 20 feet from the side property line when the canopy thickness is three feet or less. An increased setback of ten feet will be required for each additional foot or a portion of a foot in excess of three feet.

3.611 Car washes shall be set back a minimum of 50 feet from any side yard adjacent to a residential district.

3.612 Where a single-family or duplex residential structure is legally constructed within the allowable building area of a lot and a subsequent change to the building setback standards results in the structure extending into the setback area, the structure shall be classified as nonconforming. Additions and alterations may be made to these structures provided that the addition or alteration does not extend beyond a line tangent to the existing structure and parallel with the setback line. (ZC 92-79; Ordinance No. 93-5-43)

3.613 A lot that is used for single-family and two-family dwellings that sides to a street shall have the same side building line along the street as required for a corner lot in that district. (Ordinance No. 93-9-7)

3.614 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3.700 Rear Yard Regulations

3.701 In all districts permitting residential structures, except PH, SF-A, MF-1, MF-2, MF-3, BG, and CB-1, no main residential building may be constructed nearer than ten feet to the rear property line, and the main residential building and all accessory buildings shall not cover more than 50% of that portion of the lot lying to the rear of a line erected, joining the midpoint on one side lot line with the midpoint of the opposite side lot line. (Ordinance No. 93-8-13)

3.702 Every part of a required rear yard shall be open and unobstructed to the sky from a point 40 inches above the ground level of the graded lot, except for permitted accessory buildings and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting not to exceed four feet into the required rear yard. A fence may be constructed on the property line adjacent to a rear yard.

3.703 The minimum rear yard requirement in a nonresidential planned development district shall be established on the site plan.

3.704 In all districts, except BG (Subsection 2.821.3.), RE (Subsection 2.825.3.), RC (Subsection 2.824.3.), and RT (Subsection 2.826.3.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2007-21; Ordinance No. 2007-10-16 and ZC 2001-49; Ordinance No. 2002-1-25)

3.705 In LI-1 or LI-2 districts, a rear yard is not specified except where the boundary line of an LI-1 and LI-2 district is in proximity to a residential district, said rear yard shall be a minimum of 50 feet as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

3.706 Car washes shall be set back a minimum of 50 feet from any rear yard adjacent to a residential district.

3.707 Where a single-family or duplex residential structure is legally constructed within the allowable building area of a lot and a subsequent change to the building setback standards results in the structure extending into the setback area, the structure shall be classified as nonconforming. Additions and alterations may be made to these structures provided that the addition or alteration does not extend beyond a line tangent to the existing structure and parallel with the setback line. (ZC 92-79; Ordinance No. 93-5-43)

3.708 The rear setback shall be increased 15 feet for lots backing to a secondary or major thoroughfare Type D or above as shown on the Master Thoroughfare Plan, if not separated by an alley. Lot depth shall be increased ten feet to correspond to the increased setback. The increased setback and lot depth shall be reduced proportionally if a minimum of ten feet of right-of-way is dedicated for landscaping. The increased setback shall not apply to existing lots and valid Phase II land studies submitted and approved by April 10, 1995. (ZC 94-122; Ordinance No. 95-4-30)

3.709 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3.800 Height Regulations

(Ordinance No. 95-4-27)

3.801 In all zoning districts and planned developments, water standpipes and tanks, church steeples, bell towers, domes and spires on school buildings and institutional buildings, the roofs of auditoriums and sanctuaries of one story construction, and public safety structures may be erected to exceed the district's maximum height. Side and rear yards shall be increased by two additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district's maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sections 3.600 and 3.700 for additional side and rear yard setbacks in nonresidential zoning districts. (ZC 2001-49; Ordinance No. 2002-1-25)

3.802 Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

3.900 Open Storage

(ZC 94-13/ZC 95-01; Ordinance No. 95-3-35)

3.901 Open storage and outside display are prohibited in all residential districts, all office districts, and the RT and RE districts. Open storage and outside display are permitted as accessory uses to a primary use on the same lot in the R, BG, RC, LC, CE, CB-1, CC, LI-1, and LI-2 districts. Open storage is permitted as a primary use only in the LI-1 and LI-2 districts. (ZC 2000-68; Ordinance No. 2000-10-11)

3.902 Allowed Locations for Open Storage and Outside Display

(ZC 97-65; Ordinance No. 99-9-18)

Open storage and outside display of goods, materials, merchandise, or equipment shall:

(1) Be screened as required in Subsection 3.903, unless placed in accordance with Subsection 3.904.

(2) Not be located within any required front, side, or rear yard setback.

(3) Not be located within parking spaces, fire lanes, maneuvering aisles, or customer pick-up lanes.

(4) Not obstruct visibility or interfere with pedestrian or vehicular circulation. If the items are placed on a sidewalk or other pedestrian area, a six-foot wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.

(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. (ZC 2002-42; Ordinance No. 2003-1-11)

(6) Be immediately adjacent to the building when in an R or RC district. (ZC 2000-68; Ordinance No. 2000-10-11)

(7) Not be located on the roof of any structure.

(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. (ZC 2002-42; Ordinance No. 2003-1-11)

(9) Be designated on an approved site plan.

3.903 Screening Requirements for Open Storage and Outside Display

(ZC 97-65; Ordinance No. 99-9-18)

(1) All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties, unless exempted by Subsection 3.904.

(2) Screening shall be a minimum of six feet in height; and

(a) Be of masonry construction; or

(b) Be constructed of chain link or ornamental fencing in combination with a landscape screen; or

(c) Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.

(d) Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six-foot tall solid screen within two years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.

(e) Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet in height.

(3) All open storage in R or RC districts must be attached to the main building and shall be screened by a minimum six-foot solid wall of the same type and manner of construction as the main building or by a minimum six-foot tall solid wall interspersed by ornamental metal panels. (ZC 2000-68; Ordinance No. 2000-10-11)

(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. (ZC 2002-42; Ordinance No. 2003-1-11)

(5) The requirements listed in Subsections 3.902 and 3.903 shall also apply to the use of semi-trailers, storage vaults, shipping containers, or other vehicles for storage purposes.

(6) The Planning & Zoning Commission may waive these requirements if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the open storage.

3.904 Exceptions to Screening Requirements

(ZC 97-65; Ordinance No. 99-9-18)

(1) No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if placed in an area not more than five feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height.

(2) Screening is not required for items placed on a gasoline pump island that do not exceed three feet in height.

(3) Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

3.905 Where permitted under this ordinance, all open storage shall be screened from view from any street and/or parking area of adjoining property unless located in an LI-1 or LI-2 district, where open storage shall be screened from only the street. (Refer to Section 3.1000 for additional screening requirements.) Screening walls must be a minimum of six feet in height and of masonry construction. Screens may also be constructed of chain link or wrought iron in combination with a landscape screen. A six-foot solid landscape screen without a fence or wall may also be used. Plants must be placed so as to create a six-foot tall solid screen within two years of their installation. All landscaping must be irrigated. Wooden screening fences are prohibited.

The Planning & Zoning Commission may waive this requirement if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the outdoor storage.

3.906 Junk yards, wrecking yards, or any similar open storage of used machinery or used equipment or material for reuse of parts, dismantling, wrecking, or repossessing may be located in the LI-2 district only after review by the City Council for the purpose of establishing the probable effect of such use on adjacent property. After review, the City Council may, based upon its findings, approve or disapprove such use by resolution.

3.907 Nothing in this section shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale. A four-foot wide clearance shall be provided along the public sidewalk and a six-foot wide clearance shall be provided on the sidewalk around the building.

3.1000 Screening, Fence, and Wall Regulations

3.1001 Screening Walls or Visual Barriers

(1) In the event that an MF-1, MF-2, MF-3, BG, O-1, O-2, CE, CB-1, R, LC, RC, RE, CC, RT, LI-1, or LI-2 district sides or backs upon an ED, SF-20, SF-9, SF-7, SF-6, SF-A, PH, 2F, or UR district, or in the event that any nonresidential district sides or backs to an MF-1, MF-2, or MF-3 district, a solid screening wall or fence of not less than six nor more than eight feet in height shall be erected along the entire property line separating these districts, except where visibility triangles or easements are required. (See Subsections 3.503 and 3.508.) The purpose of the screening wall or fence is to provide a visual barrier between the properties. The owner of such property shall be responsible for and shall build the required wall or fence along the entire property line dividing his property from the residential district. In cases where the Planning & Zoning Commission finds this requirement to be impractical for immediate construction, it may grant a temporary or permanent waiver of the required screening wall or fence until such time as the screening wall or fence may be deemed necessary by the City Council. In cases where the Planning & Zoning Commission finds this requirement to be better met by an irrigated living screen, the same may be substituted for the screening wall. (ZC 2000-68; Ordinance No. 2000-10-11)

(2) Any screening wall or fence required under the provisions of this section, a specific use permit, planned development district, or other requirement shall be constructed of masonry or reinforced concrete which does not contain openings more than 40 square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. The use of prefabricated, patterned concrete panels is prohibited. (ZC 98-104; Ordinance No. 99-2-16)

(3) No fence, screen, wall, or other visual barrier shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street or drive intersection, in accordance with Subsection 3.508.

(4) Where an alley intersects with a street, no fence or plant taller than 30 inches may be placed within a sight visibility triangle defined by measuring eight feet to a point along the property lines and joining said points to form the hypotenuse of the triangle.

(5) All required screening walls shall be equally finished on both sides of the wall.

3.1002 General Fence and Wall Regulations

(ZC 2003-52; Ordinance No. 2003-10-32)

In any zoning district where a wall, fence, or screening separation is erected and is not required under the provision of Subsection 3.1001, 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.

(c) A wall or fence not more than eight 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, cropland, and other areas used for agricultural activities. However, fences in the ED district must comply with Subsection 2.802.

3.1003 Mechanical Screening Requirements

In all nonresidential developments, roof-mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof, or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a one or two story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen. Screening for mechanical units shall apply to new building construction only.

3.1004 Requirements for Refuse and Recycling Containers and Compactors

(ZC 2002-26; Ordinance No. 2002-7-25)

Refuse and recycling containers and compactors for multifamily and nonresidential development shall comply with the following standards unless specifically exempted in Subsection 3.1004.7:

(1) Refuse and Recycling Container Standards

(a) Enclosures and/or Enclosure Space

Developments shall either provide enclosures for refuse and recycling containers or allocate area for future enclosures. Enclosures shall be designed to accommodate one refuse container and one recycling container. If the applicant does not propose refuse and recycling containers for a development, adequate area on the site shall be allocated to accommodate a future enclosure for one refuse and one recycling container.

(b) Screening

Refuse and recycling containers shall be screened from view of adjacent streets and properties. Screening shall be accomplished by one of the following methods:

(i) Screening by Enclosure

Refuse and recycling containers shall be enclosed on three sides with masonry wall construction finished to match the main building(s). The minimum height of the enclosure shall be six feet.

(ii) Screening by Concealed Placement

Refuse and recycling containers shall be placed in service areas that are screened from view by buildings, wing walls, and/or required screening walls.

(c) Enclosure Size

The minimum enclosure size for refuse and recycling containers shall be based upon a seven-foot wide by seven-foot deep container (ten-cubic yard container). The interior dimensions of the enclosure shall provide the following minimum clearances:

(i) The minimum side-to-side clearance between containers and/or enclosure walls shall be two and one-half feet.

(ii) The minimum front-to-back clearance between containers and enclosure walls or gates shall be two feet.

(2) Compactor Standards

(a) Screening

Compactors, where provided, shall be enclosed on three sides with masonry wall construction finished to match the main building(s). Compactors shall not be screened by concealed placement. The minimum height of the enclosure shall be eight feet. Metal swinging gates of a height equal to the enclosure height shall be provided for the truck collection side of the compactor enclosure.

(b) Enclosure Size

The interior dimensions of the compactor enclosure shall provide for three feet of clearance between the compactor and enclosure walls or gates.

(3) Placement Standards for Enclosures

Refuse, recycling, and compactor enclosures shall be placed behind the front building setback line. Compactor enclosures shall not be located between the front building setback line and the front facade of the building. The truck collection side of enclosures shall be oriented away from public streets unless metal swinging gates of a height equal to the enclosure height are provided.

(4) Service Access

Refuse, recycling, and compactor enclosures shall be located to facilitate service/collection by providing a minimum outside turning radius of 45 feet from the travel lane to the truck collection side of enclosure.

(5) Site Plan Review

Refuse, recycling, and compactor enclosures or area allocated for future refuse and recycling enclosures shall be identified on preliminary site plans and site plans. Refuse containers, recycling containers, and/or compactors shall not be added to existing sites and/or to site plans approved for future development without submittal and approval of a revised site plan.

(6) Parking Reduction

The number of required parking spaces in Section 3.1100 may be reduced to accommodate commercial recycling and community recycling containers for sites developed prior to July 22, 2002. Required parking shall not be reduced without submittal and approval of a revised site plan.

(7) Exemptions

The following are exempted from the requirements of this subsection:

(a) Community recycling containers less than two cubic yards in capacity.

(b) Multifamily and nonresidential development that comply with both of the following stipulations:

(i) The development is authorized by the City of Plano Public Works Department for refuse and recycling collection utilizing 95-gallon residential-type carts.

(ii) The development is located within BG or CB-1 zoning districts, or the development is within a planned development district that permits by stipulation the use of 95-gallon residential-type carts for refuse and recycling collection.

3.1100 Off-Street Parking and Loading

3.1101 General

(ZC 2006-02; Ordinance No. 2006-4-24 and ZC 99-10; Ordinance No. 99-6-14)

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

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

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

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

3.1102 Offsite Parking

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

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

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

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

3.1103 Size of Space

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

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

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

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

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

(1) Signage will identify the small car spaces.

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

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

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

For minimum dimensions of angle parking see Appendix Illustration 12.

3.1104 Access

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

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

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

3.1105 Parking Area Standards

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

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

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

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

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

3.1106 Off-Street Parking Incidental to Main Use

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

3.1107 Schedule of Off-Street Parking

(ZC 2006-02; Ordinance No.2006-4-24)

Each development shall provide off-street parking as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.1108 Special Off-Street Parking Regulations

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

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

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

(4) Special Vehicle Storage

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

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

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

(d) All vehicles must meet the following requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.1109 Joint Parking Facilities

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

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

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

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

3.1110 Stacking Requirements for Drive-Through Facilities

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

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

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

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

3.1111 Parking Reduction for Storm Water Conservation

(ZC 2006-02; Ordinance No. 2006-4-24)

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

3.1112 Parking Reduction Program

(ZC 94-26)

(1) Purpose

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

(2) Eligibility

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

(3) Extent of Reduction

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

(4) Pre-Application Conference

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

(5) Procedure

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

(a) Baseline Parking Assessment

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

(b) Estimated Actual Demand

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

(c) Preliminary Site Plan

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

(d) Parking Management Plan

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

(i) Employer Subsidies to Mass Transit Users

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

(ii) Ride Share Programs

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

(iii) Car Pool Program

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

(iv) Remote Parking Areas

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

(v) Modified Work Schedules

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

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

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

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

(e) Estimate of Overflow Parking Impact

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

(f) Performance Agreement

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

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

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

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

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

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

(g) Notation on Final Plat and Site Plan

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

(6) Planning & Zoning Commission Report

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

(7) Redevelopment or Expansion of Building Space

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

3.1113 Parking Deferment Program

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

(1) Purpose

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

(2) Definition

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

(3) Eligibility

The program may be used for:

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

(i) New Centers

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

(ii) Existing Centers

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

(b) Independent living facilities

(4) Prohibited Uses

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

(5) Prohibited Areas

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

(6) Extent of Reduction

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

(a) Increased Landscaping Area

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

(b) Limited Rear Yard Parking

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

(7) Procedure

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

(a) Pre-Application Conference

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

(b) Baseline Parking Assessment

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

(c) Performance Agreement

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

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

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

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

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

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

(d) Preliminary Site Plan Approval

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

(e) Planning & Zoning Commission Review

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

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

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

(f) Appeals

The decision of the Planning & Zoning Commission to approve or deny a parking deferral agreement shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or member of City Council may appeal the decision of the Commission by filing a Notice of Appeal in the office of the Director, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reserve the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

(g) Revoking the Agreement

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

3.1114 Off-Street Loading

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

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

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

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

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

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

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

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

3.1200 Landscaping Requirements

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

(1) Nonresidential Landscaping Requirements

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

(a) Landscaping along Street Rights-of-Way

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

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

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

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

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

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

(vi) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped. Redevelopment involving 30% or more increase in the existing square footage of building area and/or the addition of 20 or more

parking spaces to the existing parking lot shall comply with the standards of this section. The calculation of landscape requirements shall be based upon the redeveloped portion of the site; however, the location of such improvements may be distributed on the site as a whole.

(b) Interior Parking Lot Landscaping

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

(i) Interior landscaping shall generally include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the required interior parking lot landscaping may be placed outside of the parking lot to meet the interior landscaping requirement. (See Appendix Illustration 15.) (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

(iv) Unless designated as a storm water conservation area on a site-specific storm water management plan per Section 3.1700 (Storm Water Management), landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

(c) Landscaping for Corner Lots

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

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

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

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

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

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

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

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

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

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

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

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

(2) Residential Landscaping Requirements

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

(a) Multifamily and Retirement Housing Landscaping Requirements:

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

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

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

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

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

(vi) Parking areas shall be landscaped in addition to the required landscape edge. Seventeen square feet of landscaping for each parking space shall be provided within the paved boundaries, including one shade tree (three inch caliper minimum) or an approved ornamental tree per ten parking spaces. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked. Per the development incentives and standards in Section 3.1700 (Storm Water Management), up to 50% of the parking lot landscaping may be placed outside of the parking lot to meet the landscaping requirement. (ZC 2006-02; Ordinance No. 2006-4-24)

(vii) Unless designated as a storm water conservation area on a site-specific storm water management plan per Section 3.1700 (Storm Water Management), landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used. (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

(3) Landscape Maintenance Requirements

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

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

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

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

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

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

(4) Landscape Design Requirements

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

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

(b) Soil protection and improvement,

(c) Careful selection and design of turf areas,

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

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

(5) Alternative Landscape Design

Per the development incentives and standards in Section 3.1700 (Storm Water Management), alternative landscape design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative landscape design shall be subject to approval by the standards for landscape plan approval as listed in 6. below and in Section 3.1700. (ZC 2006-02; Ordinance No. 2006-4-24)

(6) Landscape Plan Approval

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

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

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

(7) Tree Preservation and Protection

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

(a) Definitions

Term	Definition
Buildable Area	The portion of a lot exclusive of required yard areas on which a structure or building improvements may be erected.
Building Pad	The actual foundation area of a building and a ten-foot clear area around the foundation necessary for construction and grade transitions.
Clear-Cutting	The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.
Development	Any manmade change to improved or unimproved real estate including, but not limited to, buildings and other structures, paving, drainage, or utilities, and agricultural activities.
Drip Line	A vertical line run through the outermost portion of the crown of a tree and extending to the ground.
Tree	Any self-supporting woody perennial plant which has a trunk diameter of four and one-half inches or more when measured by caliper inch at a point of four feet above ground level and which normally attains a height of at least 15 feet at maturity.

(b) Applicability

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

(i) All vacant and undeveloped property, and

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

(c) Exemptions

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

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

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

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

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

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

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

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

(d) Tree Preservation Requirements

The following requirements must be met:

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

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

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

(e) Tree Survey and Preservation Plan Required

(i) Preliminary Development Plans

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

(ii) Final Development Plans

A tree survey and tree preservation plan shall be submitted with all site plan and preliminary plat applications. The Planning Department is authorized to maintain a list of required information for tree surveys and tree preservation plans. The tree survey shall include the exact location, size, condition if

damaged or diseased, and common name of each tree eight inches in caliper or larger. The survey must also show existing and proposed spot elevations near the trunk of trees to be preserved. This document must be signed by the preparer. The tree preservation plan shall indicate which trees are to be preserved, which are to be removed and the manner in which they will be protected during the construction period. A tree mitigation plan must be included as part of the tree survey and protection plan. Projects will not be released for construction until a tree preservation plan (if applicable) has been approved.

(iii) Field Inspections

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

1. Prior to the commencement of grading, all tree markings, protective fencing such as plastic mesh and erosion control measures must be installed by the developer and must be inspected by the city.

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

3. Within two weeks of notification by the Engineering Department that final acceptance of the subdivision is imminent, a final inspection of the tree preservation methods must be performed.

(f) Requirements for Tree Preservation

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

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

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

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

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

(v) No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Major changes of grade (six inches or greater) will require additional measures

to maintain proper oxygen and water exchange with the roots. In addition, the developer should adhere to the following guidelines to protect the trees to be preserved:

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

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

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

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

(g) Tree Preservation Credits

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

(h) Replacement of Trees

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

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

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

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

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

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

(vi) In order to encourage the use of larger caliper trees for required landscaping, the mitigation inches required for tree replacement may be added to the required edge, interior parking lot trees and open space trees on a one inch for one inch basis in one inch increments. These must be clearly indicated on the landscape submittal.

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

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

3.1300 Performance Standards

In all zoning districts, any use indicated as a permitted use shall conform in operation, location, and construction to the performance standards hereinafter specified. In the CE, LI-1, and LI-2 districts, in addition to the permitted uses, there shall be permitted any other manufacturing, processing, fabricating, packing, or storage use, except those requiring specific use permits, which conform in operation, location, and construction to the performance standards hereinafter specified for noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and glare.

3.1301 Noise

At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the A scale limits of 65 decibels for daytime and 58 decibels at nighttime. Measurement of noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute (ANSI). For this section, daytime is defined as the time period from 7:00 a.m. to 10:00 p.m., and nighttime is defined as the time period from 10:01 p.m. to 6:59 a.m. The boundary property line is the common line between two parcels of property. (ZC 99-21; Ordinance No. 99-12-15)

3.1302 Smoke and Particulate Matter

No operation or use shall cause, create, or allow the emission for more than three minutes in any one hour of air contaminants which at the emission point or within the bounds of the property are:

(1) As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Circular 7118.

(2) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in 1. above, except that when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the atmosphere, this standard and the standard specified in 1. above shall not apply.

(3) The emission of particulate matter from all sources shall not exceed 0.5 pounds per acre of property within the plant site per any one hour.

(4) The open storage and open processing operations, including onsite transportation movements which are the source of wind or airborne dust or other particulate matter; or which involves dust or other particulate air contaminants, generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage, or sand blasting shall be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding four grains per 1,000 cubic feet of air.

3.1303 Odorous Matter

(1) No use shall be located or operated which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.

(2) The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case, where uncertainty may arise, or where the operator or owner of an odor emitting use may disagree with the enforcing officer, or where specific measurement of odor concentration is required, the method and procedures specified by American Society for Testing Materials (A.S.T.M.D.) 1391-57 entitled "Standard Method for Measurement of Odor in Atmospheres" shall be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

3.1304 Fire or Explosive Hazard Material

(1) No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except that chlorates, nitrates, per chlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists, or wholesalers may be permitted when approved by the Fire Department of the City of Plano.

(2) The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Fire Department of the City of Plano.

3.1305 Toxic and Noxious Matter

No operation or use shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in "Threshold Limit Values Occupational Health Regulation No. 3," a copy of which is hereby incorporated by reference.

3.1306 Vibration

No operation or use shall at any time create earth borne vibrations which when measured at the bounding property line of the source operation exceed the limits of displacement set forth in the following table in the frequency ranges specified:

Frequency Cycles per Second	Displacement in Inches
0 to 10	0.0010
10 to 20	0.0008
20 to 30	0.0005
30 to 40	0.0004
40 and over	0.0003

3.1400 Traffic Impact Analysis

(ZC 97-48; Ordinance No. 97-10-45)

3.1401 Introduction

This section establishes requirements and procedures pertaining to traffic impact analysis (TIA). These requirements are intended to inform the applicant of the city's expectations, expedite the city staff's review process of TIA reports, provide standard criteria for evaluating development proposals, and establish equitable mitigation and cost sharing policies.

A TIA is intended to develop public/private partnerships to coordinate land use and transportation facility development. Both the City of Plano and the land developer share in the responsibility to consider all reasonable solutions to identified transportation problems.

Plano requires TIAs to be done for both zoning and preliminary site plan processes. Each of these has specific purposes that are complementary of one another. Both types of TIAs do, however, share the goal of identifying the relationship between land use and transportation needs. Below is a brief description of the purpose of each process:

(1) Zoning TIA

The goal of this process is to ensure balance between future land uses and the ultimate roadway system. This process uses future traffic volumes based on the city being developed (as projected in the year 2020 Tranplan computer model). It also assumes the entire roadway system to be in place (both existing and future roads). This allows a zoning proposal to be evaluated as to its effect on the ultimate roadway system and allows for determination of the roadway system's ability to accommodate the proposed use.

The TIA, done at the time of a zoning change request, is to determine the traffic loading that the proposed zoning will impose on the approved thoroughfare system in the 2020 design year and to determine that the thoroughfare system, as planned, can handle the traffic loading at Level of Service D or better in the peak hour. Conclusions drawn from the analysis, along with other land use and service factors, shall be taken into consideration by the Planning & Zoning Commission and the City Council in approval or disapproval of zoning changes.

(2) Site Plan TIA

This process is done simultaneous with the submittal of a preliminary site plan. The goal of this study is to look at a specific development of known size and use and to determine the effect of that use on the existing roadway system. It uses existing traffic volumes and assumes the existing roadway configuration to be used for analysis. This process should ensure that the roadway system is adequate to accommodate the proposed use and may recommend mitigation measures necessary to ensure efficient traffic flow around the proposed site (as based on intersection and roadway levels of service).

A TIA, at the time of site plan approval, is intended to define the immediate impacts of the proposed development and any necessary transportation improvements (public or private) required to ensure a satisfactory level of service on all affected thoroughfares. A site plan TIA is designed to mitigate traffic impacts by optimizing roadway capacity, access design, and traffic control. A TIA may not be used to deny development permitted by zoning, nor shall it be used to modify road design contrary to the Transportation Element of the

Comprehensive Plan or to the Thoroughfare Standards Ordinance. The detail of site plan TIAs is greater than TIAs prepared for zoning cases. Specific improvements to the existing roadways consistent with the Thoroughfare Plan may be needed to gain approval of site plan proposals. Timing of and cost sharing agreements for the construction of offsite improvements also may be considered.

3.1402 Definitions

Term	Definition
Trip Generation Rates	The city's criteria for trip generation for various categories of land use and density shall be those set forth in the latest edition of the trip generation informational report published by the Institute of Transportation Engineers (ITE) unless the proposed use does not have a corresponding rate in the Trip Generation Manual. Alternate trip generation rates shall not be accepted for individual zoning cases or site plans but shall instead be adopted for citywide use on the basis of a general study of local conditions.
Design Year	The design year is the point in time upon which assumptions pertaining to land use, population, employment, and transportation facilities are based. All zoning analysis shall be based on a design year of 2020. All site plan analysis shall use a design year based on the expected date of project occupancy.
Base Volumes	Base volumes for analyzing zoning cases shall be derived from the city's latest computer projection of traffic volumes for the year 2020. Base volumes for site plans shall be based on current traffic counts adjusted to the expected date of project occupancy. When available, all base data shall be supplied by the city's Engineering Department, Transportation Division. In all cases when ground counts are needed and are not available, the developer or his agent shall be required to collect such data.
Modeling	A TIA as required by the city for zoning cases will be accomplished by the use of the TRANPLAN analysis package. A TIA, as required, may be performed by the applicant or his agent. The city's Engineering Department, Transportation Division will supply (for a fee) TRANPLAN volume plots based on existing and proposed zoning.
Level of Service (LOS)	LOS is a measure of the level of congestion experienced on roadways. The desirable minimum LOS of the City of Plano is Level of Service D in the peak hour. LOS shall be measured of both link and intersection operations.
Thoroughfare Plan	The official City of Plano Thoroughfare Plan, including all routes designated as a Type F collector facility or higher.
Transportation Improvements Program(TIP)	A five year schedule and funding program of all approved and committed transportation improvements.

3.1403 Applicability

A TIA will be required by the city's Planning Department for zoning requests and preliminary site plans submitted for approval. All TIAs shall be performed by a consultant qualified to perform such studies. Requirements for mitigating negative traffic impacts shall apply to all zoning cases and site plans. In certain cases, due to project phasing, a site plan TIA might be required with a concept plan submittal.

(1) Zoning

Any zoning request for multifamily or nonresidential as defined herein under the land use classification which generates at least 5,000 trips per day requires a TIA, unless the proposed zoning results in a net trip reduction compared to existing zoning. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated.

(2) Preliminary Site Plan

Any preliminary site plan or site plan generating 5,000 trips per day or which has a floor area ratio (FAR) of 0.75, or greater, requires a TIA.

3.1404 Methodology

Pre-submission consultation with the Development Review and Transportation Divisions staff is required. Zoning and site plan applications, as defined in Subsection 3.1403, not containing TIAs will be judged incomplete and shall not be forwarded to the Planning & Zoning Commission for action. It is the responsibility of the applicant to demonstrate that a TIA is not required. Details of the required analysis will be determined at this meeting. In certain instances, traffic from other approved but not built developments may have to be accounted for in traffic assignments. Staff might also require specific assumptions such as percent trucks be altered to match local conditions. Peak hour analysis might be directed to reflect the peak 15 minutes for certain types of land use. All of these types of issues will be addressed at the pre-meeting.

The following procedures shall be followed in preparing traffic impact studies submitted to the City of Plano:

(1) Zoning TIA Content

(a) Study Area

A map(s) delineating the TIA study area and all existing and planned streets contained therein. The study area shall be based on the total daily estimated trip generation. The study area shall be a one mile radius for less than 10,000 trips per day. A larger radius shall be considered for more than 10,000 trips per day.

(b) Existing Zoning

A description of the existing zoning in the area proposed for rezoning including: existing land area (gross and net) by zoning classification and density figures expressed as FAR, square footage, number of hotel rooms, dwelling units, etc.

(c) Proposed Zoning

A description of the proposed zoning including land area (gross and net) by zoning classification and density figures expressed by FAR, square footage, number of hotel rooms, dwelling units, etc.

(d) Thoroughfare Network

A description of roadway development at the 2020 design year for the entire study area and base volumes of thoroughfares within the study area.

(e) Impact Determination

The TIA will describe the volume/capacity (V/C) ratio for all thoroughfares (Type F and higher) and delay projections for intersections in the studied area to determine if Level of Service D operation is maintained. The analysis shall contain the following minimum information:

(i) Proposed Trip Generation

Show in tabular form trip generation rates and the total trips generated by land use assuming full development and occupancy. Indicate trip reductions, if any, resulting from credits for mass transit, passerby, mixed use, etc. All trip reductions must conform to Planning & Zoning Commission approved generation rates. Calculate the net estimated trips.

(ii) Existing Trip Generation

Show in tabular form by land use trips generated based on existing zoning. All appropriate trip reductions permitted by approved generation rates must be included.

(iii) Net Increased Trip Generation, Distribution, and Assignment

Proposed trip generation minus existing trips generated and the assignment of new trips generated is to be calculated. The net increased trips generated by the development are to be added to the base volumes projected for the design year. Twenty-four hour and peak hour volumes must be calculated. Distribution and assignment calculations must be provided unless TRANPLAN is used.

(iv) Level of Service Analysis

Show in tabular form, 24-hour and peak-hour levels of service for existing and proposed zoning. Calculations shall include all thoroughfare links and intersections. Calculate level of service and percentage of change (when compared to base volumes) for each link and intersection.

(v) Conclusions

Summarize points of conflict and congestion, identify all thoroughfare links or intersections exceeding a Level of Service D and the percentage of change produced by the proposed zoning change.

(f) Mitigation

Traffic produced by the proposed zoning plus the assumed background traffic should not exceed Level of Service D. Locations exceeding Level of Service D, where the proposed zoning contributes five percent or more of the traffic, should be mitigated. Acceptable methods of mitigating negative traffic impacts are:

(i) Requirements in addition to those provided in the Thoroughfare Standards Ordinance relating to driveway median opening location and distance between drives.

(ii) Modified zoning and/or density reduction or relocation.

(iii) Amendments to the city's Thoroughfare Plan shall not be accepted as a means of mitigating negative impacts. Minor amendments to thoroughfare and intersection design (e.g., turn lanes, acceleration and deceleration lanes, and associated rights-of-way) may be accepted on a case-by-case basis.

(2) Planning & Zoning Commission Report

The Planning & Zoning Commission shall make a report to the City Council on all TIAs it considers in conjunction with requests for rezoning. The Planning & Zoning Commission may make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of a TIA.

Where the identified impacts of the proposed zoning cannot be adequately mitigated, the Planning & Zoning Commission shall recommend to the City Council one or more of the following actions:

(a) Denial of the zoning case in total or in part.

(b) Any other action deemed appropriate to mitigate negative traffic impacts.

The Planning & Zoning Commission may recommend, in addition to measures defined above, that a study of the Major Thoroughfare Plan be made to determine amendments required to ensure adequate long-term capacity.

(3) Site Plan TIA Content

(a) Study Area

A map(s) shall be included delineating the TIA study area and all existing and planned streets therein. The study area shall be a minimum of a one mile radius at the discretion of the city's Traffic Engineer.

(b) Existing Zoning and Development

Describe existing zoning including land area (gross and net) by zoning classification, including density figures expressed as FAR, square footage, number of hotel rooms, dwelling units, etc. Also, describe any existing development onsite and how it will be affected by development proposals.

(c) Thoroughfare Network

Describe existing thoroughfares, signals and signal phasing, and traffic volumes within the study area.

(d) Proposed Development

Describe the proposed development including land area (gross and net) and density figures expressed by FAR, square footage, number of hotel rooms, dwelling units, etc. Also describe roadway conditions as expected by date of occupancy. Improvements shown must be funded within the Transportation Improvements Program or proposed for development at the developers expense to be repaid by the city in accordance with the city's cost sharing policies as funds become available. Indicate roadway and intersection capacities at study date.

(e) Impact Determination

Determine the level of service for all thoroughfares and intersections in the study area. The analysis shall contain the following minimum information:

(i) Proposed Trip Generation

Calculate total trip generation by use (assuming full development and occupancy) and report any reductions for passerby, mixed use, etc., as permitted by generation rates approved by the Planning & Zoning Commission. Show trip generation by use in tabular form with land use trip generation rates and trips generated.

(ii) Trip Distribution and Assignment

Trips generated by the proposed development are to be added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions and assignment calculations must be provided.

(iii) Level of Service Analysis

Show in tabular form 24-hour and peak-hour V/C ratios for links and intersections within the study area. Analyze all points of ingress and egress, median breaks, and turn lanes associated with the proposed site.

(iv) Conclusions

Provide a summary of points of conflict and congestion. Identify all thoroughfare links or intersections exceeding a Level of Service D and the percent increase in total traffic produced by the proposed site plan. Identify any operational problems (e.g., drives, median openings, and signalization) within 500 feet of the site.

(f) Mitigation

Traffic levels exceeding Level of Service D, where the development is contributing five percent or more of the total trips should be mitigated. Problems demonstrated by the TIA can be corrected by:

(i) Requirements in addition to those provided in the Thoroughfare Standards Ordinance relating to driveway and median opening location and distance between drives.

(ii) Modifying density or intensity or use (e.g., reduction in square footage or percentage of commercial use).

(iii) Phasing construction until additional roadway capacity becomes available.

(iv) Onsite improvements including access controls and site circulation adjustments.

(v) Offsite improvements including the construction of additional lanes where the surrounding thoroughfares are not fully developed or intersection improvements where the surrounding area is approaching full development. Costs for offsite improvements that are consistent with the Thoroughfare Plan shall be repaid by the city in accordance with its cost sharing policies, as funds become available.

(4) Public Meetings

The applicant or their representative shall be available to answer questions that may arise during Planning & Zoning Commission meetings or City Council meetings.

(5) Planning & Zoning Commission Report

The Planning & Zoning Commission shall report to the City Council their findings on all TIA studies reviewed in conjunction with the review of site plans.

Where identified impacts cannot be adequately mitigated by the date of occupancy, the Planning & Zoning Commission shall recommend to the City Council one or more of the following actions:

(a) Study of the major Thoroughfare Plan to determine amendments required to increase long-term capacity.

(b) Amendment of the TIP to expedite construction of needed related public improvements.

(c) Changes in intersection design, signal systems, etc. to increase capacity.

(d) Temporary delay (partial or total) of the proposed project for up to two years to coordinate with planned public improvements. In no instance may a project be delayed more than two years based on negative findings of a TIA. If all planned public improvements have been constructed in the area, there shall be no cause for delay in approval of the project based upon the TIA.

(e) Any other measures deemed appropriate to mitigate negative traffic impacts.

3.1405 Administration

The Planning & Zoning Commission shall be responsible for administering the TIA requirements of the Zoning Ordinance. The Planning & Zoning Commission shall also be responsible for:

(1) Reviewing and proposing to the City Council amendments to all TIA requirements and procedures.

(2) Reviewing all TIAs submitted in conjunction with zoning and site plan applications.

(3) Reporting to the City Council their finding of traffic impacts and, if appropriate, recommended methods of mitigation.

Applicants may request City Council reconsideration of a TIA and the findings of the Planning & Zoning Commission. Unless a majority of the City Council votes in favor of reconsidering the TIA, discussion shall be limited to the findings of the Planning & Zoning Commission.

3.1500 Residential Adjacency Standards (RAS)

(ZC 99-46; Ordinance No. 99-10-12)

This section establishes the process for incorporating RAS into the site plan review process. (See Article 5.) These standards are applicable when the symbol "R" appears in Subsection 2.502, Schedule of Permitted Uses.

These standards are in addition to the development regulations applicable to the underlying zoning district. When any requirements in this section are in conflict with any other requirements for the underlying zoning district, the more restrictive requirements shall apply.

3.1501 Purpose and Intent

The general objectives of this section are to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods within the city of Plano, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses.

3.1502 Definitions

Term	Definition
Residential Adjacency	Any nonresidential building, use, or associated activity identified in Subsection 2.502, Schedule of Permitted Uses and Subsection 3.1504 below that when located in proximity to a residential district may result in detrimental impact to a residential property. Residential adjacency shall include the lot on which the nonresidential building, use, or associated activity is located. In cases where multiple uses are contained on the same lot, residential adjacency shall apply to the area within that lot which encompasses the building, use, or associated activity and all accessory buildings, uses, or areas necessary to support them.
RAS	Residential Adjacency Standards
Vehicular Service Bays	Any partially or fully enclosed space used for major or minor automobile repair, truck and bus repair, or similar activities.
Individual Service Speakers	Speakers used to conduct business with individual customers outdoors or in a partially enclosed structure including, but not limited to:
	Drive-through payment windows,
	Drive-through restaurant ordering boards,
	Service station pump islands, and
	Car washes.

Term	Definition
Public Address/Paging Systems	Loud speaker or amplified paging systems intended to contact or provide information to person(s) on the exterior of a building such as those commonly used by businesses with large outdoor facilities/operations including, but not limited to:
	New and used car dealers,
	Building material sales,
	Garden centers, and
	Car washes.

3.1503 Review Process

(1) The RAS shall apply when a use is proposed for a nonresidential building or site that is adjacent to a residential district and both of the following conditions apply:

(a) An existing or proposed building, structure, or device on the lot is within 150 feet of a district boundary for any of the following residential districts, except if the activity proposes the use of public address/paging systems, in which case 1,000 feet shall be the effective distance: ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, and UR.

(b) The use in question is identified with an "R" in Subsection 2.502, Schedule of Permitted Uses.

(2) Except as noted in Subsection 3.1504.1.b., RAS shall not apply when one of the following conditions is met: (ZC 2002-72; Ordinance No. 2003-4-6)

(a) Whenever a proposed nonresidential use is separated from the adjacent residential district by a Type D or larger thoroughfare.

(b) Whenever a proposed nonresidential use is contiguous with an existing nonresidential use, except public elementary schools, on residentially-zoned property.

(3) Review of proposals for compliance with the RAS will be carried out in conjunction with the preliminary site plan review and/or site plan review, depending on whether or not the actual use of the site is known.

(4) The following information shall be submitted in order to facilitate the RAS review:

(a) All information and procedures as required by Section 5.300 and/or Section 5.400.

(b) Location and description of existing and proposed exterior speaker systems to include information about the height, octave, and decibel band ranges of each fixture.

(c) Information indicating the location and orientation of all off-street loading spaces.

(d) Information indicating the location and orientation of all vehicular service bays.

(e) Information indicating the location and description of existing and proposed screening between the proposed nonresidential use and the residential district.

3.1504 Residential Adjacency Standards

RAS shall address the following:

(1) Noise

(a) Any use containing individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.

(b) Any use containing public address/paging systems shall not be permitted within 1,000 feet of any residential district unless separated by a Type AA or larger thoroughfare.

(2) Loading Spaces

In addition to the regulations contained in Subsection 3.1107, the following RAS shall apply:

(a) Where adjacent to residential districts, off-street loading areas shall be fully screened from view of the residential district.

(b) The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses containing loading docks within 150 feet of any residential district.

(3) Vehicular Service Bays

(a) All vehicular service bays within 150 feet of a residential district shall face away from adjacent residential districts unless separated by a building or permanent architectural feature of minimum height matching the height of the service bays.

(b) Walls separating service bays from a residential district shall be of masonry or reinforced concrete with no openings.

(c) The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to minimize the impact of the service bays within 150 feet of any residential district.

(d) No use including outdoor vehicular repair, servicing, or testing shall be permitted within 150 feet of a residential district.

(4) Small Engine Repair Shops

Small engine repair shops shall not be permitted within 150 feet of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

(5) Motorcycle Sales/Service

Motorcycle sales/service facilities shall not be permitted within 150 feet of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

(6) Car Wash and Fuel Dispensing Facilities

(a) Car wash and fuel dispensing facilities shall not be permitted within 150 feet of a residential district.

(b) Where car wash and fuel dispensing facilities are within 300 feet but greater than 150 feet of a residential district, the Planning & Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

3.1600 Sign Regulations

(ZC 2003-50; Ordinance No. 2003-12-13)

3.1601 Administration

(1) Purpose

(ZC 2004-24; Ordinance No. 2004-8-21)

(a) The general 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 by providing that signs:

(i) Are maintained properly to avoid creating safety risks due to abandonment, collapse, decay, deterioration, and fire.

(ii) Enhance the quality of the city's appearance by avoiding clutter and by not interfering with scenic views or character of certain city areas.

(iii) Do not obstruct or interfere with the ability of the Fire and Police Departments to implement their job duties.

(iv) Do not pose a hazard to public safety by confusing or distracting motorists or creating obstructions impairing a driver's ability to see pedestrians, obstacles, other vehicles, or traffic signs.

(v) Are regulated by size, quantity, scale, and proportionate balance in accordance with standards consistent with the stated general purpose.

(vi) Do not create nuisances for people using the public rights-of-way and streets nor owners/tenants of adjacent property by their height, size, brightness, and movement.

(b) It is not the purpose or intent of this statute to regulate signs based solely on their content.

(2) 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.

(3) 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.

(4) Application and Permit Requirements

(a) Required Information

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

(i) Sign use classification.

(ii) Name, address, and telephone number of the applicant.

(iii) Name, address, and telephone number of the owner of the property on which the sign will be located.

(iv) Name, address, and telephone number of person or firm erecting the sign.

(v) A description of the work to be covered by the permit for which application is made.

(vi) Location of the building structure or lot upon which the sign is to be attached or erected.

(vii) Message to be contained on proposed sign.

(viii) State the valuation of proposed work.

(ix) The signature of the permittee or his authorized agent.

(x) Name of business for which the sign application has been made.

(b) 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:

(i) Drawing of sign indicating the sign message or copy.

(ii) 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.

(iii) 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.

(5) Issuance

(a) 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 7. below have been paid, a permit shall be issued to the applicant.

(b) 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.

(c) 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.

(d) 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 ten days of written notice of the revocation.

(e) 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.

(6) Inspections

(a) General

All signs for which a permit is required shall be subject to inspection by the Building Inspections 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.

(b) Inspection Requests

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

(c) 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.

(d) 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.

(e) 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.

(7) Fees

(a) Sign Permit Fees

Each applicant, before being granted a permit for a non-illuminated sign, 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 containing electrical components shall be $80.00. (ZC 05-53; Ordinance No. 2006-2-30)

(b) Fee for Review of Plans

Each applicant, when applying for a permit for any sign, 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. (ZC 05-53; Ordinance No. 2006-2-30)

(c) 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, 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, 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. (ZC 05-53; Ordinance No. 2006-2-30)

(d) 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.

(e) 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.

(8) Exempt Signs

Temporary signs are governed by Article XII, Temporary Signs, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano and are exempt from the provisions of this ordinance. (ZC 05-53; Ordinance No. 2006-2-30)

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

(a) Signs not exceeding eight square feet in area which advertise the sale, rental, or lease of the premises on which such signs are located.

(b) Signs not exceeding 16 square feet in area when located upon the premises of a public, charitable, or religious organization.

(c) 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.

(d) Noncommercial purpose signs on private property. (ZC 05-53; Ordinance No. 2006-2-30)

(e) Incidental signs provided they comply with all other requirements of this ordinance.

(f) 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.

(g) 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. (ZC 05-53; Ordinance No. 2006-2-30)

(h) Window signs provided all other requirements of the ordinance are met.

(i) Copy change only for signs otherwise allowed under this ordinance. (ZC 05-53; Ordinance No. 2006-2-30)

(j) Nameplates not exceeding one square foot in area.

(k) Onsite directional signs provided that they comply with all other requirements of this ordinance.

(l) Occupational signs provided that they comply with all other requirements of this ordinance.

(m) Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this ordinance.

(n) Sign facings when replaced for the same business.

(o) Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).

(9) Appeals (ZC 2007-30; Ordinance No. 2007-10-39)

(a) 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.

(b) 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. An applicant whose sign permit is denied by the Board based upon the content may invoke the judicial review process found in 9.d. below. (ZC 2004-24; Ordinance No. 2004-8-21)

(c) 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:

(i) The requested variance does not violate the intent of the ordinance.

(ii) The requested variance will not adversely affect surrounding properties.

(iii) The requested variance will not adversely affect public safety.

(iv) Special conditions exist which are unique to this applicant or property.

(d) Judicial Review (ZC 2004-24; Ordinance No. 2004-8-21)

(i) An applicant denied a sign permit by the Board based on the content of the proposed sign may seek relief under this provision and is not subject to Subsection 6.209.3. An applicant whose sign was denied by the Board based on the content of the proposed sign may file a notice of nonacceptance of the decision of the Board with the City Attorney within ten business days of the date of the filing of the Board's decision which shall be the date the Board announces the decision either orally or in writing to the applicant. Within ten business days after receiving a notice of nonacceptance from an applicant, the City Attorney shall initiate suit in district court for determination that the sign is illegal

pursuant to this ordinance and for an injunction to prohibit display of the sign. The notice of nonacceptance must be in writing, delivered by hand delivery or certified mail, return receipt requested, to the Office of the City Attorney, City of Plano, 1520 K Avenue, P.O. Box 860358, Plano, Texas 75086. Nothing in this provision shall be interpreted to require the City of Plano to pay for legal fees and costs incurred by the applicant associated with this proceeding.

(ii) This remedy is only available to applicants denied a permit by the Board based on content of the proposed sign. All other permit denials by the Board are subject to the judicial process set forth in Subsection 6.209.3.

3.1602 Definitions (ZC 05-53; Ordinance No. 2006-2-30)

Term	Definition
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.
Dilapidated or Deteriorated Condition - Any sign	Where elements of the surface or background have portions of the finished material missing, broken, or otherwise existing such that they are illegible.
	Where the structural support or frame members are visibly bent, broken, dented, or torn.
	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.
	Where the sign or its elements are twisted, 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).
	Where the message or wording can no longer be clearly read.
Dilapidated or Deteriorated Condition - Any sign (Continued)	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.
Downtown Sign District	The area described in Subsection 3.1605.
Erect	To build, construct, attach, hang, place, suspend, affix, or paint a sign(s) on the exterior surface of a building or structure.
Face	The surface of the sign upon, against, or through which the message is displayed or illustrated.
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.

Term	Definition
	However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten percent.
	One rectangle - no reduction
	Two rectangles - ten percent 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.
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.
Logo	Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.
Multitenant 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.
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.
Nonstructural Trim	The retainer, battens, cappings, nailing strips, latticing, and platforms which are attached to a sign structure.
Person	Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
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.
Searchlight	An apparatus capable of projecting a beam or beams of light in excess of 2M peak candlepower of 250,000 lumen.
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

Term	Definition
	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.
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:
	Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, or logo.
	Multicolored bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification.
	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.
Sign - A-frame/Sandwich Board	A self-supporting A-shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
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.
Sign - Apartment	Any sign identifying a multifamily dwelling as defined herein including, but not limited to, apartment buildings, apartment complexes, and retirement complexes.
Sign - Armature	A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground.
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.
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.
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. (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Directional	Any onsite sign to direct the public to entrances, exits, and services relating to the property.
Sign - Directory	Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.

Term	Definition
Sign - Freestanding	An onsite sign or three-dimensional representation of a figure or object not attached to any building, supported by uprights, braces, or some other approved support, which is capable of withstanding the stress from weight and wind load.
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.
Sign - Hanging	A sign that is suspended from the underside of an awning, canopy, or floor overhang. (ZC 2000-74; Ordinance No. 2000-11-23)
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). (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Identification	Any onsite sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.
Sign - Incidental	Any sign containing information incidental to the operation of the business, such as, but not limited to, hours of operation, accepted credit cards, and parking information.
Sign - Institutional	Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.
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.
Sign - Menu Board	Any onsite sign displaying the items offered at a drive-in or drive-through restaurant.
Sign - Monument	Any sign mounted to a solid base support at ground level.
Sign - Multipurpose	Any identification sign combined with either of the following:
	A directory sign.
	A reader board sign.
Sign - Multistory Office Wall	Any sign on a building with two or more stories for office use in which the tenant has no direct outside entrance from the tenant space. (ZC 2006-06; Ordinance No. 2006-9-16)
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.
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.
Sign - Noncommercial	Any sign used for a noncommercial purpose.

Term	Definition
Sign - Obsolete	Any sign which no longer serves a bona fide use or purpose.
Sign - Occupational	Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.
Sign - Pole	Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
Sign - Projecting	Any sign, except an awning, which projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
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.
Sign - Roof	Any sign erected upon or above a roof of a building or structure.
Sign - Sandwich Board	See Sign, A-frame.
Sign - Special Event	Signage allowed in conjunction with a Special Event Permit.
Sign - Subdivision Entry	Any onsite freestanding sign identifying a residential subdivision.
Sign - Subdivision Wall Plaque	Any onsite sign attached to an approved masonry screening wall or entry feature in a subdivision.
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 or attached to a building. Temporary signs are regulated by Article XII, Chapter 6, of the City of Plano Code of Ordinances.
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.
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.
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.
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.
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.

Term	Definition
Vehicle Service Canopy	A covered structure which shelters a vehicle service use (such as a gas pump island or car wash) 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.
Wall	Any exterior surface of a structure that has a slope of 60 degrees or more.

3.1603 Design and Construction Specifications

(1) Requirements for Wall Signs

(a) 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 in 1.c. below.

(b) Wall Signs

(i) 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.

(ii) 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 in 1.c. 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, and Institution 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.) (ZC 05-53; Ordinance No. 2006-2-30)

(iii) 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 1.b.ii. 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.

(iv) 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.

(v) A wall sign shall not project more then 12 inches from the wall surface.

(c) Multistory Office (MSO) Wall Signs (ZC 2006-06; Ordinance No. 2006-9-16)

(i) Multistory office wall signs shall not be required to be placed above a tenant's lease space.

(ii) A multistory office wall sign shall not exceed 250 square feet.

(iii) Multistory office wall signs shall be limited to two signs per elevation.

(iv) 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 postion. 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.

(v) The height of a horizontal MSO wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical MSO wall sign shall not exceed six feet. The width shall be measured

perpendicularly from the vertical. MSO wall signs shall not exceed 75% of the width or the height of the available building elevation based on the placement of the sign. Vertical clearance shall be subject to the requirements in 1.d (below). MSO wall signs shall not extend above the wall to which they are attached.

Exception - An MSO 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.

(vi) The combination of MSO wall sign areas shall not exceed the product of two times the lineal footage of the designated building elevation. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.c.v. (above). The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall elevation available to such signs.

(vii) MSO wall signs may be illuminated only on building facades facing a nonresidential zoning district.

(viii) An MSO wall sign shall not project more than 12 inches from the wall surface.

(ix) Suites with direct access to the street in a multistory office shall have signage regulated by 1.b (above) for general business wall signs. However, signs using this direct access provision must remain in compliance with 1.c.iii (above).

(d) 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

(e) 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.

(f) 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 ten percent 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.

(g) 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.

(h) 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.

(i) 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.

(j) Murals (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Murals shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.

(ii) Murals denied by the Building Official shall be subject to review pursuant to Subsection 3.1601.9.

(2) Freestanding Signs

(a) 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.

(b) 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 ten 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.

(c) General Business Signs

(i) 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 ten 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.

(ii) Single tenant properties shall be limited to one freestanding sign per street front.

(iii) 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.

(d) Identification Signs

(i) An identification sign may be erected in nonresidential zoning districts and shall not exceed 150 square feet for monument signs and 100 square feet for pole signs. Maximum height of an identification sign shall be ten 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.

(ii) Identification signs shall be limited to one sign per street front per development.

(iii) 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.

(e) Institution Signs

Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of ten 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.

(f) Multipurpose Signs

(i) 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.

(ii) 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.

(iii) Multipurpose signs may be erected in nonresidential zoning districts.

(iv) Maximum height shall be ten 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.

(v) 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.

(vi) 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.

(g) 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 ten feet and pole signs shall not exceed 20 feet in overall height.

(h) 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.

(i) Onsite Directional Signs

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

(j) 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 of ten feet from any other menu board sign.

(k) Unified-lot Signs

(i) 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.

(ii) 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.

(iii) 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.

(iv) Individual lots that are part of a unified-lot sign agreement shall not be entitled to any other freestanding street front signage.

(3) Requirements for Freestanding Signs Located within an Overlay District

(a) 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.)

(b) Single tenant properties shall be limited to one freestanding sign per street front.

(c) Multi-tenant commercial developments shall be limited to the following:

(i) Multipurpose Signs

One sign per street front per development.

(ii) General Business Signs

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

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

(4) Miscellaneous Requirements for Freestanding Signs

(a) Freestanding signs shall not be placed in any sight visibility triangle.

(b) 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.

(c) No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.

(d) Any projecting or overhanging portion of a freestanding sign must be a minimum of ten feet above any walking surface and 14 feet above any driving surface.

(e) 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.

(f) Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.

(g) Minimum five foot radius required around a fire hydrant.

(h) Unless otherwise set forth, a minimum of 60 feet shall be required between all freestanding signs.

(i) Unless otherwise set forth, all freestanding signs shall provide a minimum eight foot setback from any property line.

(j) Signs that have a base or pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.

(k) 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.

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

(5) Illumination (ZC 05-53; Ordinance No. 2006-2-30)

(a) 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.

(b) Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.

(c) 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.

(d) All illumination shall comply with the City of Plano illumination ordinance.

(6) 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.

(7) Reader Boards/Electronic Message Center

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

3.1604 General

(1) Overlay Districts/Planned Developments/Heritage Resource District/Downtown Sign District

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

(2) 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.

(3) Prohibited Signs

Except as otherwise expressly allowed by this ordinance or as otherwise expressly allowed by Article XII, Chapter 6, of the City of Plano Code of Ordinaces, the following signs and conditions are prohibited: (ZC 05-53; Ordinance No. 2006-2-30)

(a) Signs displaying materials determined to be obscene by a court of law or prohibited by law, subject to the appeal and judicial review proceedings provided for in Subsection 3.1601.9.f. (ZC 2004-24; Ordinance No. 2004-8-21)

(b) 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.

(c) 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.

(d) A-frame and sandwich board signs. (ZC 05-53; Ordinance No. 2006-2-30)

(e) 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.

(f) 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.

(g) Roof signs. (ZC 05-53; Ordinance No. 2006-2-30)

(h) Amenity signs. (ZC 05-53; Ordinance No. 2006-2-30)

(i) Billboard signs.

(j) Signs attached to a standpipe or fire escape.

(k) 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.)

(l) 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.

(m) 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.

(n) 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.

(o) Searchlights.

(p) Offsite/Premise signs (except as allowed in Subsection 3.1603.5.i.).

(4) Violations

(a) 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.

(b) 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.

(c) 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.

(d) 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.

(e) It shall be unlawful for any person to violate any term or provision of this ordinance.

(5) Illegal Signs

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

(6) Nonconforming Signs

(a) 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.

(b) 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.

(c) 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.

(7) Maintenance of Signs

(a) 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.

(b) 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 in 8. below.

(8) Enforcement

(a) Authority

The Building Official, or his respective designee(s), any peace officer, and any code enforcement officer is hereby authorized to issue a citation and 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 forth in this section. (ZC 2004-24; Ordinance No. 2004-8-21)

(b) Notice of Violation

When the Building Official, or his respective designee, determines that a dilapidated, deteriorated, illegal, prohibited, or abandoned sign located on private property within

the corporate city limits of Plano requires removal by the city, 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, except when the sign poses an immediate or imminent threat to public safety because of the condition of the sign, in which case it may be removed without notice. (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Contents of Notice of Violation

The notice of violation shall contain:

1. Name of the owner, occupant, manager, or other person in control of the property.
2. Street address sufficient to identify the property on which the alleged violation occurred.
3. Description of alleged violation and reference to the portion of this section that has been violated.
4. Statement of the action required to correct the violation and a deadline for completing the corrective action.
5. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding $2,000 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. (ZC 05-53; Ordinance No. 2006-2-30)
6. 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.

(ii) Service of Notice of Violation (ZC 2004-24; Ordinance No. 2004-8-21)

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 for sign violations on private property within the corporate limits of the city of Plano. 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.

(iii) Notice Not Prerequisite to Issuance/Enforcement of Citation (ZC 2004-24; Ordinance No. 2004-8-21)

Citations shall be issued and enforced pursuant to this section independent of any required notice provisions. It shall not be a prerequisite to enforcement of any citation issued pursuant to this section that notice of violation was served on any party.

(iv) Notice Not Required (ZC 2004-24; Ordinance No. 2004-8-21)

Notice of violation shall not be required under this section if a sign is placed in or upon any public or city-owned property. Signs placed on public or city-owned property within the corporate limits of the city of Plano in violation of the law

may be removed and disposed of immediately without notice to interested parties. Notice of violation shall not be required in an emergency situation for which the threat to public safety is imminent and immediate.

(c) Enforcement Remedies

(i) 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.

(ii) Civil Remedies

The city may file a civil action to enforce the requirements of this ordinance pursuant to any applicable law. (ZC 2004-24; Ordinance No. 2004-8-21)

(iii) 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. The notice of violation provisions found in this section shall not apply to emergency removal of a sign. (ZC 2004-24; Ordinance No. 2004-8-21)

(iv) 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

(1) 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.

(2) Area A Boundary Description

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

(3) General Provisions

(a) 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.

(b) Conflict between Sections

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

(c) 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.

(d) Sign Materials

Sign finish materials shall be one of the following:

(i) Metal, painted or enameled.

(ii) Cold cathode tube (neon).

(iii) Carved relief in stone or cast stone.

(iv) Wood or carved wood which is painted or sealed.

(v) The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.

(e) Lighting of Signs

(i) All electrical shall comply with the currently adopted version of the National Electrical Code.

(ii) Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.

(iii) No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)

(iv) No sign, except a marquee sign, may be illuminated by fluorescent or back lighting. (Exception: historic signs.)

(v) The use of neon and/or incandescent bulbs is allowed.

(f) 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.

(g) 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.)

(h) 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.

(i) 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.

(j) 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.

(4) Signs Exempt

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

(5) Signs Allowed/Prohibited

(a) Allowed Signs

The following signs shall be allowed:

(i) All signs specifically permitted in this section.

(ii) Development or construction signs.

(iii) Real estate signs.

(b) Prohibited Signs

The following signs are prohibited in the Downtown Sign District:

(i) Any sign not specifically permitted by this section is prohibited.

(ii) Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted.

(iii) Portable signs, except for a-frame or sandwich board signs, will not be permitted.

(6) Table of Permitted Signs

Signs Permitted in Each Sub-Area 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
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)		

(7) Sign Standards

(a) General

(i) Each business within Area A with direct ground floor access is permitted one hanging sign and one awning or wall sign per street frontage.

(ii) 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.

(iii) Each building is permitted one building identification sign.

(b) A-frame/Sandwich Board Signs

(i) General

No more than one a-frame or 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.

(ii) Sign Area and Size

No a-frame or 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.

(c) Armature Signs

(i) 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.

(ii) Sign Size

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

(iii) Location

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

(d) Awning Signs

(i) 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.

(ii) 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.

(e) Banner Signs

(i) 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.

(ii) 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:

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

(f) 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.

(g) Directory Signs

(i) 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.

(ii) 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.

(iii) 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 ten square feet.

(h) Hanging Signs

(i) Location

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

(ii) Sign Area

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

(i) Marquee Signs

(i) 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.

(ii) Lighting

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

(iii) 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.

(iv) Sign Size

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

(j) Municipally-owned Signs

Municipally-owned signs shall be regulated by Subsection 3.1603.

(k) 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.

(l) Onsite Directional Signs

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

(m) Pole Signs

(i) General

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

(ii) 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.

(iii) Sign Size

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

(iv) Location

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

(n) Projecting Signs

(i) 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.

(ii) 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.

(o) Wall Signs - Attached

(i) 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.

(ii) 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'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.

(iii) 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.

(p) Wall Signs - Painted

(i) 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.

(ii) 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'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.

(iii) 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.

(q) Window Signs

(i) General

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

(ii) 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.

3.1700 Storm Water Management

(ZC 2006-02; Ordinance No. 2006-4-24)

3.1701 Purpose and Intent

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

3.1702 Applicability

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

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

3.1703 Development Incentives and Alternative Standards

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

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

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

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

(2) Off-Street Parking and Loading

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

(a) Alternative Pavement Construction

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

(b) Parking Reduction

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

(c) Excess Parking

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

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

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

(3) Landscaping Requirements

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

(4) Special Districts

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

3.1704 Site-Specific Storm Water Management Plan

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

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

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

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

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

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

Article 4. Special District Regulations

4.100 Planned Development District (PD)

(ZC 93-02; Ordinance No. 93-5-6)

4.101 Purpose

These regulations are adopted for the following purposes:

(1) To protect and provide for the public health, safety, and general welfare of the city.

(2) To guide the future development of the city in accordance with the Comprehensive Plan.

(3) To accommodate innovation by modifying regulations to better accomplish the city's development goals.

(4) To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.

(5) To protect and enhance the aesthetic and visual quality of development.

4.102 Establishment

The City Council may approve, approve with conditions, or deny the establishment or amendment of PD districts in accordance with the procedures contained within Article 6 of the Zoning Ordinance and as further described within this section. The boundary of each PD district shall be defined on the zoning map and identified with the letters PD followed by a unique number referencing the adopting ordinance and regulations.

4.103 Standard of Approval

The approval, approval with conditions, or denial of PD districts shall be at the sole discretion of the City Council based upon its judgment of the merit of the proposed district as related to the stated purposes in Subsection 4.101.

4.104 Minimum District Size

Following the effective date of this ordinance, no PD district may be established smaller than five acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

4.105 PD District Types

A PD district may be created as an overlay district or as a freestanding district as described below:

(1) Overlay PD Districts

An overlay PD district superimposes regulations onto a standard zoning district(s) defined in Article 2 of this ordinance. A PD overlay may modify, supplement, and/or delete the regulations of a standard zoning district (referred to as the base district). Except as specified by the terms of the ordinance establishing a PD overlay, the regulations of the base district shall apply, and any subsequent general amendment to the base district shall apply. A PD district established as an overlay district shall be designated by letters PD followed by a unique number and the initials of the base district(s) (i.e., PD-000-R).

(2) Freestanding PD Districts

A freestanding PD district is a unique zoning classification. The zoning regulations affecting development within the district are limited to those specifically defined within the ordinance establishing the district (which may include by reference other regulations) and may only be changed by amending the district. A freestanding PD district may only be established where the use of the overlay method cannot reasonably achieve the purposes of this ordinance and the PD district is in accordance with the Comprehensive Plan. A PD district established as a freestanding district shall be designated by the letters PD followed by a unique number (i.e., PD-000).

4.106 Permitted Areas of Regulation

PD zoning may be used to:

(1) Define and condition land uses permitted within each district, including expanding or restricting uses permitted by right or by specific use permit within a base zoning district. PD zoning may specify the location of land uses and define standards for operation and performance of land uses.

(2) Specify development standards and actions required to protect the environment and to preserve natural features and vegetation within the district.

(3) Define development standards pertaining to the size, height, bulk, coverage, placement, setback, configuration, and number of buildings; set residential unit density; regulate the design and exterior appearance of buildings; define standards for lot size, dimensions, and street frontage; and specify the location, extent, and design standards for open space, landscaping, screening and buffers, appurtenances, signage, and amenities. PD zoning may modify, delete, or add to those standards provided in a base zoning district. The standards may be more or less restrictive than those in a base zoning district.

(4) Specify the location and design of streets, drives, parking, pedestrian, and bikeways. PD districts may be used to modify the standards of the Thoroughfare Standards Rules & Regulations and the Subdivision Ordinance related to design of public and private facilities, but only where a specific finding is made by the City Council that the alternative standard does not decrease public safety, impair traffic movement, or result in a higher maintenance cost.

(5) Specify the timing, sequencing, and phasing of development, including coordinating the type, location, and intensity of development permitted with the construction and availability of public facilities and services.

(6) Provide for the construction of public improvements and facilities onsite or within public easements and rights-of-way abutting the site as required to serve and benefit development within the district or as may be required to mitigate impacts resulting from the development on other properties and uses outside of the district. Standards within the Subdivision Ordinance pertaining to the design, performance, and cost participation for public improvements may be amended by a PD district.

4.107 Prohibited Areas of Regulation

A PD district may not be used to:

(1) Require construction of public improvements or the dedication or reservation of land which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.

(2) Secure agreements between owners of property within the district with third parties.

(3) Assign responsibility to the city for enforcement of private deed restrictions or covenants.

(4) Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

4.108 Regulations Affected

PD districts may be used, in accordance with Subsections 4.106 and 4.107, to modify and supplement the regulations contained within the following ordinances:

(1) Zoning Ordinance

(2) Subdivision Ordinance

(3) Thoroughfare Standards Rules & Regulations

4.109 Site Plan and Plat Required

Article 5 of the Zoning Ordinance, Site Plan Review, shall apply to the development of land for nonresidential or multifamily use within any PD district. Article 3 of the Subdivision Ordinance, Platting, shall apply to any development or subdivision of land with a PD district.

4.110 Initial Plan Review

A concept plan or land study shall be normally required as part of an application for establishing or amending a PD district. Additional information, studies, and plans may be required by the Planning & Zoning Commission or the City Council to determine the merit of establishing a PD district and as required to develop regulations to be incorporated in the ordinance establishing or amending a PD district. The requirement for submitting a concept plan or land study may be waived by the Planning & Zoning Commission or the City Council if they determine sufficient information exists to evaluate the proposed establishment or amendment of a PD district. Where this requirement is waived at the time of establishing a

PD, approval of a concept plan or land study shall be required prior to the approval of any plan, plat, or permit related to development of the property. (See Section 5.200 for concept plan requirements and Subdivision Ordinance, Section 3.2 for land study requirements.)

4.111 Plan Approval

Plans and land studies submitted in conjunction with establishing or amending a PD district may be approved by City Council either by separate administrative action, or by reference as part of the ordinance establishing the PD district. All subsequent plans prepared for the development of property within a PD district must substantially conform to the approved plan in accordance with the standards and procedures of Article 5 of the Zoning Ordinance and Article 3 of the Subdivision Ordinance.

4.112 Amendment of Administratively Approved Plans

Plans which are administratively approved may be revised and re-approved by the Planning & Zoning Commission by administrative action in accordance with the provisions of Article 5 of the Zoning Ordinance and Article 3 of the Subdivision Ordinance and provided that the amended plan conforms to the regulations set forth within the PD ordinance.

4.113 Expiration of Administratively Approved Plans

Plans which are approved by administrative action shall expire in accordance with the provisions of Article 5 of the Zoning Ordinance. Land studies which are approved by administrative action shall expire in accordance with the provisions of Article 3 of the Subdivision Ordinance. Where the plan has expired and no extension is approved, the property owners of the PD must receive approval of a new plan prior to applying for development permits. Any new plan or study must conform to the regulations existing at the time of application.

4.114 Minor Amendments for Plan Adopted by Ordinance

Except as permitted as a minor amendment, plans adopted by ordinance shall not expire and may only be revised through the rezoning process. The Planning & Zoning Commission may approve minor amendments to plans adopted by ordinance provided the amendment conforms to the following standards:

(1) The amendment does not increase the density or intensity of development.

(2) The amendment does not substantially alter the arrangement of buildings, increase the number of buildings, or change the use of building space designated on the original plan.

(3) The amendment does not substantially alter the configuration of streets or lots.

(4) The amendment does not increase the height of buildings.

(5) The amendment does not substantially alter vehicular circulation or placement of parking areas.

(6) The amendment does not reduce or lessen the effectiveness of open space, landscaped buffers, and edges.

(7) The amendment does not conflict with other regulations specified within the ordinance establishing the district.

4.115 Administration

It is the responsibility of the Director of Planning and the Planning & Zoning Commission to administer the regulations governing PD districts.

(1) Interpretation

It is the responsibility of the Director of Planning to interpret the regulations affecting development within each PD district. The Director of Planning's rulings may be appealed to the Planning & Zoning Commission for further consideration.

(2) Conflicting Regulation

Where regulations set forth within a PD district directly and specifically conflict with those of another ordinance, the regulations of the PD district shall prevail.

(3) Location of Land Use and Development Intensity

Approved, valid plans for a PD adopted by ordinance or administrative action shall control the location of land use and development intensity. No subsequent plan for a portion of a PD may be approved if it alters the type or exceeds the intensity of uses set forth for that area on the plan for the entire PD.

(4) Multiple Ownership

Where the land within a PD is divided among multiple owners, all owners must authorize the submittal of petitions to amend the PD ordinance or plans applying to the entire district.

4.116 Partial Rezoning

Owners of property within a PD district may request rezoning of the portion of the district they own to separate it from the remaining property within the PD district. In considering the request, the Planning & Zoning Commission and City Council shall evaluate the effect of the rezoning on the remaining property and may require adjustments to terms and conditions of the original PD resulting from a change in boundary.

4.117 Review of Zoning

The Planning & Zoning Commission or the City Council may at its discretion call a public hearing to evaluate any PD district to determine appropriate zoning for the area. The following are some of the reasons for initiating a review of zoning. The reasons listed are examples and shall in no way be construed as a limitation upon the Planning & Zoning Commission's and City Council's authority to review and evaluate a PD district at any time the Commission or Council deem appropriate.

(1) Change of Conditions

An unanticipated change in conditions, including adoption of new plans and development policies which affect the appropriateness of existing zoning.

(2) Error or Ambiguity

A provision of the zoning incorrectly recorded or sufficiently ambiguous to prevent reasonable administration of the district.

(3) Nonperformance

A condition where ownership of the property is divided among multiple parties and the owners are unable to cooperate in implementing the terms of the district, or a period greater than five years following the approval of the PD or the date of the last amendment or administrative approval in which no action related to development of the property occurs.

4.200 Planned Residential Development (PRD)

This section was deleted in its entirety.

4.300 Redevelopment District

4.301 In areas where existing development has deteriorated substantially and does not meet reasonable standards of health, safety, and general welfare, or in areas where existing streets and utilities do not meet current standards of development for proposed new land uses, the City Council may authorize the creation of redevelopment districts on tracts of two or more acres.

4.302 In establishing any redevelopment district, a redevelopment plan shall be required to be approved by the Planning & Zoning Commission and the City Council. Redevelopment plans for nonresidential projects shall set forth proposed points of ingress and egress, streets and drives, parking layout, building location, height of buildings, maximum lot coverage, topography, and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property. Redevelopment plans for residential projects shall set forth existing streets or other public ways, proposed streets and drives, topography, and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property.

4.303 In any redevelopment district where substandard streets or utilities are in existence, the property owner or developer shall install, rebuild, or improve all necessary streets and utilities at his sole expense, including offsite streets and utilities which are determined by the City Council to be necessary to serve the redevelopment, subject to the standard cost sharing policies and ordinances which determine the additional development costs which the City of Plano shall pay, and subject to any agreements for cost sharing which are mutually agreed upon by the property owner and the City of Plano.

4.304 Installation, rebuilding, or improvement of necessary streets and utilities shall be required when new buildings are constructed within the redevelopment district. Uses conducted in existing buildings shall not require the construction of streets and utilities unless additional construction, such as additional paved parking, must be done on the site; unless a change or expansion in use would require increased utility service; or unless the City Council finds that such construction is necessary at the time the redevelopment district is approved.

4.305 Before a building permit may be issued for any portion of a redevelopment district, the Planning & Zoning Commission shall approve a comprehensive site plan which shall conform to the requirements of Article 5.

4.306 Every redevelopment district approved under the provisions of this ordinance shall be considered as an amendment to the ordinance as applicable to the property involved. Permitted uses and development criteria shall be those listed in this ordinance for the base zoning applied to the redevelopment district (i.e., a redevelopment Retail district would be developed and occupied in accordance with the requirements of the Retail district). In approving a redevelopment district, additional uses may be permitted; permitted uses may be prohibited; and conditions relative to the standards of development may be imposed. Such conditions shall be complied with before a Certificate of Occupancy is issued for the use of the land or for any structure which is part of the redevelopment district. All redevelopment districts approved in accordance with the provisions of this ordinance shall be referenced on the zoning district map.

4.400 Heritage Resource Designation

(ZC 97-75)

4.401 Purpose

To provide for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano, portions of certain districts are designated with the letter H. Areas designated on the zoning district map by an H shall be subject to the following provisions.

4.402 Uses permitted shall be those uses permitted by the base zoning of the district (i.e., the uses permitted on a tract zoned Retail-H would be those uses permitted in a Retail zoning district).

4.403 Additional uses may be permitted where deemed appropriate by the City Council, upon recommendation by the Planning & Zoning Commission.

4.404 In making a Heritage Resource Designation (H), the Planning & Zoning Commission and City Council shall consider one or more of the following criteria:

(1) Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city, the state, or the United States.

(2) Location as the site of a significant historic event.

(3) Identification with a person who significantly contributed to the culture and development of the city.

(4) Exemplification of the cultural, economic, social, or historical heritage of the city.

(5) Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

(6) Embodiment of distinguishing characteristics of an architectural type or specimen.

(7) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

(8) Embodiment of elements of architectural design, detail, materials, or craftsmanship.

(9) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif.

(10) Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

(11) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

(12) Value as an aspect of community sentiment or public pride.

(13) Input from affected property owners.

4.405 Before the Planning & Zoning Commission may consider any request for an H Designation, a recommendation by the Heritage Commission shall be made concerning the request.

4.406 In making the H Designation, the Planning & Zoning Commission and City Council may modify the requirements of the building code and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other developmental standards, if such action is determined to be necessary for the preservation or protection of the H designated property.

4.407 Certificate of Appropriateness Review

(1) No building permit or site plan approval for proposed work to the exterior of an existing building or for new construction in a designated Heritage Resource district shall be issued to any application by the Building Inspections or Planning Departments unless the application has first been reviewed by the Heritage Commission and a Certificate of Appropriateness has been issued by the Heritage Commission.

(2) When applying for such a permit or site plan approval, the applicant shall comply with all necessary requirements as defined by the Building Inspections or Planning Departments, who shall forward such application to the Heritage Preservation Officer within five business days of receipt thereof. Any applicant may request a meeting with the Heritage Commission before submitting an application and may consult with the Heritage Commission during the review of the permit application.

4.500 Preston Road Overlay District

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

4.501 Purpose

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

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

4.503 The base zoning districts of properties fully or partially within the area, defined by Subsection 4.502, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.502.

4.504 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No. 2006-4-24)

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

(a) Landscape Edge and Landscape Material Requirements

A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the

roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

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

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

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

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

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

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

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

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

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

ground until development or redevelopment of that property occurs. Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded. A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the underground placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.504. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.506 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. The maximum sizes and dimensions of the above signs shall be as follows:

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

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

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

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

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

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

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

4.600 Dallas North Tollway Overlay District

(Ordinance No. 96-4-27)

4.601 Purpose

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

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

4.603 The base zoning districts of properties within the area, defined by Subsection 4.602, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the overlay district's standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.602.

4.604 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No. 2006-4-24 and ZC 99-28; Ordinance No. 99-7-9)

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

(a) Landscape Edge and Landscape Material Requirements

(i) A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the

landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

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

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

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

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

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

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

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

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

(2) A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four-to-one, requiring at least four feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in

height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than eight feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(3) Along Parkwood Boulevard and Communications Parkway south of Spring Creek Parkway, continuous meandering sidewalks shall be interspersed with plant materials and berms.

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

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

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

(7) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape edge requirement would prevent a property's reasonable development in a safe, efficient manner.

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

(1) Overhead placement is permitted along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.

(2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type D and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.604. Along the tollway frontage roads, two ten-foot easements shall be required. The requirement of an easement may be waived at the discretion of the appropriate utility provider(s). This requirement shall not apply to Central Business-1 zoned property within the corridor, except along the frontage roads of the Dallas North Tollway.

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

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

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

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

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

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

Multipurpose Signs	
Maximum Height	12 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

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

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

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

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

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

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

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

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

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

4.700 190 Tollway/Plano Parkway Overlay District

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

4.701 Purpose

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

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

4.703 The base zoning districts of properties within the area, defined by Subsection 4.702, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.702.

4.704 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No. 2006-4-24)

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

(a) Landscape Edge and Landscape Material Requirements

A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the

roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

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

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

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

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

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

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

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

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

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

(1) Overhead placement is permitted along the northern right-of-way boundary of the 190 Tollway for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.

(2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.704. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.706 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

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

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

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

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

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

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

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

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

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

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

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

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

4.800 State Highway 121 Overlay District

(ZC 98-45; Ordinance No. 98-9-13)

4.801 Purpose

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

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

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

4.804 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 2006-02; Ordinance No. 2006-4-24)

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

(a) Landscape Edge and Landscape Material Requirements

A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

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

(b) Alternate Landscape Edge and Landscape Material Requirements

(i) A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. Per the development incentives and standards in Section 3.1700 (Storm Water Management), the 30-foot landscape edge along the right-of-way may be reduced by as much as 15 feet.

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

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

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

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

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

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

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

(1) Overhead placement is permitted along the southern right-of-way boundary of State Highway 121 for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.

(2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

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

4.806 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

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

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

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

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

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

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

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

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

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

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

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

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

4.900 Parkway Overlay District

(ZC 98-91; Ordinance No. 98-11-43)

4.901 Purpose

To provide appropriate design standards for properties located in proximity to major city parks, nature preserves, and open areas. These standards recognize the importance of providing visual transitions between these natural areas and surrounding development.

4.902 The base zoning districts of properties fully or partially within a designated Parkway Overlay district shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the boundaries established for a Parkway Overlay district.

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

(1) A minimum 15-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(2) With the exception of width, the landscape edge shall comply with Section 3.1200.

(3) A landscape plan shall be submitted in conjunction with the site plan review process (Article 5). (ZC 2006-02; Ordinance No. 2006-4-24)

(4) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. (ZC 2006-02; Ordinance No. 2006-4-24)

4.904 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs. Temporary lines extended across another property to reach a site under development may remain above ground until development or redevelopment of that property occurs. Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded. A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the underground placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.903. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

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

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

General Business Signs	
Maximum Height	Eight feet
Maximum Size	90 square feet
Maximum Size of Copy Area	70 square feet

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

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

Multipurpose Signs	
Maximum Height	Eight feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet. (ZC 2000-73; Ordinance No. 2000-11-22)	

4.906 No advertising or billboard signs as defined in Section 3.1600 shall be permitted.

Article 5. Site Plan Review

5.100 General

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

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

The purpose of this process is to:

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

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

(3) Promote storm water management planning into the site planning process. (ZC 2006-02; Ordinance No. 2006-4-24)

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

(5) Ensure adequate public facilities to serve development.

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

(7) Aid evaluation and coordination of land subdivision.

5.101 Applicability

The site plan review process shall apply to:

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

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

(3) Multifamily residential development. (ZC 2006-02; Ordinance No. 2006-4-24)

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

(5) Mobile home parks.

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

5.102 Exemptions

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

(1) Agricultural buildings.

(2) Temporary structures permitted under Subsection 3.103.

5.103 Submission of Applications

Prior to submission of application, a pre-application meeting is required. The purpose of the meeting is to review potential site design before formal submittal. City of Plano engineering and planning staff will discuss the storm water impacts of the proposed development and opportunities to achieve storm water quality and quantity goals of the City of Plano's TPDES permit. (ZC 2006-02; Ordinance No. 2006-4-24)

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

5.104 Fees, Forms, and Procedures

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

5.200 Concept Plan

5.201 General

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

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

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

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

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

(5) Delineate development phasing.

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

5.202 Applicability

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

5.203 Application Procedure and Requirements

(1) Pre-application

Before preparing a concept plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's TPDES permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements. (ZC 2006-02; Ordinance No. 2006-4-24)

(2) General Application

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

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

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

(c) Topography at five foot contours or less.

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

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

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

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

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

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

(j) If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No. 2006-4-24)

(3) Standards of Approval

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

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

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

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

(4) Effect

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

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

(5) Lapse

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

5.300 Preliminary Site Plan

5.301 General

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

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

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

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

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

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

5.302 Applicability

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

5.303 Application Procedure and Requirements

(1) Pre-application

Before preparing a preliminary site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's TPDES permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements. (ZC 2006-02; Ordinance No. 2006-4-24)

(2) General Application

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

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

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

(c) Topography at two foot contours or less.

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

(e) Land use onsite and on adjacent properties.

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

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

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

(i) Access easements and offsite parking.

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

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

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

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

(n) If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No. 2006-4-24)

(3) Standards of Approval

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

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

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

(c) Compliance with previously approved, valid site-specific storm water management plan. (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

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

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

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

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

(4) Effect

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

(5) Lapse

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

5.400 Site Plan

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

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

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

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

5.401 Applicability

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

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

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

(3) Development of parking or outside storage areas.

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

(5) Development of outdoor recreation structures and amenities.

5.402 Application Procedure and Requirements

(1) Pre-application

Before preparing a site plan, the applicant shall meet with the staff of the Planning and Engineering Departments. The purpose of the pre-application meeting is to review the proposed development with regard to storm water quality and quantity goals of the City of Plano's TPDES permit and the proposed development for general compliance with development regulations as well as to discuss application procedures and submittal requirements. (ZC 2006-02; Ordinance No. 2006-4-24)

(2) General Application

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

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

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

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

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

(e) Land use onsite and on adjacent properties.

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

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

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

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

(j) Access easements and offsite parking.

(k) Dumpster and trash compactor locations and screening.

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

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

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

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

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

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

(r) If the proposed development intends to take advantage of development incentives as defined in Section 3.1700 (Storm Water Management), the areas of the site intended for storm water conservation shall be delineated. (ZC 2006-02; Ordinance No. 2006-4-24)

(3) Additional Requirements

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

(a) Preliminary or final plat or replat

(b) Engineering plans

(c) Traffic Impact Analysis

(d) Landscape and irrigation plans

(e) Tree preservation and protection plan

(f) Facade plan

(g) Other approvals as required by ordinance

(4) Standards of Approval

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

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

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

(c) Compliance with previously approved, valid site-specific storm water management plan. (ZC 2006-02; Ordinance No. 2006-4-24)

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

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

(f) The use of landscaping and screening:

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

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

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

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

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

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

(5) Effect

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

(6) Lapse

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

5.500 Amendments

(ZC 2006-02; Ordinance No. 2006-4-24)

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

5.600 Extension and Reinstatement Procedure

(1) Sixty days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning & Zoning Commission.

(2) In determining whether to grant such request, the Planning & Zoning Commission shall take into account the reasons for lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The Planning & Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.

(3) The Planning & Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning & Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

5.700 Revocation of Approval

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. (ZC 2003-15; Ordinance No. 2003-9-22)

5.800 Appeals

(ZC 96-23; Ordinance No. 96-6-20)

The decision of the Planning & Zoning Commission to approve or deny a concept plan, preliminary site plan, and site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or two members of City Council may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

5.900 Additional Development and Redevelopment

Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan. Minor expansions and redevelopment may be approved by the Director of Planning under the terms of Section 5.500. All other expansions or redevelopment shall require submittal of a revised site plan and the approval of the Planning & Zoning Commission under the requirements and procedures then in effect.

5.1000 Design Standards and Specifications

The following design standards and specifications are incorporated by reference into this ordinance:

Design Standards and Specifications
Water & Sewer Design Manual
Standard Construction Details
Standard Specifications for Public Works Construction with City of Plano Special Provisions
Thoroughfare Standards Rules & Regulations
Flood Damage Prevention Ordinance
Erosion Control Ordinance
Storm Drainage Design Manual
Fire Code
Retail Corner Design Guidelines
Multifamily Design Guidelines
Subdivision Ordinance
Downtown Development Plan
Douglass Area Study
White Rock Creek and Tributaries Floodplain Management Study
Comprehensive Plan Design Studies Element
Spring Creekwalk Master Development Plan

Article 6. Procedures and Administration

6.100 Procedural Steps of Zoning Petitions and Amendments

6.101 The City Council may, from time to time, amend, supplement, or change by ordinance the boundaries of the district or the regulations herein established as provided by the general law of the State of Texas.

6.102 Any person or corporation having a proprietary interest in any property may initiate proceedings to consider a change in zoning on such property, or the Planning & Zoning Commission or City Council may, on its own motion, initiate proceedings to consider a change in zoning on any property. Any person or corporation may petition the City Council for a change or amendment to the provisions of this ordinance, or the Planning & Zoning Commission may, on its own motion or on request from the City Council, institute a study and propose changes and amendments in the public interest.

6.103 Each petition for zoning or for an amendment or change to the existing provisions of this Zoning Ordinance shall be made in writing on a form suitable to the Planning Department and shall be filed with the Planning Department of the City of Plano, Texas, hereinafter referred to as "Planning staff," and shall be accompanied by payment of the appropriate fee to be charged by the City of Plano, Texas, for administering the zoning petition.

6.104 Zoning Petition Details

(ZC 2003-15; Ordinance No. 2003-9-22)

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.

6.105 Upon receipt of a complete written petition for zoning or for a change or an amendment to an existing provision of this Zoning Ordinance, the Planning staff will set a date for a public hearing before the Planning & Zoning Commission. In no case shall the public hearing be held within 36 days after the date of filing the written petition. (ZC 96-01; Ordinance No. 96-2-24)

Prior to the issuance of the notice of the public hearing, the petitioner may, by written notice, withdraw the petition or request rescheduling of the public hearing to a later regular meeting of the Planning & Zoning Commission. Once public notice is given, the petitioner may withdraw the petition or reschedule the public hearing only with the approval of the Planning & Zoning Commission. The Planning & Zoning Commission may reject a request to withdraw a zoning petition or to reschedule the public hearing and conduct the public hearing as notified and take action as appropriate within the context of the public notice provided. (ZC 96-01; Ordinance No. 96-2-24)

6.106 Notice of a public hearing shall meet or exceed the requirements of the general laws of the State of Texas. Before the 20th day before the hearing date, written notice of each public hearing before the Planning & Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given before the 20th day before the date of the hearing, and notice of the time and place of the hearing must be published in an official newspaper or newspaper of general circulation in the municipality. When any amendment relates to a change of a zoning regulation or to the general text of this ordinance, notice of the public hearing of the Planning & Zoning Commission shall be given by publication in a newspaper of general circulation in the city of Plano without the necessity of notifying property owners by mail. The notice shall state the time and place of the hearing and the nature of the subject to be considered, which time shall not be earlier than 20 days from the date of publication. (ZC 96-01; Ordinance No. 96-2-24)

6.107 The Planning & Zoning Commission shall hold a public hearing on any petition for any amendment or change prior to making its recommendation and report to the City Council. The Planning & Zoning Commission may establish such regulations and restrictions regarding the presentation of a zoning case at the public hearing as they may deem necessary.

6.108 Following the public hearing, the Planning & Zoning Commission may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the petition. If the petitioner accepts the recommendation of the Planning & Zoning Commission, subsequent public notice shall be written as approved. If the petitioner does not accept the recommendation of the Planning & Zoning Commission, the petitioner may continue his original request, and subsequent public notice shall be written as originally submitted; however, any part of the request not conforming to the Planning & Zoning Commission's recommendations shall be presumed to have been denied by the Planning & Zoning Commission. The Planning & Zoning Commission may table for study any zoning case for up to 90 days.

6.109 When a petition is denied by the Planning & Zoning Commission, the Planning & Zoning Commission should offer reasons to the petitioner for such denial.

When the Planning & Zoning Commission denies a zoning petition, it may deny said petition with or without prejudice. If it shall deny the petition and fail to clearly state the same is being denied with prejudice, then it shall be deemed that said petition is denied without prejudice against refiling. If a petition is denied with prejudice, no petition may be filed for all or a part of the subject tract of land for a period of two years from the date of denial by the Planning & Zoning Commission. If it is determined by the Planning & Zoning Commission there has been a sufficient change in circumstances regarding the property or in the zoning petition itself, it may waive the two-year waiting period and grant a new hearing. The Planning & Zoning Commission may deny, in whole or in part, a zoning petition. The effect of a denial, as defined by this ordinance, shall only apply to the part of the request which is denied.

6.110 After a public hearing before the Planning & Zoning Commission, the City Secretary and the City Council shall be notified of any action taken by the Planning & Zoning Commission on the petition, and if the petition is approved, including denials in part, by the Planning & Zoning Commission, the City Secretary shall automatically schedule a public hearing regarding the petition to be held before the City Council, giving notice as required by the general laws of the State of Texas. However, if the petition is denied by the Planning & Zoning Commission, the petitioner may, upon his own motion within 30 days, file with the Planning staff a written request that a public hearing be scheduled and held before the City Council regarding the petition. Upon receipt of the written request, a public hearing on the petition shall be scheduled to be held before the City Council, giving notice as required by the general laws of the State of Texas.

Upon the filing of a written request for the scheduling of a public hearing regarding a petition which has been denied in total by the Planning & Zoning Commission, the action of the Commission with regard to the question of prejudice shall be totally vacated, and the City Council shall determine the question as provided in Subsection 6.112.

6.111 A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication in a newspaper of general circulation in the city of Plano stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.

Prior to the opening of the public hearing, the petitioner may request withdrawal of the petition or tabling of the request to a specified future City Council meeting. City Council may approve the request or open the public hearing and following its closing take appropriate action within the context of the public notice provided.

6.112 After a public hearing is held before the City Council regarding the zoning petition, the City Council may approve a change in zoning as appropriate within the context of the public notice provided. City Council may deny in whole or in part, table the petition, or refer it back to the Planning & Zoning Commission for further study. In the event the petition has been denied by the Planning & Zoning Commission or in the event a protest against the petition has been filed as more fully described in Subsection 6.113, then said petition shall not be approved except by three-fourths vote of the City Council.

In considering a motion to deny a zoning petition, or upon voting to deny a zoning petition, the City Council may further consider whether the petition shall be denied with or without prejudice against refiling. If the City Council shall deny the petition and fail to clearly state the same as being denied with prejudice, then it shall be deemed that said petition is denied without prejudice against refiling. If the City Council shall deny the petition with prejudice, no petition may be filed for all or part of the subject tract of land for a period of two years from the date of action by City Council. A zoning petition denied without prejudice may be filed by the petitioner or other qualified person at anytime following the denial. If it is determined there has been sufficient change in the circumstances regarding the property or in the zoning petition itself to permit the granting of a new hearing, the two-year waiting period may be waived by the Planning & Zoning Commission or, on appeal, the City Council.

6.113 If the Planning & Zoning Commission has wholly or partially denied a proposed amendment, supplement, or change, or if sufficient protest as defined below is submitted against such change, the proposed change must receive the affirmative vote of at least three-fourths of all members of the City Council. The protest must be written and signed by the owners of at least 20% of either the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or the area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation. (ZC 2002-17; Ordinance No. 2002-6-15)

6.114 A protest of a proposed zoning change must be in writing and must be signed by the owner of the property in question or by a person authorized by power of attorney to act on behalf of the owner. For specific ownership types, the following shall apply: (ZC 2002-17; Ordinance No. 2002-6-15)

(1) Corporations

The protest must be signed by the president, vice president, or by an attorney-in-fact authorized to sign on behalf of the corporation.

(2) General or Limited Partnerships

The protest must be signed by a general partner or by an attorney-in-fact authorized to sign on behalf of the general or limited partnership.

(3) Community Property

The city shall presume the written protest of one spouse to be the protest of both.

(4) Condominiums

Lots or land subject to a condominium declaration are presumed to be commonly owned in undivided interests by the owners of all condominium units and under the control of the governing body of the condominium. For such lots or land to be included in calculating the lots or land area protesting a proposed rezoning, the written protest must state that the governing body of the condominium has authorized a written protest in accordance with its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium.

In all cases where a protest has been properly signed pursuant to this section, the city shall presume that the persons whose signatures appear on the protest are valid.

A withdrawal of a protest must be in writing. In the event that multiple protests and withdrawals are filed on behalf of the same owner, the instrument with the latest date and time of execution controls.

6.115 Following Zoning Approval

If, after holding a public hearing, a zoning change, amendment, or supplement is approved by the City Council, no further petition may be considered for all or a part of the subject tract of land for a period of two years from the date of the City Council's action, unless it is determined that there are substantive reasons to permit the waiving of the two-year waiting period and the granting of a new hearing. Said determination shall be made by the Planning & Zoning Commission, or on appeal, the City Council.

Substantive reasons for waiving the two year period include, but are not limited to:

(1) Correction of an error.

(2) A change of conditions affecting the property and which were not known at the time of zoning.

(3) A change in public plans or policies as it affects the property.

The provisions of this subsection shall not apply to general text changes in the Zoning Ordinance.

6.116 Pending Zoning Application

Any pending zoning petition shall automatically expire if no action of any kind has been taken on it by either the Planning & Zoning Commission or the City Council for a period of one year. If no ordinance granting zoning in accordance with Subsection 6.114 has been adopted within six months of the date on which the City Council voted approval of a zoning change, such zoning change shall be automatically placed on the City Council agenda for further consideration.

6.200 Board of Adjustment

6.201 There is hereby created a Board of Adjustment consisting of five members, each to be appointed by City Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. There shall be at least one member and one alternate member appointed who is employed in either the retail or advertising business, and at least one member and one alternate member who is employed in the real estate or development business. (ZC 92-46; Ordinance No. 92-9-13)

6.202 City Council may appoint four alternate members of the Board of Adjustment who shall serve in the absence of one or more of the regular members. The alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two years expiring on October 31 of the appropriate year, and any vacancy shall be filled in the same manner as for regular members, and alternate members shall be subject to removal under the same provisions as regular members. (ZC 2007-30; Ordinance No. 2007-10-39 and ZC 92-46; Ordinance No. 92-9-13)

6.203 The Board of Adjustment shall adopt rules to govern its proceedings provided, however, that such rules are not inconsistent with this ordinance or statutes of the State of Texas. Meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board of Adjustment may determine. The chairman, or in his absence, the acting chairman, may administer oath and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Adjustment and shall be a public record.

6.204 Appeals to the Board of Adjustment can be taken by any person aggrieved or by an officer, department, or board of the municipality affected by any decision of the Building Official. Such appeal shall be taken within 15 days after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with the Board of Adjustment, a Notice of Appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.

6.205 An appeal shall stay all proceedings of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the Notice of Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on petition, upon notice to the officer from whom the appeal is taken and on due cause shown.

6.206 The Board of Adjustment shall fix a specific time for the hearing of an appeal, give the public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by attorney or by agent.

6.207 No appeal to the Board of Adjustment for the same variance, on the same piece of property, shall be allowed prior to the expiration of two years from a previous ruling by the Board of Adjustment on any appeal to such body, unless other property in the immediate vicinity has within the said two year period been changed or acted upon by the Board of Adjustment or City Council so as to alter the facts and conditions on which the previous Board of Adjustment action was based. Such change of circumstances shall permit the rehearing of an appeal by the Board of Adjustment prior to the expiration of a two year period, but such conditions shall in no way have any force in law to compel the Board of Adjustment, after a hearing, to grant a subsequent appeal. Such subsequent appeal shall be considered entirely on its merits and the peculiar and specific conditions related to the property on which the appeal is brought.

6.208 Jurisdiction (ZC 2007-30; Ordinance No. 2007-10-39)

(1) Each case must be heard by at least four members. The concurring vote of four members of the Board of Adjustment is necessary to:

(a) Reverse an order, requirement, decision, or determination of an administrative official.

(b) Decide in favor of an applicant on a matter on which the Board of Adjustment is required to pass under a zoning ordinance.

(c) Authorize a variance from the terms of a zoning ordinance.

(2) When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustment may, in specific cases, after written notice and public hearings, and subject to appropriate conditions and safeguards, authorize or order the following:

(a) Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by the Building Official in the enforcement of this ordinance. (ZC 92-46; Ordinance No. 92-9-13)

(b) Permit the reconstruction, extension, or enlargement of a building occupied by nonconforming uses, on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use.

(c) Require the discontinuance of nonconforming uses of land or structure under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property. The Board of Adjustment shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation, or maintenance of any nonconforming use within the city.

(d) Permit such variance from the terms of the Zoning Ordinance that will not be contary to the public interest and where, because of special conditions, the enforcement of this ordinance or its amendments would result in an unnecessary hardship, except as provided in (ii), (iii) and (iv) below. 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, nor shall it permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. No variance may be granted if it results in an unnecessary hardship, as herein defined, on another parcel of land.

(i) In order to make a finding of hardship and to grant a variance from this ordinance, the Board of Adjustment must determine that: (ZC 92-46; Ordinance No. 92-9-13)

1. The requested variance does not violate the intent of the ordinance or its amendments.
2. Special conditions of restricted area, shape, topography, or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district.
3. The hardship is in no way the result of the petitioner's own actions.
4. The interpretation of the provisions in this ordinance or its amendments would deprive the petitioner of rights commonly enjoyed by other properties in the same zoning district, that comply with the same provisions.

(ii) No variance may authorize a use other than those permitted in the district for which the variance is sought.

(iii) A petition or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which a preliminary site plan, site plan, preliminary plat, or final plat, when required by this ordinance or the Subdivision Ordinance for any parcel of property or portion thereof, has not been finally acted upon by both the Planning & Zoning Commission and, where required, by the City Council.

(iv) The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, must be exhausted prior to requesting a variance from the terms of this ordinance.

6.209 Action of the Board of Adjustment

(1) In exercising its powers, the Board of Adjustment may, in conformity with the provisions of Articles 1011-a through 1011-j of the 1925 Civil Statutes of Texas, as amended, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken, including the power to impose reasonable conditions to be complied with by the petitioner.

(2) The concurring vote of four members of the Board of Adjustment shall be necessary to revise any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the petitioner on any matter upon which it is required to pass under this ordinance or to approve any variance in said ordinance.

(3) Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the municipality may present to a district court, county court, or county court at law a petition, duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the Board of Adjustment and not thereafter. The date of filing of the decision in the office of the Board of Adjustment shall be the date the Board of Adjustment announces its decision either orally or in writing to the petitioner. (ZC 99-56; Ordinance No. 99-11-19)

6.300 Interpretation

Questions of interpretation of this ordinance shall be referred to the Director of Planning, who shall have the authority to determine the meaning and interpretation of any provision of this ordinance. Any person aggrieved, or any officer, department, or board of the City of Plano affected by an interpretation of the Director of Planning, may appeal said interpretation to the Planning & Zoning Commission, whose decision in the matter shall be final.

6.400 Penalty for Violations

Any person, firm, or corporation found to be violating any term or provision of this ordinance shall be subject to a fine in accordance with Section 1-4(a) of the city Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

6.500 Preserving Rights in Pending Litigation and Violations under Existing Ordinances

By the passage of this ordinance, no presently illegal or nonconforming use shall be deemed to have been legalized or made conforming unless specifically such use falls within a use district where the actual use is a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. It is further the intent and declared purpose of this ordinance that no offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time the proper existing Zoning Ordinance was repealed and this ordinance adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or causes presently pending proceeded with in all respects as if such prior ordinance had not been repealed.

6.600 Severability

It is the intention of the City Council that this ordinance and every provision thereof shall be considered severable and the validity or partial invalidity of any section, clause, or provision of this ordinance shall not affect the validity of any other portion of this ordinance.

6.700 Effective Date

This ordinance shall become effective immediately upon its passage and publication as required by law. Passed and approved this the 27th day of September, 2004.

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Illustration No.	**Description**
1	Lot Lines
2	Lot Depth
3	Lot Width
4	Building Line Reduction
5	Corner Lot
6	Method of Measuring Front Yard
7	Through Lots
8	Fence Limitation for Corner Lot
9	Front Yard Where Zoning Changes in a Block
10	Interpretation of Front Yard Where Yard Depth Varies
11	Floor Area Ratio
12	Parking
	45° Layout with One-way Traffic
	45° Layout with Two-way Traffic
	60° Layout with One-way Traffic
	60° Layout with Two-way Traffic
	70° Layout with One-way Traffic
	70° Layout with Two-way Traffic
	90° Layout with Two-way Traffic
13	Curvilinear Streets
14	Landscape Edge
15	Interior Parking Lot Landscaping
16	Landscaping for Corner Lots
17	Residential Setback Slope

ILLUSTRATION 1
LOT LINES

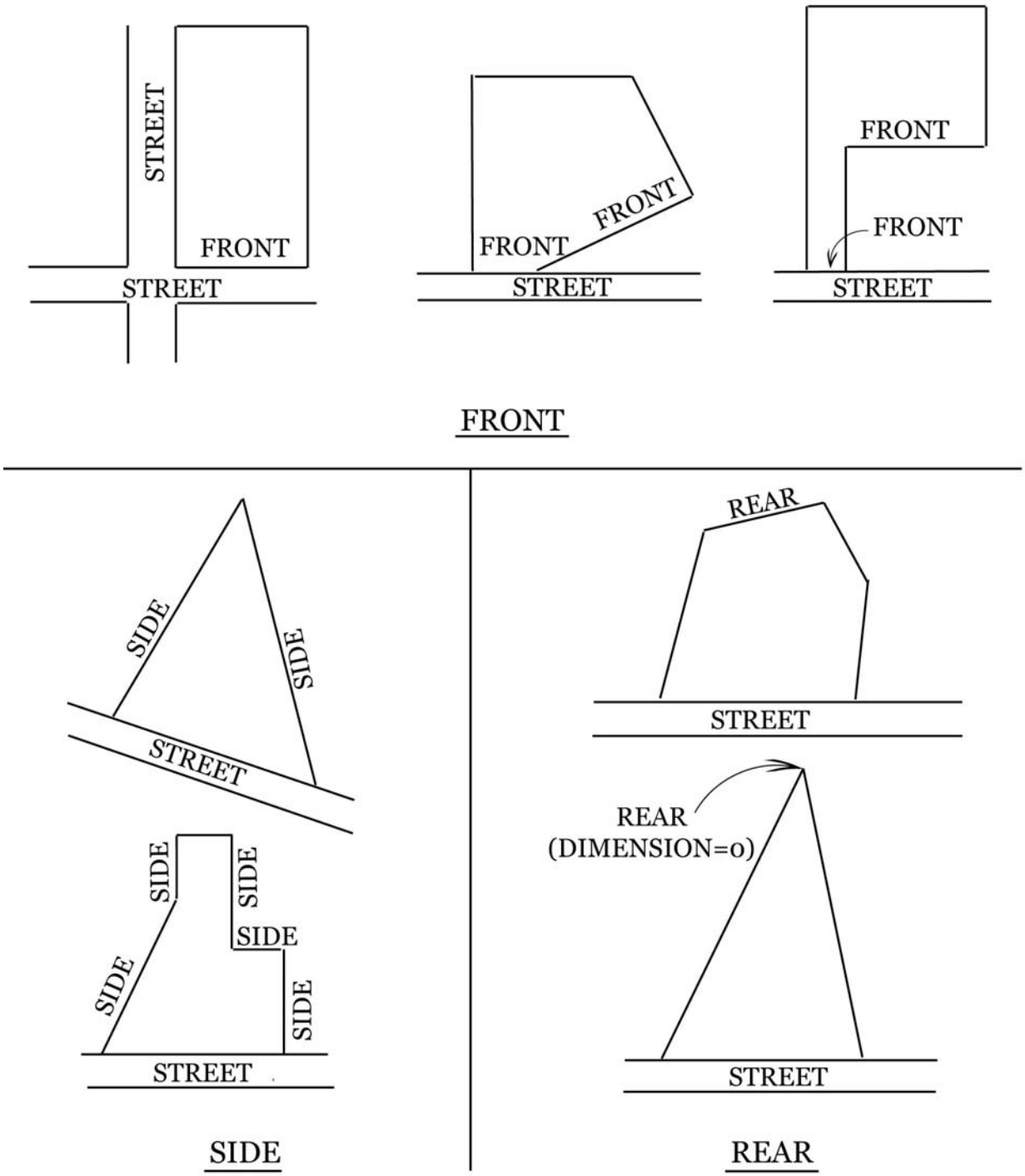


ILLUSTRATION 2
LOT DEPTH

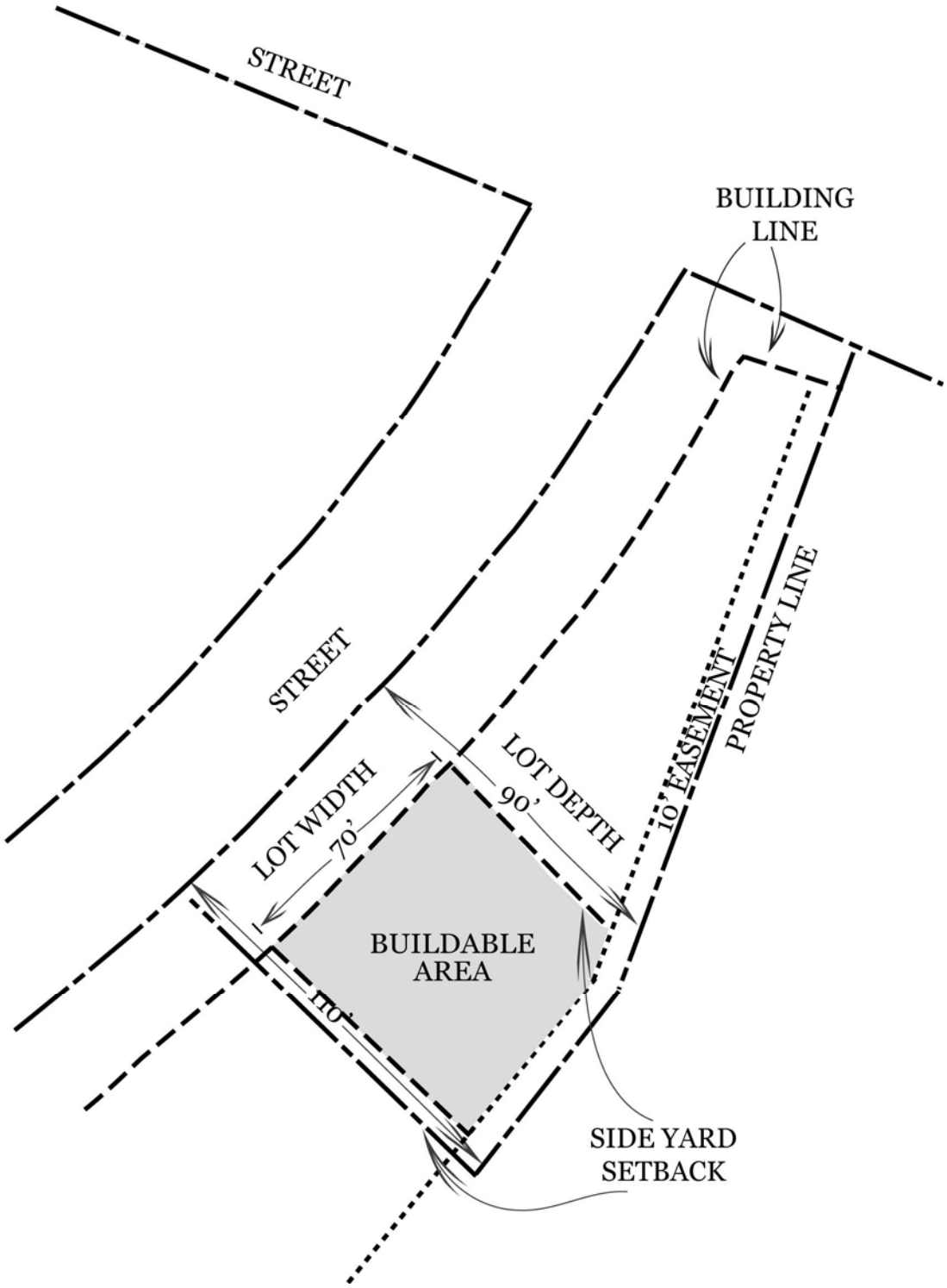


ILLUSTRATION 2 (CONTINUED)
LOT DEPTH

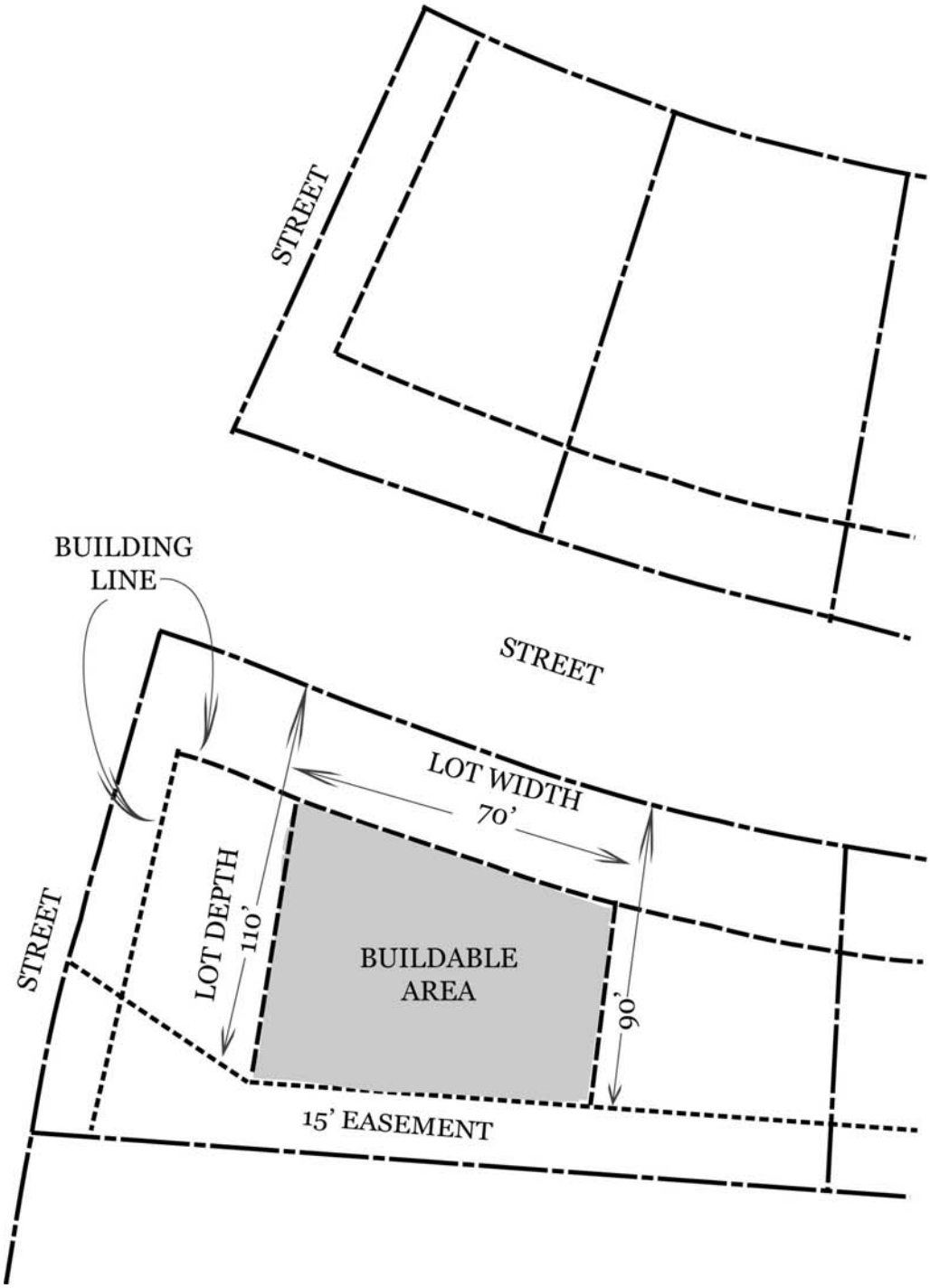
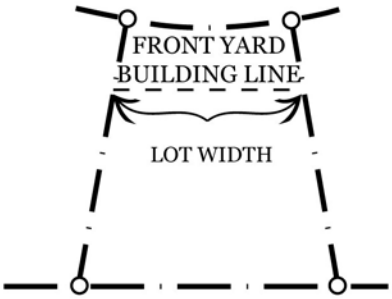


ILLUSTRATION 3
LOT WIDTH

(A)



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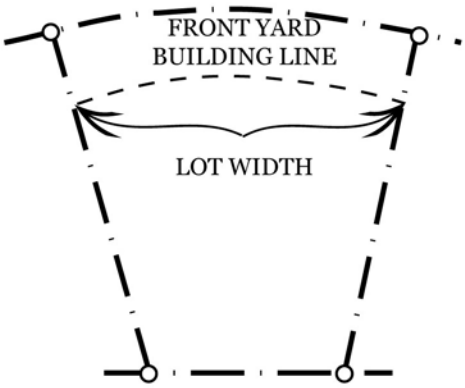

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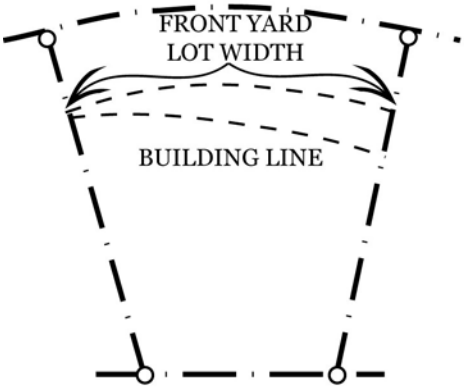

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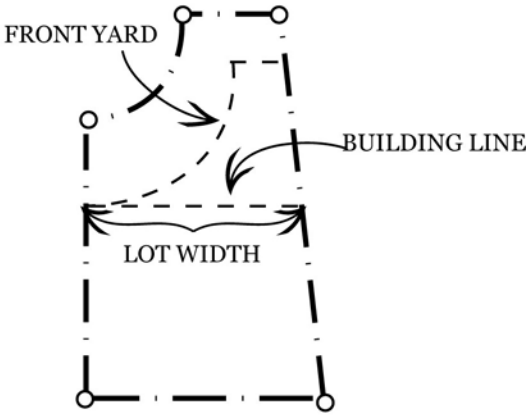


(E)

ILLUSTRATION 4
BUILDING LINE REDUCTION

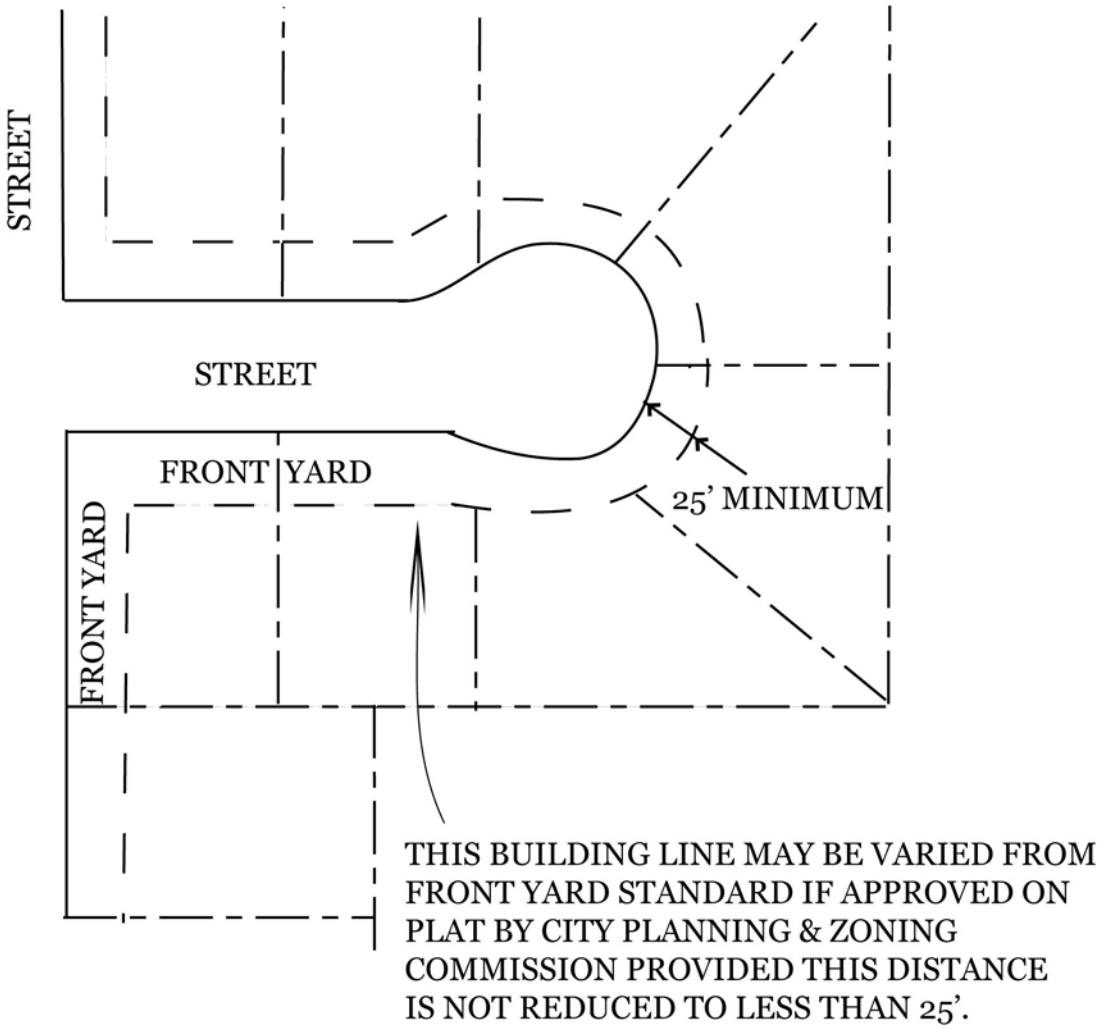
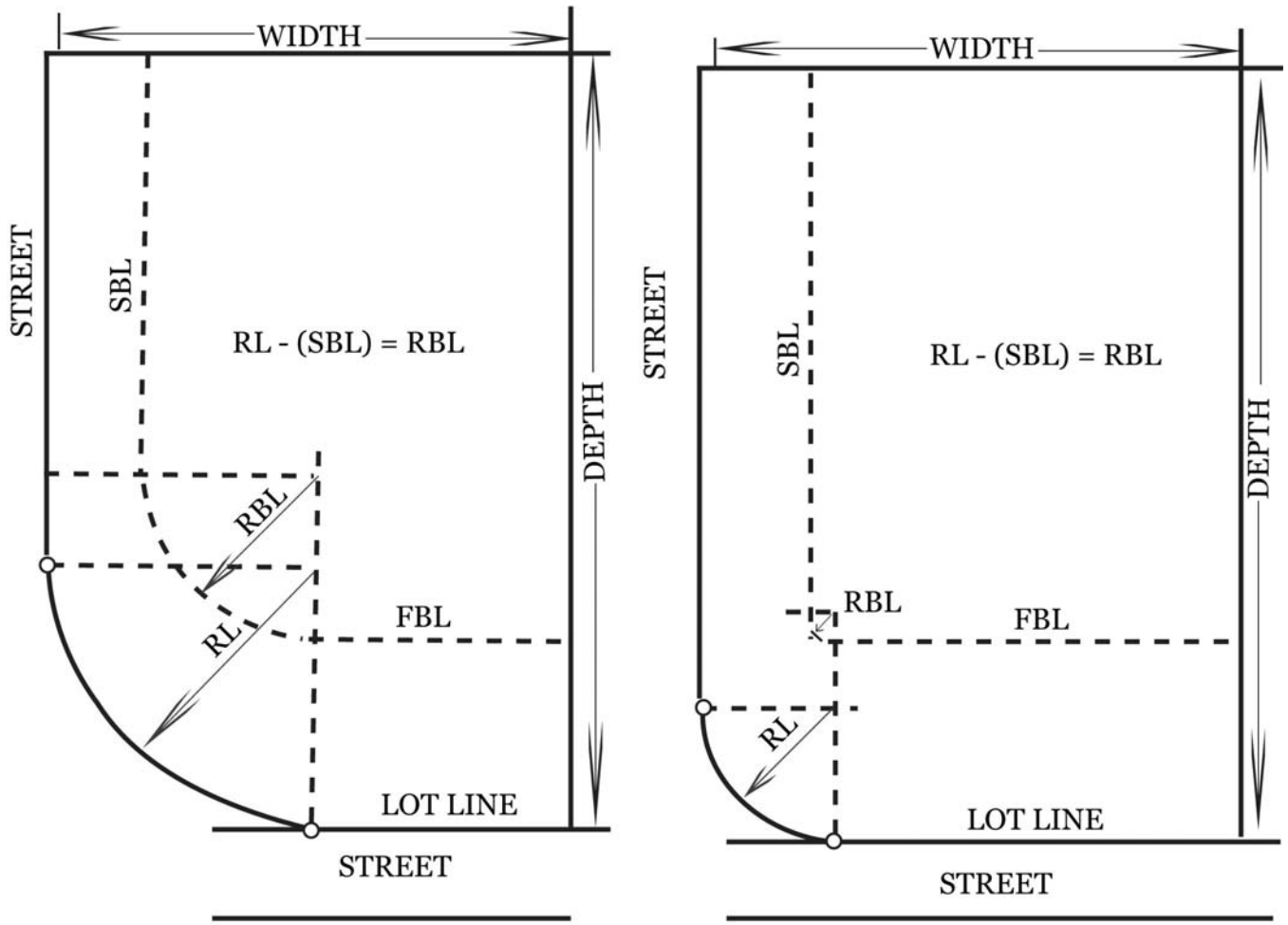


ILLUSTRATION 5
CORNER LOT



DETERMINATION OF BUILDING LINE RADIUS OF LOTS
WITH CURVED CORNER

RL = RADIUS OF LOT LINE
SBL = SIDE BUILDING LINE
FBL = FRONT BUILDING LINE
RBL = RADIUS OF BUILDING LINE

ILLUSTRATION 6
METHOD OF MEASURING FRONT YARD

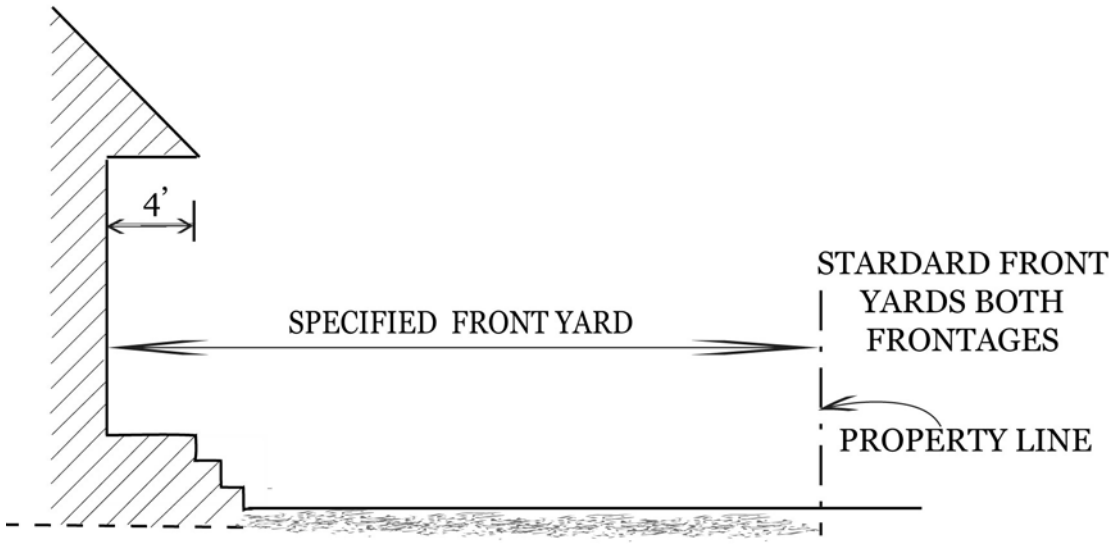


ILLUSTRATION 7
THROUGH LOTS

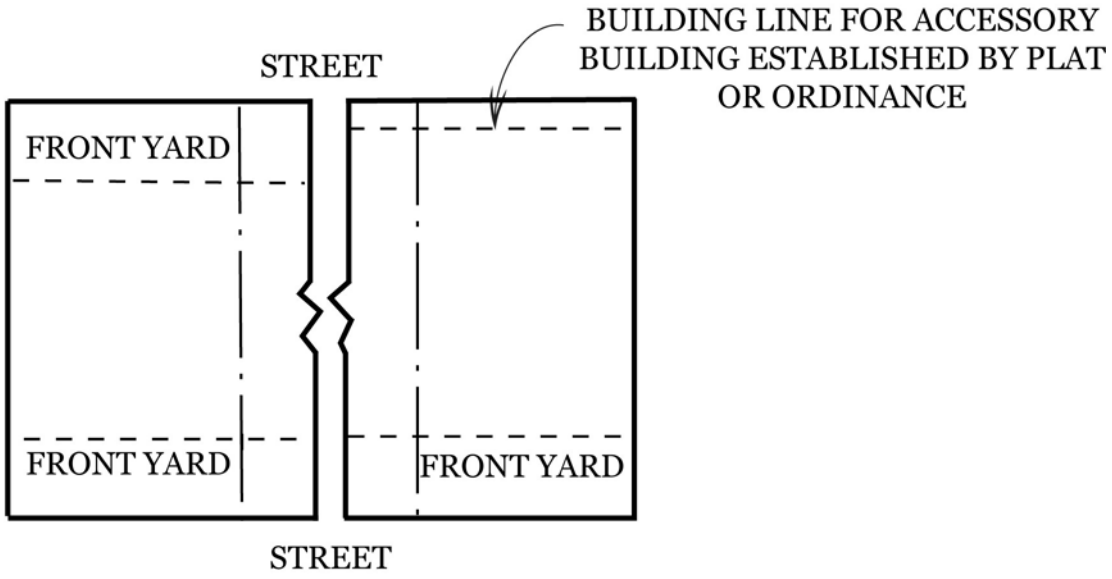


ILLUSTRATION 8
FENCE LIMITATION FOR CORNER LOT

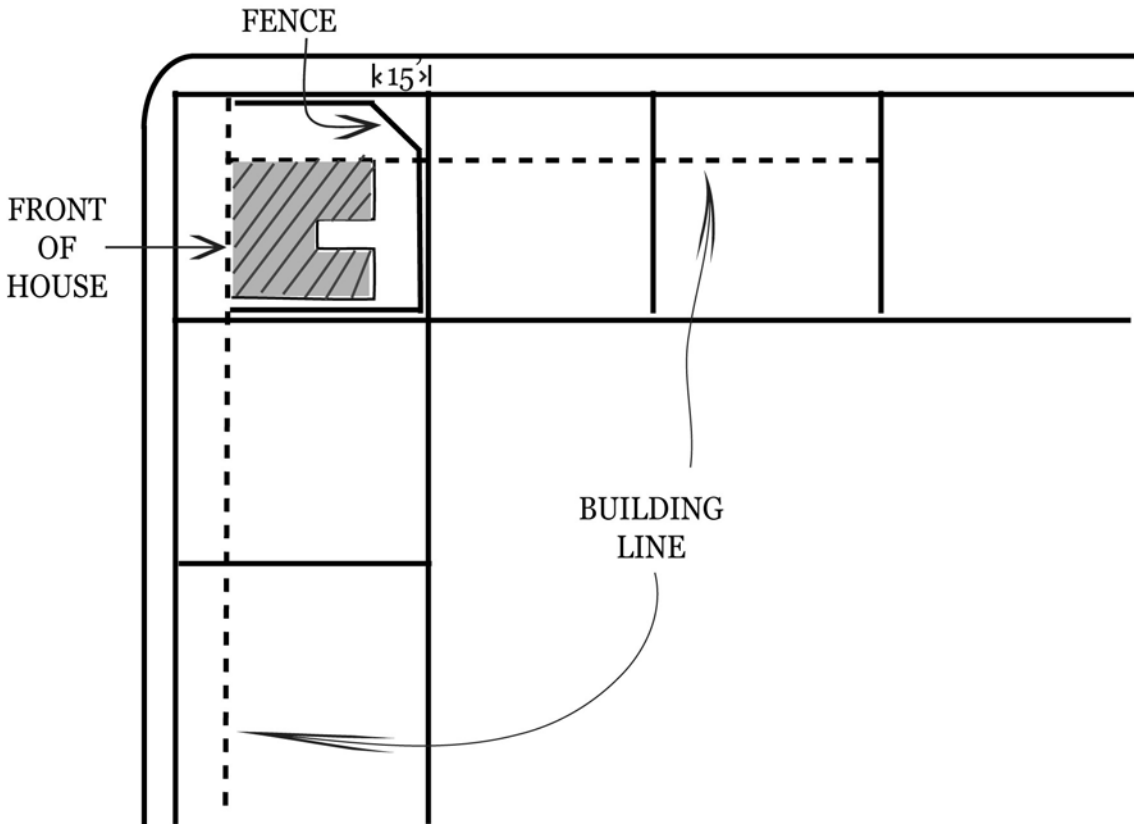


ILLUSTRATION 9
FRONT YARD WHERE ZONING CHANGES IN A BLOCK

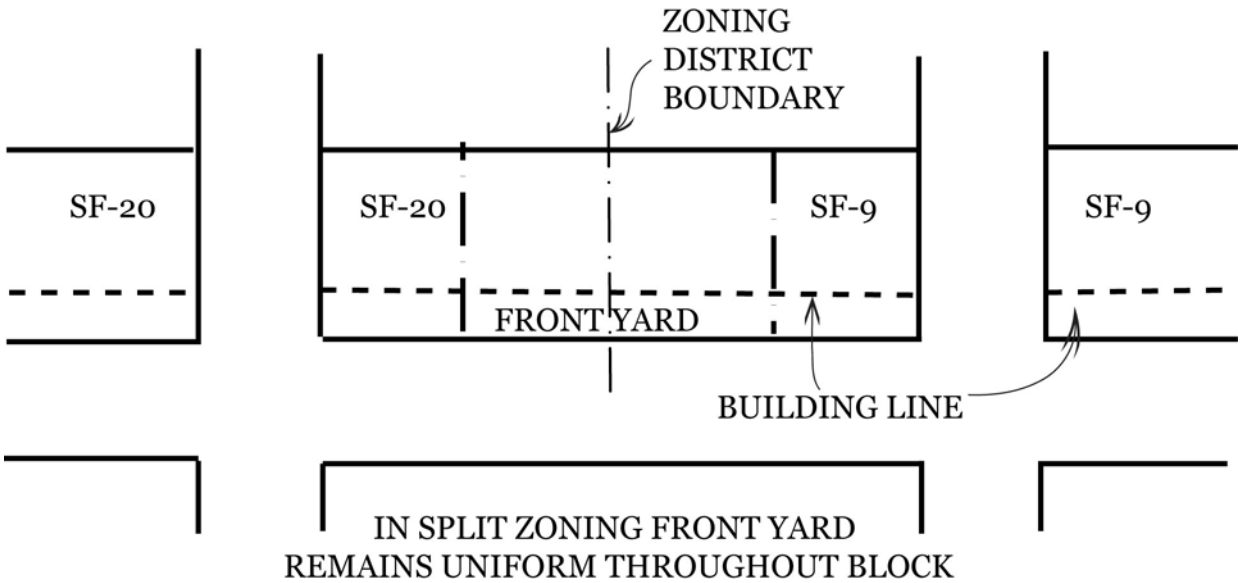


ILLUSTRATION 10
INTERPRETATION OF FRONT YARD WHERE YARD DEPTH VARIES

BASIS OF COMPUTATION EXISTING BUILDINGS

C	15'
D	35'
E	35'
H	65'

★ Other lots by 3-505
Average Line = 31.25'

COMPUTED MINIMUM SETBACKS

A	31.25'	average
B	25'	need not set back over 10' from C
C	15'	existing
D	35'	existing
E	35'	existing
F	31.25'	average
G	41.25'	need not set back over 10' from F
H	65'	existing

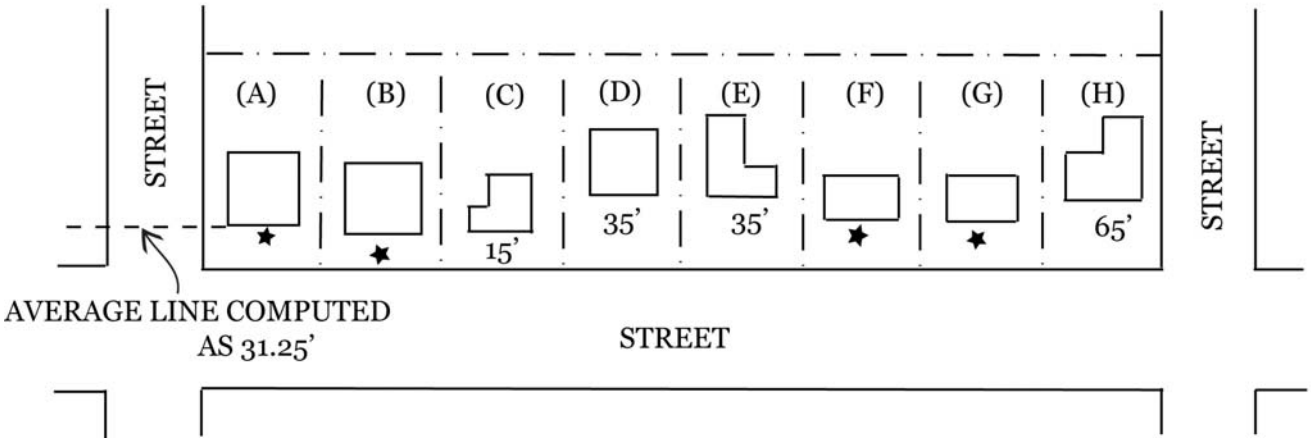
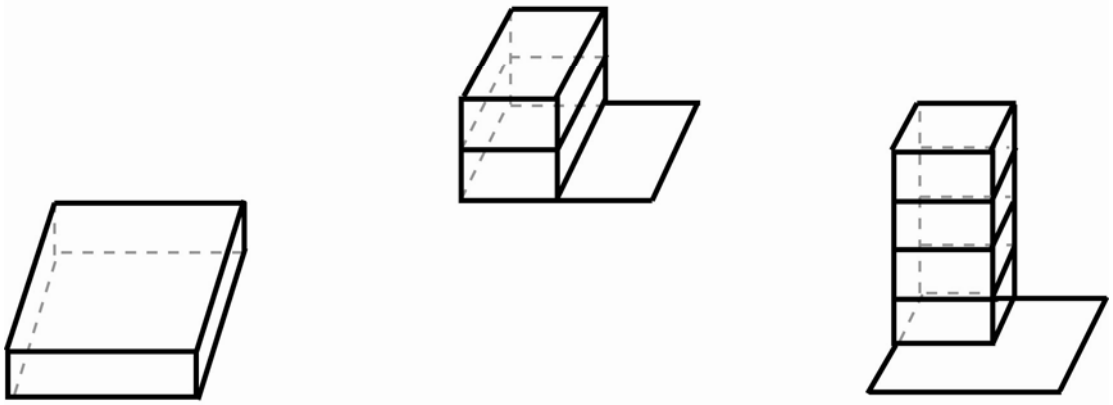
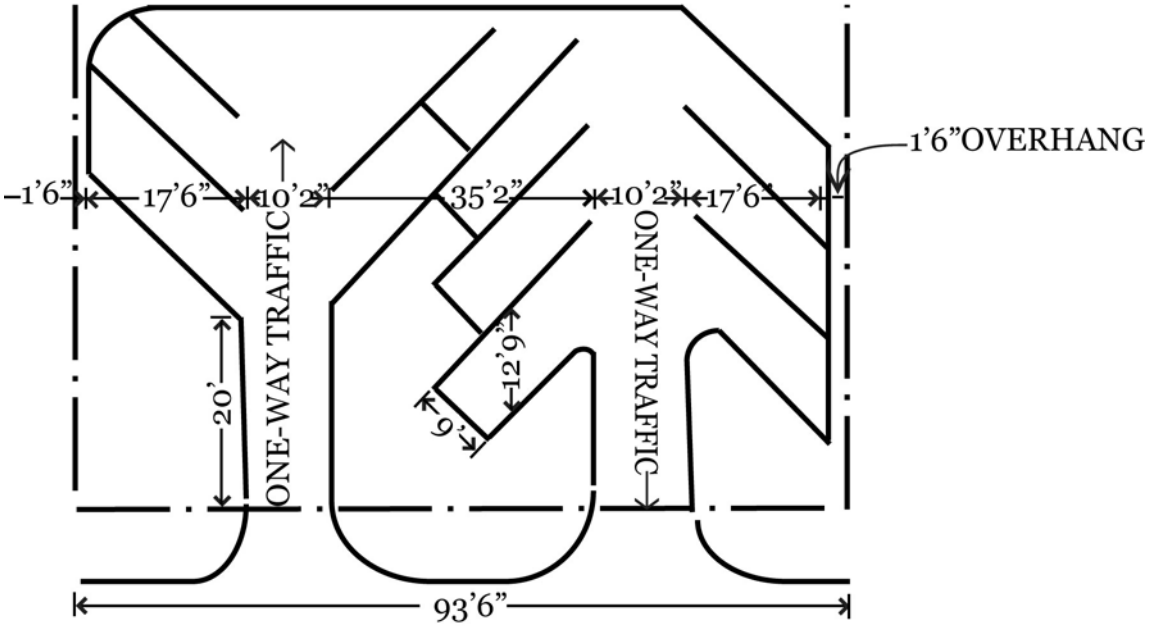


ILLUSTRATION 11
FLOOR AREA RATIO

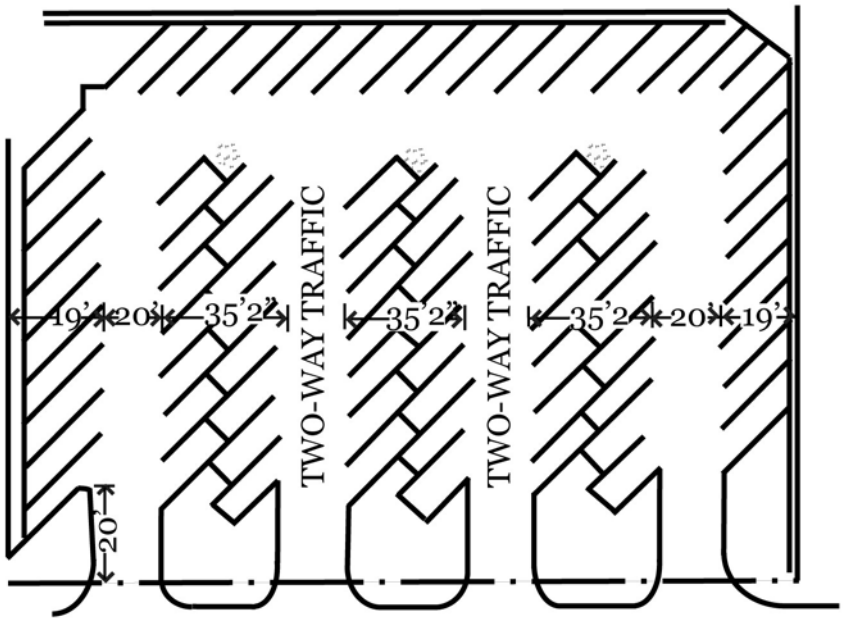


EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1:1

ILLUSTRATION 12
PARKING

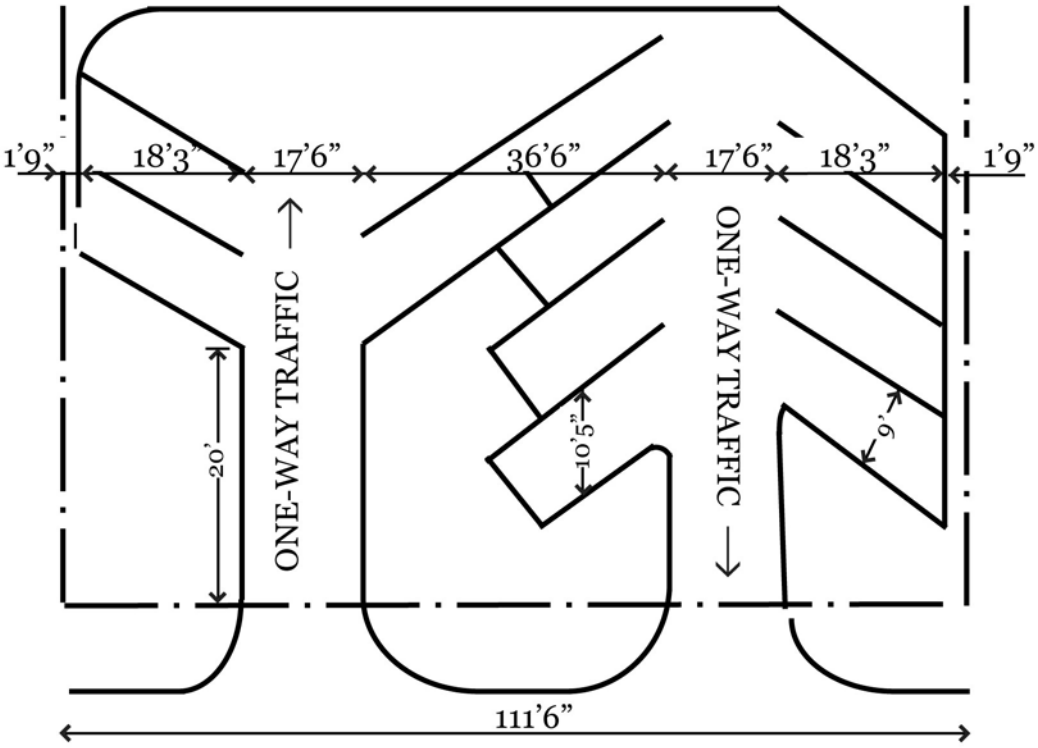


45° LAYOUT WITH ONE-WAY TRAFFIC

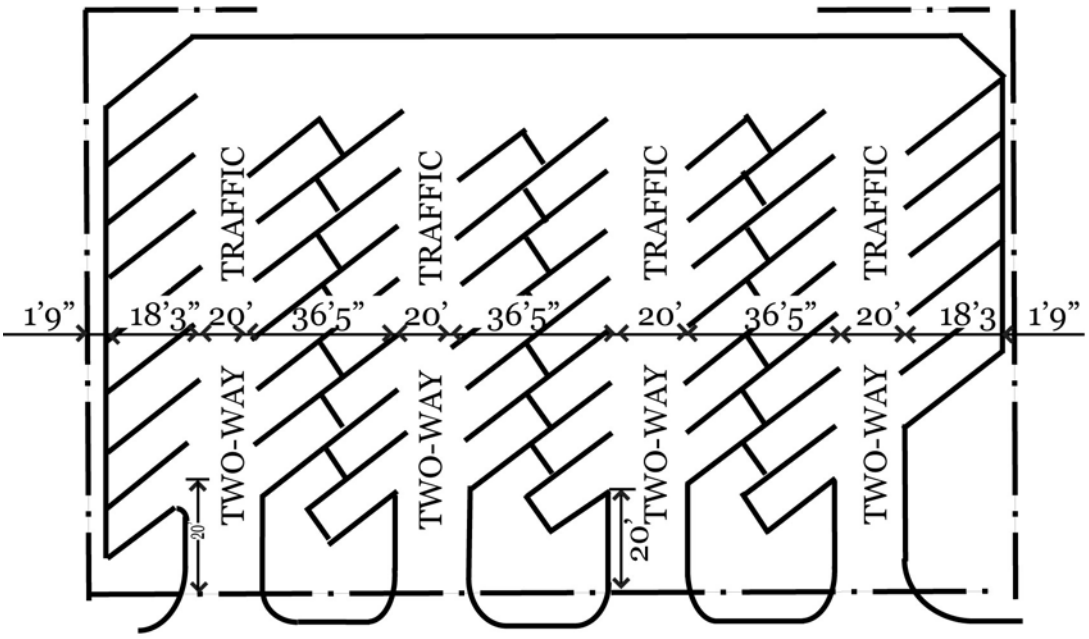


45° LAYOUT WITH TWO-WAY TRAFFIC

ILLUSTRATION 12 (CONTINUED)
PARKING

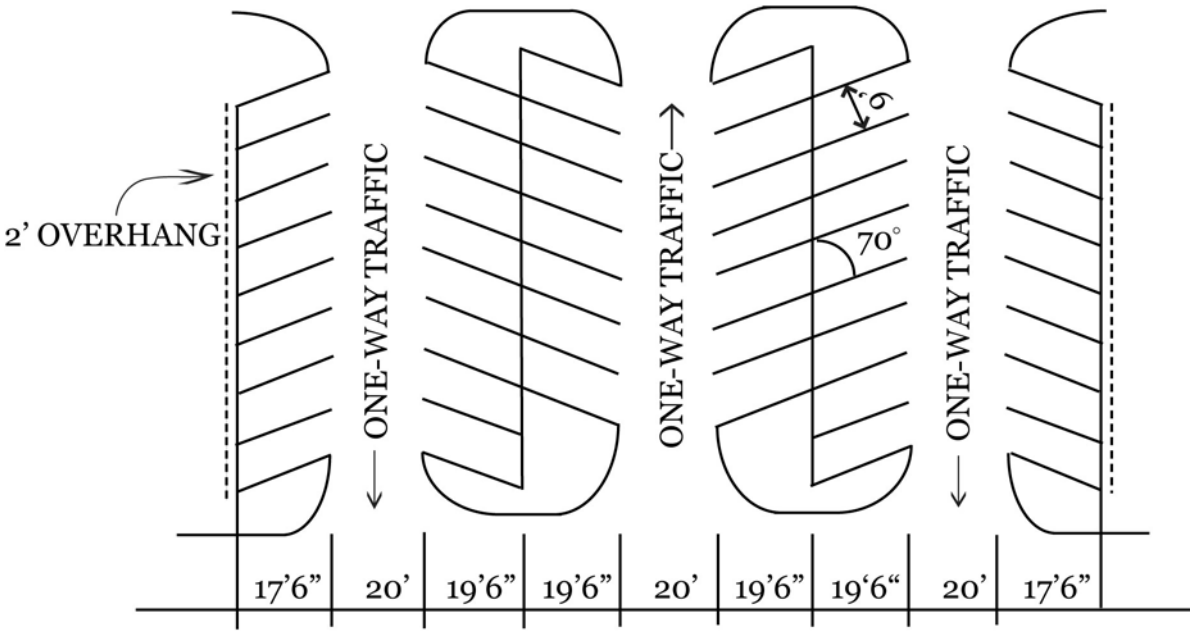


60° LAYOUT WITH ONE-WAY TRAFFIC

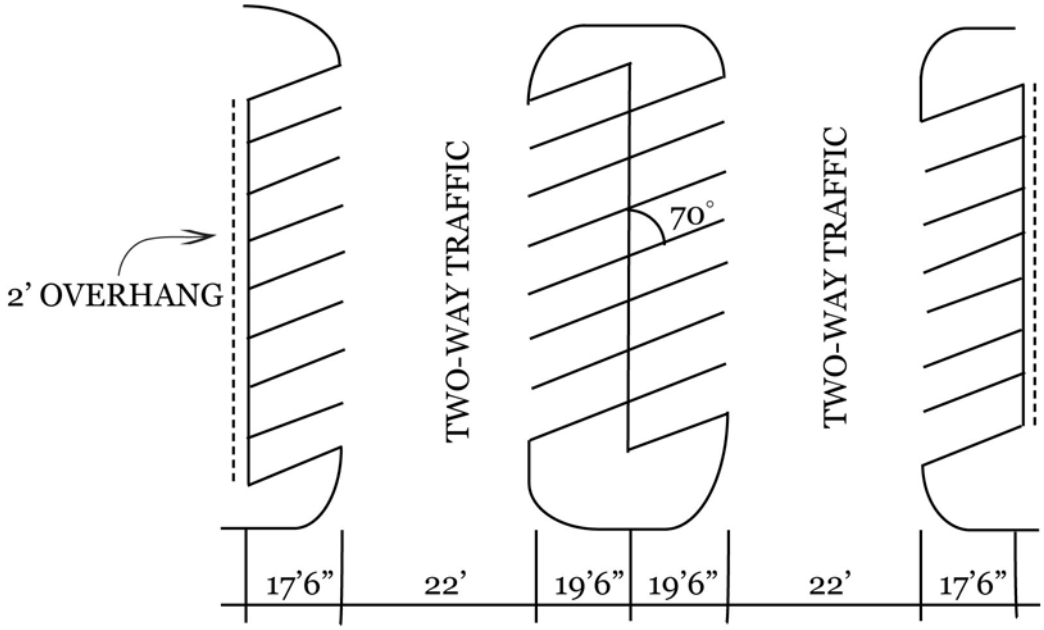


60° LAYOUT WITH TWO-WAY TRAFFIC

ILLUSTRATION 12 (CONTINUED)
PARKING

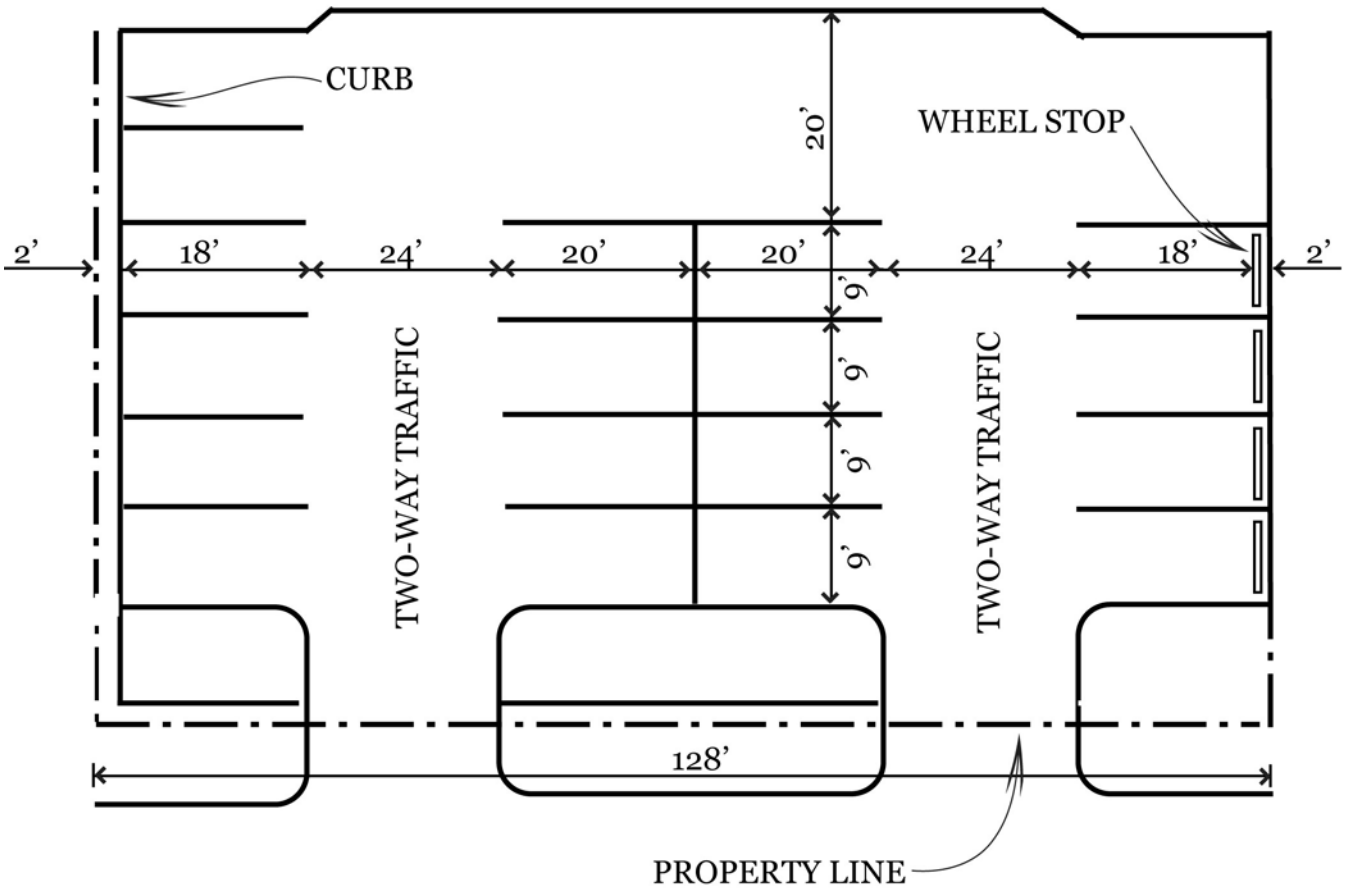


70° LAYOUT WITH ONE-WAY TRAFFIC



70° LAYOUT WITH TWO-WAY TRAFFIC

ILLUSTRATION 12 (CONTINUED)
PARKING



90° LAYOUT WITH TWO-WAY TRAFFIC

ILLUSTRATION 13
CURVILINEAR STREETS

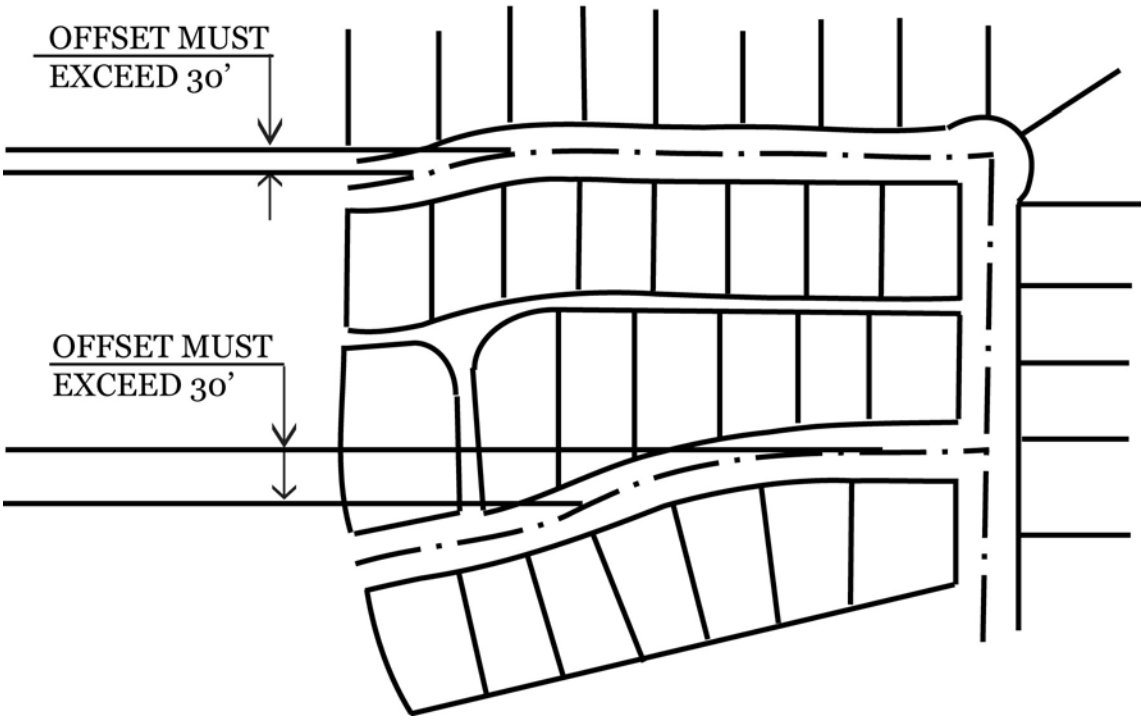
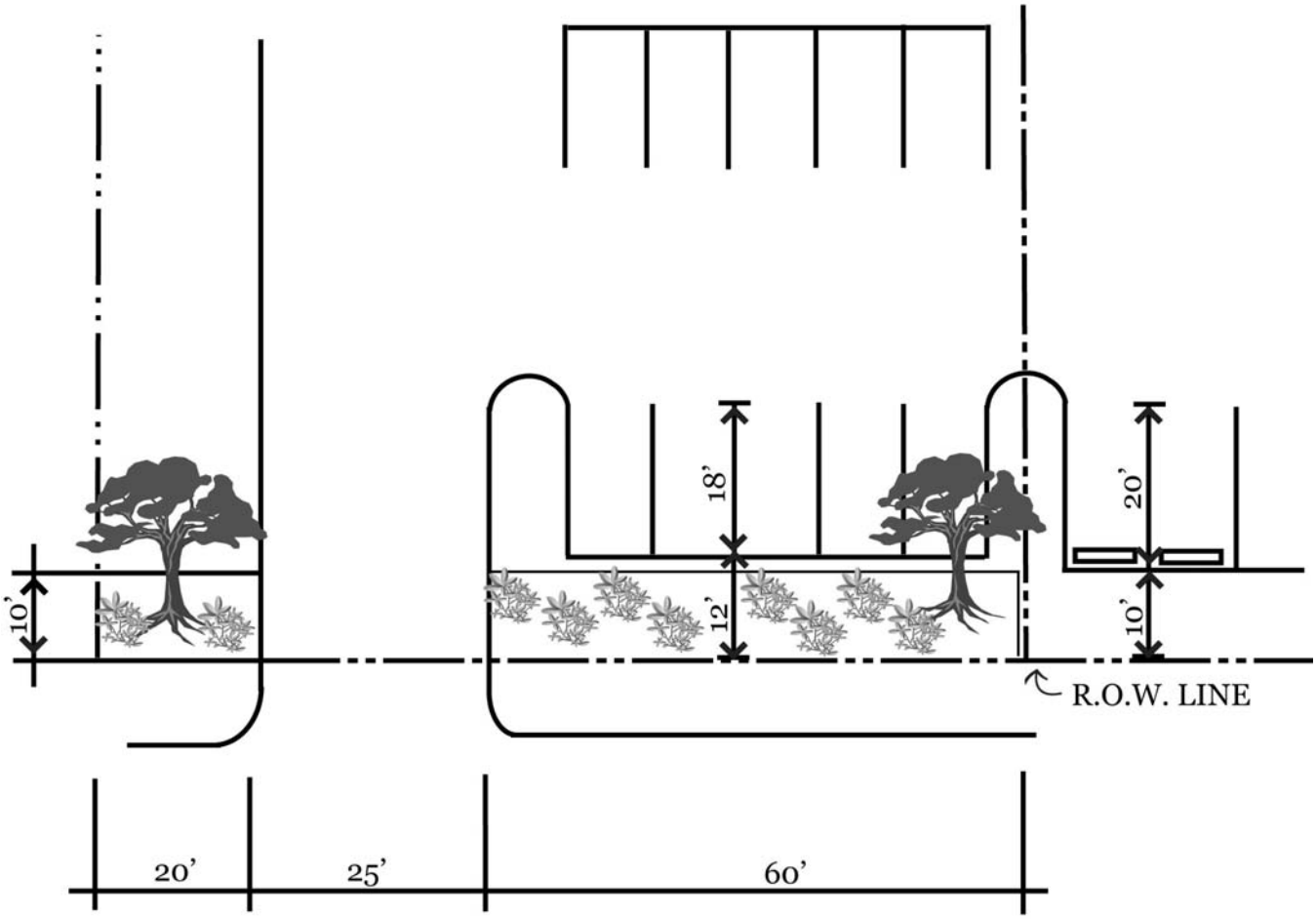


ILLUSTRATION 14
LANDSCAPE EDGE



MINIMUM 10' WIDE LANDSCAPE EDGE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND 10 SHRUBS PER 500 SQUARE FEET OF LANDSCAPE EDGE

ILLUSTRATION 15
INTERIOR PARKING LOT LANDSCAPING

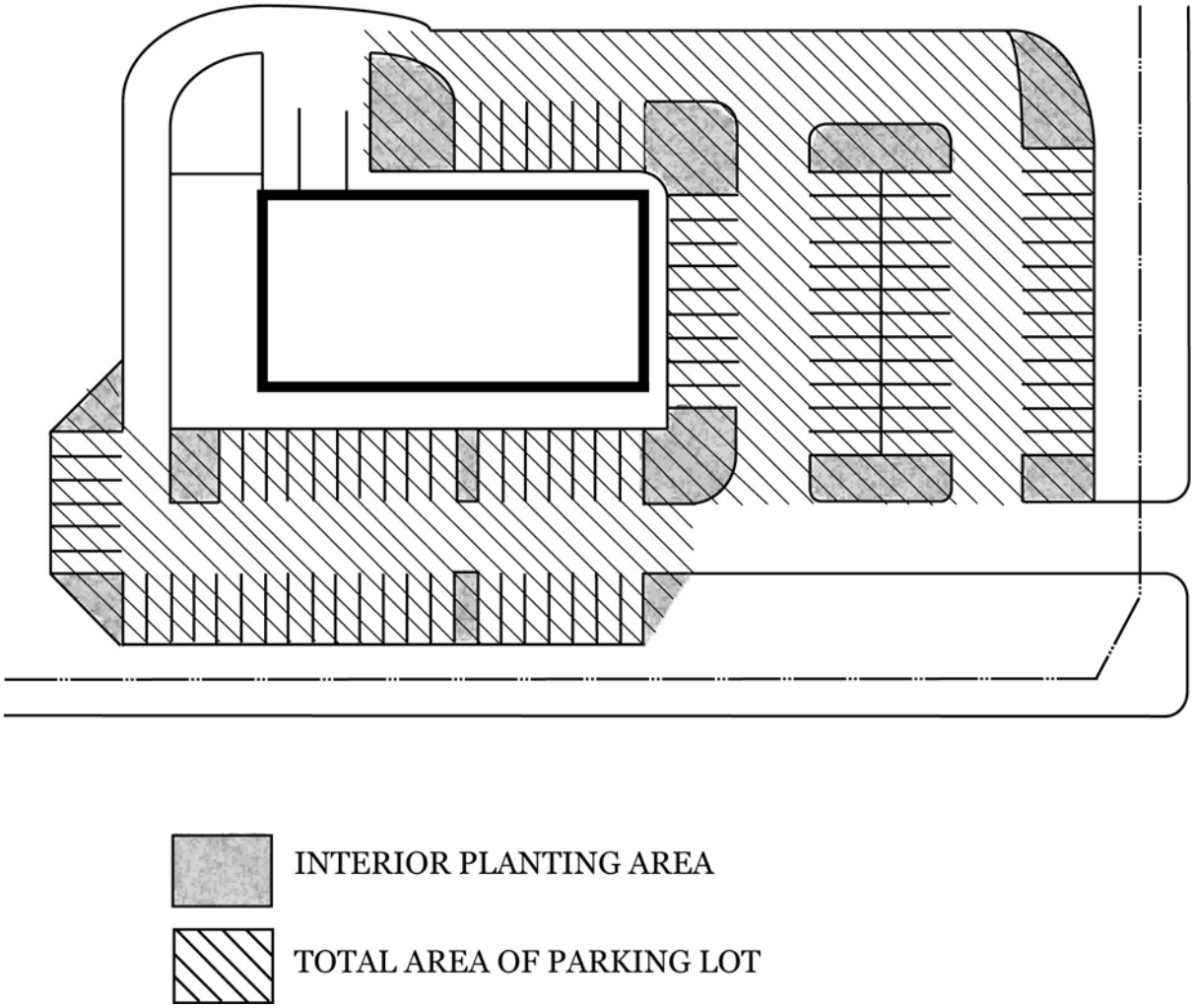


ILLUSTRATION 16
LANDSCAPING FOR CORNER LOTS

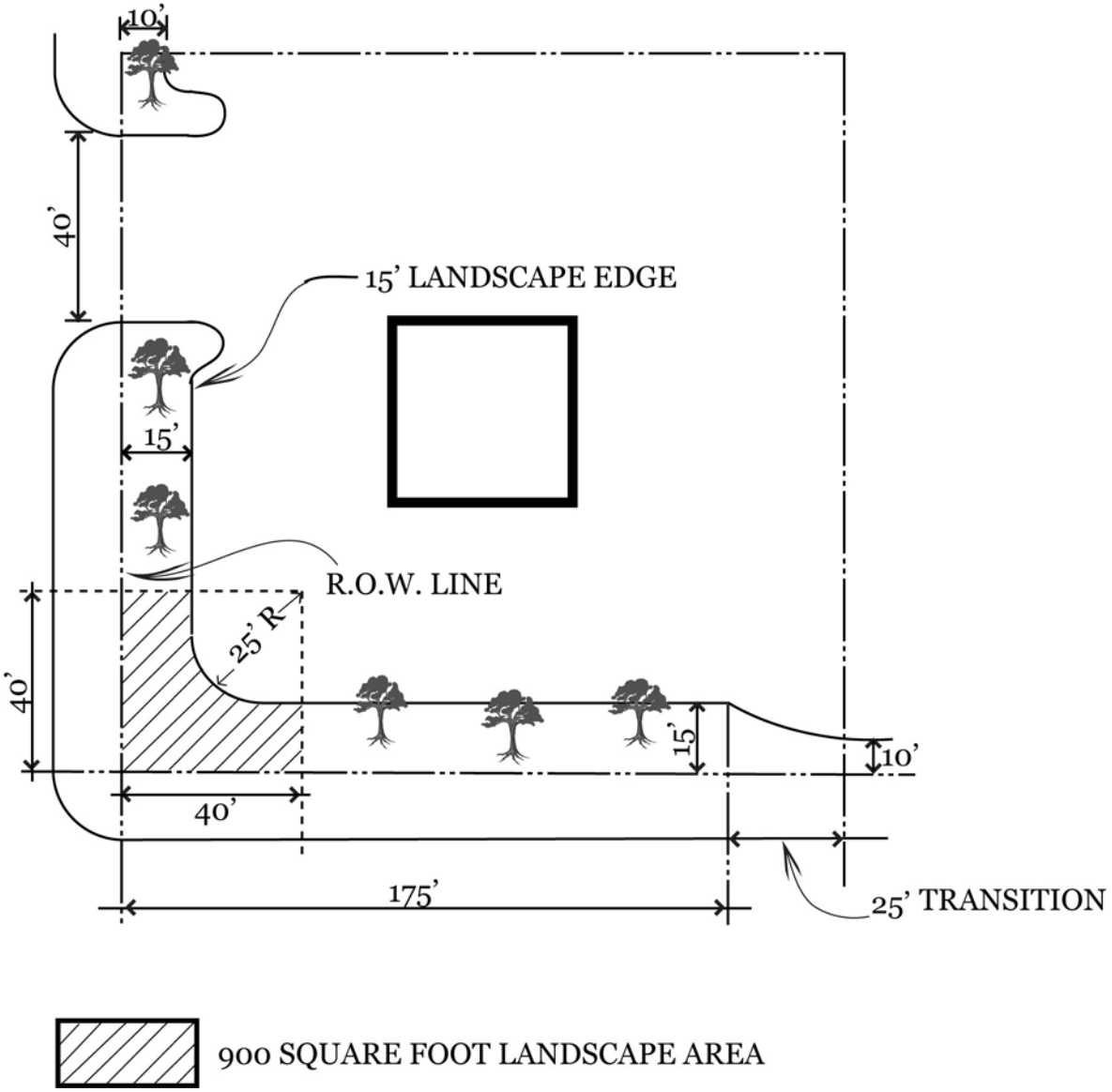
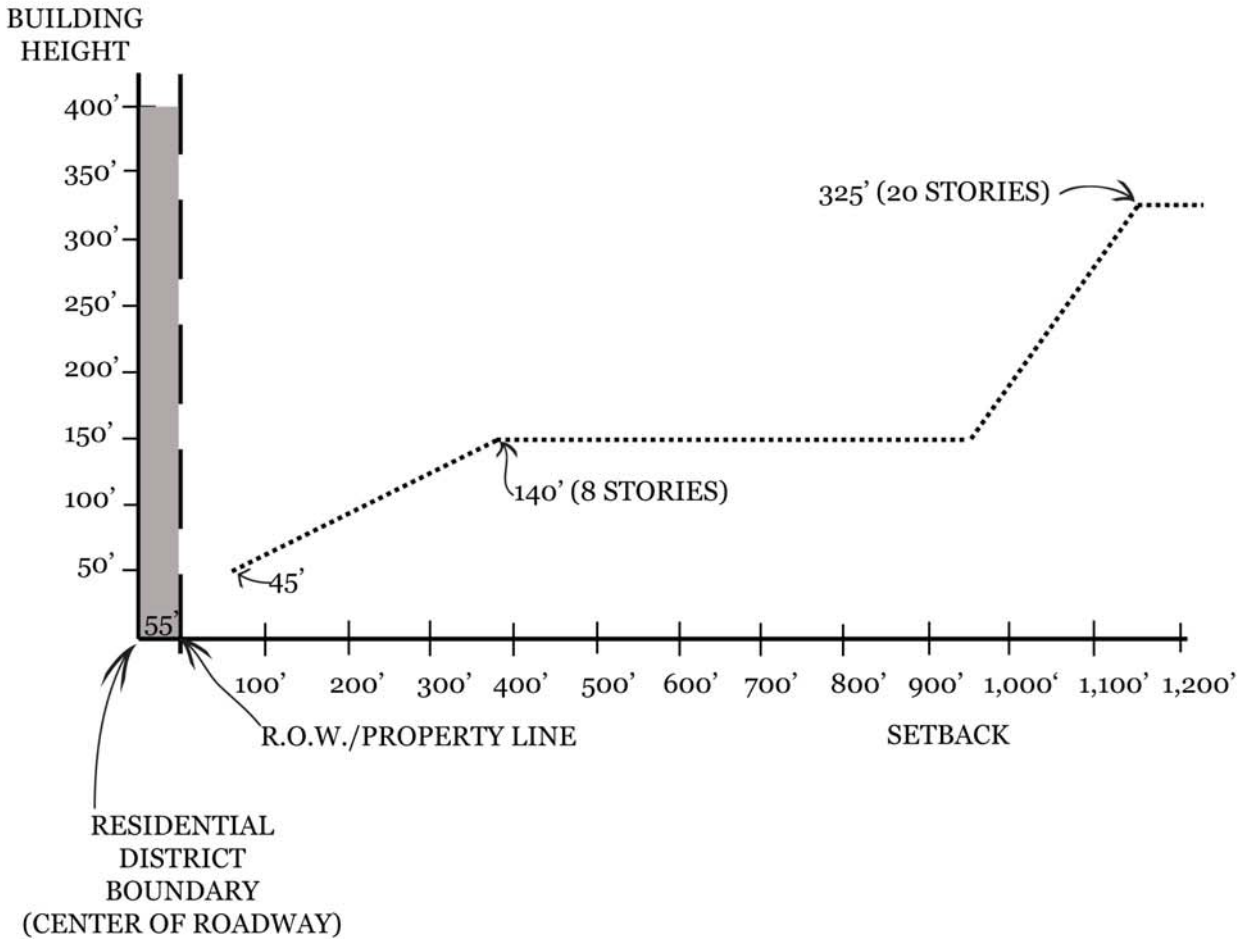


ILLUSTRATION 17
RESIDENTIAL SETBACK SLOPE

SETBACK

- 50' for height of 45' or less (as measured from right-of-way line)
- For buildings in excess of 45' in height-3 times the height minus 30' as measured from the residential district boundary line (centerline of street)
- Maximum height of 8 stories or 140' whichever is greater up to 1,000' from residential district boundary



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